



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

November 16, 2022, 3:00 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder

Commissioners Present: Ann Goldfarb
Sam Libby, Chair
Sam Fitch
Gavin McMillan, Vice Chair
Chris Whitney
Conor Canaday

Commissioners Excused: Mark Bloomfield, Chair
Dave Hsu
Lieschen Gargano

1. **CALL TO ORDER**

Vice Chair McMillan called the meeting to order at approximately 3:01 p.m.

2. **ROLL CALL**

3. **APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS**

3.1 Approval of meeting minutes from October 19, 2022

MOTION: Sam Libby **MOVED** that the Boulder County Planning Commission **APPROVE** the meeting minutes from October 19, 2022, with an administrative correction to the time Planning Commission went into recess (change from 1:39 p.m. to 2:39 p.m.).

SECOND: Chris Whitney

VOTE: Motion **PASSED** {6:0}

4. **STAFF UPDATES**

None.

5. ITEMS

5.1 Docket SU-22-0008: Alps Inn Special Use Modification

Pete L'Orange, Planner II, presented docket SU-22-0008: Alps Inn Special Use Modification, a request for a Special Use/Site Specific Development Plan review requesting to modify a previous SU/SSDP approval (SU-90-0004) for a Lodging use to convert the existing structure to a Group Care Home. The application is submitted by John R. Vanderhart, Manager of Vanderhart Real Estate LLC and Michael Hunter, Sandstone Care Colorado LLC (applicants/owners) and is in the Forestry zoning district at 38619 Boulder Canyon Road, parcel no. 146134000022, located approximately 0.3 miles west of the intersection of Boulder Canyon Drive and Fourmile Canyon Drive, Section 34, T1N, R71W.

PUBLIC HEARING OPENED

SPEAKERS: Harmon Zuckerman (Agent) - 4750 Table Mesa Dr.; Michael Hunter, Sandstone Care Colorado LLC (Applicant) - 7555 E. Hampden #103; John R. Vanderhart (Owner) - 38619 Boulder Canyon Drive; Glenn Stevens- 38411 Boulder Canyon Drive; Rusty Mellinger - 38417 Boulder Canyon Drive; William Jensen - 38419 Boulder Canyon Drive.

PUBLIC HEARING CLOSED

MOTION: Sam Fitch **MOVED** that the Planning Commission **CONDITIONALLY APPROVE** and recommend to the Board of County Commissioners conditional approval of Docket SU-22-0008: Alps Inn Special Use Modification with the 11 conditions as outlined by staff but amending item number 3 to be that the applicant present and have the County approve a weed management plan for eradication of the Japanese knotweed noxious weed.

SECOND: Sam Libby

CONDITIONS OF APPROVAL:

1. The applicants shall provide a Development Agreement, for review and approval by County staff, prior to the issuance of a license or permits by the Boulder County Community Planning & Permitting Department and prior to the recordation of said agreement within one year of approval.
2. At the time of building permit application, the applicant shall submit a revised parking plan for review and approval that shows delineated parking spaces, compliant with ADA parking requirements and the Boulder County Multimodal Transportation Standards. Any grading required for installation of this parking shall be shown on these revised parking plans.
3. ~~Within one (1) calendar year of approval by the Board of County Commissioners, the property owner shall eradicate all Japanese knotweed, a List A noxious weed, on the subject parcel, and shall monitor the parcel to ensure that it does not return.~~ Prior to issuance of building or grading permit application, the applicant shall submit a Weed Control Plan for review and approval by the Boulder County Community Planning & Permitting Department and the Parks and Open Space Department. The Weed Control Plan should identify what county listed noxious weeds are known to be on the property, their location, and the proposed method(s) of weed control. For assistance in the development of this plan please contact the County's weed management coordinator at 303-678-6110 or the CSU Weed Extension Agent at 303-776-4865.
4. Prior to operation of the facility, the applicants shall install bear-proof garbage receptacles to prevent scavenging of garbage by wildlife.

5. The operator of the facility shall acquire and maintain all applicable local, state, and federal permits necessary for the operation of a Group Care Home.
 6. Prior to operation of the facility, if this facility is required to be licensed by Colorado Department of Human Services, a Boulder County Child Care Plan review by Boulder County Child Health Promotion will be required. Information on the Child Care Plan review can be found online here: <https://assets.bouldercounty.gov/wp-content/uploads/2017/12/child-care-plan-reviewapplication.pdf>
 7. At the time of building permit application, the applicants shall submit a copy of a Colorado Department of Transportation (CDOT) access permit (or other documentation of access permission) for the exit access.
 8. At the time of building permit application, the applicants submit a revised site plan to Boulder County Community Planning and Permitting for review and approval showing the location(s) and type(s) of bicycle parking provided on site.
 9. Prior to operation of the facility, all required and approved bicycle parking shall be installed.
 10. Prior to operation of the facility, the basketball hoop currently in the parking lot adjacent to the public right-of-way must be removed or relocated to an area at the rear of the structure.
 11. The applicants shall be subject to the terms, conditions, and commitments of record and in the file for docket SU-22-0008: Alps Inn Special Use Modification.
- VOTE: Motion PASSED {6:0}**

6. **ADJOURNMENT**

Vice Chair McMillan adjourned the meeting at approximately 4:24 p.m.