



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

**Regular Meeting Minutes**

**March 19, 2025, 1:30 p.m.  
Third Floor Hearing Room  
County Court House  
1325 Pearl Street, Boulder**

Commissioners Present: Chris Whitney, Chair  
Mark Bloomfield, 2nd Vice Chair  
Gavin McMillan  
George Gerstle  
Rachel Lee  
Bobby Umstead  
Byron Kominek  
Rita Manna

Commissioners Excused: Sam Libby, Vice Chair

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**1. CALL TO ORDER**

The meeting was called to order at approximately 1:35 p.m. by Chair Chris Whitney.

**2. ROLL CALL**

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

3.1 Approval of meeting minutes from January 15, 2025

**MOTION: George Gerstle MOVED that the Boulder County Planning Commission APPROVE the meeting minutes from January 15, 2025.**

**SECOND: Mark Bloomfield**

**VOTE: Motion PASSED {8:0}**

**4. STAFF UPDATES**

None.

5. **ITEMS**

5.1 Docket DC-25-0001: Text Amendments to the Land Use Code related to Mobile Farm Stands

Jack Sheehan, Long Range Planner, and Sabrina Torres, Agricultural Planner, presented Text Amendments to the Land Use Code related to Mobile Farm Stands. The purpose of the proposed text amendments is to add a Mobile Farm Stand option to support agricultural producers direct to consumer sales. The proposed text amendments are for Article 4 and Article 18, along with minor changes throughout the Code to incorporate these changes.

**PUBLIC HEARING OPENED**

**SPEAKERS:** None

**PUBLIC HEARING CLOSED**

**MOTION:** Mark Bloomfield **MOVED** that the Boulder County Planning Commission **APPROVE** and recommend **APPROVAL** to the Board of County Commissioners with the recommendation for staff to clarify the electrical allowances for Mobile Farm Stands.

**SECOND:** Gavin McMillan

**VOTE:** Motion **PASSED {8:0}**

The Planning Commissioners went into recess from 2:30 to 2:35 p.m.

5.2 Docket DC-24-0003: Text Amendments to the Land use Code related to Site Plan Review (Article 4-800)

Ethan Abner, Long Range Planner II, presented Docket DC-24-0003 Text Amendments to the Land Use Code related to Site Plan Review (Art. 4-800). The purpose of this text amendment is to update the Site Plan Review regulations and 1) replacing the current presumed compatible size from 125% of the median of a defined neighborhood with a size limitation that is the median of a defined neighborhood; 2) changing what is currently a presumption that could potentially be overcome to get a larger size in certain circumstances to a size limitation based on the median of the defined neighborhood; and 3) clarifying the regulations to improve processes, increase the public's ability to navigate the regulations, and provide greater certainty regarding potential development to applicants and neighbors.

The Planning Commissioners went into recess from 3:45 to 3:50 p.m.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Scott Rodwin - Boulder, CO (Pooled with Blake Sullivan), Maya Ward-Karet - Boulder, CO (Pooled with Benjamin Glatz and Nathaniel Farber), Paula Schuler - Longmont, CO (Pooled with Joe Schaap and John Dabbs), Eric Stoutenburg - Boulder, CO, Chris Ennis - Longmont, CO, Matthew Farrar - Longmont, CO, Edward Anderson - Boulder, CO, Alex Gore - Longmont, CO, Christopher Squires - Boulder, CO, Melissa

Wright - Boulder, CO, Karl Whitten - Louisville, CO, Jacob Friedman - Niwot, CO, Lars Kalnajs - Boulder, CO, Brian Fuentes - Boulder, CO

**PUBLIC HEARING CLOSED**

**MOTION: Mark Bloomfield MOVED that the Boulder County Planning Commission DENY and recommend to the Board of County Commissioners DENIAL of Docket DC-24-0003: Text Amendments to the Land Use Code related to Site Plan Review (Article 4-800) and certify the docket for action to the Board of County Commissioners. The Planning Commission requests that that the Board of County Commissioners withdraw Resolution 2024-070, "A resolution imposing a temporary moratorium on processing applications for residential development over the median Residential Floor Area within the defined neighborhood in the unincorporated county pending consideration of Boulder County Land Use Code amendments."**

**SECOND: Bobby Umstead**

**VOTE: Motion PASSED {8:0}**

**6. ADJOURNMENT**

The meeting was adjourned at approximately 6:16 p.m.