



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

**TUESDAY, AUGUST 27, 2024**

**MINUTES**

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**Tuesday, August 27, 2024**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Lora Thomas and Abe Laydon

**EXCUSED:** Chairperson George Teal

**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. Road Name Change - Lucent Boulevard to Kendrick Castillo Way - Project File: SB2024-016.

Caitlin Zeiler, Department of Community Development, addressed the Board to present on this Item and enter an Exhibit to the Record.

Commissioner Laydon commented on this Item.

Public Comment:

Kent Olsen, Highlands Ranch, addressed the Board to provide public comment.

Azim Khan, Highlands Ranch, addressed the Board to provide public comment.

Jill Campbell, Highlands Ranch, addressed the Board to provide public comment.

Andrea Bradbury, Highlands Ranch, addressed the Board to provide public comment.

John Castillo, Highlands Ranch, addressed the Board to provide public comment.

Vincent Lawrence addressed the Board to provide public comment and entered an item as an

exhibit into the Record.

Clare Bork, Highlands Ranch, addressed the Board to provide public comment.

Tim Nelson addressed the Board to provide public comment.

Commissioner Thomas commented on this Item.

Commissioner Teal joined the meeting virtually to provide comment on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 024-156

Commissioner Teal moved that the Board approve Road Name Change - Lucent Boulevard to Kendrick Castillo Way - Project File: SB2024-016.

**RESULT:** ADOPTED  
**MOVER:** George Teal  
**SECONDER:** Lora Thomas  
**AYES:** Teal and Commissioner Laydon  
**NAYS:** Commissioner Thomas

- b. Resolution Concerning the Creation and Organization, for the Douglas County Local Improvement District (LID) No. 24-02, (2023 Bannock Drive LID), Authorizing and Ordering the Acquisition, Construction and Installation of Improvements therein: Authorizing Notice to Contractors: Providing for Notice to Property Owners of Completion of the Improvements and Determining the Method of Apportioning Assessments to Defray Costs Thereof, Douglas County Project Number CI 2023-032.

Dan Roberts, Public Works, addressed the Board to present on both Item B and Item C.

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

Public Comment: None

This is Motion No. 024-157

Commissioner Thomas moved that the Board approve Resolution Concerning the Creation and Organization, for the Douglas County Local Improvement District (LID) No. 24-02, (2023 Bannock Drive LID), Authorizing and Ordering the Acquisition, Construction and Installation of Improvements therein: Authorizing Notice to Contractors: Providing for Notice to Property Owners of Completion of the Improvements and Determining the Method of Apportioning Assessments to Defray Costs Thereof, Douglas County Project Number CI 2023-032.

**RESULT:** ADOPTED  
**MOVER:** Lora Thomas  
**SECONDER:** Abe Laydon  
**AYES:** Commissioner Thomas and Commissioner Laydon  
**EXCUSED:** Teal  
Resolution No: R-024-094

- c. Resolution Calling for an Election on the Issuance of Special Assessment Bonds for the Purpose of Financing Certain Roadway and Water and Sanitary Sewer Line Improvements with Douglas County Local Improvement District NO. 24-02 (2023 Bannock Drive), Douglas County Project Number CI 2023-032.

This is Motion No. 024-158

Commissioner Thomas moved that the Board approve Resolution Calling for an Election on the Issuance of Special Assessment Bonds for the Purpose of Financing Certain Roadway and Water and Sanitary Sewer Line Improvements with Douglas County Local Improvement District NO. 24-02 (2023 Bannock Drive), Douglas County Project Number CI 2023-032.

**RESULT:** ADOPTED  
**MOVER:** Lora Thomas  
**SECONDER:** Abe Laydon  
**AYES:** Commissioner Thomas and Commissioner Laydon  
**EXCUSED:** Teal  
Resolution No: R-024-095

- d. Resolution Concerning the Creation and Organization, Organization of Douglas County Local Improvement District NO. 24-01 (Spring Canyon) Authorizing and Ordering the Acquisition, Construction and Installation of Improvements Therein; Authorizing Notice to Contractors; Providing for Notice to Property Owners of Completion of the Improvements and Determining the Method of Apportioning Assessments to Defray Costs thereof, Douglas County Project Number CI 2023-019.

Dan Roberts, Public Works, addressed the Board to present on both Item D and Item E and entered an item as an exhibit into the Record.

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

Public Comment:

Jean Link, Littleton, addressed the Board to provide public comment.

Mike Palumbo addressed the Board to provide public comment.

Michael McCormick, Windfield LLC, addressed the Board to provide public comment.

Malcolm McCoy addressed the Board to provide public comment.

Commissioner Thomas asked counsel clarifying questions.

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

Commissioner Thomas asked staff a clarifying question.

Dan Roberts addressed the Board to answer the Commissioner's question and provide clarification.

Commissioner Thomas commented on this Item and asked staff clarifying questions.

Mr. Roberts addressed the Board to answer the Commissioner's questions and provide clarification.

Commissioner Laydon commented on this Item.

This is Motion No. 024-159

Commissioner Thomas moved that the Board approve Resolution Concerning the Creation and Organization, Organization of Douglas County Local Improvement District NO. 24-01 (Spring Canyon) Authorizing and Ordering the Acquisition, Construction and Installation of Improvements Therein; Authorizing Notice to Contractors; Providing for Notice to Property Owners of Completion of the Improvements and Determining the Method of Apportioning Assessments to Defray Costs thereof, Douglas County Project Number CI 2023-019.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

Resolution No: R-024-096

- e. Resolution Calling for an Election on the Issuance of Special Assessment Bonds for the Purpose of Financing Certain Roadway and Water and Sanitary Sewer Line Improvements within Douglas County Local Improvement District NO. 24-01 (Spring Canyon).

This is Motion No. 024-160

Commissioner Thomas moved that the Board approve Resolution Calling for an Election on the Issuance of Special Assessment Bonds for the Purpose of Financing Certain Roadway and Water and Sanitary Sewer Line Improvements within Douglas County Local Improvement District NO. 24-01 (Spring Canyon).

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

Resolution No: R-024-097

**3. Public Hearing Agenda Items**

- a. Sterling Ranch Filing 5C, 1st Amendment - Minor Development - Project File: SB2024-022.

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

Commissioner Thomas commented on this Item.

Jeff Garcia, County Attorney, commented on this Item.

Commissioner commented on this Item.

This is Motion No. 024-161

Commissioner Thomas moved that the Board continue Sterling Ranch Filing 5C, 1st Amendment - Minor Development - Project File: SB2024-022, to September 10, 2024 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

- b. River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019 - Continuance to October 8, 2024.

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

This is Motion No. 024-162

Commissioner Thomas moved that the Board continue River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019, to September 24, 2024 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

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

Curt Weitkunat, Department of Community Development, addressed the Board to present on this Item.

This is Motion No. 024-163

Commissioner Thomas moved that the Board continue River Canyon Planned Development, 11th Amendment - Project File: ZR2024-009, to October 8, 2024 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

- d. Haystack Hills Minor Development - Project File: SB2024-005.

Trevor Bedford, Department of Community Development, addressed the Board to present on this Item and enter and Item into the record as an Exhibit.

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

Ryan Dykstra, Applicant, addressed the Board to agree to the conditions as presented.

Commissioner Thomas commented on this Item.

This is Motion No. 024-164

Commissioner Thomas moved that the Board approve Haystack Hills Minor Development because it Does meet all of the approval criteria with 11 conditions as Presented - Project File: SB2024-005.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas and Commissioner Laydon

**EXCUSED:** Teal

#### 4. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, September 10, 2024 @ 2:30 p.m.\*\**