



Community Planning & Permitting

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**BOULDER COUNTY
BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING**

January 5, 2023 at 11:30 a.m.

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

STAFF RECOMMENDATION

STAFF PLANNER: Sam Walker

Docket SU-21-0017: Mountain States Children's Home Expansion

Proposal: Request to modify SU-04-0013 with the construction of two new residential group homes, remodeling of 6 existing residential group homes, and additions to the administrative and school buildings to support an expansion in the number of children and house parent families housed on the property.
Location: 14780 N. 107th Street, at the corner of US 287 and Yellowstone Road, in Section 10, Township 3N, Range 69W.
Zoning: Agricultural (A) Zoning District
Owner: Mountain States Children's Home
Applicants: Peter Stewart, Randy Schow

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SUMMARY

The applicants requests to modify an existing Special Review and Site-Specific Development Plan approval for the Mountain States Children's Home in order to allow for the construction of two new group homes, remodeling of 6 existing residential group homes, and additions to the administrative and school buildings on a 153-acre parcel within the Agricultural (A) Zoning District. With the recommended conditions, staff finds the request can meet the Special Review Criteria set forth in

Article 4-601 of the Boulder County Land Use Code and recommends that the Planning Commission recommend conditional approval of the proposal to the Board of County Commissioners.

DISCUSSION

The subject parcel is approximately 153 acres in size and is located on the east side of US 287 (N. 107th Street) at the intersection of US 287 and Yellowstone Road. Figure 1, below, shows the entirety of the parcel while Figure 2 shows a closer view of the existing physical development on the parcel, which is concentrated in the parcel's southwest corner.



Figure 1: Aerial photograph of subject property



Figure 2: Physical development on the parcel, southwestern parcel corner

The parcel is developed with a mixture of residential, administrative, educational, and agricultural structures totaling approximately 78,200 sq. ft. of enclosed floor area according to the Assessor's record.

The Boulder County Comprehensive Plan indicates that the southern and eastern areas of the property contain Agricultural Lands of National Significance, and also indicates View Protection Scores of 1.87 and 2.32 in this area of US 287, as seen as Figure 3 below.



Figure 3: Comprehensive Plan Map

Several adjacent and nearby parcels are encumbered by county-owned conservation easements. There are also county-owned open space parcels further to the southeast. However, no conservation easement is held over the subject parcel as can be seen in Figure 5 below.

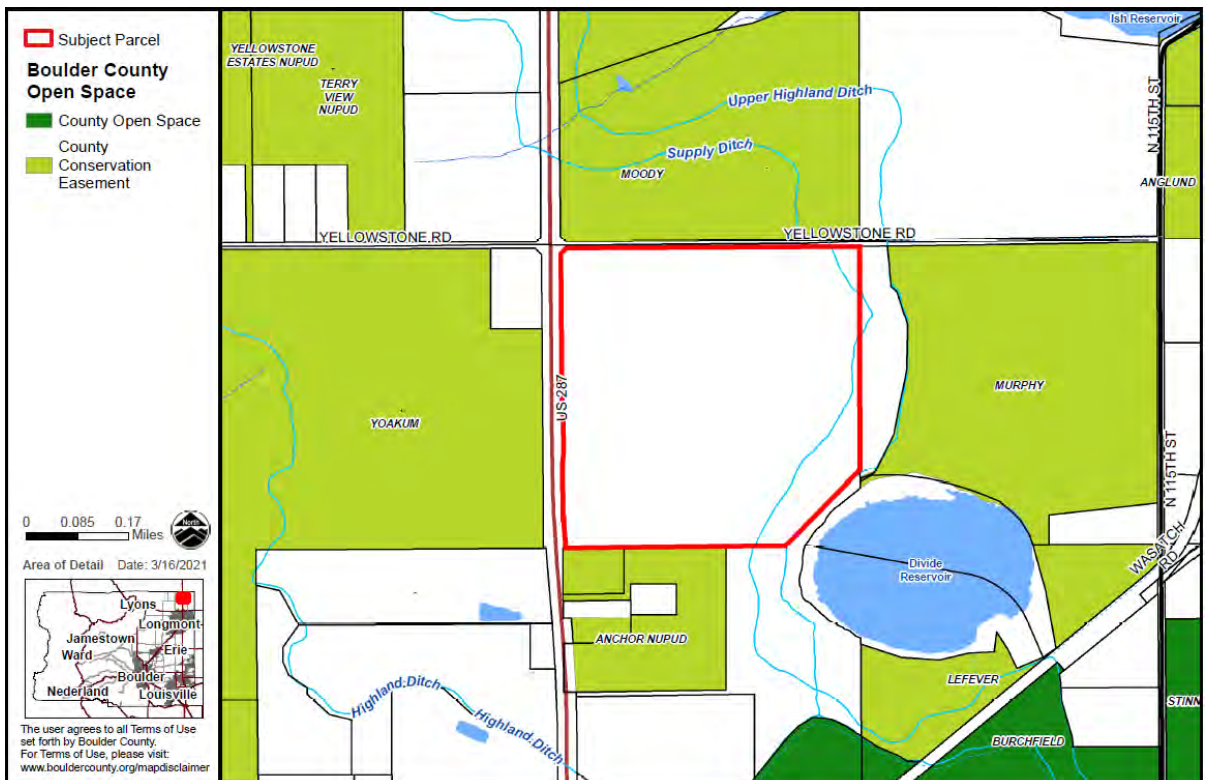


Figure 5: Public Lands and Open Space Map.

The applicants request a modification of the existing Special Use approval as a Group Care Home to permit the construction of two new 5,331 sq. ft. residential Group Care Homes, a 1,100 sq. ft. addition to the administrative office building, a 1,500 sq. ft. addition to the school building, and deconstruction of six existing residential Group Care Homes before reconstructing them using the same design proposed for the two newly proposed homes.

The parcel has functioned as some form of group care home since the early 1960's, as indicated by previous BOCC resolutions as well as an application for Special Use Review in 1972 (SU-72-0632) which was never finalized but did indicate a pattern of development similar to that which currently exists on the property. However, original approval of the existing Group Care Home use on the property was granted by the Board of County Commissioners in 1990 under docket SU-89-9 (adopted by Resolution 90-67), which allowed operation of the Group Care Home with a maximum of 40 children on site and included a master plan for a total of six group homes, a superintendent residence, a staff residence, and an administration/recreation multipurpose building.

This approval was subsequently modified in 1996 under docket SU-96-0012, which proposed the following:

- A new 5,950-square-foot administration building to replace space used in the previously approved multi-purpose building, constructed on a location previously approved for a group care home which was never constructed
- A new staff residence,
- Remodeling the existing multi-purpose building interior to provide classrooms,
- Converting the superintendent residence into another group home,
- Continued approval of a total of six group homes on the property, including the newly converted superintendent's home as well as two that were approved under SU-89-5 but never constructed

SU-96-0012 was approved by the BOCC in Resolution 96-147 with conditions requiring landscaped screening to protect views from US 287, permitting of new septic systems, and down-shielding of any exterior lighting.

The parcel's Special Use approval was again modified in 2004 under docket SU-04-0013, which proposed the relocation of an existing 4,040-square-foot structure to its present location east of the administrative office building and the construction of a new 13,940-square-foot multi-purpose educational building south of the administrative building. SU-04-0013 was approved by the BOCC in Resolution 2004-133 with conditions requiring the submittal of grading and drainage plans, septic permitting, Fire Protection District consent for building permit issuance, landscape screening, submittal of a lighting plan, and submittal of exterior colors and materials for staff review and approval.

Community Planning & Permitting staff subsequently approved a minor modification to SU-04-0013 in 2013. This modification request proposed the construction of two 5,331-square-foot residential group homes in locations previously approved under SU-89-5. Although the proposed homes were larger than the 4,000-square-foot homes allowed under the previous approval, staff found the change to be minor because the number of children being served on the property was not proposed to change, and no additional impacts were anticipated. At the time of the staff site visit for the subject application on August 30, 2022, one of the two approved residences was finished while the other is still actively under construction.

The current request under review proposes to add two new residential Group Care Homes to the parcel. While plans submitted with previous applications make it clear that the Children's Home has anticipated development in the proposed locations, no previous approval has contemplated group homes in the proposed locations.

The applicants propose that the two new homes be constructed in an almost identical style to those approved in the 2013 minor modification. The eventual deconstruction and replacement of the four previously existing group homes will also use the same design. Per the applicants' narrative, this revised design will solve issues of design, structural stability, accessibility, and safety that currently exist in the four group homes constructed prior to the 2013 modification.

Staff note that, although the new and reconstructed Group Care Homes are referred to as homes or residences throughout this recommendation, none of the proposed new development meets the definition for Residential Floor Area described in Article 18-189D of the Code. All residences on the subject parcel are subsidiary to a Group Care Home use and are not reviewed as single-family residences; their floor area is therefore not limited by the presumptive size maximum and the residences are reviewed according to the Special Use Review criteria described in Article 4-601 rather than the Site Plan Review standards described in Article 4-806.

If the new residences are approved, the eight total group care homes will each house a host family with children rotating through the houses such that only six homes are fully occupied (by the host family and up to 6 children) at any given time. Per discussion with the applicants following the Planning Commission hearing, group care homes that are not housing children will still house host families and their biological children, meaning that all eight houses will be occupied but only six will house patients at any given time. While these improvements will increase the number of children currently being served at the Mountain States Children's Home, the total of 36 children proposed will not exceed the original 1989 approval that allowed a total of 40 children on site at any give time.

The applicants also propose additions of 1,100 square feet to the existing administrative office building and 1,500 square feet to the school building to accommodate the increased number of staff that will be on the site. Both of these additions will be constructed using colors and materials that match the façade of the existing structures to which they are added.

Because the proposed modifications to the existing approval are substantial in nature, a new Special Use Review and Site-Specific Development Plan is required. As detailed in the criteria review below, staff finds that the proposed Group Care Home can meet the Special Review Criteria in Article 4-601 of the Boulder County Land Use Code, with the recommended conditions of approval.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. All responses received are attached and summarized below.

County Development Review Team – Access & Engineering: This team reviewed the proposal and had no concerns about traffic impacts to the surrounding road network, noting that adequate on-site parking is available to accommodate the expanded use.

County Building Safety & Inspection Services Team: This team reviewed the proposal and noted that permits are required for the new buildings, new construction will be subject to International Green Construction Code because more than 25,000 square feet of development exists on the property, minimum plumbing fixtures and accessibility requirements, and design wind and snow loads for the new development. The Building Team also indicated that Fire Protection District approval would be required for the new development, that it will need to be constructed with ignition-resistant construction and defensible space, and that a detailed plan review will be performed at permitting.

County Public Health Department: BCPH reviewed the application and noted that many OWTS permits have been issued on the parcel, including a repair permit to upgrade an existing OWTS in 2013. However, two of the proposed homes included in that OWTS design have not been connected to it, and must be connected and the permit finalized. The BCPH comments also noted that the 2013 permit has expired and a new permit is required. Finally, the referral response indicated that setbacks between septic systems on the subject and adjacent properties must be respected, and that the existing OWTS on the site must not be damaged during construction.

Mountain View Fire Protection District: The FPD submitted a response form indicating that comments were included, but staff have not received those comments as of this staff recommendation's issuance.

County Parks & Open Space: The BCPOS referral found no natural resource conflicts with the proposal, but did express concern about visual impacts presented to the US 287 View Protection Corridor as well as the berm indicated on the site plan. The referral response included recommendations for conditions requiring screening trees, removal of the berm, and submittal of a revegetation plan.

Colorado Department of Transportation (CDOT): This agency reviewed the proposal and did not have concerns about the proposal under review but noted that if the continued development of the property increases daily traffic using Byerley Boulevard (an internal road on the property that accesses US 287) by more than than 20%, CDOT will evaluate this access at US 287 for closure based on the functional category of the highway.

Highland Ditch Company: The ditch company referral response indicated a wide variety of requirements for new development, including a Reimbursement Letter, Easement protection, Drainage Plans, Engineering Plans and Specifications, License Agreement, review of all referrals submitted, Access specification, Access without interference to both sides of the ditch, Protection from increased storm flows, Private, local, state, and federal permits, Agreements with other pertinent parties, Debris removal, erosion protection, prevention of increased ditch loss, vegetation, trees, safety, security, liability, indemnification, Utility locations, Locates, 811, Maintenance, Identification of stakeholders, and specific area requirements.

Little Thompson Water District: The water district referral response noted that they hold easements within the parcel boundary where improvements are disallowed. They also indicated that the existing water tap on the parcel has been significantly overused, a situation which must be rectified before recommending approval of the Children's Home expansion.

Adjacent Property Owners: Notices were sent to 26 adjacent property owners. Staff received no public comments related to the proposal.

Agencies that responded with no conflict: Boulder County Conservation Easement Team, Larimer County Planning.

Agencies that did not respond: Boulder County Long Range, Boulder County Code Compliance, Boulder County Assessor, Boulder County Attorney's Office, BCPH Child Health Promotion, Boulder County Sherriff, Boulder County Treasurer, Boulder County Surveyor, Boulder County Public Works, Poudre Valley REA, Northern Colorado Water Conservancy District, St. Vrain and Left Hand Water Conservancy District, Weld County Planning, Boulder Valley & Longmont Conservation District, CDHS Office of Early Childhood.

SPECIAL REVIEW CRITERIA

The Community Planning & Permitting staff has reviewed the standards for approval of a Special Review for a Group Care Home in the Agricultural Zoning District, per Article 4-601 of the Boulder County Land Use Code (the Code), and finds the following:

- (1) ***Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

Group Care Homes are an allowed use in the Agricultural Zoning District if approved through the Special Review process as described in Article 4-102.B.11.a of the Code. The Mountain States Children's Home currently operates under an existing Special Review approval and seeks to modify that approval to expand the facilities on their property to better handle the number of children served by the home.

Article 4-511.B of the Code includes one additional provision for Group Care Homes, which requires that the use receive and maintain all applicable local, state, and federal permits. Staff recommend a condition of approval requiring that the Mountain States Children's Home receive and maintain all applicable local, state, and federal permits.

The proposed new construction must meet requirements of the Building Code as described in the attached referral response from the Building Safety & Inspection Team including, but not limited to, building permits, minimum plumbing fixtures, accessibility, wind and snow loads, and fire department requirements. Staff recommend a condition of approval requiring that the new development meet the requirements outlined in the Building Safety & Inspection Team referral response.

Therefore, as conditioned, staff finds this criterion can be met.

- (2) ***Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;***

The area surrounding the subject property is primarily rural in character, with large agricultural parcels interspersed with smaller residential lots. More dense development begins along US 287 approximately two and a half miles south of the subject parcel where the highway meets the City of Longmont's northern municipal boundary.

The subject parcel already contains a number of structures and a relatively high amount of floor area relative to the typical pattern of development on similarly sized parcels in the surrounding area, and this application proposes an additional 13,922 square feet of floor area be added. However, the existing and proposed development is clustered in the southwestern corner of the parcel and functions more like a small neighborhood and farm than a single development. Small enclaves of residences on the edge of large agricultural parcels are common in the area, including the several residences immediately south of the subject

property, and a string of houses just to the west along Yellowstone Road. Staff find that this proposed development will be compatible with the surrounding area.

The proposed use has also existed on the parcel in some form since the early 1960's and does not appear to have detracted from the character of the surrounding area. Although the proposal will increase the floor area on the parcel, it will not increase the intensity of the use; the submitted narrative proposes a maximum number of children on site at 36, which is 4 fewer than a limitation granted in 1990. Staff recommend a condition of approval that caps the number of children on the property to 40 as originally allowed by SU-89-9.

