



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

**June 12, 2024, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder**

Commissioners Present: Sam Libby
Gavin McMillan, Chair
Mark Bloomfield, 2nd Vice Chair
Chris Whitney
Conor Canaday
George Gerstle
Rita Manna

Commissioners Excused: Ann Goldfarb
Rachel Lee

1. CALL TO ORDER

The meeting was called to order at approximately 1:36 p.m. by Chair Gavin McMillan.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of Meeting Minutes for February 21, 2024

MOTION: George Gerstle MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from February 21, 2024.

SECOND: Sam Libby

VOTE: Motion PASSED {7:0}

3.2 Nomination of Officers

MOTION: Gavin McMillan nominated Chris Whitney for Chair of the Planning Commission.

SECOND: Mark Bloomfield
VOTE: Motion PASSED {7:0}

MOTION: Mark Bloomfield nominated Sam Libby for Vice Chair of the Planning Commission.

SECOND: Chris Whitney
VOTE: Motion PASSED {7:0}

MOTION: Sam Libby nominated Mark Bloomfield for Second Vice Chair of the Planning Commission.

SECOND: Gavin McMillan
VOTE: Motion PASSED {7:0}

4. **STAFF UPDATES**

4.1 **BVCP Update**

Hannah Hippely, Long Range Planning Manager, provided an update on the Boulder Valley Comprehensive Plan (BVCP).

5. **ITEMS**

5.1 **Docket SU-23-0015: St Ambrose Church Day Care**

Pete L'Orange, Planner II, presented the application for St. Ambrose Episcopal Church, Special Review/Site Specific Development Plan request to permit a day care/pre-school as customary and incidental to an existing Church use. The proposal is in the Estate Residential zoning district at 7520 South Boulder Road, located approximately 1 mile west of the intersection of South Boulder Rd and McCaslin Blvd, in Section 12, Township 1S, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Jan Pearson - 7520 South Boulder Road (Applicant)

PUBLIC HEARING CLOSED

MOTION: Sam Libby MOVED that the Boulder County Planning Commission CONDITIONALLY APPROVE and recommend to the Board of County Commissioners CONDITIONAL APPROVAL of Docket SU-23-0015: St Ambrose Church Day Care subject to the conditions stated in the staff recommendation with amendments to condition #4.

SECOND: Mark Bloomfield

CONDITIONS OF APPROVAL:

1. Prior to the issuance of any permits by the Boulder County Community Planning & Permitting Department and within one-year of the signing of the Resolution, the applicants must provide a Development Agreement for review and approval by County staff. Once approved by County staff, the Development Agreement

must be signed and notarized by the applicants, and will be recorded by County staff.

2. All previously approved conditions of approval from docket SU-95-0009 will continue to apply.
3. In accordance with Article 4-512.D.5.a of the Boulder County Land Use Code, the applicants must obtain and maintain all applicable local, state, and federal permits.
4. Prior to the recording of the development agreement, the applicants must provide documentation from a qualified, Colorado-licensed traffic engineer that 40 students will not result in a **significant** decrease in the level of service for Barcelona Drive, **or that the decrease in service can be mitigated**. If this documentation cannot be provided, the day care center must be limited to no more than 25 students, as supported by the Transportation System Impact Review.
5. Prior to commencement of Day Care Center operations, the applicants must install a minimum of two bicycle parking spaces.
6. The applicants are subject to the terms, conditions, and commitments of record and in the file for docket SU-23-0015 St. Ambrose Church Day Care Center.

VOTE: Motion PASSED {7:0}

5.2 Docket DC-24-0002: Text Amendments to the Land Use Code Related to Residential Occupancy

Cayley Byrne, Long Range Planner, presented Text Amendments to the Land Use Code related to residential occupancy, specifically Article 18 Family and Dwelling Unit Definitions, Article 4 Single Family Dwelling and Multifamily Dwelling Use Classifications, and other changes to the Code necessary to integrate these changes.

PUBLIC HEARING OPENED

SPEAKERS: None

PUBLIC HEARING CLOSED

MOTION: Chris Whitney **Moved** that the Boulder County Planning Commission **Approve** and recommend to the Board of County Commissioners approval of Docket DC-24-0002: Text Amendments to the Land Use Code Related to Residential Occupancy and certify the docket for action to the Board of County Commissioners.

SECOND: George Gerstle

VOTE: MOTION PASSED {7:0}

6. ADJOURNMENT

The meeting was adjourned at approximately 3:24 p.m.