



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

TUESDAY, SEPTEMBER 24, 2024

MINUTES

Tuesday, September 24, 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. Perry Park Filing 1, 14th Amendment - Replat - Project File: SB2024-024.

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

Kevin Archer, Archer and Associates, addressed the Board to comment on this Item and agreed to the conditions as presented.

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

Commissioner Teal asked a clarifying question.

Mr. Thomas addressed the Board to answer the Commissioner's question.

Mr. Archer addressed the Board to answer the Commissioner's question.

Public Comment: None

This is Motion No. 024-178

Commissioner Thomas moved that the Board approve Perry Park Filing 1, 14th Amendment - Replat because it Does meet all of the approval criteria with 4 Conditions as Presented - Project File: SB2024-024.

RESULT: ADOPTED
MOVER: Lora Thomas
SECONDER: Abe Laydon
AYES: Commissioner Thomas, Teal and Commissioner Laydon

- b. Piney Lake Trails - Final Plat and Open Space Agreement - Project File: SB2022-048.

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

Rob Fitch, Applicant Representative, addressed the Board to further present on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

This is Motion No. 024-179

Commissioner Laydon moved that the Board approve Piney Lake Trails Final Plat because it Does meet all of the approval criteria with 7 Conditions as Presented - Project File: SB2022-048.

RESULT: ADOPTED
MOVER: Abe Laydon
SECONDER: Lora Thomas
AYES: Commissioner Thomas, Teal and Commissioner Laydon

This is Motion No. 024-180

Commissioner Thomas moved that the Board approve the Piney Lake Trails Open Space Agreement with 2 Conditions as Presented - Project File: SB2022-048.

RESULT: ADOPTED
MOVER: Lora Thomas
SECONDER: Abe Laydon
AYES: Commissioner Thomas, Teal and Commissioner Laydon

3. Public Hearing Agenda Items

- a. Pinery Planned Development, 31st Amendment - Planned Development Major Amendment - Project File: ZR2023-002 - Continuance to November 19, 2024.

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

This is Motion No. 024-181

Commissioner Laydon moved that the Board Continue Pinery Planned Development, 31st Amendment - Planned Development Major Amendment - Project File: ZR2023-002 - Continuance to November 19, 2024.

RESULT: CONTINUED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon

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

Heather Scott, Department of Community Development, addressed the Board to present on this Item and entered an Item as an exhibit into the Record.

This is Motion No. 024-182

Commissioner Thomas moved that the Board Continue River Canyon Filing 2, 4th Amendment - Minor Development Plat - Project File: SB2024-019 - Continuance to November 19, 2024.

RESULT: CONTINUED

MOVER: Lora Thomas

SECONDER: Abe Laydon

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.

This is Motion No. 024-183

Commissioner Laydon moved that the Board Continue Sundown Preliminary Plan - Project File: SB2019-046 to October 8, 2024.

RESULT: CONTINUED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon

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

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

This is Motion No. 024-184

Commissioner Thomas moved that the Board Continue Oak Bluff Preliminary Plan - Project File: SB2019-038 to October 8, 2024.

RESULT: CONTINUED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

- e. Adoption of Ordinance No. O-024-004, an Ordinance for Safe Use of Public Property to Limit Public Camping and Prohibit Temporary Structures on Public Property within Douglas County, Colorado, on Second Reading.

Jeff Garcia, County Attorney, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

This is Motion No. 024-185

Commissioner Laydon moved that the Board approve Adoption of Ordinance No. O-024-004, an Ordinance for Safe Use of Public Property to Limit Public Camping and Prohibit Temporary Structures on Public Property within Douglas County, Colorado, on Second Reading.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Lora Thomas

AYES: Commissioner Thomas, Teal and Commissioner Laydon
Ordinance No: O-024-004

- f. Arrowhead Colorado Metropolitan District New Service Plan - Project File: SV2024-002.

DJ Beckwith, Department of Community Development, addressed the Board to present on this Item.

Commissioner Thomas asked staff a clarifying question.

Mr. Beckwith addressed the Board to answer the Commissioner's question.

Commissioner Teal asked staff clarifying questions.

Mr. Beckwith addressed the Board to answer the Commissioner's questions.

Marcus Pachner, Land Use Consultant, addressed the Board to further present on this Item.

Chris Puchalla, Arrowhead Metropolitan District, addressed the Board to further present on this Item.

Mr. Pachner readdressed the Board to present on this Item.

Megan Becher, Applicant Counsel, addressed the Board to further present on this Item.

Mr. Pachner readdressed the Board to present on this Item.

Ms. Bechner readdressed the Board to present on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Pachner addressed the Board to answer the Commissioner's questions.

Ms. Bechner addressed the Board to help answer the Commissioner's questions.

Lauren Pulver, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked additional clarifying questions.

Mr. Pachner addressed the Board to answer the Commissioner's questions.

Ms. Pulver addressed the Board to help answer the Commissioner's questions.

Commissioner Thomas commented on this Item and asked clarifying questions.

Mr. Pachner addressed the Board to answer the Commissioner's questions.

Coy Williams, Applicant Engineer, addressed the Board to help answer the Commissioner's questions.

Ms. Bechner addressed the Board to help answer the Commissioner's questions.

Commissioner Teal commented on this Item and asked clarifying questions.

Ms. Bechner addressed the Board to help answer the Commissioner's questions.

Mr. Williams, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Thomas asked clarifying questions.