Limited site disturbance is proposed by the applicants, and staff anticipate that little will be required, as the proposed locations for the new residences and structural additions are mostly flat, while the reconstruction of the existing Group Care Homes will also utilize the same building footprints. The visual character of the area will be maintained as discussed under Criteria 9, below.

For the reasons outlined above, staff finds that the proposed use will be compatible with the surrounding area; therefore, as conditioned, staff finds this criterion can be met.

(3) *Will be in accordance with the Boulder County Comprehensive Plan;*

The Comprehensive Plan Public Health Element Policy PH 1.03 states that “*Boulder County supports efforts to ensure that adequate childcare facilities are located throughout Boulder County, especially in mountain communities and other rural, underserved areas.*” while Policy PH 1.07 notes that “*Boulder County supports program and policy changes to address the shortage of mental health resources in schools, enhance suicide prevention, and create safe spaces for young people, free of discrimination based on race, ethnicity, sexual orientation and religion.*” Staff finds that the proposed continued use of the subject property as a Group Care Home supports these policies by providing a facility for the care of children in a rural area of the county and providing mental health resources to the children at the home. Additionally, the Comprehensive Plan does not identify any environmental or other resources to be protected in the area of the parcel proposed for physical development.

Staff finds the proposal is in accordance with the Comprehensive Plan; therefore, staff finds this criterion can be met.

(4) *Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management.*

The applicants propose the construction of two new group care homes, each approximately 5,331 square feet in size, reconstruction of four existing group care homes to the same size, as well as a 1,100 square foot addition to the administrative office building and a 1,500-square-foot addition to the multipurpose building. The total resulting floor area on the parcel will be approximately 82,114 square feet, as broken out below (staff note that the School and Gym

buildings are delineated separately to match the fact sheet submitted by the applicants, but they are physically attached and referred to collectively elsewhere in this recommendation as the “multipurpose building”):

Residential Structure	Resulting Floor area
Group Care Home (new)	5,331 sq. ft
Group Care Home (new)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Group Care Home (existing, to be remodeled)	5,331 sq. ft
Existing Staff residence (no change proposed)	3,190 sq. ft.
Existing Farm Mngr. residence (no change proposed)	2,880 sq. ft.
TOTAL	48,718 sq. ft.

Administrative Structure	Resulting Floor area
Administrative Office (1,100 sq. ft. to be added)	4,290 sq. ft
School (1,500 sq. ft. to be added)	5,026 sq. ft
Gym (no change proposed)	10,224 sq. ft.
Warehouse (no change proposed)	4,000 sq. ft.
TOTAL	23,540 sq. ft.

Agricultural Structure	Resulting Floor area
Barn (no change proposed)	3,200 sq. ft
Barn (no change proposed)	4,120 sq. ft
Miscellaneous Sheds (no change proposed)	2,536 sq. ft.
TOTAL	9,856 sq. ft.

The proposed development will take place in existing areas of disturbance, all of which are clustered in the southwestern corner of a large, 156-acre parcel. The total amount of impermeable surface will not dramatically increase relative to the parcel’s size, and the proposed new development will not disturb the significant agricultural lands identified on the property. The Comprehensive Plan does not otherwise identify any resources to be protected in the areas proposed for development, and no such concerns were identified by CP&P or BCPOS staff.

However, the submitted application materials indicated the presence of a landscaped berm northwest of one of the new Group Care Homes. The purpose of the berm is unclear, and discussion with the applicants indicates that it is a holdover from a previous iteration of the proposal’s design that is no longer necessary. In order to minimize negative impacts to the

land caused by unnecessary alteration of site topography, staff recommend a condition of approval requiring removal of the berm from the plans submitted for permitting.

Staff find the proposal to add two new Group Care Homes, reconstruct the four existing ones, and construct additions to two of the administrative office and multipurpose buildings will not result in an over-intensive use of land or the excessive depletion of natural resources. Staff recommend conditions of approval limiting the size of any new or reconstructed group care home to 5,331 square feet and approving the proposed size of the administrative office and multipurpose building additions as proposed.

Therefore, as conditioned, staff finds this criterion can be met.

(5) *Will not have a material adverse effect on community capital improvement programs;*

There is no indication the proposal will have an adverse effect on community capital improvement programs, and no referral agency has responded with such a concern.

Therefore, staff finds this criterion is met.

(6) *Will not require a level of community facilities and services greater than that which is available;*

The referral response received from the Little Thompson Water District indicates that the existing residential tap on the property has been severely overdrawn, a situation which must be rectified to ensure that both the existing and new development on the parcel does not pose and undue strain on community water resources. Staff recommend a condition of approval requiring that the applicants provide written confirmation of consent from the Little Thompson Water District prior to the issuance of any permits.

The Highland Ditch Company referral response detailed a variety of requirements for construction on the property. To ensure that any negative impacts to this community resource are addressed, staff recommend a condition of approval requiring that the applicants submit documentation that the Ditch Company's requirements have been met prior to the final inspection for any of the approved development.

Therefore, as conditioned, staff finds this criterion can be met.

(7) *Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;*

The current proposal will result in a total of 36 children being served on the subject parcel, which is less than the 40 children approved through SU-89-09, and staff has no concerns about traffic impacts on the surrounding transportation network or the creation of any traffic hazards as a result of the proposed changes to the existing use.

Therefore, as proposed, staff finds this criterion can be met.

(8) *Will not cause significant air, odor, water, or noise pollution;*

Staff does not anticipate that the proposal will cause significant air, odor, water, or noise pollution, and no referral agency has responded with such a concern.

Therefore, staff finds this criterion can be met.

(9) Will be adequately buffered or screened to mitigate any undue visual impacts of the use;

BCPOS and CP&P staff share concern regarding the potential for the two new Group Care Homes to pose negative visual impacts to the View Protection Corridor along US 287 due to their close proximity to the roadway and prominent position near the top of a rise. Past staff reviews of the Special Use have also expressed similar concerns. In order to mitigate these impacts, staff recommend conditions of approval requiring the submittal of a landscaped screening plan as well as a lighting plan with building permit applications for review and approval.

In order to maintain the visual character of the development as a small, cohesive neighborhood, staff also recommend conditions of approval requiring that the exterior roofing, siding, and trim of the new and reconstructed group care homes be substantially similar to the home permitted under BP-13-1134, and that the reconstructed Group Care Homes reuse the footprints of the existing residences they replace

Staff do not have concerns regarding the visual impacts of the proposed administrative and multipurpose building additions due to their distance from the US 287 right-of-way and their matching the existing structures in design, and recommend they be approved as proposed.

Therefore, as conditioned, staff finds this criterion is met.

(10) Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;

Staff has not identified any indication that the proposed expansion of the Children's Home facilities will be detrimental to the health, safety, or welfare of present or future inhabitants of Boulder County.

Therefore, staff finds this criterion can be met.

(11) Will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;

With the recommended conditions of approval, staff finds that approving the expansion of the Group Care Home facilities and building footprints will allow a balance between current and future societal needs by increasing the ability of the Mountain States Children's Home to care for their patients while limiting inefficient use of finite land by clustering new development within existing disturbed areas.

Therefore, as conditioned, staff finds this criterion can be met.

(12) Will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best

available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.

The Comprehensive Plan identifies the entire area of the subject parcel as having High or Moderate Swelling Soil Potential. Because this identified area encompasses the entire subject parcel, there is no conceivable way that development could avoid these soils. Development on swelling soils is common in the plains areas of the County, and neither staff nor any referral agencies have identified concerns relating to the potential for swelling soils to cause an unreasonable risk of harm to people or property as part of this proposal. Therefore, staff finds this criterion is met.

- (13) *The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.*

Staff have identified no concerns that the proposed development will alter historic drainage patterns or flow rates on the site, and no referral agency has responded with such a concern.

To ensure that construction of the new school buildings does not negatively impact the surrounding properties through runoff, staff recommend conditions of approval requiring that appropriate erosion control measures be installed downslope of all construction areas and the submittal of a revegetation plan.

Therefore, as conditioned, staff finds this criterion is met.

PLANNING COMMISSION MEETING SUMMARY

This docket was heard by the Boulder County Planning Commission at a duly noticed public hearing on September 21, 2022. Commissioners Ann Goldfarb, Sam Libby, Mark Bloomfield (Chair), Dave Hsu, Chris Whitney, and Conor Canaday were present. Commissioners Sam Fitch, Gavin McMillan (Vice Chair), and Lieschen Gargano were excused.

Staff presented the applicants' proposal and staff's analysis and recommended conditions of approval. Staff answered questions from Commissioners related to the referral response submitted by CDOT noting a potential future requirement that one site access be closed, the current state of the center pivot associated with the on-site agricultural use, and clarification of the recommended condition of approval disallowing the berm showed on the submitted site plan.

The applicants then presented their proposal, summarizing the proposal and a brief history of the operation of the Children's Home.

No members of the public spoke during the hearing.

The Commissioners discussed the proposal and staff's analysis, indicating they felt that the proposal was worth supporting but that some additional clarity was needed for recommended Condition 4. The original recommended condition limited the number of children on-site to 36, but did not account for the potential that host families living in the group care homes could have their own biological

children in addition to those being cared for by the Children's Home and did not match the number of children in treatment allowed by State licensing (currently 40).

Consequently, Commissioner Sam Libby moved that the Boulder County Planning Commission conditionally approve and recommend the Board of County Commissioners conditionally approve docket SU-21-0017: Mountain States Children's Home Expansion with the 17 conditions listed in the staff recommendation, as well as amendments to Condition 4 clarifying that the limitation on the number of children applied to those in treatment, and that the number should match that allowed by State licensing. These changes are reflected in the recommended conditions of approval listed below. Commissioner Dave Hsu seconded the motion, and the motion passed unanimously.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Special Review. Therefore, staff recommends that the Planning Commission recommend that the Board of County Commissioners ***conditionally approve docket SU-21-0017 Mountain States Children's Home Expansion*** with the following conditions:

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said Agreement within one year of approval.
2. ***Prior to the issuance of a Certificate of Occupancy for any structure***, the Mountain States Children's Home must submit evidence that the school has obtained all applicable local, state, and federal permits for operation of the school.
3. The development must meet all requirements outlined in the Building Safety and Inspection Services Team referral response and the Building Code, including but not limited to:
 - a. Building Permits;
 - b. International Green Construction Code requirements
 - c. Minimum Plumbing Fixtures;
 - d. Accessibility;
 - e. Design Wind and Snow Loads;
 - f. Fire Department requirements;
 - g. Ignition-Resistant Construction and Defensible Space: and
 - h. Plan Review
4. The total number of children in treatment on the property is not to exceed 40 at any given time.
5. The total number of approved residences on the subject parcel is 10, including the existing staff residence, existing farm manager residence, six existing Group Care Homes, and two new Group Care Homes. No Group Care Home on the subject parcel may exceed 5,331 square feet in size.
6. The 1,100-square-foot administrative office addition and 1,500-square-foot multipurpose building addition are approved as proposed.
7. ***At building permit submittal***, the applicants must include a revised site plan that does not include the proposed landscaped berm.

8. ***Prior to the issuance of any permits***, the applicants must submit written confirmation from the Little Thompson Water District that development may proceed and will not overdraw the water tap on the parcel.
9. ***Prior to the issuance of any permits***, the applicants must submit written confirmation from the Highland Ditch Company indicating that all of the requirements described in the Ditch Company's referral response have been met.
10. ***At building permit submittal***, the application materials must include a copy of a CDOT access permit (or other documentation of access permission) for each point of access to US 287.
11. ***At building permit submittal***, a Landscaped Screening and Revegetation plan is required. The plan must indicate the placement of no less than 5 trees between each of the new group care homes and the US 287 right-of-way. The intent is not to completely hide the residence, but to break up the mass of the façade and soften the structure's hard lines.

The plan must conform to the requirements as described on the materials located on our Revegetation Page, and must show the location of all erosion control devices such as silt fence, straw bales, riprap and retaining walls. Cut and fill slopes are not to exceed a slope of 2:1 (slopes of 1.5:1 may be allowed in areas with soils and exposures conducive to good revegetation or if the plan takes steps to improve the revegetative properties of the site.) The grade of all cut and fill slopes must be included on the revegetation plan. The plan must include details regarding the reclamation of existing and proposed cut and fill slopes.

The plan must also include grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (including construction staging and soil stockpiling areas, driveway, utility lines, and septic system), and locations of erosion control measures. New horticultural plantings should emphasize xeriscaping principles.

Prior to issuance of a Certificate of Occupancy, the full installation of the approved plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.

Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting.

Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.

Prior to the issuance of a Certificate of Occupancy for either structure, the full installation of the approved Landscaped Screening and Revegetation Plan must be inspected and approved by the Community Planning & Permitting Department.

12. ***Prior to issuance of building permits,*** one copy of a proposed Lighting Plan must be submitted to the Community Planning & Permitting Department for review and approval. Down lighting is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. The lighting plan must indicate the location of all exterior fixtures on the site and structures, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures. The lighting plan shall be included as part of the building plan set required at the time of permit application.

Prior to issuance of a Certificate of Occupancy, the full installation of the approved Lighting Plan must be inspected and approved by the Community Planning & Permitting Department.

13. The exterior colors, materials, and trim of any new or reconstructed group care home must match the exterior of the Group Care Home permitted under BP-13-1134.

Prior to issuance of building permits, submit to the Community Planning & Permitting Department for review and approval, one set of digital samples of all exterior colors to be used including roof, siding and trim. Please note that all color samples need to be small enough to fit into a file and will be kept for the record. Alternatively, exterior colors may be included as part of the building plan set required at the time of permit application.

At the final inspection, the Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure.

14. The Group Care Home, administrative office building, and multipurpose building elevations dated 06/06/2022 are approved as proposed.
15. The locations for the new Group Care Homes, Office addition, and School addition shown on the detail site plan dated 06/06/2022 are approved as proposed. The four reconstructed Group Care Homes (labeled Cottage 1, Cottage 2, Cottage 3, and Cottage 4 on the site plan) must reuse the building footprints shown on this site plan.
16. ***Prior to issuance of building or grading permits,*** details regarding the placement and construction of the silt fencing or other appropriate erosion control measures must be submitted to and approved by the Community Planning & Permitting Department. Erosion control plans may be incorporated into the required Landscaped Screening and Revegetation Plan. Erosion control must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

Prior to any grading or site disturbance, the silt barrier location and materials must be installed as required per the approved plans.

At the time of the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting Department must confirm the silt barrier location and materials have been installed as required per the approved plans. Any other areas on site are subject to installation of silt fences, if needed.

17. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket **SU-21-0017 Mountain States Children's Home Expansion**.



