



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

Thursday, September 1, 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 by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 160 905 8455

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.

If you have comments regarding this item, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. Please reference the docket number of the subject item in your communication.

1. CALL TO ORDER

2. ROLL CALL

3. ITEMS

3.1. Docket SU-22-0003: CEMEX Dowe Flats Mining and Reclamation Extension (Tabled from August 17, 2022)

Written comments related to any new information introduced since the August 17, 2022 Planning Commission public hearing will be accepted until 8:00AM on September 1, 2022. Oral public testimony (taken live virtually or by phone) may not be permitted, or may be limited, at the discretion of the Planning Commission and will be determined on September 1.

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

4. ADJOURNMENT



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

September 1, 2022, 1:30 p.m.

Virtual PC Meeting

Commissioners Present: Ann Goldfarb
Sam Fitch
Gavin McMillan, Vice Chair
Mark Bloomfield, Chair
Lieschen Gargano
Chris Whitney

Commissioners Excused: Sam Libby, Chair
Dave Hsu
Conor Canaday

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **ITEMS**

3.1 **Docket SU-22-0003: CEMEX Dowe Flats Mining and Reclamation Extension (Tabled from August 17, 2022)**

Pete L'Orange, Planner II, presented docket SU-22-0003: CEMEX Dowe Flats Mining and Reclamation Extension for John Heffernan, CEMEX, Inc. (applicant/property owner), 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. The subject property is in the Agricultural zoning district at 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.

Commissioner Gargano entered the meeting at approximately 1:59 p.m.

MOTION: Ann Goldfarb MOVED that Planning Commission forgo public comment at this hearing.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {6:0}

MOTION: Ann Goldfarb MOVED that the Planning Commission enter Executive Session pursuant to C.R.S. § 24-6-402(4)b.

SECOND: Lieschen Gargano

VOTE: Motion PASSED {6:0}

At approximately 3:13 p.m. Planning Commission entered executive session.

MOTION: Commissioner Goldfarb MOVED that Planning Commission recommend to the Board of County Commissioners DENIAL of the application in front of us pursuant to Docket SU-22-0003: CEMEX Dowe Flats Mining and Reclamation Extension as presented in the staff report and recommendations.

SECOND: Sam Fitch

VOTE: Motion PASSED Unanimously {6:0}

4. ADJOURNMENT