

THE BOULDER SCHOOL  
1622 - 18th Street  
Boulder, CO 80302

November 22, 1985

Jane Harris  
Department of Planning and Community Development  
City of Boulder

Dear Ms Harris:

Here is the further information you requested about the Boulder School when we met with you in your office last week.

The Boulder School was established in order to provide a formal academic pursuit of a synthesis of science, philosophy and religion through in-depth studies of many new and challenging discoveries in the various branches of these disciplines.

The School opened in 1982 with one full-time teacher and two part-time assistants. The present faculty consists of two part-time teachers, with some of the students serving as part-time assistants. Guest speakers are invited in approximately once a month to conduct a two-evening seminar.

Regular classes consist of two ninety-minute sessions of lectures and/or discussions three times weekly. Student participation in the monthly seminars and in occasional field trips to museums and other educational centers are also part of the school program. The academic year runs from September to June with winter and spring breaks. A two-year program is offered.

The School is for adults only. There is a tuition fee of two hundred dollars per quarter, a total of six hundred dollars for the three-quarter scholastic year. Scholarships are also available for qualifying students.

There are no accreditations or degrees conferred at the present time.

The Boulder School admits students of any race, color, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the School. It does not discriminate on the basis of race, color, national or ethnic origin in administration of its educational policies, admission policies, scholarship and loan programs, athletic or other School administered programs.

The School has been accorded tax exempt status as an educational institution by the Internal Revenue Service. The IRS number for the School is 84-0956767.

If there is more information you desire, please contact Lou Meyer at the above address or call 443-8154.

Sincerely,

John D. Hay

THE BOULDER SCHOOL  
for  
Students of The URANTIA Book  
1622 - 18th Street  
Boulder, Colorado 80302

ACTIVITIES OF THE SCHOOL

The Boulder School was founded in early 1982 and admitted students for its first classes on April 5, 1982

The school was established in order to provide formal academic instruction centered around The URANTIA Book, a masterful work that the school founders believe warrants a program of in-depth and extensive studies for interested students. The Book offers a scholarly synthesis of science, philosophy and religion, presenting many new and challenging insights into the various branches of these disciplines.

The school opened with one full-time teacher and two part-time assistants. The present faculty consists of three full-time and two part-time members. And to help research the innovative concepts of the subject matter that is being presented and explored, once or twice a month there are two-day seminars conducted by qualified guest speakers with competing viewpoints to address the students on subjects of their expertise.

The school's curriculum is outlined in the school's Bulletin herewith included. Each class has two ninety-minute sessions of lectures and/or discussions three times weekly. Required field trips and several extracurricular projects are also part of the school program.

The school's enrollment was eleven students the first year. There were twenty-nine students last year, and in addition to the returning second-year students we anticipate ten to twelve students enrolling for the new scholastic year this September.

There is a tuition fee of \$200 per quarter. Scholarships are also available for qualifying students.



**CITY OF BOULDER  
 PLANNING DEPARTMENT  
 1739 BROADWAY  
 P.O. BOX 781  
 BOULDER, COLORADO 80306**



**NOTICE TO THE PUBLIC**

**NOTICE IS HEREBY GIVEN** that the Planning Department of the City of Boulder has received an application for Special Review for property located at 1622 18th Street.

**PROJECT NAME:** Boulder School

**PROPOSED DEVELOPMENT:** Operate an adult education facility.

**ZONING:** HR-E

**APPLICANT:** John D. Hay

**DESCRIPTION OF PROPERTY:**

(See site location map on back)

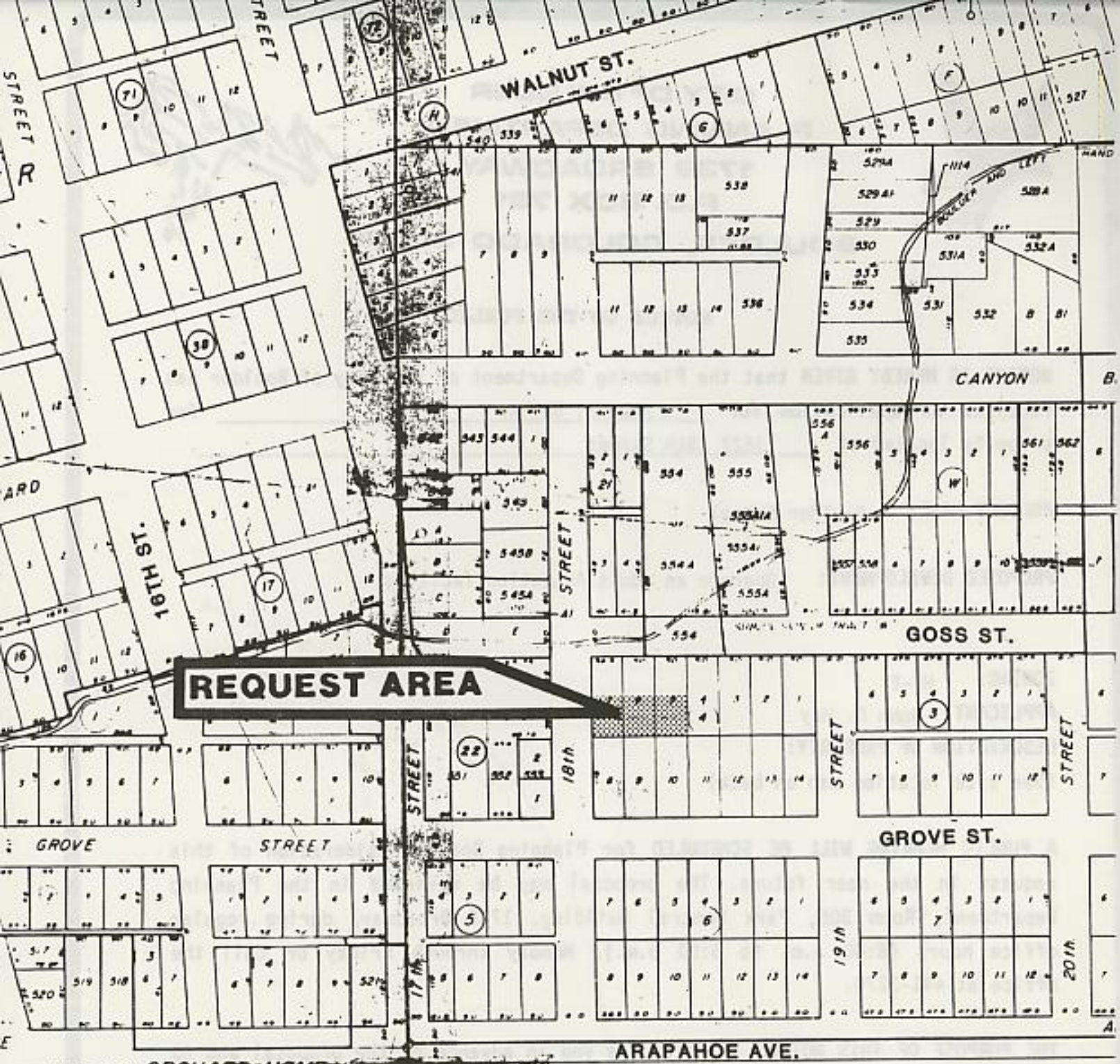
*Probably not before we present further info as requested!*

