



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

**Wednesday, July 17, 2024, 1:00 p.m.**

**Third Floor Hearing Room**

**County Court House**

**1325 Pearl Street, Boulder**

Boulder County Planning Commission meetings are convened in a hybrid format where attendees can join through Zoom or participate in-person at the Downtown Boulder County Courthouse, 3rd Floor, 1325 Pearl St., Boulder. To sign up in advance for either in-person or virtual public comment, please visit [www.boco.org/PC](http://www.boco.org/PC) to register for the hearing. There is also a kiosk in the 3rd floor lobby to sign up for in-person public comment. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID:160 759 7981.

This agenda is subject to change. Please call the Community Planning & Permitting Department (303-441-3930) or check the Planning Commission webpage to confirm any items 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 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 written comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org). Please reference the docket number of the subject item.

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. JOINT WORKSHOP WITH THE BOARD OF COUNTY COMMISSIONERS AND PLANNING COMMISSION REGARDING 2025 BOULDER VALLEY COMPREHENSIVE PLAN MAJOR UPDATE (1-2 p.m.)**

*Informational & Discussion Item Only. Public testimony will not be taken.*

Staff will provide an introduction and overview of the Boulder Valley Comprehensive Plan and review the workplan that has been developed for the 2025 Major Update.

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

**4.1 Approval of meeting minutes for June 12, 2024**

**5. STAFF UPDATES**

**5.1 Staff Update on Boulder County Comprehensive Plan Maps**

*Informational item only, Public testimony will not be taken.*

Staff have finalized updates to the Comprehensive Plan maps that were approved in 2023. Staff will provide a brief overview to the Planning Commission of the updated and reformatted maps.

**6. ITEMS**

**6.1 Docket SU-24-0002: Pivot Solar Energy Facility**

*Public testimony will be taken.*

Request: Special Use Review for an approximately 4-acre solar energy facility on a 13-acre parcel.

Location: 9215 Arapahoe Road, located on the north side of Arapahoe Road approximately 0.3 mile west of the intersection of Arapahoe Road and N. 95th Street, in Section 29, Township 1N, Range 69W.

Zoning: Rural Residential (RR) Zoning District

Owner: Dewire Family Trust

Applicant: Pivot Solar 48 LLC

Website: <https://boco.org/SU-24-0002>

Action Requested: Recommendation to BOCC

Staff Planner: Pete L'Orange

**6.2 Docket DC-19-0003: Land Use Code Text Amendment to Articles 3, 9, and 18**

*Public testimony will be taken.*

Request: Update language in Article 9 (Building Lots, Mergers, Subdivision Exemptions & Exemption Plats) to simplify and streamline the SE/EP process. Introduce a definition for Townsite in Article 18 to help resolve issues around what a Townsite is considered in the County. Make necessary revisions in Article 3 of the Code to incorporate the changes made in Article 9.

Website: <https://boco.org/DC-19-0003>

Action Requested: Recommendation to BOCC

Staff Planner: Jack Sheehan

**7. ADJOURNMENT**