



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, OCTOBER 8, 2024
MINUTES**

Tuesday, October 8, 2024

2:30 PM

Hearing Room

2:30 PM

Rollcall

PRESENT: Lora Thomas, Chairperson George Teal and Abe Laydon

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

3. Public Hearing Agenda Items

- a. River Canyon Planned Development, 11th Amendment - Project File: ZR2024-009.

Heather Scott, Department of Community Development, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.

Ms. Scott addressed the Board to answer the Commissioner's question.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Kevin Collins, River Canyon Real Estate Investments, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.

Ms. Scott addressed the Board to answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Public Comment:

Jan Berger, Roxborough Park, addressed the Board to provide public comment.

Steve Berger, Roxborough Park, addressed the Board to provide public comment.

Roxanne Messina, Roxborough Park, addressed the Board to provide public comment.

Eric McKelvy, Roxborough Park, addressed the Board to provide public comment and entered an item as an exhibit into the Record.

Derenny Weil, Roxborough Park, addressed the Board to provide public comment.

Neil Aylward, Roxborough Park, addressed the Board to provide public comment.

Jim Griffith, Roxborough Park, addressed the Board to provide public comment.

Cindy Livingston, Roxborough Park, addressed the Board to provide public comment.

Bridget Epp, Roxborough Park, addressed the Board to provide public comment.

Barb Buslawski, Roxborough Park, addressed the Board to provide public comment.

Slade Putman, Roxborough Park, addressed the Board to provide public comment.

Jim McCord, Roxborough Park, addressed the Board to provide public comment.

Bruce Anderson, Roxborough Park, addressed the Board to provide public comment.

Kathleen Jackson, Roxborough Park Board, addressed the Board to provide public comment.

Rick Taylor, Ravenna, addressed the Board to provide public comment.

Stan Sunderwirth, Roxborough Park, addressed the Board to provide public comment.

Martha Kirk, Roxborough Park, addressed the Board to provide public comment.

Herb Livingston, Roxborough Park, addressed the Board to provide public comment.

Frank Urman, Ravenna, addressed the Board to provide public comment.

Randy Bixlee, Ravenna, addressed the Board to provide public comment.

Ed Trimble, Ravenna, addressed the Board to provide public comment.

Troy Reisner, Ravenna, addressed the Board to provide public comment.

Bill Reinhardt, Roxborough Park, addressed the Board to provide public comment and entered an item as an exhibit into the Record.

Ron Weil, Roxborough Park, addressed the Board to provide public comment.

Stephen Rossi, Roxborough Park, addressed the Board to provide public comment and entered an item as an exhibit into the Record.

Matt Murphy, Ravenna, addressed the Board to provide public comment.

John Fredericks, Ravenna, addressed the Board to provide public comment.

John Tim, Ravenna, addressed the Board to provide public comment.

Kevin Collins readdressed the Board to respond to public comments.

Commissioner Thomas asked a clarifying question on this Item.

Jeff Garcia, County Attorney, addressed the Board to help answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked staff clarifying questions.
Ms. Scott addressed the Board to help answer the Commissioner's questions.

Commissioner Teal asked the Applicant if they were in agreement to the two conditions as presented.

Mr. Collins agreed to the conditions as presented.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 024-195

Commissioner Thomas moved that the Board approve River Canyon Planned Development, 11th Amendment because it Does meet all of the approval criteria with 2 Conditions as Presented - Project File: ZR2024-009.

RESULT: ADOPTED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

- b. Oak Bluff Preliminary Plan - Project File: SB2019-038.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item.

Alan Westfall, Applicant, addressed the Board to further present on this Item.

Katie James, Folkestad Fazekas, addressed the Board to further present on this Item.

Phil Giesing, applicant engineer, addressed the Board to help present on this Item.

Public Comment:

Richard Hagan, Franktown, addressed the Board to provide public comment and enter an item as an exhibit into the Record.

Dan and Julie Warhola, Franktown, addressed the Board to provide public comment.

Commissioner Thomas asked clarifying questions.

Mr. Geesman addressed the Board to answer the commissioner's questions.

Commissioner Teal asked if the applicant agreed to the 8 conditions as presented.
The applicant agreed to the conditions as presented.

This is Motion No. 024-196

Commissioner Laydon moved that the Board approve Oak Bluff Preliminary Plan - because it Does meet all of the approval criteria with 8 Conditions as Presented Project File: SB2019-038.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon

- c. Sundown Preliminary Plan - Project File: SB2019-046.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item.

Commissioner Thomas commented on this Item.

Alan Westfall, Franktown Development Company, addressed the Board to further present on this Item.

Katie James, Folkestad Fazekas, addressed the Board to further present on this Item.

Commissioner Teal asked the applicant if they agreed to the 10 conditions as presented. The applicant agreed to the conditions as presented.

Public Comment: None

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Motion No. 024-197

Commissioner Thomas moved that the Board approve Sundown Preliminary Plan - because it Does meet all of the approval criteria with 10 Conditions as Presented - Project File: SB2019-046.

RESULT: ADOPTED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

- d. County Line Storage Planned Development - Rezoning - Project File: ZR2021-004.

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

Scott Carlson, Applicant, addressed the Board to further present on this Item.

Mitch Black addressed the Board to further present on this Item.

Commissioner Thomas commented on this Item and asked clarifying questions. Mr. Carlson addressed the Board to answer the Commissioner's questions.

Public Comment: None

Commissioner Thomas commented on this Item.

Mr. Carlson addressed the Board to comment on this Item.

Joe Harrington, applicant, addressed the Board to comment on this Item.

Commissioner Thomas commented on this Item and asked a clarifying question. Mr. Carlson addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Thomas commented on this Item.

This is Motion No. 024-198

Commissioner Laydon moved that the Board approve County Line Storage Planned Development - Rezoning because it Does meet all of the Approval criteria with 2 Conditions as Presented - Project File: ZR2021-004.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon

4. Adjournment

***The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, October 22, 2024 @ 2:30 p.m. ***