



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

TUESDAY, APRIL 23, 2024

MINUTES

Tuesday, April 23, 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

- a. Waiver of Central Services Requirement in the Commercial (C) Zone District - Wentzel Commercial Park, Lot 3 - Project File: SP2023-103.

Eric Pavlinek, Department of Community Development, addressed the Board to present on this Item.

CJ Kirst, applicant representative, Tahoe Consulting, Centennial Colorado, addressed the Board to present on this Item.

Public Comment: None

Commissioner Teal asked the applicant representative if they are in agreement with the 5 conditions as presented by staff.

Mr. Kirst agreed to the conditions as presented.

Commissioner Teal commented on this Item.

This is Motion No. 024-074

Commissioner Thomas moved that the Board approve a Waiver of Central Services Requirement in the Commercial (C) Zone District - Wentzel Commercial Park, Lot 3, because it does meet all of the approval criteria with 5 conditions as presented, Project File:

SP2023-103.

RESULT: ADOPTED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

Exhibit

Exhibit 1 provided for the record

- b. Canyons South, Filing 4 - Final Plat - Project File: SB2023-036.

Eric Pavlinek, Department of Community Development, addressed the Board to present on this Item.

Allen Cunningham, applicant representative, ?? addressed the Board to present on this Item.

Commissioner Teal asked the applicant if they are in agreement with the 7 conditions as presented by staff.

Mr. Cunningham agreed to the conditions as presented.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 024-075

Commissioner Laydon moved that the Board approve Canyons South, Filing 4 - Final Plat, because it does meet all of the approval criteria with 7 conditions as presented, Project File: SB2023-036.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon

3. Public Hearing Agenda Items

- a. Castlewood Canyon Estates - Minor Development Final Plat - Project File: SB2023-045.

Carolyn Washee-Freeland, Department of Community Development, addressed the Board to present on this Item.

Kevin Wikoff, applicant, addressed the Board to present on this Item.

Commissioner Teal asked the applicant if they are in agreement with the 7 conditions as

presented by staff.

Mr. Wikoff agreed to the conditions as presented.

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

Mr. Wikoff answered the Commissioner's question.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 024-076

Commissioner Thomas moved that the Board approve Castlewood Canyon Estates - Minor Development Final Plat, because it does meet all of the approval criteria with 7 conditions as presented, Project File: SB2023-045.

RESULT: ADOPTED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, May 14, 2024 @ 2:30 p.m.