



**MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO
AGENDA**

Wednesday, May 21, 2025, 1:30 p.m.

Third Floor Hearing Room

County Court House

1325 Pearl Street, Boulder

Boulder County Planning Commission meetings are convened in a hybrid format where attendees can join through Zoom or participate in-person at the Downtown Boulder County Courthouse, 3rd Floor, 1325 Pearl St., Boulder. To sign up in advance for either in-person or virtual public comment, please visit www.boco.org/PC to register for the hearing. There is also a kiosk in the 3rd floor lobby to sign up for in-person public comment. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID:160 546 0250.

This agenda is subject to change. Please call the Community Planning & Permitting Department (303-441-3930) or check the Planning Commission webpage to confirm any items of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail written comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email planner@bouldercounty.org. Please reference the docket number of the subject item.

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1. **CALL TO ORDER**
 2. **ROLL CALL**
 3. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**
 - 3.1 **Approval of meeting minutes from April 16, 2025**
 4. **STAFF UPDATES**
 5. **ITEMS**
 - 5.1 **Docket SU-24-0006: Westview Church Day-Care**

Public testimony will be taken.

Request: Special Review/Site Specific Development Plan request to permit a day care center as a second principal use in an existing church structure at 6710 Arapahoe Road.

Location: 6710 Arapahoe Road, located at the southwest corner of Arapahoe Road and Westview Drive, in Section 35, Township 1N, Range 70W.

Zoning: Estate Residential

Owner/Applicant: Arthur W. Stange c/o Westview Church

Website: <https://boco.org/SU-24-0006>

Action Requested: Recommendation to BOCC

Staff Planner: Pete L'Orange

6. **JOINT WORKSHOP WITH THE BOARD OF COUNTY COMMISSIONERS AND PLANNING COMMISSION REGARDING BVCP-25-0001: BOULDER VALLEY COMPREHENSIVE PLAN MAJOR UPDATE (3 p.m.)**

Informational & Discussion Item Only. Public testimony will not be taken.

Staff will provide an update on the ten-year major update to the Boulder Valley Comprehensive Plan.

7. **ITEMS**

7.1 **Docket DC-24-0004: Text Amendments to the Land Use Code related to Residential Uses, Boarding Homes, and Group Care or Foster Homes**

Public testimony will be taken.

Request: Text amendments to the Land Use Code related to residential uses, specifically Article 4 Boarding House and Group Care or Foster Home use classifications, and other changes to the Code necessary to integrate these changes.

Website: www.boco.org/DC-24-0004

Action Requested: Recommendation to BOCC

Staff Planner: Cayley Byrne

8. **ADJOURNMENT**