



# Community Planning & Permitting

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## MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

WEDNESDAY, APRIL 15, 2020 AT 2:00 P.M.

### PLEASE NOTE: DUE TO COVID-19 CONCERNS, THIS MEETING WILL BE HELD VIRTUALLY

This agenda is subject to change. Please call ahead or check the Planning Commission webpage to confirm an item of interest (303-441- 3930 / [www.boco.org/PC](http://www.boco.org/PC)). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

Information regarding how to participate in this virtual meeting will be available on the Planning Commission webpage on April 8 ( [www.boco.org/PC](http://www.boco.org/PC)). There will be opportunity to remotely provide public comment on the subject dockets during the respective virtual Public Hearing portions for each item. You can also provide written comments for these dockets by emailing [planner@bouldercounty.org](mailto:planner@bouldercounty.org) and referencing the docket number in the subject. You may call 303-441-3930 or email us at [planner@bouldercounty.org](mailto:planner@bouldercounty.org) for information.

### Call to Order

### Roll Call

### Approval of Minutes/Miscellaneous Business

Approval of meeting minutes for February 19, 2020.

### Items

#### 1. Docket V-18-0005: Van Matre Vacation

##### Public Hearing

Request:

REVISED: Request to vacate the southern half of 3rd Street and the platted rights-of-way of Iowa Avenue, West Virginia Avenue, Indiana Avenue, and the entire east-west platted alley between the platted rights-of-way of 3rd Street and 4th Street of the Capitol Hill Townsite.

ORIGINAL: Request to vacate the platted rights-of-way of Iowa Avenue, West Virginia Avenue and Indiana Avenue between the platted rights-of-way of 3rd Street and 4th Street of the Capitol Hill Townsite and half of the platted alley which runs east to west between 3rd Street and 4th Street.

Location:

200 & 214 N. 120th Street, S 1/2 & N 1/2 of Blocks 16, 17, 18, & 19 Capitol Hill Townsite, located approximately 500 feet south of the intersection of Flagg Drive and North 120th Street, in Section 1, Township 1S, Range 69W.

Zoning:

Agricultural

Applicants/Property

Brady and Monica Van Matre

Owners:

Website:

<http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=v-18-0005>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jean (Raini) Ott

**2. Docket SU-19-0011: Nighthawk Equestrian Center**

**Public Hearing**

Request: Special Review and Site Specific Development Plan to allow for an equestrian center use with accessory camping, the expansion and renovation of existing structures, and an accessory dwelling unit.

Location: 5555 Nelson Road, located on the north side of Nelson Road approximately 500 feet east of its intersection with 55th Street, in Section 10, Township 1N, Range 70W.

Zoning: Agricultural

Applicant/Property Owner: Nighthawk Equestrian Center LLC

Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=su-19-0011>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jean (Raini) Ott

**3. Docket SU-19-0015: Xcel Energy Community Solar Garden**

**Public Hearing**

Request: Special Use Review for an approximately 20-acre ground mounted solar energy system on an approximately 34-acre parcel.

Location: 1808 N. 63rd Street, located east of N. 63rd Street approximately 0.25 miles north and 1 mile east of the intersection of Arapahoe Avenue/State Highway 7 and N. 63rd Street in Section 25, Township 1N, Range 70W.

Zoning: Agricultural

Applicant/Property Owner: Public Service Co Of Colorado – Xcel, c/o Jeffrey Stephens

Agent: Jon Fitzpatrick

Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SU-19-0015>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Jean (Raini) Ott

**4. Docket LE-20-0001: New Lefthand Fire Protection District Station 1**

**Public Hearing**

Request: Location & Extent review for removal of three existing structures and construction a new 14,725-square-foot fire station on a 1.933-acre parcel at 900 Lefthand Canyon Drive.

Location: 868 & 900 Lefthand Canyon Drive, approximately 1,250 feet west of the intersection of Geer Canyon Drive & Lefthand Canyon Drive, Section 13, Township 2N, Range 71W.

Zoning: Agricultural

Applicant/Property Owner: Lefthand Fire Protection District

Agent: Michael Gordon

Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=le-20-0001>

*Action Requested: Decision*

Public testimony will be taken

Staff Planner(s): Sean Gambrel

**5. Docket SI-20-0002: Bobtail Tungsten Pipeline Alternate Route**

**Public Hearing**

Request: Areas and Activities of State Interest (1041) review for the

construction of a new 8-inch diameter natural gas pipeline approximately 2 miles long that will serve as an extension to the existing natural gas pipeline delivery system that is owned, operated and maintained by the Public Service Company of Colorado (PSCo), an Xcel Energy company; a control valve station will also be constructed to service the new pipeline connection.

Location: At parcel 158324000021 (control valve station) and in the public right-of-way (pipeline) along portions of State Hwy 119 between the intersection of Magnolia Drive and State Hwy 119 and the Boulder / Gilpin County line, in Sections 19, 24, 25, Township 1S, Ranges 72W and 73W.

Zoning: Forestry

Applicant: Xcel Energy, Cheryl Diedrich, ROW and Permits

Property Owners: U.S. Forest Service (parcel 158324000021) and CDOT (SH 119 ROW)

Agent: Stephanie Phippen, Tetra Tech Inc.

Website: <http://landuse.boco.solutions/boco.lu.docketlistings/app/detail.html?docket=SI-20-0002>

*Action Requested: Recommendation to BOCC*

Public testimony will be taken

Staff Planner(s): Summer Frederick

### **Adjournment**