



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

TUESDAY, SEPTEMBER 10, 2024

AGENDA

Tuesday, September 10, 2024

2:30 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.

Meetings Can Be Attended in Person or Remotely. See Instructions for Remote Participation at
www.douglas.co.us/government/commissioners/meetings-and-agendas/

2:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

No Items

3. Public Hearing Agenda Items

- a. County Line Storage Planned Development - Rezoning - Project File: ZR2021-004 - Continuance to September 24, 2024.

Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: [Staff Report- County Line Storage Continuance](#)
 [County Line Storage Center PD - BoCC Continuation Request](#)

To be Continued to September 24, 2024 at 2:30 p.m.

- b. Second and Final Reading of Ordinance No. O-024-004. Adoption of Ordinance No. O-024-003, An Ordinance for the Regulation of Traffic and Parking, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof.

Sergeant Jeffery Burke, Douglas County Sheriff's Office, Patrol Division Supervisor —
Sheriff

Attachments: [FINAL Ordinance Adopting 2024 Model Traffic Code](#)

- c. Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 5C, 1st Amendment - Douglas County Project Number DV 2024-204. Bradley Jackson, PE, Development Review Supervisor — *Department of Public Works Engineering*

Attachments: [Filing 5C 1st Amd SIA IGA_2024-08-02_sr signed](#)

- d. Sterling Ranch Filing 5C, 1st Amendment - Minor Development - Project File: SB2024-022. Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments: [SB2024-022 Sterling Ranch Filing 5C 1st Amendment - Continuance](#)
[SB2024-022 - Staff Report](#)

- e. Pine Canyon Planned Development - Rezoning and Water Appeal - Project Files: ZR2020-010 and MI2020-009.

Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*

Attachments: [Staff Report- Pine Canyon ZR2020-010 and MI2020-009](#)
[Attachment A- Maps, Application, & Narrative](#)
[Attachment B- Reports and Studies](#)
[Attachment C- Referral Responses](#)
[Attachment D- Town of Castle Rock Referral Response Letters](#)
[Attachment E- Applicant Response to Referral Comments](#)
[Attachment F- Applicant General Correspondence](#)
[Attachment G- Public Comments](#)
[Attachment H- Castle Rock General Correspondence](#)
[Attachment I- WaterAppeal & Water Documentation](#)
[Attachment J- Planned Development Plan](#)
[Memo-PineCanyonBCCAddlCorresp-9-4-24](#)
[Memo-PineCanyonBCCAddlCorresp-9-6-24](#)

4. Adjournment

***The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, September 24, 2024 @ 2:30 p.m. ***