



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, JANUARY 28, 2025
AGENDA**

Tuesday, January 28, 2025

2:30 PM

Hearing Room

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

- a. El Paso County Condemnation and License Agreement for Greenland Ranch.
Dan Dertz, Director — *Open Space*
Attachments: [ElPaso Condemnation Packet](#)
- b. Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 7B - Project File DV2024-400.
Ken Murphy, PE, Senior Development Review Engineer — *Department of Public Works Engineering*
Attachments: [SIA for BOCC 28 JAN 2025](#)
- c. Sterling Ranch Filing 7B - Final Plat. Project File: SB2024-052.
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
Attachments: [SB2024-052 - Staff Report](#)
 [SB2024-052 Sterling Ranch Filing 7B - Supplemental Memo](#)

3. Public Hearing Agenda Items

- a. Established District Determination - Dominion Water & Sanitation District - Project File: MI2024-026.

Kati Carter, AICP, Assistant Director of Planning Resources — *Department of Community Development*

Attachments: [BCC Staff Report - DWSD Established District Determination](#)

Continued from December 10, 2024

- b. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.

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

Attachments: [ZR2023-002 Pinery PD 31st Amendment BCC Staff Report_Final_1-16-25 \(1\).pdf](#)
[Memo-Pinery PD 31st AmdBCCAddlCorresp-1-24-25](#)

Continued from December 10, 2024

- c. Second and Final Reading of An Ordinance Establishing Business Licensure Requirements to Regulate Massage Facilities and to Regulate and Prohibit Unlawful Activities for the Sole Purpose of Deterring Illicit Massage Business and Preventing Human Trafficking, within Douglas County, Colorado.

Jeff Garcia, County Attorney — *County Attorney*

Attachments: [Notice of Massage Facility Ordinance.final.docx](#)

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, February 11, 2025 @ 2:30 p.m.