



# Land Use

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## BOULDER COUNTY PLANNING COMMISSION AGENDA - **REVISED**

**December 19, 2018**

**1:30 P.M.**

**Commissioners' Hearing Room, Third Floor,  
Boulder County Courthouse, 1325 Pearl Street**

### **PUBLIC HEARING**

#### **AFTERNOON SESSION – 1:30 P.M.**

**1. ROLL CALL**

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

Approval of the *November 28, 2018* Planning Commission Minutes.

**3. STAFF UPDATE(S) ON PROJECTS AND/OR DEVELOPMENT REVIEW ITEMS (IF NECESSARY)**

Informational Item - Public Testimony Will Not Be Taken

**4. Executive Session**

Vote to go into executive session for legal advice under C.R.S. 24-6-402(4)(b) regarding **Rock Creek Church Docket No. SU-18-0019**.

**5. Docket SD-18-0001: NIWOT HILLS TDR PUD SUBDIVISION FILING 2**

Request: Request for a combined preliminary plan and final plat for the creation of seven lots within the planned unit development of Niwot Hills using Transferable Development Rights.

Location: At 0 Niwot Hills Dr., Parcel #131532025007, on the southwest corner of Niwot Road and North 95th Street, in Section 32, Township 2N, Range 69W.

Zoning: Agricultural (A)

Owner: Niwot Hills LLC

Applicant: Ridgeline Development Corporation

Agent: Jason Markel

Action Requested: Recommendation to BOCC.

Public Testimony Will Be Taken.

(Staff Planner: Summer Frederick)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SD-18-0001>

**6. Docket SU-18-0019: Rock Creek Church**

Request: Original proposal was a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices; to increase the number of people allowed on site from 250 to 325; to increase parking allowance from 98 spaces to 125 spaces; and to pave and formalize

the parking area. The amended proposal is for a Special Use Review to add a modular 3,920-square-foot building to the east side of the existing 6,050-square-foot building for classrooms, storage, and offices, and to pave and formalize the parking area

Location: At 225 Majestic View Drive, approximately 0.35 miles south of South Boulder Rd. on McCaslin Blvd. in Section 12, Township 1S, Range 70W.

Zoning: Estate Residential (ER)

Applicant/Property Owner: Rock Creek Church, Attn: John McGovern and Josh Valdez

*Action Requested: Recommendation to BOCC.*

Public Testimony Will Be Taken.

(Staff Planner: Marc Ambrosi)

Webpage: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-18-0019>

**7. Docket BCCP-18-0003: Comprehensive Plan Public Health Element Addition**

In December 2017 Planning Commission expressed support for work toward developing a new Public Health element for the Boulder County Comprehensive Plan (BCCP), and Public Health and Land Use staff are working collaboratively to shape the new element. The purpose of this element is to outline the county's vision and values for the health of all county residents. These goals and policies will guide regulations, funding requests and program development by the county. This new element will assemble all public health-related BCCP content in one place while expanding the scope of topics previously addressed. The new public health element will explicitly link the built and natural environment and the health of residents, and establish a policy framework for supporting long-term strategies that impact behavior to enhance health outcomes.

*Action Requested: None. Information item only.*

No Public Testimony Will Be Taken.

(Staff Planner: Nicole Wobus)

Webpage: <https://www.bouldercounty.org/property-and-land/land-use/planning/boulder-county-comprehensive-plan/update/public-health-element-bccp-18-0003/>

**8. Study Session: E-bikes and Possible Update to Open Space Element Definition of Passive Recreation**

Boulder County Commissioners approved a one-year pilot study to allow e-bikes on certain trails on the plains starting Jan. 1, 2019. During this pilot period, staff will study the visitor and trail impacts of e-bikes on county trails. The Commissioners also directed staff to investigate options for updating the definition of passive recreation in the Open Space Element of the Comprehensive Plan. The purpose of this discussion is to introduce the Planning Commissioners to the history and process of e-bike outreach in Boulder County to date, to outline a process for considering a revision to the passive recreation definition, and to solicit Planning Commission input on design of the pilot study to ensure they get the information they will need for consideration of this question.

*Action Requested: Planning Commission feedback.*

No Public Testimony Will Be Taken.

(Staff Planners: Nicole Wobus and Tina Nielsen)

Webpage: <https://www.bouldercounty.org/open-space/management/e-bikes/>

**ADJOURNED**

Detailed information regarding these items is available for public examination on the Boulder County Land Use website at [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu) or at our office located at 2045 13th Street, Boulder, Colorado, 303-441-3930. Staff recommendation packets will be posted to the project pages approximately one week prior to the hearing.