



**BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING/PUBLIC HEARING**

**TUESDAY, MARCH 11, 2025**

**MINUTES**

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**Tuesday, March 11, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Vice Chair George Teal, Abe Laydon and Kevin Van Winkle

**1. Call to Order**

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

- c. Commissioners Disclosure for Items on This Agenda

**2. Land Use Meeting Agenda Items**

- a. Sterling Ranch Filing 6A, 1st Amendment - Approval Extension - Project File: XT2025-002.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

Kevin Johnk, Sterling Ranch, addressed the Board to comment on this Item.

Public Comment: None

Commissioner Van Winkle asked a clarifying question.

Mr. Thomas addressed the Board to answer the Commissioner's question.

This is Motion No. 025-029

Commissioner Teal moved that the Board approve Sterling Ranch Filing 6A, 1st Amendment - Approval Extension - Project File: XT2025-002.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

- b. Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 7C - Project File DV2024-410

Brett Thomas, Department of Community Development, addressed the Board to present on Item B and C.

Commissioner Van Winkle asked staff clarifying questions.

Mr. Thomas addressed the Board to help answer the Commissioner's questions.

Kevin Johnk, Sterling Ranch, addressed the Board to further present on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Laydon asked the applicant if they agreed to the Conditions as presented.

Mr. Johnk agreed to the Conditions as presented.

This is Motion No. 025-030

Commissioner Van Winkle moved that the Board approve Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 7C - Project File DV2024-410

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

- c. Sterling Ranch Filing No. 7C - Final Plat - Project File: SB2024-060.

This Item was presented with Item B.

This is Motion No. 025-031

Commissioner Teal moved that the Board approve Sterling Ranch Filing No. 7C - Final Plat, because it Does meet all of the approval criteria with 10 Conditions as Presented - Project File: SB2024-060.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

### 3. Public Hearing Agenda Items

- a. Three Pine Ridge Zone Map Change - Project File: DR2024-004.

Mike Pesicka, Department of Community Development, addressed the Board to present on

this Item.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 025-032

Commissioner Teal moved that the Board approve Three Pine Ridge Zone Map Change - Project File: DR2024-004.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

- b. River Canyon Filing 1A, 4th Amendment - Minor Development Final Plat - Project File: SB2024-064.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Commissioner Laydon asked the applicant if they were in agreement with the Conditions as presented.

Geoff Collins, River Canyon Real Estate Investments, agreed to the Conditions as presented.

Mr. Collins addressed the Board to further present on this Item.

Commissioner Van Winkle asked clarifying questions.

Mr. Collins addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Collins addressed the Board to answer the Commissioner's questions.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-033

Commissioner Van Winkle moved that the Board approve River Canyon Filing 1A, 4th Amendment - Minor Development, because it does meet all of the approval criteria with 6

Conditions as Presented, Final Plat - Project File: SB2024-064.

**RESULT:** ACCEPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Chairperson Laydon and Commissioner Van Winkle

**4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, March 25, 2025 @ 2:30 p.m.\*\**