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MEETING DATE: April 28, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment -Use by Special Review Amendment for the Sedalia Recycling Center and Depository - Project File: US2025-001.

SUMMARY: The request is for approval of a waiver of the provision in Section 2107.30 which requires the applicant to receive a recommendation of approval for a certificate of designation from the Colorado Department of Health and Environment (CDPHE) prior to applying for a Use by Special Review.

STAFF ASSESSMENT: Staff has evaluated the waiver request in accordance with Section 122 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for the waiver request are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other applicable requirements and approval standards associated with the Use by Special Review application (US2025-001) currently in process shall be met prior to final approval of the Use by Special Review.
2. The recommendation of approval on the certificate of designation from the Colorado Department of Public Health and Environment shall be received and the certificate of designation shall be approved by the Board of County Commissioners prior to final approval of the record copy of the Use by Special Review plan exhibit.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	4/15/2026
Jeff Garcia	Approve	4/21/2026
Christie Guthrie	Approve	4/22/2026
Doug DeBord	Approve	4/22/2026

ATTACHMENTS:

Staff Report - US2025-001