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name		
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)	
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)	
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption	
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance	
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:	
<input type="checkbox"/> Limited Impact Special Use Waiver		<input type="checkbox"/> Special Use/SSDP		
<input type="checkbox"/> Location and Extent				
Location(s)/Street Address(es) 14780 N 107 th St				
Longmont Co 80504				
Subdivision Name				
Lot(s)	Block(s)	Section(s) NE 1/4 SEC 10	Township(s) 3 N	Range(s) 69 W
Area in Acres 153.69	Existing Zoning	Existing Use of Property Group Home Campus & Agriculture		Number of Proposed Lots
Proposed Water Supply Little Thompson District (existing)		Proposed Sewage Disposal Method On Site		

Applicants:

Applicant/Property Owner Mountain States Children's Home			Email rschow@msch.org	
Mailing Address 14780 107 th St				
City Longmont	State CO	Zip Code 80504	Phone 303-776-6841	
Applicant/Property Owner/Agent/Consultant Randy W Schow			Email rschow@msch.org	
Mailing Address 14780 N 107 th St				
City Longmont	State CO	Zip Code 80504	Phone 303-776-6841	
Agent/Consultant Peter Stewart			Email peter@stewart-architecture.com	
Mailing Address 1132 Jefferson Ave				
City Louisville	State CO	Zip Code 80027	Phone 303-665-6668	

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>Randy W Schow</i>	Printed Name Randy W Schow	Date 10-20-21
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



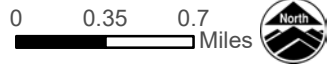
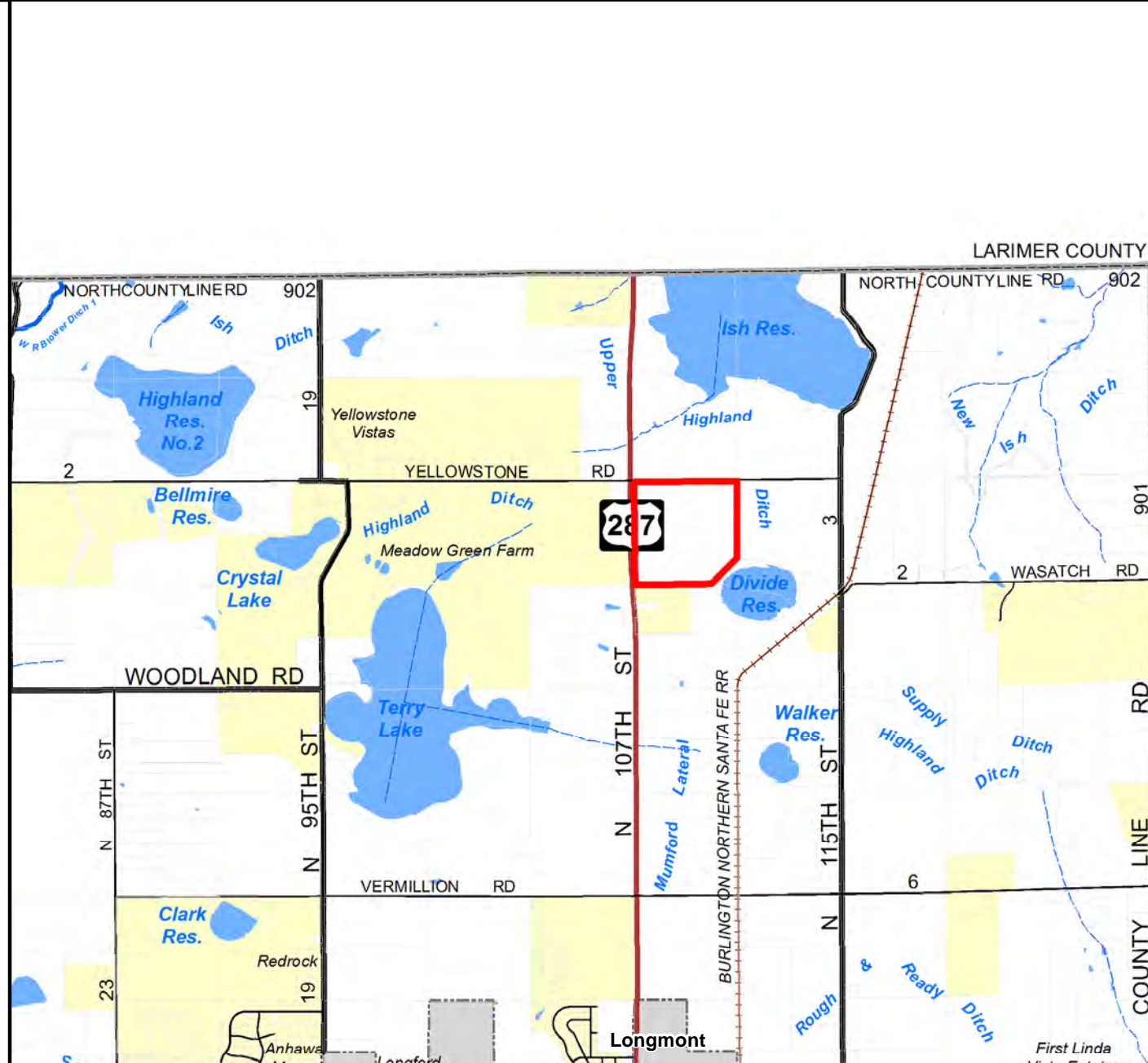
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

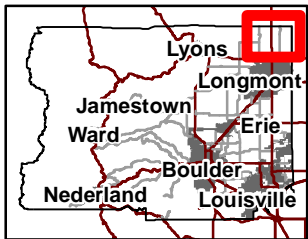
Vicinity

14770 107TH

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 3/16/2021



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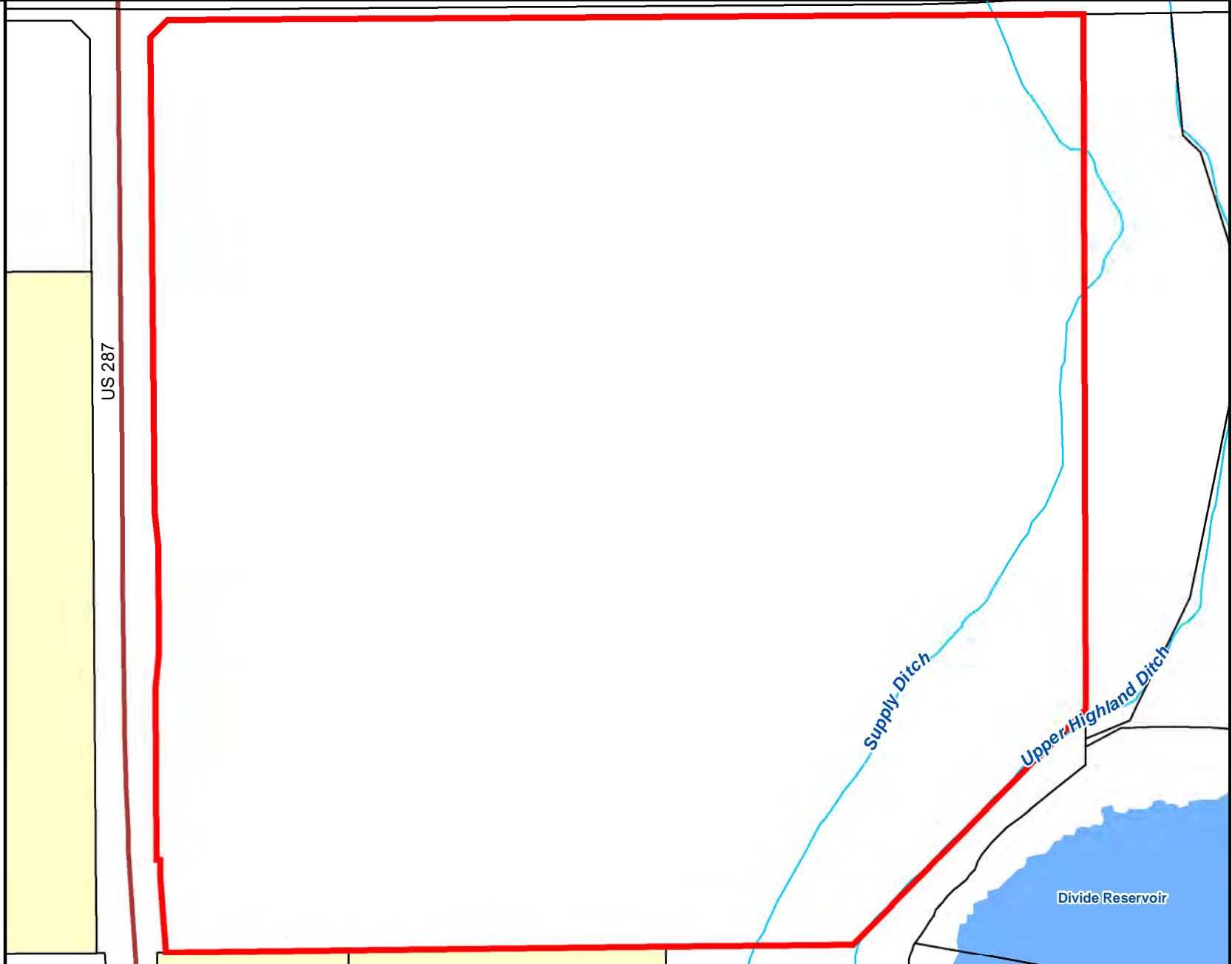
Location

14770 107TH

 Subject Parcel

Subdivisions

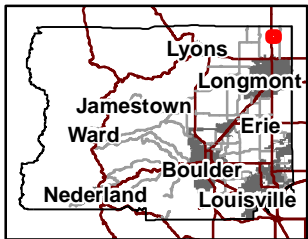
 Subdivisions



0 0.035 0.07 Miles



Area of Detail Date: 3/16/2021



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Aerial

14770 107TH

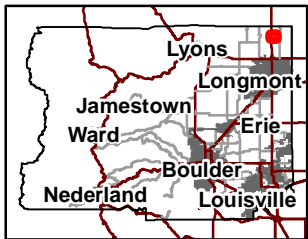
 Subject Parcel

US-287

0 0.035 0.07 Miles



Area of Detail Date: 3/16/2021



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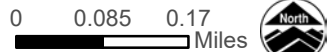
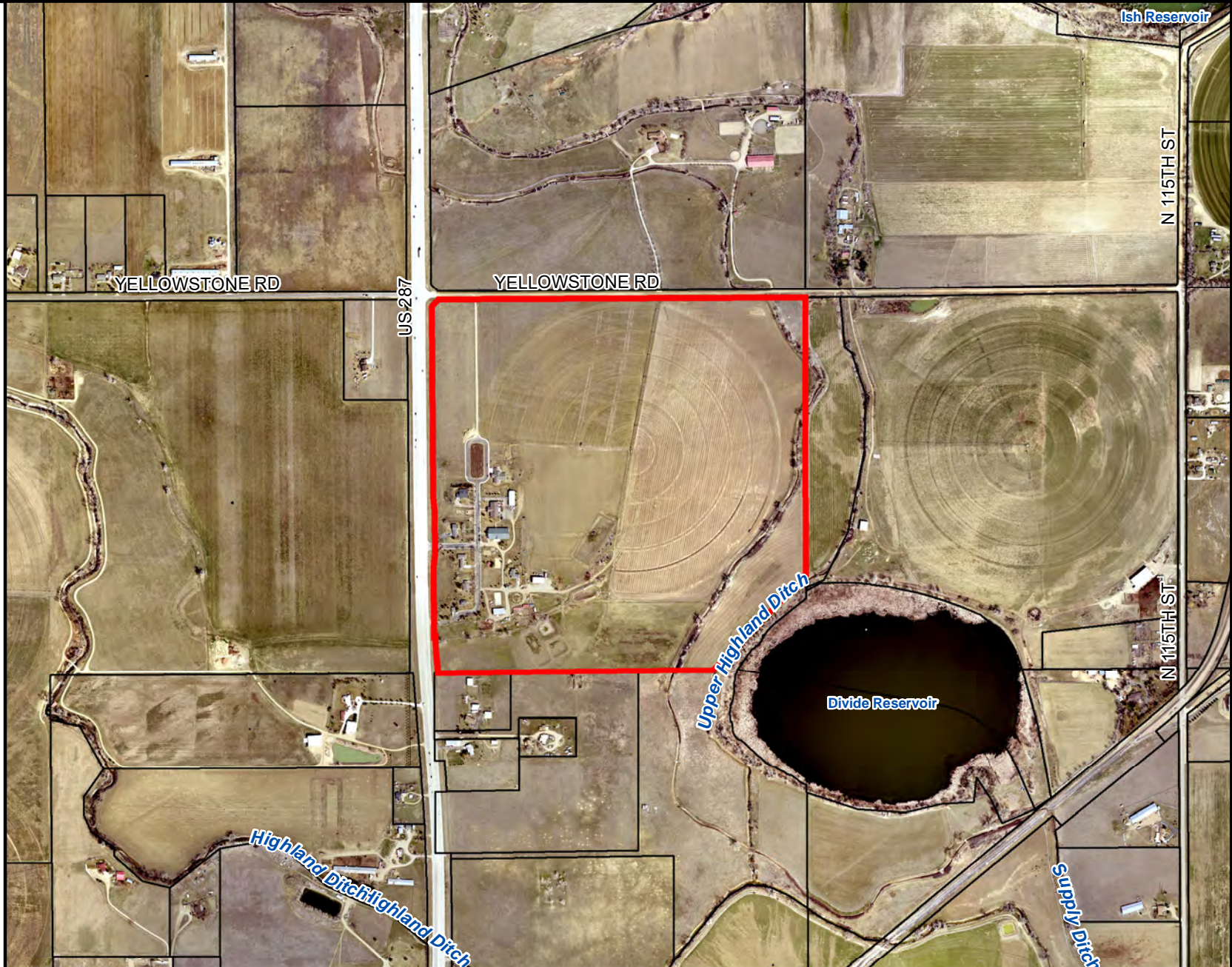
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

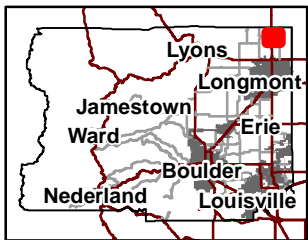
Aerial

14770 107TH

 Subject Parcel



Area of Detail Date: 3/16/2021



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Community Planning & Permitting

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Comprehensive Plan

14770 107TH

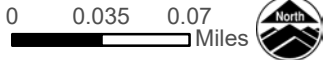
Subject Parcel

Riparian Areas

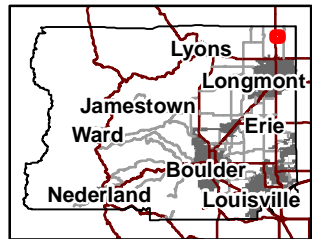
Wetlands

Significant Agricultural Land

Ag of National Importance



Area of Detail Date: 3/16/2021



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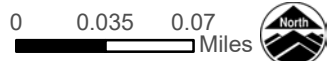
Community Planning & Permitting

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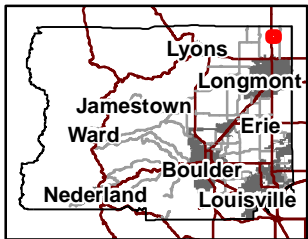
Elevation Contours

14770 107TH

-  Subject Parcel
-  Contours 40'



