



## PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 3, 2025

### AGENDA

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Monday, March 3, 2025

6:00 PM

Hearing Room

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**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.**

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Instructions to access the video or audio of the meeting are available here:  
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>  
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to [planningcommission@douglas.co.us](mailto:planningcommission@douglas.co.us). Instructions for providing audio comments at the remote meeting are available at the webpage above.

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#### 1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

#### 2. Approval of Minutes

- a. Unofficial Minutes from February 24, 2025.

3322

**Attachments:** [Unofficial Minutes from February 24, 2025](#)

#### 3. Land Use Hearing Items

- a. 4085 Lark Sparrow Street - Location and Extent - Project File: LE2025-002. **3309**  
Brett Thomas, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - LE2025-002](#)  
                              [Supplemental Info - Applicant Response Letter to Referrals](#)  
                              [Supplemental Info - Updated Location and Extent Exhibit](#)
- b. River Canyon Filing 1A, 4th Amendment - Minor Development - Project File: **3310**  
SB2024-064.  
Heather Scott, AICP, Principal Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - SB2024-064](#)
- c. Chatfield Urban Area Expansion - Comprehensive Master Plan Amendment - **3311**  
Project File: DR2024-002.  
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - DR2024-002](#)
- d. Three Pine Ridge Zone Map Change - Project File: DR2024-004. **3305**  
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*  
**Attachments:**    [Staff Report - DR2024-004](#)

**4. Adjournment**

*\*\*The Next Regular Meeting Will be Held on Monday, March 17, 2025 @ 6:00 p.m.\*\**