



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

**Wednesday, August 17, 2022, 1:30 p.m.**

**Virtual PC Meeting**

Due to COVID-19, Planning Commission hearings are currently being held virtually. Information regarding how to participate will be available on the Planning Commission webpage approximately one week prior to the hearing at <https://boco.org/PC>. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 909 1544

This agenda is subject to change. Please call ahead (303-441-3930) or check the Planning Commission webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). Please reference the docket number of the subject item in your communication.

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**1. CALL TO ORDER**

**2. ROLL CALL**

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

**3.1. Approval of meeting minutes from July 20, 2022**

**4. STAFF UPDATES**

**5. ITEMS**

**5.1. Docket SU-22-0005: Drogsvold Vacation Rental**

*Public testimony will be taken.*

Request: Special Review request for a Vacation Rental of 244 days for up to 4 guests with a minimum stay of 2 nights on a 2.83-acre parcel.

Location: 46877 Peak to Peak Highway, located approximately 1,820 feet north of the intersection of County Road 103 and State Highway 72 on Section 29, Township 2N, Range 72W

Zoning: Forestry (F) Zoning District

Applicants/Property Owners: Bruce & Susanna Drogsvold

Website: <https://boco.org/SU-22-0005>

Action Requested: Recommendation to BOCC

Staff Planner: Ian Brighton

**5.2. Docket V-22-0001/SE-22-0004: Maedke Vacation and Subdivision Exemption**

*Public testimony will be taken.*

Request: Vacation and Subdivision Exemption request to vacate a portion of an existing undeveloped alley and combine it with three existing parcels to create one parcel of approximately 0.885 acres.

Location: 410 and 412 Boulder Street (Parcels no. 145912010001 and 145912002007) and 0 Main Street (Parcel no. 145912002003), approximately 3.8 miles west of the intersection of Four Mile Canyon Drive and Gold Run

Road, in Section 12, T1N, R72W.  
Zoning: Historic (H) Zoning District  
Applicant/Property Owner: Christine Maedke  
Website: <https://boco.org/V-22-0001-SE-22-0004>  
Action Requested: Recommendation to BOCC  
Staff Planner: Pete L'Orange

**5.3. Docket SU-22-0004: Pivot Energy Solar Facility**

*Public testimony will be taken.*

Request: Special Use Review to construct a 5 megawatt 24-acre solar energy facility on a 36-acre parcel  
Location: 5980 N. 79th Street, approximately .25 miles south of the intersection of N. 79th Street and State Highway 52, in Section 6, Township 1N, Range 69W.  
Zoning: Agricultural (A) Zoning District  
Applicant: Kyle Sundman, Pivot Energy  
Property Owner: Charles Rodgers  
Website: <https://boco.org/SU-22-0004>  
Action Requested: Recommendation to BOCC  
Staff Planner: Sam Walker

**5.4. Docket SU-22-0003: CEMEX Dowe Flats Mining and Reclamation Extension**

*Public testimony will be taken.*

Request: Special Use/Site Specific Development Plan review to amend an existing Special Use approval (SU-93-14) for limestone/shale open mining/quarrying located at the Dowe Flats Quarry, extending approved mining activities for an additional 15 years; the original permit area of 1,911 acres to be reduced to 709 acres; the concluding of cement plant operations at the facility located south of Highway 66 within the same 15-year timeframe; with concurrent reclamation of wildlife habitat.  
Location: 13301 55th Street, Parcel #120316000050, located approximately 0.5 mile north of the intersection of N. 53rd Street and state Highway 66, in Sections 9, 10, 15, and 16, Township 3N, Range 70W.  
Zoning: Agricultural (A) Zoning District  
Applicant/Property Owner: John Heffernan, CEMEX, Inc.  
Agent: Pam Hora, Tetra Tech, Inc.  
Cosigned by: Boulder County Parks & Open Space  
Website: <https://boco.org/SU-22-0003>  
Action Requested: Recommendation to BOCC  
Staff Planner: Pete L'Orange

**6. ADJOURNMENT**