Area of Detail Date: 3/16/2021



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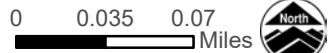
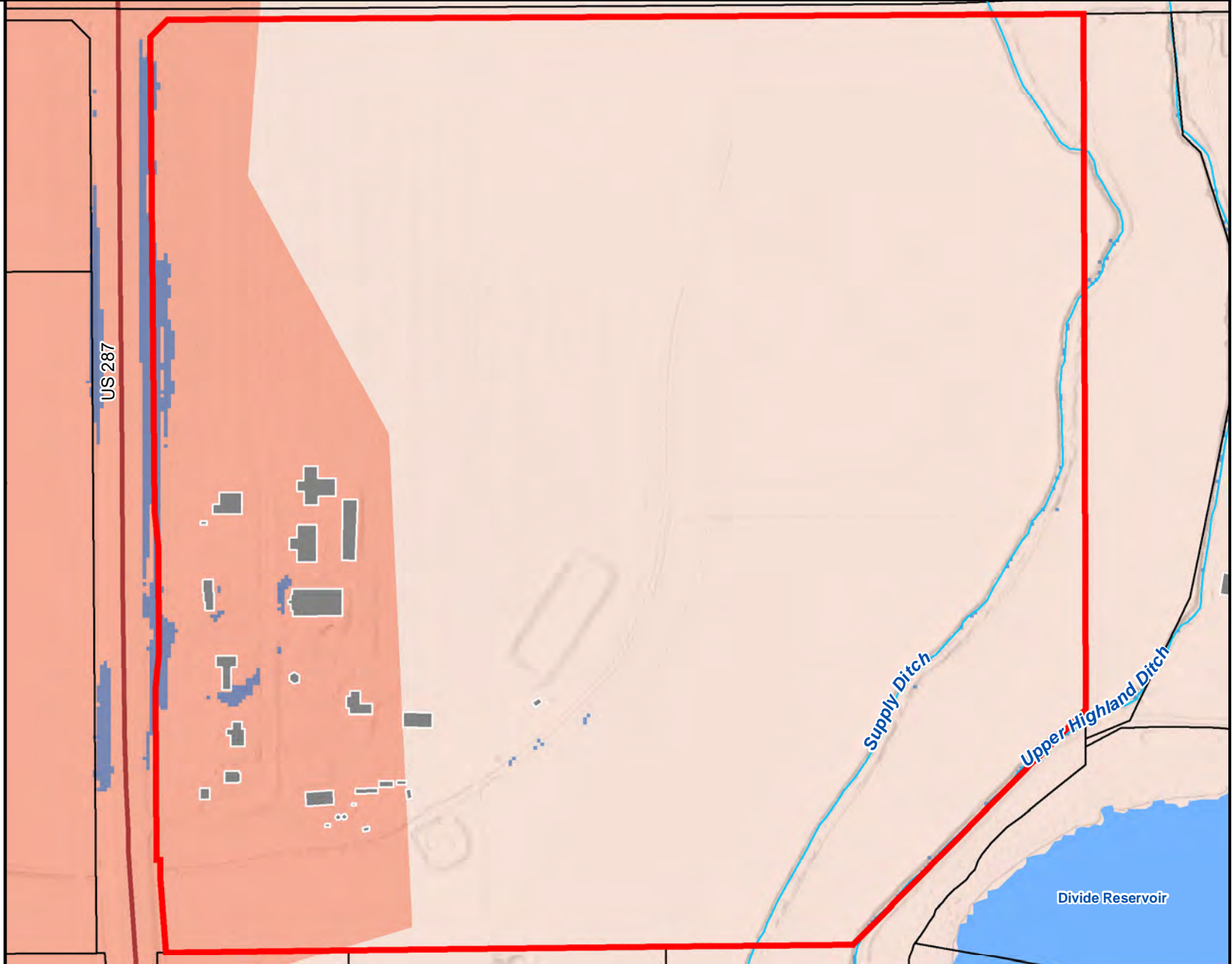
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

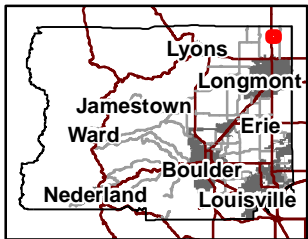
Geologic Hazards

14770 107TH

-  Subject Parcel
-  Landslide high susceptibility area
-  High Swelling Soil Potential
-  Moderate Swelling Soil Potential



Area of Detail Date: 3/16/2021



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Community Planning & Permitting

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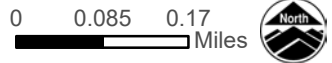
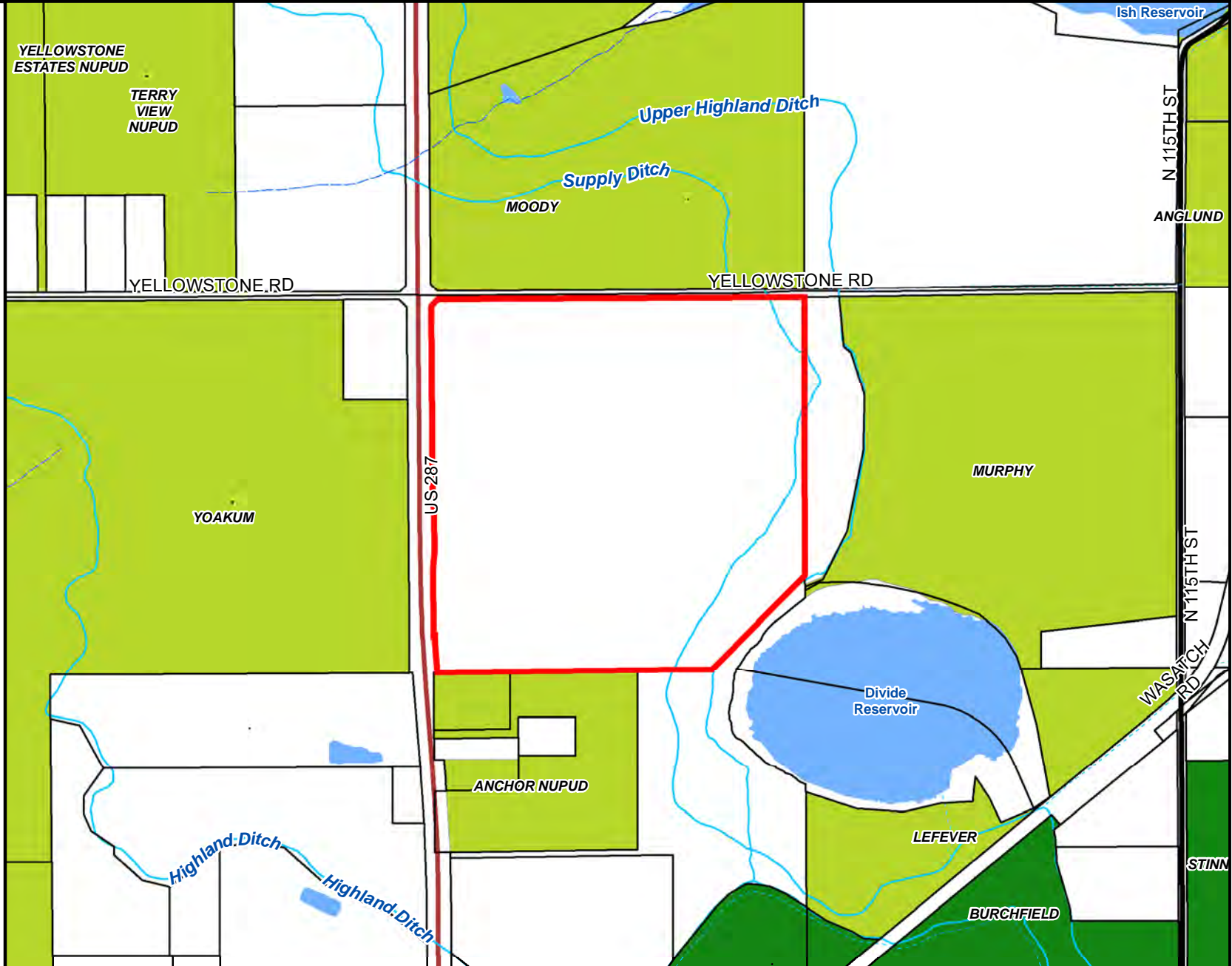
Public Lands & CEs

14770 107TH

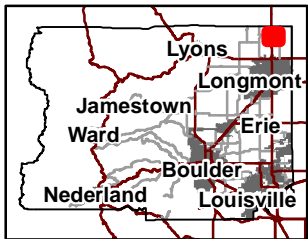
Subject Parcel

Boulder County Open Space

- County Open Space
- County Conservation Easement



Area of Detail Date: 3/16/2021



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Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Zoning

14770 107TH

Subject Parcel

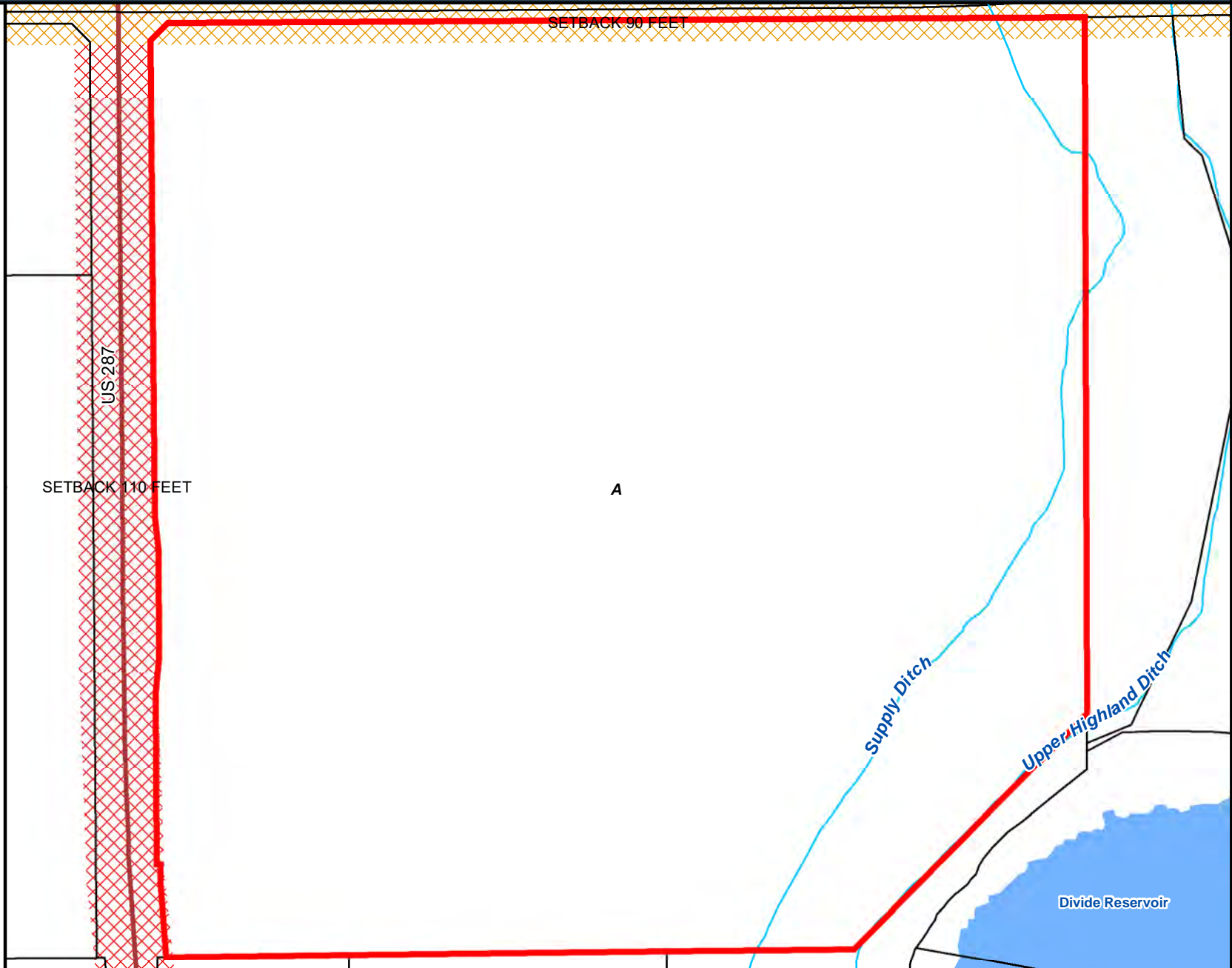
Major Road Setbacks

90 feet

110 feet

Zoning Districts

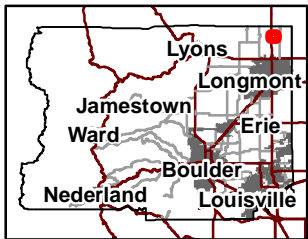
Agricultural



0 0.035 0.07 Miles



Area of Detail Date: 3/16/2021



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stewart

A R C H I T E C T U R E

November 8, 2021

Boulder County Land Use Department
2045 13th Street
Boulder, Colorado 80302

RE: Special Use Modification (Prior approvals: SU-89-9/ SU-96-12/ SU04-013)
14780 N. 107th
Longmont, CO 80504

Applicant: Mountain States Children's Home

Dear Boulder County Staff,

Mountain States Children's Home (MSCH) is requesting a minor modification to its to its Special Use Permit to accommodate the growth of our services to children in need.

Background

Since 1960 hundreds of children and their families have found hope through the healing environment provided by Mountain States Children's Home. Most of the children who are placed in the care of the Home come from chaotic and dysfunctional family situations where there has been neglect, abuse, abandonment, or lack of parenting skills.

Our mission is to extend help to wounded children in an effort to meet their physical needs, heal their emotional hurts, challenge their minds, and teach them moral principles, in order to reach the goals of reuniting them with their families or preparing them for independence.

In 2019 we received nearly 1,000 contacts from parents/guardians seeking help for their children. Based upon the number of referrals we receive there is a growing need for places like MSCH to help both children and parents through some very difficult times. In an effort to help address these crucial issues, Mountain States Children's Home is seeking ways to provide more beds and services for children who come from these dysfunctional and chaotic family situations.

Request

To meet the needs for these children MSCH requests to build two new residential homes (referred to as cottages), to construct small additions to the administrative building and school, and make substantial improvements to 4 of the existing group houses.

Residential Homes

Described as future plan on the previous Special Use Modification we now wish to proceed to build two new residential homes, increasing the total number of group homes on the campus from 6 to 8. The addition of the requested two homes will allow MSCH to utilize two of the homes as respite for the house parents. Six of the group homes will house 6 children plus the home's house parent family. Typically, children will rotate between homes every three weeks thus allowing two homes to not be fully occupied continuously. In other words, only 6 of the homes will be occupied as group homes at any one time. Based on this plan at full build-out the campus will house a total of 36 children, plus 8 house parent families.

Administrative and school building additions:

With the addition of children we will need to expand our office and school to accommodate the needs of both our staff and our children's services. This will include building addition of approximately 1,100 SF for the office building and 1,500 SF for the school. Both additions will be architecturally compatible with the current buildings.

Improvements to existing group homes

Four of the existing group homes were constructed in the 1960s and 70s. These were originally single-family homes and their design is not ideal as group homes. The homes have multiple levels and awkward room arrangements, which raise safety concerns, and are not accessible for persons using mobility devices. In addition to design deficiencies the homes have failing building elements, are not energy efficient, and have structural concerns such as failing foundations. Given these multiple deficiencies remedies include either substantial modification and additions or full reconstruction. Ideally each of these homes would resemble the proposed two new homes, having similar floor area and a single-story accessible design.

Proposed Plan

A majority of the 156.13-acre property (approx. 140.5 acres) will remain in agricultural use. Typically, these operations includes raising cattle, pigs and hay production. The land, farm buildings, and farm manager's house use and operations with remain unchanged. The smaller group home campus portion of the property is about 15.5 acres. The proposed new development occurs within that portion of the property and does not decrease the agricultural uses.

Group Home Buildings

The proposed two new homes will be of a similar design and construction to the two most recent new-build homes on the campus. Location is on the west side of the traffic loop on the north portion of Frazier Street. The homes will essentially mirror the homes on the east side of the Frazier loop. The two homes will continue the established row of homes located between Frazier and 107th Street northward. Continuing this pattern will be compatible with the existing neighborhood giving it a cohesive appearance.

The addition to the office building will be a single-story situated on its east side, essentially hidden from view from Frazier and 109th Street. The addition to the school can be on either the south or north side of the school. The addition will house 1 to 2 classrooms. Both additions will be single-story and architecturally compatible with the current buildings.

