MEETING OF THE PLANNING COMMISSION
BOULDER COUNTY, COLORADO

WEDNESDAY, NOVEMBER 17, 2021 AT 1:30 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Planning Commission webpage in advance of the hearing (approximately November 10, 2021) at https://boco.org/PC. To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Webinar ID: 161 232 3350.

This agenda is subject to change. Please call ahead or check the Planning Commission webpage to confirm an item of interest (303-441-3930 / https://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 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. Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email planner@bouldercounty.org for more information.

Call to Order

Roll Call

Approval of Minutes/Miscellaneous Business
Approval of meeting minutes for October 20, 2021

Staff Updates

Items

1. Docket SU-21-0003: Smetana Partnership, LLC - Special Use Marijuana Store
   Public Hearing
   Action Requested: Decision
   Public testimony will be taken
   Staff Planner(s): Summer Frederick
   
   Request: This application is going before Planning Commission again because the application materials and request have been revised. Special Use Review to allow an increase of up to 400 average daily trips on the subject 0.68-acre parcel.

   Location: 7521 Ute Highway, located on the northeast corner of the intersection of State Highway 66 and N. 75th Street in Section 24, Township 3N, Range 70W.

   Zoning: Business
   Applicant: SBUD, LLC dba Star Buds
   Property Owner: Smetana Partnership LLP, c/o Judy Smetana
   Agent: Michael Foote
   Website: https://boco.org/SU-21-0003
2. **Docket SU-21-0010: Hesse Vacation Rental**

**Public Hearing**

**Request:** Special Use Review to permit a Vacation Rental, to be rented up to 160 nights annually (between May and December) with a two-night minimum stay and maximum 4 guests.

**Location:** 741 Cabin Creek Road, approximately .75 miles east of the intersection of State Highway 7 and Cabin Creek Road, and .2 miles west of the intersection of Cabin Creek Road and Big Owl Road, in Section 12, Township 3N, Range 73W.

**Zoning:** Forestry (F) Zoning District

**Applicants/Property Owners:** Christopher Lawrence & Heather Dyan Hesse

**Website:** [https://boco.org/SU-21-0010](https://boco.org/SU-21-0010)

*Action Requested: Decision*

- Public testimony will be taken
- Staff Planner(s): Sam Walker

3. **Docket SU-21-0011: Degnan Vacation Rental**

**Public Hearing**

**Request:** Special Use Review for a Vacation Rental of up to 8 guests and for a maximum of 240 days per year with a 3 night minimum stay per rental on a 2.5-acre parcel in the Forestry (F) Zoning District.

**Location:** 1506 Riverside Drive located approximately 1.25 miles southwest of the intersection of Riverside Drive and SH 7, Section 4, Township 2N, Range 72W.

**Zoning:** Forestry (F) Zoning District

**Applicants/Property Owners:** Donald A. & Kelly Degnan

**Website:** [https://boco.org/SU-21-0011](https://boco.org/SU-21-0011)

*Action Requested: Decision*

- Public testimony will be taken
- Staff Planner(s): Hannah Hippely

**Adjournment**