



PLANNING COMMISSION REGULAR MEETING

MONDAY, SEPTEMBER 22, 2025

AGENDA

Monday, September 22, 2025

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from September 8, 2025. **3940**
Attachments: [Unofficial Minutes from September 8, 2025](#)

3. Land Use Hearing Items

- a. 3663 Timber Mill Parkway – Location and Extent – Project File: LE2025-013. **3950**
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-013](#)

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- b. 6523 N. State Highway 83 – Pinery Water and Wastewater – Location and Extent – Project File: LE2025-014. **3944**
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-014](#)
- c. Sterling Ranch Filing 1, Tract P – Location and Extent – Project File: LE2025-015. **3943**
Eric Pavlinek, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-015](#)
- d. Piney Lake Trails, Tracts A, B, and C – Location and Extent – Project File: LE2025-016. **3948**
Heather Scott, AICP, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-016](#)
- e. Solstice Filing 4 and 5, Tracts A, B, and C – Location and Extent – Project File: LE2025-017. **3951**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-017](#)
- f. Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005. **3949**
DJ Beckwith, Principal Planner — *Department of Community Development*
Attachments: [Staff Report - SV2025-005](#)
 [8.4.25 Staff Report - SV2025-005](#)
 [Supplemental Memo - SV2025-005](#)
- g. Antelope Crossing – Rezoning from Agricultural One to Large Rural Residential – Project File: ZR2024-015. **3946**
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - ZR2024-015](#)
- h. Antelope Crossing – Minor Development Final Plat – Project File: SB2024-066. **3945**
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - SB2024-066](#)
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4. Adjournment

The Next Regular Meeting Will be Held on Monday, October 6, 2025 @ 6:00 p.m.