Water Utilities

The campus is currently serviced with water by the Little Thompson Water District. Service lines are tapped directly to the west in the 107th street R.O.W. The taps and service lines were designed and installed in anticipation of the two additional homes when the most recent two homes were constructed in recent years.

Sanitary Sewer Utilities

The campus utilizes an onsite wastewater system (OWS). The system was improved and expanded in 2013, prior to construction the most recent two homes. Like the water systems the expansion was designed in anticipation of the two additional homes and currently has the capacity to serve the proposed additional two homes and associated improvements and additions.

Traffic & Parking

The County's PAM review indicated the proposed new/ additional use will generate minimal additional traffic. Existing roadways and access points are adequate and need no improvements. (See attached traffic engineer's report)

Each of the homes will provide 2 off-street parking spaces. Guest and other parking can be accommodated on Frazier Street.

Conclusion

MSCH hopes to continue its mission and service to children in need. We believe the proposed campus modification will benefit the community by responsibly providing for these children while maintaining the existing character and appearance of the property and neighborhood.

Thank you for reviewing this request. We look forward to answering any questions you may have and addressing any concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Peter Stewart".

Peter Stewart, project representative

cc: Randy Show, Executive Director MSCH

MOUNTAIN STATES CHILDRENS HOME

Modification of Special Use for Group Home Campus

FLOOR AREA TABLE

RESIDENTIAL FLOOR AREA

#	Address	Existing Area (SF)	Proposed Area (SF)	Total Area Change (SF)
1	14776 N 107	3,190	4,680	1,490
2	14800 N 107	6,304	4,680	(1,624)
3	14720 N 107	5,136	4,680	(456)
4	14708 N 107	3,164	4,680	1,516
5	14664 N 107	3,190	3,190	-
6	14790 N 107	4,680	4,680	-
7	14794 N 107	4,680	4,680	-
8	UNASSIGNED (PROPOSED)	-	4,680	4,680
9	UNASSIGNED (PROPOSED)	-	4,680	4,680
10	14690 N 107 (FARM MNGR)	2,880	2,880	-
TOTAL RESIDENTIAL AREAS		33,224	43,510	10,286

ADMIN & SCHOOL FLOOR AREA

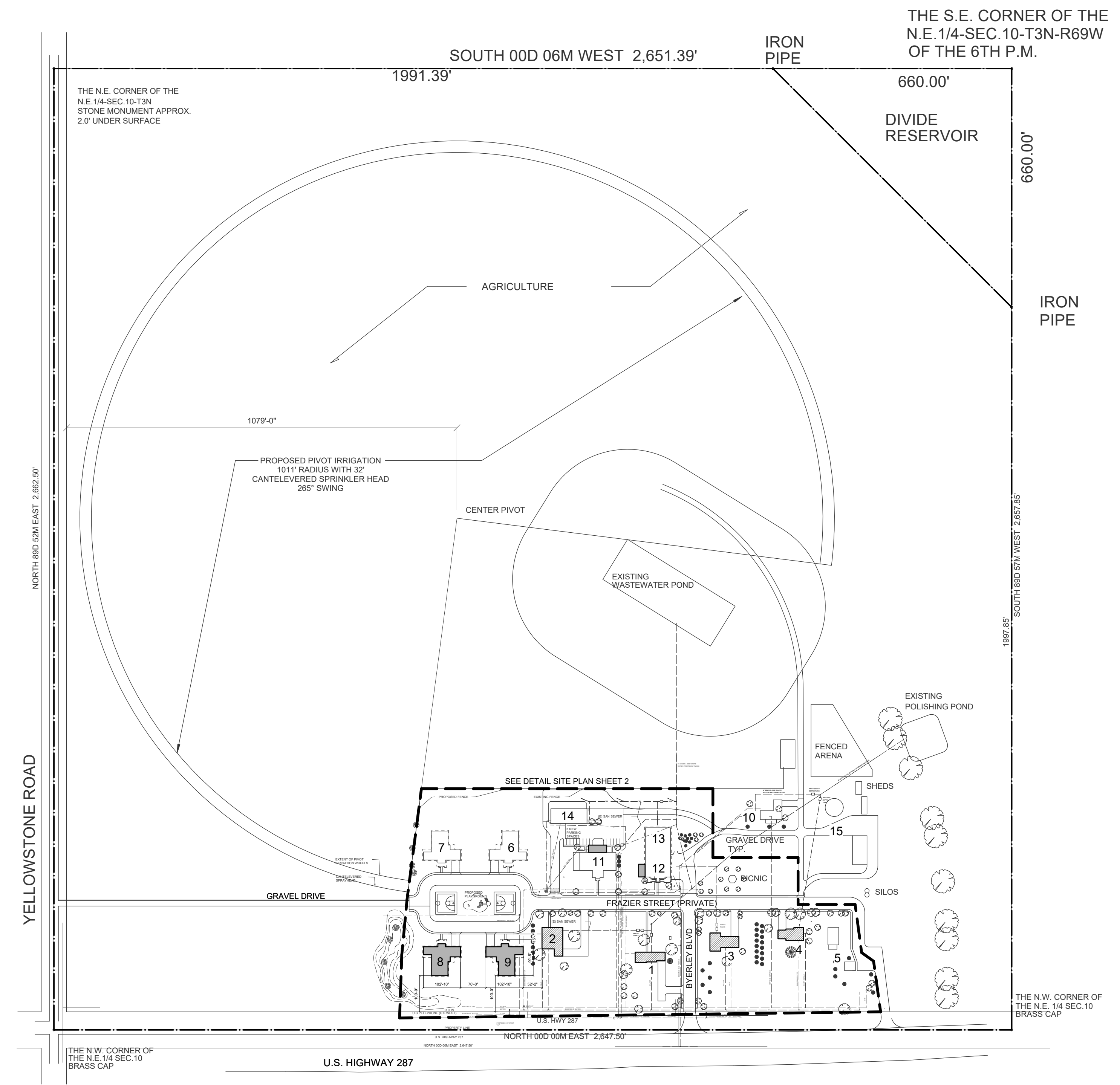
#	Address	Existing Area (SF)	Proposed Area (SF)	Total Area Change (SF)
11	14780 N 107 (OFFICE)	3,190	4,290	1,100
12	14770 N 107 (SCHOOL)	3,526	5,026	1,500
13	14770 N 107 (GYM)	10,224	10,224	-
14	WAREHOUSE	4,000	4,000	-
TOTAL ADMIN & SCHOOL AREAS		20,940	23,540	2,600

AGRICULTURAL FLOOR AREA

#	Address	Existing Area (SF)	Proposed Area (SF)	Total Area Change (SF)
	BARN-1	3,200	3,200	-
	BARN-2	4,120	4,120	-
	OTHER	2,536	2,536	-
TOTAL AGRICULTURAL BUILDINGS		9,856	9,856	-

TOTAL ALL USES		64,020	76,906	12,886
-----------------------	--	---------------	---------------	---------------

NOTES:
 - EXISTING FLOOR AREA IS APPROVED PER PREVIOUS SU REVIEW
 - PRIOR FLOOR AREA DATA FROM BOULDER COUNTY ASSESSOR'S OFFICE.
 - TOTAL AGRICULTURAL AREA DATA FROM BOULDER COUNTY PLANNING DEPARTMENT.



PROPERTY DATA

PROPERTY LAND AREA	156.18 +/- ACRES
AGRICULTURAL USES	140.5 ACRES (90%)
GROUP HOME CAMPUS	15.5 ACRES (10%)

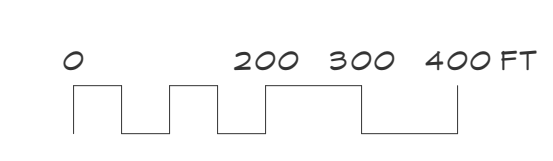
UTILITIES	
WATER	LITTLE THOMPSON
ELEC/GAS	PUBLIC SERVICE
SEWER	ON-SITE WASTEWATER SYSTEM

BUILDING LEGEND

- | | | |
|----|-------------------------|------------|
| 1 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 2 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 3 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 4 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 5 | STAFF HOME | (EXISTING) |
| 6 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 7 | RESIDENTIAL GROUP HOME | (EXISTING) |
| 8 | RESIDENTIAL GROUP HOME | (PROPOSED) |
| 9 | RESIDENTIAL GROUP HOME | (PROPOSED) |
| 10 | FARM MNGR HOUSE | (EXISTING) |
| 11 | ADMINISTRATIVE OFFICE | (EXISTING) |
| 12 | SCHOOL | (EXISTING) |
| 13 | GYM | (EXISTING) |
| 14 | SUPPLY WAREHOUSE | (EXISTING) |
| 15 | VARIOUS FARM STRUCTURES | (EXISTING) |

PROPERTY SITE PLAN

1"=200'



DRAWING INDEX

- | | |
|---|---|
| 1 | OVERALL SITE PLAN, DEVELOPMENT DATA |
| 2 | DETAIL SITE PLAN |
| 3 | TYPICAL GROUP HOME BUILDING ELEVATIONS |
| 4 | TYPICAL GROUP HOME FLOOR PLANS |
| 5 | ADMINISTRATION ADDITION BUILDING ELEVATIONS |
| 6 | SCHOOL ADDITION BUILDING ELEVATIONS |

Seal:

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501

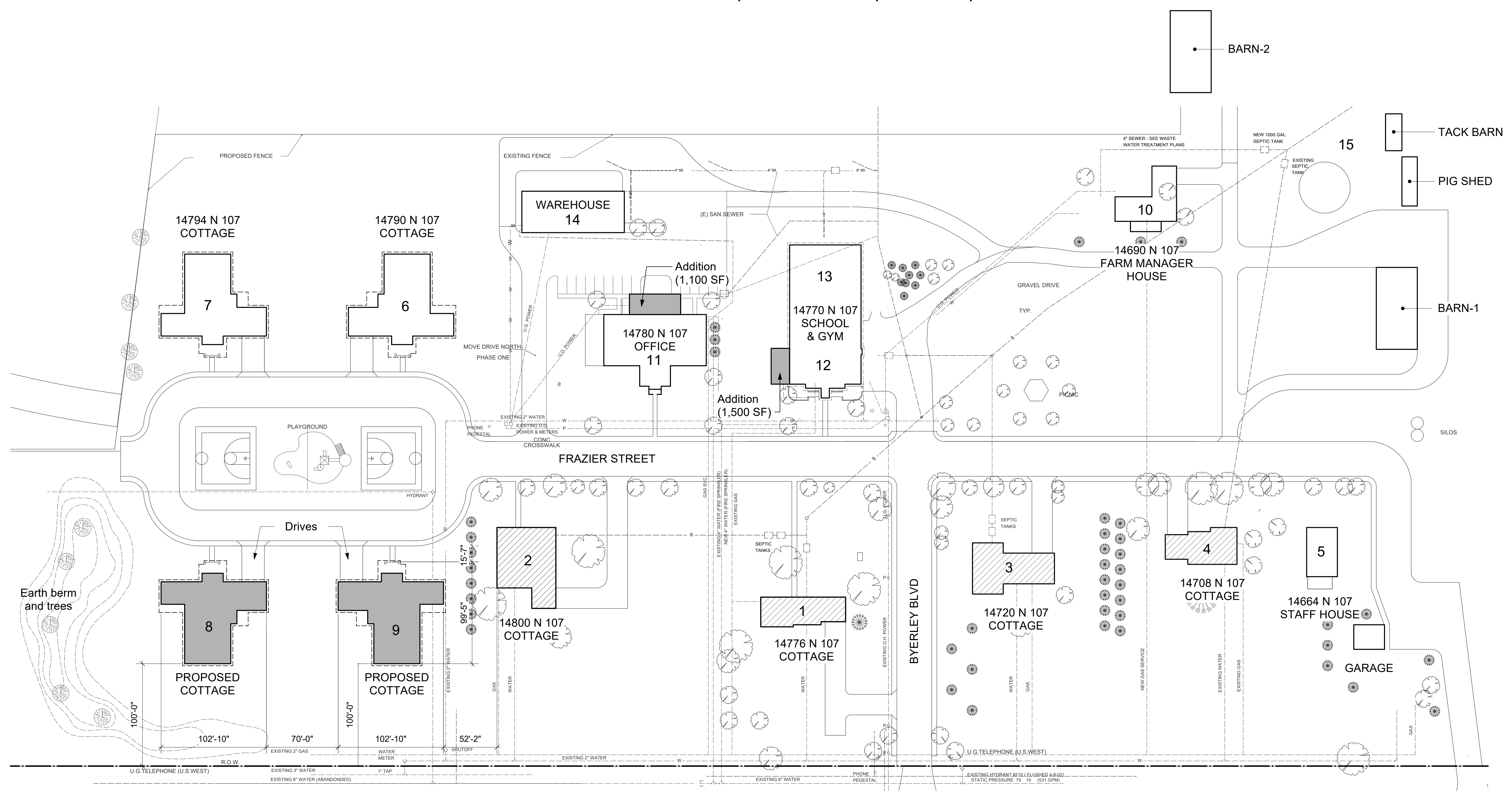
Issue:	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

Sheet Title
COVER/ SITE PLAN

Sheet No.
1

MOUNTAIN STATES CHILDRENS HOME

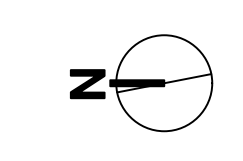
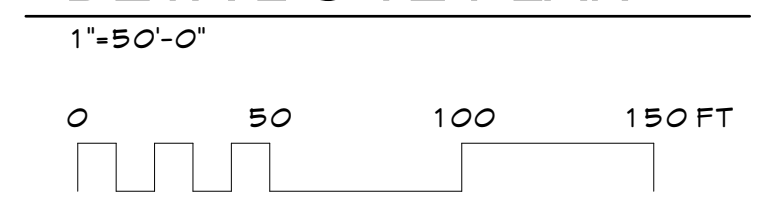
Modification of Special Use for Group Home Campus



U.S. HWY 287

NOTE:
"COTTAGE" INDICATES A RESIDENTIAL GROUP HOME.