Ms. Bechner addressed the Board to help answer the Commissioner's questions.

Mr. Pachner addressed the Board to answer the Commissioner's question.

Public Comment:

Kevin Johnk, Highlands Ranch, addressed the Board to provide public comment.

Brian Lence, Roxborough Foundation, addressed the Board to provide public comment.

Steve Combs, Roxborough Parks Foundation, addressed the Board to provide public comment.

John Monahan, Roxborough, addressed the Board to provide public comment.

Ellie Reynolds, Sterling Ranch, addressed the Board to provide public comment.

Dean Liming, Roxborough Park Foundation, addressed the Board to provide public comment.

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

Bob Steele, Roxborough Park, addressed the Board to provide public comment.

Lynn Moffatt, Sterling Ranch, addressed the Board to provide public comment.

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

Scott Strader, Roxborough Park, addressed the Board to provide public comment.

Pete Dalla Betta, Roxborough Park, addressed the Board to provide public comment.

Dave Thomas, Roxborough, addressed the Board to provide public comment.

Charlie Packard, Arrowhead Golf Course, addressed the Board to provide public comment.

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

David Jones, Roxborough Park, addressed the Board to provide public comment.

Jolene Holsworth, Roxborough Park, addressed the Board to provide public comment.

This Item was paused to address Item G on the Agenda.

Commissioner Laydon excused himself in person and joined online for the remainder of the meeting.

Public Comment Continued:

Wally Holsworth, Roxborough Park, addressed the Board to provide public comment.

Bob Byrne, Roxborough Park, addressed the Board to provide public comment.

Mariann Byrne, Roxborough Park, addressed the Board to provide public comment.

Linda Booth, Roxborough Park, addressed the Board to provide public comment.

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

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

Ephram Glass, Roxborough Village Metropolitan District, addressed the Board to provide public comment.

Tim Knaus, Roxborough Park, addressed the Board to provide public comment.

Kenneth Fountain, Roxborough Park, addressed the Board to provide public comment.

Alex Fountain, Roxborough Park, addressed the Board to provide public comment.

Mitchell Owens, Roxborough Park, addressed the Board to provide public comment.

Jackie Meyer, Roxborough Park, addressed the Board to provide public comment.

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

Mary Dalla Betta, Roxborough Park, addressed the Board to provide public comment.

Tammy Berberick, Roxborough Park, addressed the Board to provide public comment.

Dan Berberick, Roxborough Park, addressed the Board to provide public comment.

Loma Swett, Roxborough Park, addressed the Board to provide public comment.

Debra Shatford, Roxborough Park, addressed the Board to provide public comment.

Will Shatford, Roxborough Park, addressed the Board to provide public comment.

Tracy Waller, Roxborough Park, addressed the Board to provide public comment.

Jill Patterson, Roxborough Park, addressed the Board to provide public comment.

Sara Foland, Roxborough Park, addressed the Board to provide public comment.

Pam Page, Roxborough Park, addressed the Board to provide public comment.

Phil Rock, Roxborough Park, addressed the Board to provide public comment.

Kathy Hermsen, Roxborough Park, addressed the Board to provide public comment.

Christine David, Roxborough Park, addressed the Board to provide public comment.

Pamela Abdulaziz, Roxborough Park, addressed the Board to provide public comment.

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

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

Sandy Burg, Roxborough Park, addressed the Board to provide public comment.

Scott Berg, Roxborough Park, addressed the Board to provide public comment.

Tane Jones, Roxborough Park, addressed the Board to provide public comment.

Bob Jones, Roxborough Park, addressed the Board to provide public comment.

Roberta Paser, Roxborough Park, addressed the Board to provide public comment.

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

Cary Clark, Parker, addressed the Board to provide public comment.

James Hogan, Roxborough Park, addressed the Board to provide public comment.

Noel Morrill, Roxborough Park, addressed the Board to provide public comment.

Joanna Jones, Roxborough Park, addressed the Board to provide public comment.

Eric Klemmer, Castle Pines, addressed the Board to provide public comment.

Sharon Behl addressed the Board to provide public comment.

Marcus Pachner addressed the Board to respond to public comment.

Megan Becher addressed the Board to comment on this Item.

Mr. Pachner readdressed the Board to comment on this Item.

Shelby Noble, Piper Sandler, addressed the Board to further present on this Item.

Mr. Pachner readdressed the Board to comment on this Item.

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

Mr. Pachner addressed the Board to answer the Commissioner's question.

Commissioner Teal asked a clarifying question.

Mr. Pachner addressed the Board to answer the Commissioner's question.

Lauren Pulver, Department of Community Development, addressed the Board to help answer the Commissioner's question.

Commissioner Thomas commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Thomas asked a clarifying question.

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

Commissioner Laydon commented on this Item.

This is Motion No. 024-187

Commissioner Thomas moved that the Board approve Arrowhead Colorado Metropolitan District Service Plan because it Does meet all of the approval criteria with 9 Conditions as Presented - Project File: ZR2021-004.

RESULT: ADOPTED

MOVER: Lora Thomas

SECONDER: Abe Laydon

AYES: Commissioner Thomas, Teal and Commissioner Laydon

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

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

Commissioner Thomas commented on this Item.

This is Motion No. 024-186

Commissioner Thomas moved that the Board Continue County Line Storage Planned Development - Rezoning - Project File: ZR2021-004 to October 8, 2024.

RESULT: CONTINUED

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, October 8, 2024 @ 2:30 p.m. ***