**A PUBLIC HEARING WILL BE SCHEDULED** for Planning Board consideration of this request in the near future. The proposal may be reviewed in the Planning Department, Room 305, Park Central Building, 1739 Broadway, during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday or call the office at 441-3270.

**THE PURPOSE OF THIS NOTICE** is to advise you in advance of the proposal and to solicit any comments you might have in regard to the request. You will not receive written confirmation of the hearing date. Instead, a public notice of the hearing of this application request will be published in the **BOULDER DAILY CAMERA** at least twenty (20) days prior to the Planning Board meeting. If you wish further information regarding the scheduling of this item, or otherwise, please call the Planning Department at 441-3270. Interested persons may appear and be heard at said public hearing or you may submit written comments in advance of the hearing.

JH/nb

*Jane Harris*



**NORTH**

SPECIAL USE REVIEW

SUPPLEMENTAL DATA  
WRITTEN STATEMENT

John D. Hay  
1622 18th Street  
Boulder, CO

This Statement is submitted on behalf of John D. Hay. It responds to item seven of the Supplemental Data instructions.

By way of background on Mr. Hay, Mr. Hay was a co-founder and acted as Co-President and Chairman of the Board of Directors of Celestial Seasonings, Inc. Currently Mr. Hay is the President of a local company called Cell Technology, Inc. which is engaged in cancer research.

Mr. Hay wishes to use the existing improvement located at 1622 18th Street, Boulder, Colorado as a site for a school to teach courses to a small group of adults. The schools primary focus will be Religion and Philosophy. In order to use the existing improvement for this purpose, no changes to the structure or the property are necessary.

The existing HR-E zoning permits, as a use by right, such uses as: Boarding and rooming houses, fraternities, sororities, dormitories, public elementary, junior, and senior high schools, daycare schools and children's nurseries. It is believed that the special use applied for herein is consistent with the purpose of the zoning district as set forth in Section 9-2-1, BRC 1981; and that the use enhances the mixture of complementary uses and activities in the surrounding area.

Mr. Hay was unaware that the zoning laws required a special use permit to have a small adult education school. As a result he had already started and has operated his school for four years and his statements about class size, etc., are based on actual fact, rather than guesswork. There would be approximately 12 adult students who would attend the classes. Six of these students live in the immediate neighborhood and they would walk to and from the school. The remaining six students would find other methods of transportation to the school.

Classes would be scheduled to begin at 9:00 in the morning and to conclude at 12:30 in the afternoon, and they would only be held on Monday, Tuesday, and Wednesday. There would be a once-a-month seminar, usually either on a Thursday or Friday evening from 7:00 until 9:00 p.m. There would be an optional study period that would occur from 10:30 to noon on Sunday. School would be in session from the middle of September until the middle of June, and it would have normal vacation breaks for Thanksgiving, Christmas, Spring, and other national holidays.

The actual building was originally constructed to be a residence. It is approximately 100 years old and consists of a basement (which is rented out) and a ground floor which would be used for the school. There is not any available on-site parking, but it is not believed that operation of the school would create any traffic problem since, as stated above, at least half of the students would walk, and the remaining six students generally would not be able to park in the neighborhood in any event.

The use and the building comply with the height and bulk requirements of Section 9-3-2, BRC 1981 (as noted, the house has been there approximately 100 years and no changes are needed to make it useable for these adult education classes). As is evident from a review of the vicinity map, the HR-E zoning in the area has permitted a variety of development including condominiums, apartment buildings, and schools. Use of this property as a school for adult education will not change the predominant character of the surrounding area as intended under the zoning district.

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John D. Hay

mpdi/johnhay