DETAIL SITE PLAN



Seal:

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501

Issue	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

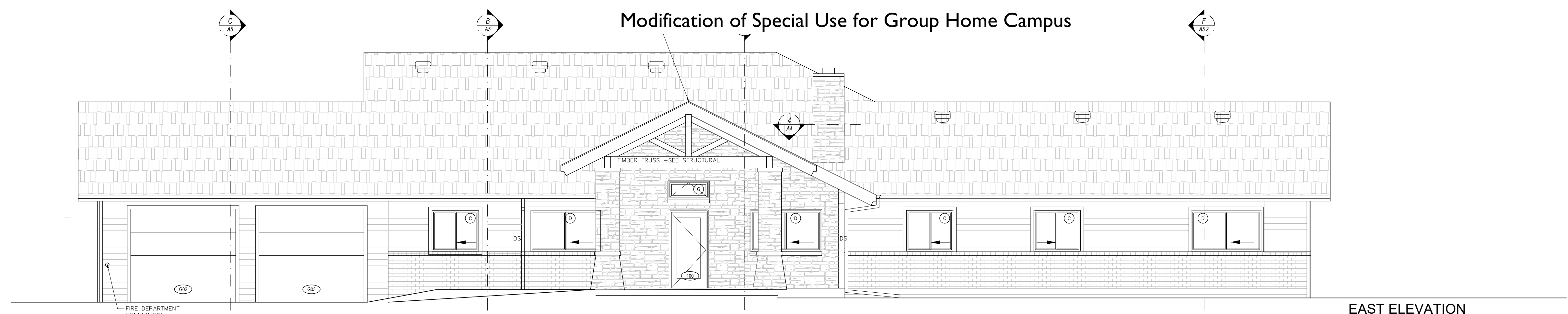
Sheet Title

DETAIL SITE PLAN

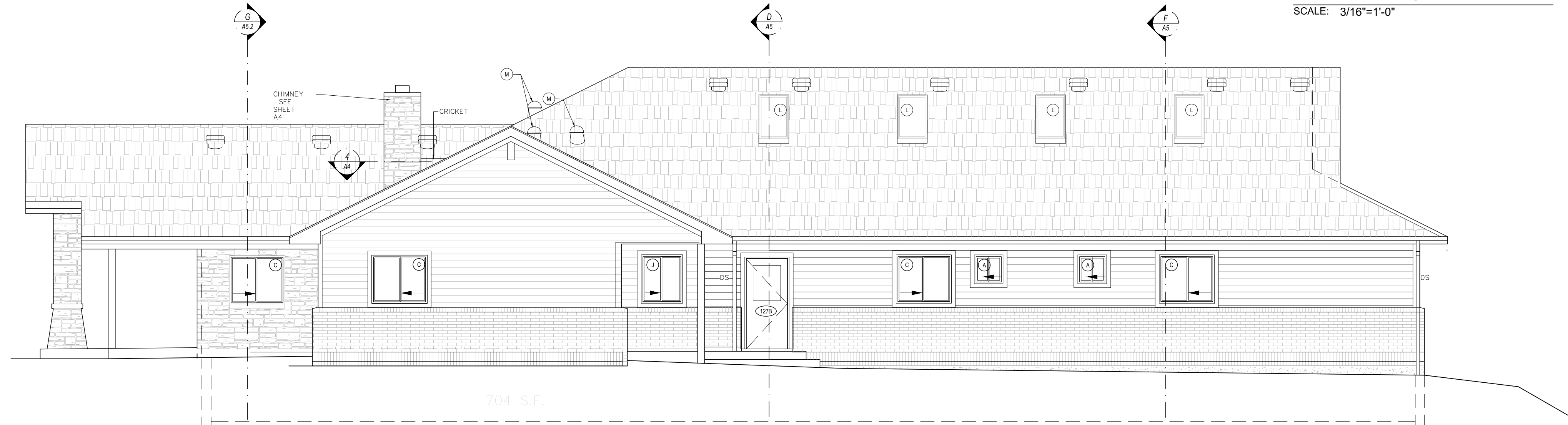
Sheet No. **2**

MOUNTAIN STATES CHILDRENS HOME

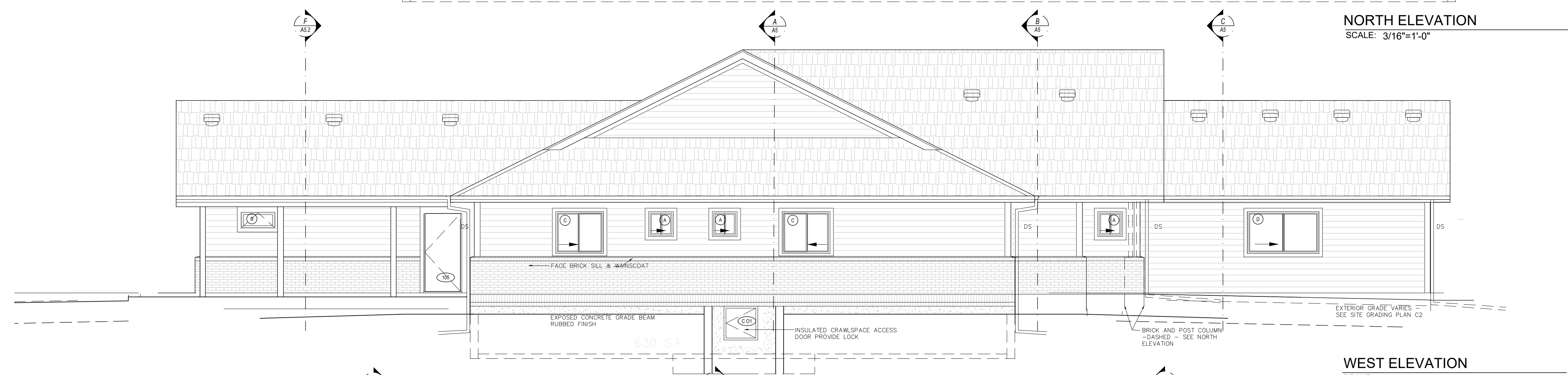
Modification of Special Use for Group Home Campus



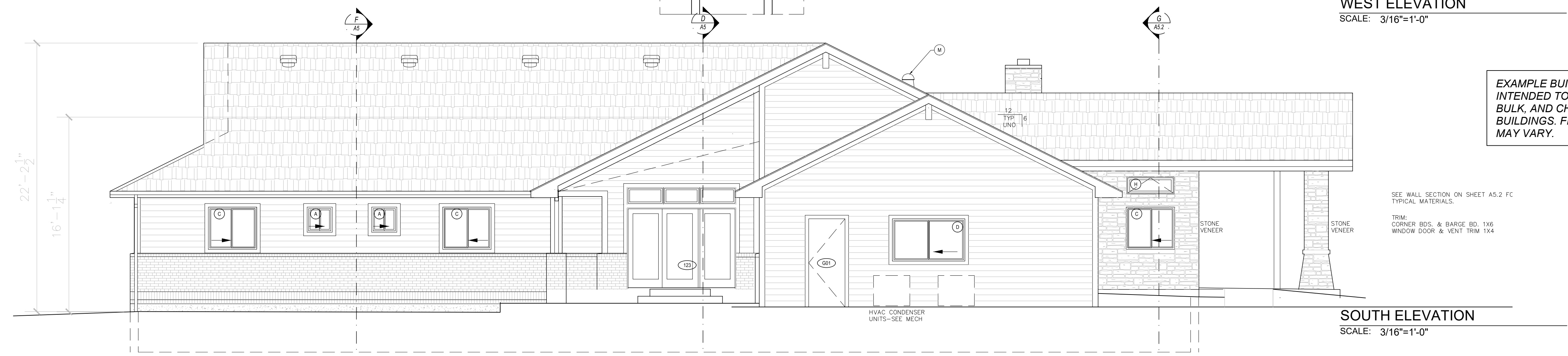
EAST ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



WEST ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"

EXAMPLE BUILDING ELEVATIONS ARE INTENDED TO CONVEY THE MASS, SCALE, BULK, AND CHARACTER OF PROPOSED BUILDINGS. FINAL BUILDING ELEVATIONS MAY VARY.

Seal:

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501

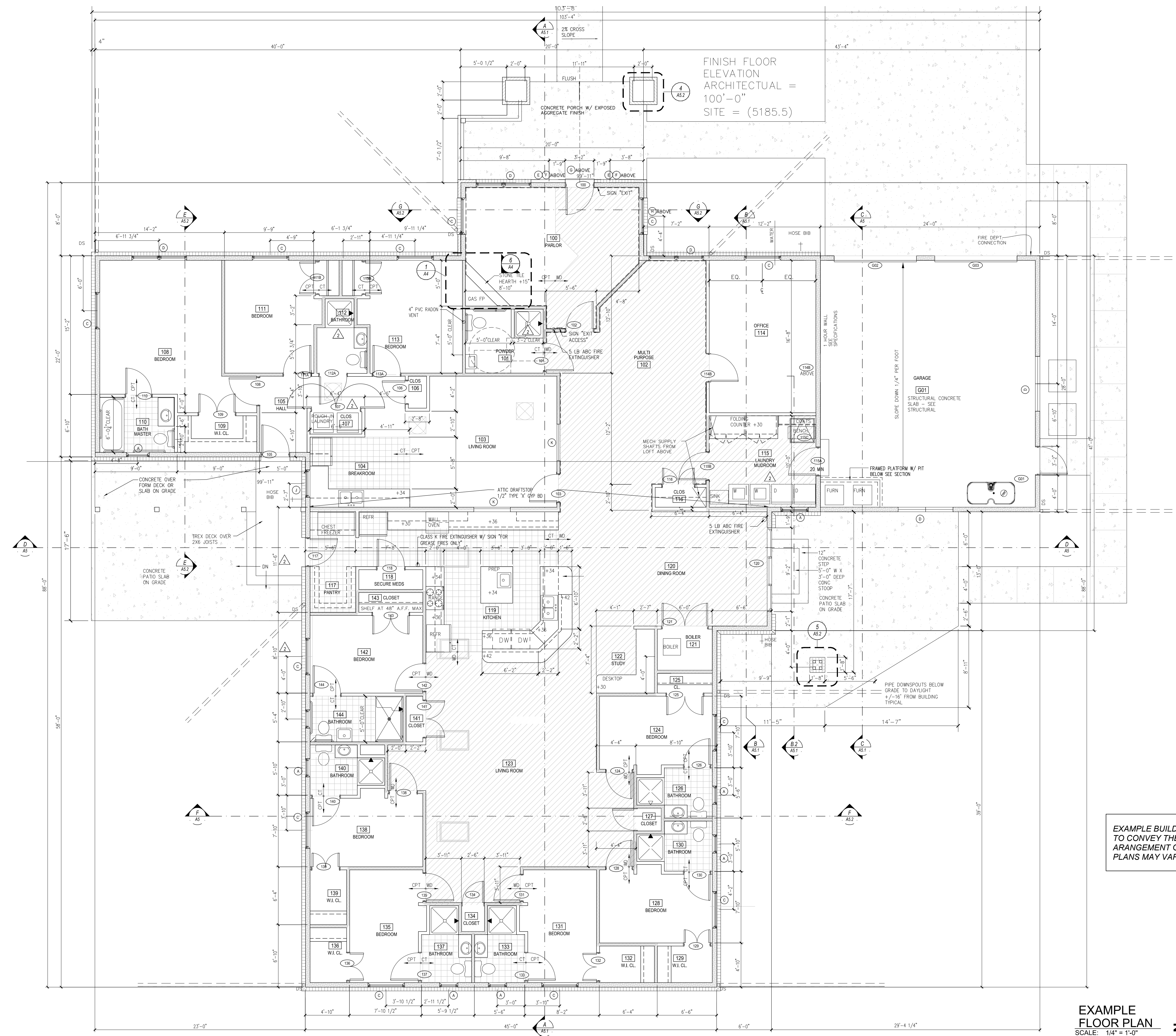
Issue:	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

Sheet Title
EXAMPLE BUILDING ELEVATIONS

Sheet No.
3

MOUNTAIN STATES CHILDRENS HOME

Modification of Special Use for Group Home Campus



EXAMPLE BUILDING PLANS ARE INTENDED TO CONVEY THE GENERAL SPACES, AND ARRANGEMENT OF ROOMS. FINAL BUILDING PLANS MAY VARY.

EXAMPLE FLOOR PLAN
SCALE: 1/4" = 1'-0"

Seal:

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501

Issue:	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

Sheet Title

EXAMPLE BUILDING PLAN

Sheet No.

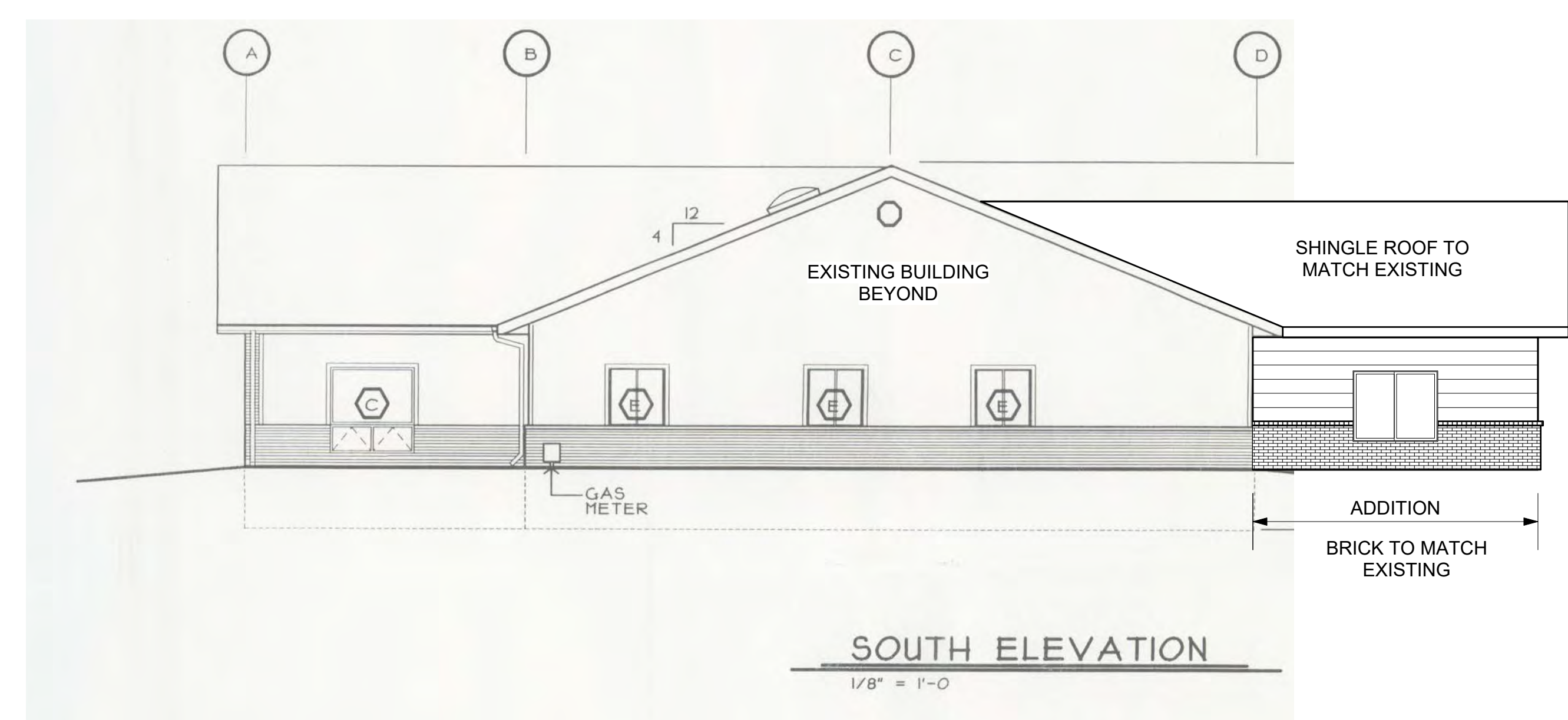
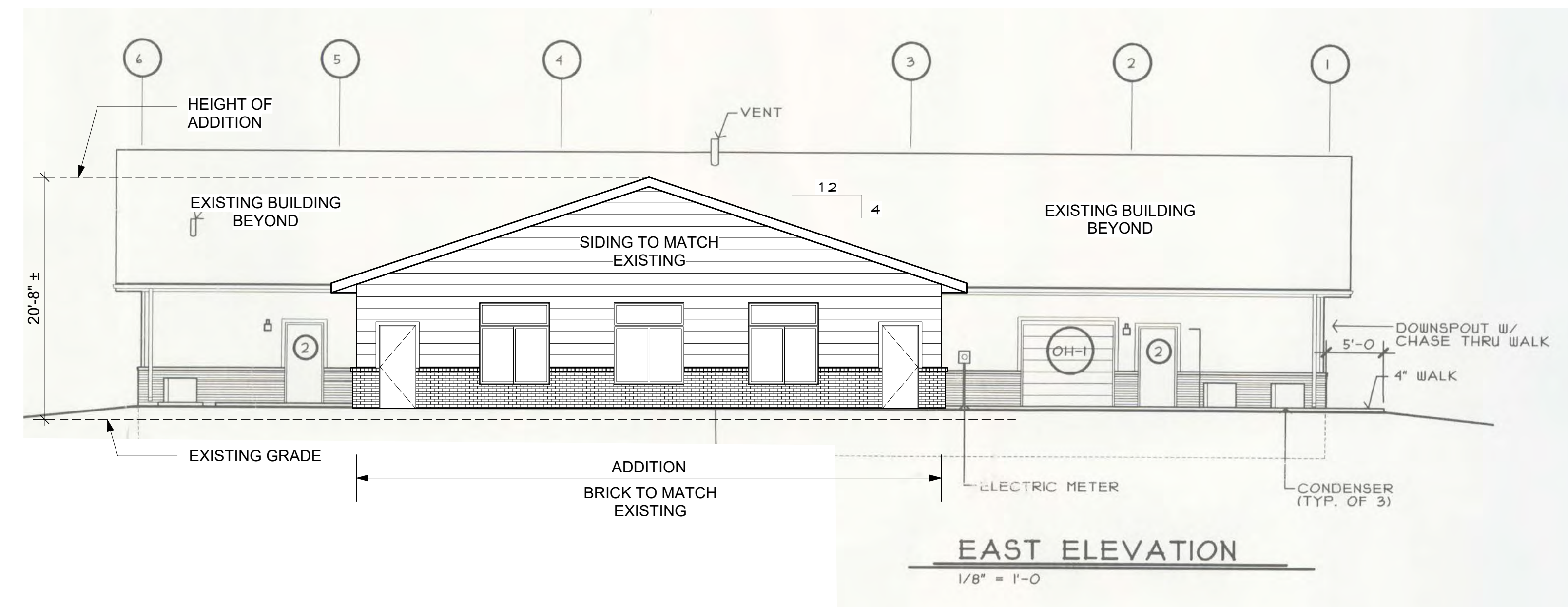
4

MOUNTAIN STATES CHILDRENS HOME

Modification of Special Use for Group Home Campus

Seal:

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501



PROPOSED ADDITION TO THE ADMINISTRATION BUILDING

BUILDING ELEVATIONS ARE INTENDED TO CONVEY THE MASS, SCALE, BULK, AND CHARACTER OF PROPOSED BUILDINGS. FINAL BUILDING ELEVATIONS MAY VARY.

