



## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

### Regular Meeting Minutes

July 16, 2025, 3:00 p.m.  
Third Floor Hearing Room  
County Court House  
1325 Pearl Street, Boulder

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

Commissioners Excused: Sam Libby, Vice Chair  
Rachel Lee  
Rita Manna

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#### 1. CALL TO ORDER

The meeting was called to order at approximately 3:06 p.m. by Chair Chris Whitney.

#### 2. ROLL CALL

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

##### 3.1 Approval of meeting minutes from May 21, 2025

**MOTION:** George Gerstle **MOVED** that the Boulder County Planning Commission **APPROVE** the meeting minutes from May 21, 2025.

**SECOND:** Mark Bloomfield

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

#### 4. STAFF UPDATES

None.

5. **ITEMS**

5.1 **Docket SU-24-0003: Hause Kennel**

Sam Walker, Planner II, presented the application for Hause Kennel for Special Use Review to permit establishment of a dog kennel for up to 20 dogs on the property. The proposal is in the Agricultural (A) zoning district at 12350 Niwot Road, approximately .4 miles west of the intersection of Niwot Road and East County Line Road, in Section 36, Township 2N, Range 69W.

**PUBLIC HEARING OPENED**

**SPEAKERS:** Garrett Hause (Owner/Applicant), Jessica Kittle (Owner/Applicant), Brian Horan (Agent), Aaron McLean (Agent), Richard Landeira, Longmont - In Person, Joy Landeira, Longmont - In Person, Milena Halek, Mead - Virtual, Tom Fisher, Longmont - Virtual

**PUBLIC HEARING CLOSED**

**MOTION:** George Gerstle **MOVED** that the Boulder County Planning Commission **CONDITONALLY APPROVE** and recommend **APPROVAL** to the Boulder County Commissioners of **Docket SU-24-0003: Hause Kennel**, subject to the conditions listed in the Staff Recommendation Packet and with amendments to the following conditions: **6) Only 5 boarded dogs are allowed at any given time, and 7) The number of boarded dogs on site cannot exceed 20 at any given time. The Planning Commission also requests the Property Owners evaluate options on the water requirement.**

**SECOND:** Gavin McMillan

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

6. **ADJOURNMENT**

The meeting was adjourned at approximately 4:18 p.m.