Issue	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

Sheet Title
ADMINISTRATIVE BUILDING
ELEVATIONS

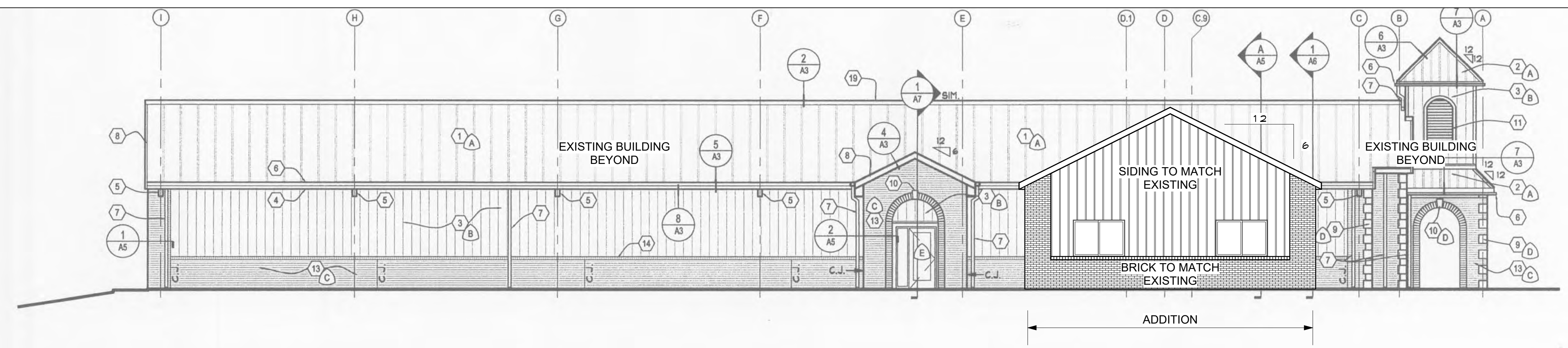
Sheet No.
5

Seal:

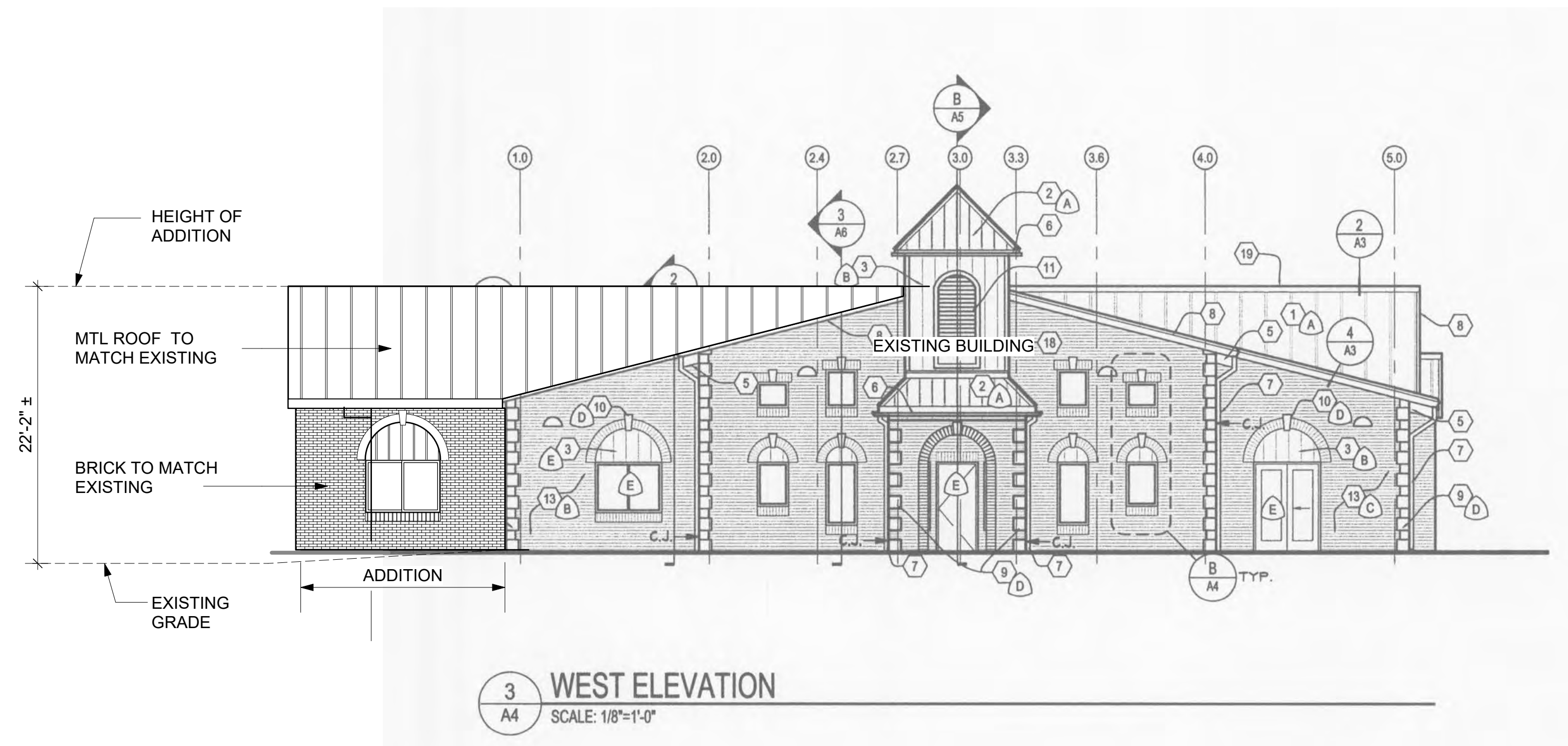
MOUNTAIN STATES CHILDRENS HOME

Modification of Special Use for Group Home Campus

MOUNTAIN STATES CHILDRENS HOME
14770 N 107, LONGMONT, COLORADO 80501



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED ADDITION TO THE SCHOOL BUILDING

BUILDING ELEVATIONS ARE INTENDED TO CONVEY THE MASS, SCALE, BULK, AND CHARACTER OF PROPOSED BUILDINGS. FINAL BUILDING ELEVATIONS MAY VARY.

Issue	Date	Comments	Init.
	11/8/21	Submittal	PS
	6/6/22	Submittal-2	PS

Sheet Title
SCHOOL BUILDING
ELEVATIONS

Sheet No.
6

Mountain States Children's Home Photos - September 2021

Office Building, #11 (14780 N 107th)



Mountain States Children's Home Photos - September 2021



Mountain States Children's Home Photos - September 2021



Supply Warehouse, #14



Mountain States Children's Home Photos - September 2021

Group Home, #6 (14790 N 107th)



Mountain States Children's Home Photos - September 2021

Group Home, #2 (14800 N 107th)



Mountain States Children's Home Photos - September 2021

Group Home, # 1 (14776 N 107th)



Mountain States Children's Home Photos - September 2021

Group Home, #3 (14720 N 107th)



Mountain States Children's Home Photos - September 2021

Group Home, #4 (14708 N 107th)



Mountain States Children's Home Photos - September 2021

Staff House, # 5 (14664 N 107th)



Mountain States Children's Home Photos - September 2021



Mountain States Children's Home Photos - September 2021

Barn



Silos & Farm Sheds



Mountain States Children's Home Photos - September 2021

Hay Barn



Mountain States Children's Home Photos - September 2021

Farm Manager's House, #10 (14690 N 107th)



School & gym, #12 &13 (14720 N 107th)



Mountain States Children's Home Photos - September 2021



Mountain States Children's Home Photos - September 2021

Frazier Street & Parks



Mountain States Children's Home Photos - September 2021





HIGHLAND DITCH COMPANY

Referral – Application(s)

P. O. Box 649, Mead CO 80542-0649
970.535.4531-e-mail Highlandditch@aol.com

RE: Application(s) and or Referral(s)

Highland Ditch Company reserves its rights as a mutual ditch company organized under C.R.S. §§ 7-42-101 *et seq.* to maintain its ditches, reservoirs, and appurtenant structures for all reasonable and necessary purposes related to the ditch. *See* C.R.S. § 37-86-103 (2019).

Listed below are some of Highland Ditch Company's requirements:

- 1) Reimbursement Letter agreeing to cover expenses of review including engineering, legal, and administrative although there are no assurances that project will ultimately be approved
- 2) Easement protection
- 3) Drainage plans
- 4) Engineering Plans and Specifications, no agreements will be executed until final plans are submitted and approved
- 5) License Agreement
- 6) Review of all referrals submitted
- 7) Access specification including location, extent, timing, and purpose
- 8) Access without interference on both sides of the ditch
- 9) Protection from increased storm flow(s)
- 10) Private, local, state and federal permits and requirements
- 11) Agreement(s) with other pertinent parties
- 12) Debris removal, erosion protection, prevention of increased ditch loss
- 13) Vegetation, trees and extra
- 14) Safety, security, liability, indemnification
- 15) Utility locations
- 16) Locates
- 17) 811
- 18) Maintenance
- 19) Identify adjacent landowners, ditch companies, and lateral owners/companies that may be affected (additional agreements with affected entities may be required before Highland approves projects)
- 20) Specific requirements per area do apply!

Highland Ditch Company has a sixty-foot historical prescriptive easement on either side of the ditch and from the edge of the ditch bank; *however*, more than sixty-foot maybe needed to maintain, operate, repair, and replace the ditch for any reason.

Thank you,
Jill A. Baty
Office Manager and Secretary of the Board

Directors:
 Emily McMurtrey, President
 Steve Brandenburg
 Larry Brandt
 Ryan Heiland
 Ed Martens
 Bill Szmyd
 James Walker



District Manager:
 Amber Kauffman
 835 E Highway 56
 Berthoud, CO 80513

P: 970-532-2096
 F: 970-532-3734
www.LTWD.org

Date: 7/27/2022

To: Sam Walker – Boulder County

From: Jake Hebert, PE – Little Thompson Water District

Subject: Boulder County Referral SU-21-0017, Mountain States Children’s Home Expansion,
 Reviewed by LTWD 7/27/2022.

Sam,

The District has waterlines within exclusive easements located on the subject property. Modifications to existing conditions are not allowed in those easements. This includes construction of permanent structures and any grading that would change the ground cover over the existing waterlines.

Additionally, the District currently serves the subject property via a 2-inch non-residential tap (tap #197). In reviewing the water usage associated with tap, it was determined that there is significant overuse. A 2-inch non-residential tap has an annual allotment of 5.60 acre-feet (1,824,000 gallons). In 2021 alone, the property used 11.94 acre-feet (3,889,327 gallons). Responsible water use and conservation are of significant importance to ensure the District has an adequate water supply for all its customers.

Prior to recommending approval of the expansion, it will be required that the applicant work through the commitment letter process to ensure the tap and meter are sized appropriately for the existing and proposed buildings on the property.

Please have the applicant work directly with the District to complete the commitment letter process.

Thank you and please contact me with any questions.

Sincerely,

Jake Hebert, PE
 Civil Engineer II

Attachments

cc: Brad E. Eaton, PE – District Engineer

Walker, Samuel

From: Arnold, Melissa
Sent: Tuesday, June 28, 2022 12:05 PM
To: Walker, Samuel
Cc: Northrup, Elizabeth
Subject: RE: Referral packet for SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street

Hi Sam,

This is immediately adjacent to the Anchor conservation easement property, but the Conservation Easement Program does not have a comment on this docket at this time.

Thanks for the opportunity to review.

Melissa

Melissa Arnold | Conservation Easement Program Manager

Pronouns | she/her/hers

Boulder County Parks & Open Space

303.678.6266 Office

720.745.2115 Cell

5201 St. Vrain Road, Longmont, CO 80503

marnold@bouldercounty.org

www.BoulderCountyOpenSpace.org

From: Goldstein, Andrew <agoldstein@bouldercounty.org>
Sent: Wednesday, June 22, 2022 11:39 AM
To: #CodeCompliance <codecompliance@bouldercounty.org>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.org>; #Cerefferral <Cerefferral@bouldercounty.org>; Wilkinson, Jane <jawilkinson@bouldercounty.org>; Johnson, Curtis <cjohnson@bouldercounty.org>; Allshouse, Alycia <aallshouse@bouldercounty.org>; Kiepe, Bob <bkiepe@bouldercounty.org>; Thomas, Mike <mthomas@bouldercounty.org>; Stadele, Lee <leestadele@bouldercounty.org>; Stadele, Lee <leestadele@flagstaffsurveying.com>; BEaton@ltwd.org; jstruble@northernwater.org; bflockhart@northernwater.org; office@svlhwcd.org; scott.griebing@svlhwcd.org; morgan@pvrea.com; poc@co.larimer.co.us; ellislk@larimer.org; jflesher@weldgov.com; Vanessa McCracken <bldrvalleyandlongmontcds@gmail.com>; colleen.rosa@state.co.us; prevention@mvpfd.org; fourlitz@aol.com; Edzmail1@gmail.com; angie@dangrantbookkeeping.com; frontrangewater@gmail.com; highlandditch@aol.com; doublesfarms@gmail.com; wwgonzales@aol.com; Milner, Anna <amilner@bouldercounty.org>; Moline, Jeffrey <jmoline@bouldercounty.org>; Streng, Ernst <estrange@bouldercounty.org>; Abner, Ethan <eabner@bouldercounty.org>; Hippely, Hannah <hippely@bouldercounty.org>; Vaughn, Andrea <avaughn@bouldercounty.org>; Cavaleri, Keli <kcavaleri@bouldercounty.org>; Flax, Ron <rflax@bouldercounty.org>; Frederick, Summer <sfrederick@bouldercounty.org>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.org>; Huebner, Michelle <mhuebner@bouldercounty.org>; Sanchez, Kimberly <ksanchez@bouldercounty.org>; Severson, Jennifer <jseverson@bouldercounty.org>; Transportation Development Review <TransDevReview@bouldercounty.org>; West, Ron <rowest@bouldercounty.org>
Cc: Walker, Samuel <swalker@bouldercounty.org>
Subject: Referral packet for SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street

Please find attached the referral packet for *SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street*.

Please return responses and direct any questions to [Sam Walker](#) by *July 28, 2022*. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

All the best,
Andrew

**Andrew Goldstein (pronouns: he/him/his) | Administrative Technician
Planning Division | Boulder County Community Planning & Permitting**

[\(303\) 441-3930](tel:3034413930) (Main Office) | [\(720\) 564-2622](tel:7205642622) (Direct)

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex Building—2045 13th St., Boulder, CO 80302

agoldstein@bouldercounty.org | www.boco.org/cpp



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Please note we are in response for the Marshall Fire and replies may be delayed. We appreciate your patience during this time. For Marshall Fire questions, contact MarshallRebuilding@bouldercounty.org. View our [Marshall Fire Recovery](#) webpage for current Marshall Fire information and resources. Sign up for Boulder County news at www.boco.org/e-news and for fire recovery info at www.boco.org/MarshallFireInfo.

Walker, Samuel

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Thursday, June 23, 2022 10:48 AM
To: LU Land Use Planner
Subject: [EXTERNAL] SU-21-0017
Attachments: SU-21-0017 - Referral Form.pdf

Categories: Bonnie's emails

Please see the attached.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue

3561 N. Stagecoach Road, Longmont, CO 80504

720-678-9890 | lpenfold@mvfpd.org | www.mvfpd.org





Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: June 22, 2022
 RE: Docket SU-21-0017

Docket SU-21-0017: Mountain States Children's Home Expansion

Request: Request to modify SU-04-0013 with the construction of two new residential group homes, remodeling of 6 existing residential group homes, and additions to the administrative and school buildings to support an expansion in the number of children and house parent families housed on the property.

Location: 14780 N. 107th Street, at the corner of US 287 and Yellowstone Road, in Section 10, Township 3N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicant/Owner: Randy W. Schow, Mountain States Children's Home

Agent: Peter Stewart

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 720-564-2271 or swalker@bouldercounty.org.

Please return responses by **July 28, 2022**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed LuAnn Penfold PRINTED LuAnn Penfold

Agency or Address Mountain View Fire District

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel you should not be considered a "property owner," or if the mailing address is incorrect, contact the County Assessor's Office at (303) 441-3530.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

Walker, Samuel

From: whitlemd@co.larimer.co.us on behalf of Planner On Call <poc@co.larimer.co.us>
Sent: Tuesday, July 19, 2022 2:55 PM
To: Walker, Samuel
Cc: Don Threewitt
Subject: [EXTERNAL] Re: Referral packet for SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street

Thank you for the opportunity to comment on the Mountain States Children's Home Expansion (SU-21-0017). Larimer County staff has no comments or concerns with the request.

Michael Whitley

Planner on Call
Larimer County Planning Department
(970)-498-7679
200 W. Oak Street, Suite 3100
PO Box 1190
Fort Collins, CO 80522-1190

We would like to hear your thoughts! Larimer County has just started a project to revisit and update existing Short-term Rental regulations in the Land Use Code. This effort intends to better align with community expectations, including those in the home sharing and rental industry, regarding impacts and compatibility. Through August 28, 2022, the community is invited to share ideas and feedback in an online questionnaire on short-term rental regulations and potential revisions.

To access the short-term rental questionnaire, please visit the project page at: <https://www.larimer.gov/planning/short-term-rentals>

On Wed, Jun 22, 2022 at 11:39 AM Goldstein, Andrew <agoldstein@bouldercounty.org> wrote:

Please find attached the referral packet for *SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street*.

Please return responses and direct any questions to [Sam Walker](#) by *July 28, 2022*. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

All the best,

Andrew



Andrew Goldstein (pronouns: he/him/his) | Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

[\(303\) 441-3930](tel:3034413930) (Main Office) | [\(720\) 564-2622](tel:7205642622) (Direct)

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Public Health

Environmental Health Division

July 27, 2022

TO: Staff Planner, Land Use Department

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: SU-21-0017: Mountain States Children's Home Expansion

OWNER: Mountain States Children's Home

PROPERTY ADDRESS: 14780 107th Street

SEC-TOWN-RANGE: 10 -3N -69

The Boulder County Public Health (BCPH) – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

1. There have been multiple OWTS permits issued for this property over the years.
2. BCPH issued a repair permit for the upgrade of the existing OWTS on 7/16/13. Two of the proposed homes included in that OWTS design have not been connected to the OWTS to date. The installations of the OWTS components under that 2013 permit need to be approved and the OWTS permit finalized by BCPH.
3. The 2013 permit has expired and a new permit but be issued to connect the additional buildings into the OWTS. The owner or their agent (e.g., contractor) must apply for an OWTS permit, and the OWTS permit must be issued prior to installation and before a building permit can be obtained. The OWTS must be installed, inspected and approved before a Certificate of Occupancy or Final Building Inspection approval will be issued by Community Planning and Permitting (CP&P).
4. Setbacks between all buildings and the OWTS serving this property and OWTS serving neighboring properties, must be in accordance with the Boulder County OWTS Regulations, Table 7-1.

Avoid Damage to OWTS:

1. Heavy equipment should be restricted from the surface of the absorption field during construction to avoid soil compaction, which could cause premature absorption field malfunction. Caution should be used in conducting trenching and excavation activities so that sewer lines and other OWTS components are not damaged.

This concludes comments from the Public Health – Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact Jessica Epstein at (303) 441-1138.

Cc: OWTS file, owner, Land Use Department



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
 FROM: Sam Walker, Planner II
 DATE: June 22, 2022
 RE: Docket SU-21-0017

Docket SU-21-0017: Mountain States Children's Home Expansion

Request: Request to modify SU-04-0013 with the construction of two new residential group homes, remodeling of 6 existing residential group homes, and additions to the administrative and school buildings to support an expansion in the number of children and house parent families housed on the property.

Location: 14780 N. 107th Street, at the corner of US 287 and Yellowstone Road, in Section 10, Township 3N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicant/Owner: Randy W. Schow, Mountain States Children's Home

Agent: Peter Stewart

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

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Please return responses by **July 28, 2022**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed LuAnn Penfold PRINTED LuAnn Penfold

Agency or Address Mountain View Fire District

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Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner



Community Planning & Permitting

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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner
 DATE: June 23, 2022

RE: Referral Response, SU-21-0017: Mountain States Children's Home Expansion. Request to modify SU-04-0013 with the construction of two new residential group homes, remodeling of 6 existing residential group homes, and additions to the administrative and school buildings to support an expansion in the number of children and house parent families housed on the property.

Location: 14780 N. 107th Street

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permits.** Building permits, plan review and inspection approvals and a Certificate of Occupancy ("C.O.") are required for any new buildings. Additions, deconstruction and any alterations, remodeling, and any electrical, mechanical or plumbing work, etc. also require building permits. Separate building permits are required for each structure.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

The **International Existing Building Code (IEBC)** will guide the process for the building code analysis for the existing structures.

The Commercial Plan Submittal Checklist: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b70-commercial-plan-submittal-checklist.pdf>

2. **2015 International Green Construction Code ("IgCC").** Boulder County's adoption of the 2015 edition of the International Codes includes the IGCC. As applying to buildings or complexes of buildings on the same property with 25,000 sq. ft. or more of floor area. Thus, the provisions of the IGCC will apply to all new construction

involved in the proposal that is not residential. Although the adopted Boulder County Building Code triggers the IgCC for all new buildings, the **new Residential Group R** building can be constructed with a **HERS rating** under the **“BuildSmart”** program. All other construction for the buildings must follow the **International Building Code “IBC”** or commercial codes that are triggered.

3. **Minimum Plumbing Fixtures.** The plumbing fixtures count needs to meet or exceed the requirements of IBC Chapter 29, including the need for accessible restrooms and fixtures.
4. **Accessibility.** Chapter 11 of the IBC and referenced standard ICC A117.1-09 provide for accessibility for persons with disabilities. Any building permit submittals are to include any applicable accessibility requirements, including accessible parking, signage, accessible routes and accessible fixtures and features.
5. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 140 mph (Vult) and 40 psf, respectively.
6. **Fire Department.** It appears that the site is served by Mountain View Fire Rescue District. A separate referral response from the fire department should also be forthcoming. The fire department may have additional requirements in accordance with their International Fire Code (“IFC”) adoption. Also, the Fire Protection District must provide written documentation to Boulder County Building Safety and Inspection Services approving the building permit plans and specifications of projects before the building permit can be issued.
7. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
8. **Plan Review.** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met.

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
 303-678-6200 • POSinfo@bouldercounty.org
 www.BoulderCountyOpenSpace.org

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: August 2, 2022
SUBJECT: Docket SU-21-0017, Mountain States Children's Home, 14780 107th Street

Site Conditions

I have reviewed the submitted materials, and have visited the locale many times in the past. The large (154-acre) parcel is dominated by irrigated and non-irrigated agricultural land, while the area of concern is somewhat heavily developed with multiple houses, office, school, septic system, and agricultural structures.

County Comprehensive Plan Designations

The parcel has the following designations in the Boulder County Comprehensive Plan, or from other resource inventories.

- Riparian Areas
- Wetland Areas
- Significant Agricultural Lands of National Importance
- View Protection Corridor – associated with Highway 287

Discussion

Staff does not foresee significant natural resource impacts from the proposal. The main resource of concern is the View Protection Corridor of Highway 287. Two new, single-story houses (about 22 feet high) would be constructed about 100 feet east of the property line. These would be about 140 feet from the closest travel lane of the highway. There is a slight downward slope to the land here, to the east, which would result in the houses appearing to be about 16 feet in height.

Nonetheless, the houses would be relatively close to the highway and readily visible. Tree screening between the houses and highway should therefore be required.

The berm on the north end should not be permitted. These are usually built from excavated subsoils that are nutrient-poor and difficult to revegetate. Contour intervals for the berm are not given (and thus its height), but trees planted on berms generally do not survive due to root exposure to cold.

It is staff's understanding that the new houses were conceptually included in an earlier review.

The other listed resources -- wetlands, riparian areas, and Significant Agricultural Lands -- would not be impacted.

Recommendations

- Screening trees should be required between the new houses and the highway.
- The berm should be removed from the project.
- A Revegetation Plan is required that includes: grass species to be used, an explanation of how topsoils will be stockpiled and reused, mapped delineation of all disturbance areas (this includes construction staging and soil stockpiling areas, driveway, utility lines, and septic system), and locations of silt fence or erosion control logs down slope of disturbed areas. New horticultural plantings should emphasize xeriscaping principles (Article 7-200-B-8, Land Use Code).



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

September 13, 2022

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team – Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SU-21-0017: Mountain States Children’s Home Expansion
14780 107th Street

The Development Review Team – Access & Engineering staff has reviewed the above referenced docket and has the following comments:

1. The subject property has two existing access points at US Highway 287 (US 287), also known 107th Street, a Colorado Department of Transportation (CDOT) owned and maintained right-of-way (ROW) and one existing access point at Yellowstone Road, a gravel-surfaced Boulder County owned and maintained ROW with a Functional Classification of Local. Legal access has been demonstrated via adjacency to these public ROWs.
2. The proposal is for an expansion of the Mountain States Children’s Home facility for up to 36 students at full build out. Docket SU-89-09 (adopted by Resolution 90-67) previously approved an expansion of the facility for up to 40 students. While the proposed expansion will increase the number of children currently being served at the home, the proposed total of 36 children will not exceed the original 1989 approval that allowed a total of 40 children on site at any given time. Staff has no concerns with an increase in traffic associated with the proposed expansion.
3. There is adequate parking on site to accommodate the minimum number of additional vehicles that may associated with the expanded use.
4. The attached referral response from CDOT dated 8/31/2022 notes that if the continued development of the property increases the number of vehicles using Byerley Blvd (the southern access into the property from US 287) by more than than 20% on a daily basis, CDOT will evaluate that access point for closure based on the functional category of US 287.
5. A Boulder County Hauler License is required for hauling of material off site, regardless of where the material is deposited. This applies to the prime contractor as well as any subcontractors that collect, transport or dispose of any materials (dirt, gravel, garbage, recyclables, or compostables, construction and demolition waste, or landscaping materials) anywhere except within the project site, including locations outside unincorporated Boulder County. Additional information can be found here: <https://www.bouldercounty.org/environment/trash/hauler-license/>.

This concludes our comments at this time.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

From: [Bilobran - CDOT, Timothy](#)
To: [Severson, Jennifer](#)
Cc: [Walker, Samuel](#)
Subject: [EXTERNAL] Re: Referral packet for SU-21-0017: Mountain States Children's Home Expansion at 14780 107th Street
Date: Wednesday, August 31, 2022 7:02:48 PM
Attachments: [image002.png](#)
[image.png](#)

Jennifer,

I'm fine with accepting this memo for this expansion.

While I'm looking at the map though tonight I should add a bit about the side street. It looks like it's planned for development around the circular drive. At some point if there is development that increases the traffic using Byerley by greater than 20% on a daily basis, CDOT is going to look to have that access point closed based on the category of US 287. Just an advanced thought for the future of Byerley.

Thanks,
Tim



On Wed, Aug 31, 2022 at 2:01 PM Severson, Jennifer <jseverson@bouldercounty.org> wrote:

|

Mountain States Children's Home Campus Census

Current Max. Campus Housing Capacity:	Current Additional Staff: (Off Campus)	Proposed Expansion:
Resident Home # 1	Office:	Resident Home # 7
Houseparent Staff 2	Full Time: 8	Houseparent Staff 2
Possible Staff Children 2	Part Time: 4	Possible Staff Children 2
Placed Residents 6		Placed Residents 6
Resident Home # 2	School:	Resident Home # 8 (Relief)
Houseparent Staff 2	Full Time: 1	Houseparent Staff 2
Possible Staff Children 2	Part Time: 3	Possible Staff Children 2
Placed Residents 6		Placed Residents 0
Resident Home # 3	Total Full Time: 9	Total Proposed Additional # Living on Campus: 14
Houseparent Staff 2	Total Part Time: 7	Staff 4
Possible Staff Children 2		Possible Staff Childrer 4
Placed Residents 6		Placed Residents 6
Resident Home # 4 (Relief)		
Houseparent Staff 2		
Possible Staff Children 2		
Placed Residents 0		
Resident Home # 5		
Houseparent Staff 2		
Possible Staff Children 2		
Placed Residents 6		
Resident Home # 6		
Houseparent Staff 2		
Possible Staff Children 2		
Placed Residents 6		
Staff House # 1		
Staff 2		
Staff Children 2		
Staff House # 2		
Staff 2		
Total Max. # People: 60 *		
Total Max Placed Residence: 30		

* This number would be the maximum number of people living on campus if every staff family had 2 biological children that were not in our program. We currently have 3 sets of House Parent staff that each have 0 biological children living in their home, and another with only 1. This reduces that number by 7 immediately, and is not uncommon. Staff House Parents often take on this role after their kids move into adulthood.