



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

**TUESDAY, SEPTEMBER 10, 2024**

**MINUTES**

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**Tuesday, September 10, 2024**

**2:30 PM**

**Hearing Room**

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**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

Commissioner Thomas provided a disclosure on Item E on the Agenda.

Commissioner Teal provided a disclosure on Item E on the Agenda.

**2. Land Use Meeting Agenda Items**

**3. Public Hearing Agenda Items**

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

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

This is Motion No. 024-169

Commissioner Laydon moved that the Board Continue the County Line Storage Planned Development - Rezoning - Project File: ZR2021-004 to September 24, 2024 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Abe Laydon

**SECONDER:** Lora Thomas

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

b. Second and Final Reading of Ordinance No. O-024-004. Adoption of Ordinance No.

O-024-003, An Ordinance for the Regulation of Traffic and Parking, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof.

Sergeant Jeffery Burke, Douglas County Sheriff's Office, addressed the Board to present on this Item.

Public Comment: None

This is Motion No. 024-170

Commissioner Thomas moved that the Board approve Second and Final Reading of Ordinance No. O-024-004. Adoption of Ordinance No. O-024-003, An Ordinance for the Regulation of Traffic and Parking, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon  
Ordinance No: O-024-003

- c. Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 5C, 1st Amendment - Douglas County Project Number DV 2024-204.

Brett Thomas, Department of Community Development, addressed the Board to present on both Items C and D.

Susan Beckman, Sterling Ranch Development Company, addressed the Board to present on this Item.

Commissioner Thomas asked clarifying questions.

Ms. Beckman addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Andrea Cole, Water and Sanitation District, addressed the Board to help answer the Commissioner's questions.

Brett Thomas addressed the Board to help answer the Commissioner's questions.

Kevin Johnk, Director of Engineering of Sterling Ranch Development Company, addressed the Board to help answer the Commissioner's questions.

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

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

Commissioner Teal asked the applicant if they were in agreement to the six conditions as presented.

Ms. Beckman agreed to the conditions as presented.

Public Comment: None

This is Motion No. 024-171

Commissioner Laydon moved that the Board approve Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 5C, 1st Amendment - Douglas County Project Number DV 2024-204.

**RESULT:** ADOPTED

**MOVER:** Abe Laydon

**SECONDER:** Lora Thomas

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

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

This Item was presented with Item C.

This is Motion No. 024-172

Commissioner Thomas moved that the Board approve Sterling Ranch Filing 5C, 1st Amendment - Minor Development because it Does meet all of the approval criteria with 6 conditions as Presented - Project File: SB2024-022.

**RESULT:** ADOPTED

**MOVER:** Lora Thomas

**SECONDER:** Abe Laydon

**AYES:** Commissioner Thomas, Teal and Commissioner Laydon

- e. Pine Canyon Planned Development - Rezoning and Water Appeal - Project Files: ZR2020-010 and MI2020-009.

Commissioner Teal recused himself from this Item.

Commissioner Laydon commented on this Item.

Commissioner Thomas asked a clarifying question.

Commissioner Laydon answered Commissioner Thomas's question.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item and added public comment as exhibits to the Record.

Commissioner Thomas asked staff a clarifying question.

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

Commissioner Laydon commented on this Item asked staff a clarifying question.

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

Marcus Pachner, Pachner Company, Applicant, addressed the Board to present on this Item.

Kurt Walker, JRW Family Partnership, property owner, addressed the Board to present on this Item.

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

Curtis Rowe, Applicant's traffic engineer, addressed the Board to present on this Item.

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

Gina Burke, Jen Water Consultant, addressed the Board to present on this Item.

Bob Frachetti, Applicant's professional engineer, addressed the Board to present on this Item.

Ms. Burke readdressed the Board to further present on this Item.

James Eklund addressed the Board to further present on this Item.

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

Bill Kyriagis addressed the Board to present on this Item.

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

Commissioner Laydon asked the Applicant if the agreed to the conditions as presented.  
Mr. Pachner agreed to the conditions as presented.

Commissioner Laydon asked Mr. Walker clarifying questions.  
Mr. Walker addressed the Board to answer the Commissioner's questions.

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

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

Public Comment:

Jason Gray, Castle Rock Mayor, addressed the Board to provide public comment.

Laura Cavey, Castle Rock Council Member, addressed the Board to provide public comment.

Desiree LaFleur, Castle Rock Council Member, addressed the Board to provide public comment.

Scott Walters, Castle Rock, addressed the Board to provide public comment.

Courtney Hemenway addressed the Board to provide public comment.

Steve Snodgrass, addressed the Board to provide public comment and submitted an item as an exhibit into the Record.

Jerry Duncan, Cobblestone Ranch, addressed the Board to provide public comment.

Les Lilly addressed the Board to provide public comment.

Robert Dziubla addressed the Board to provide public comment.

Mark Marlowe, Castle Rock Water, addressed the Board to provide public comment.

Dianna Love addressed the Board to provide public comment.

Gary DeBus, Sterling Ranch, addressed the Board to provide public comment.

Andrea Cole, Dominion Water and Sanitation District, addressed the Board to provide public comment.

Jacob Bauer addressed the Board to provide public comment.

Kevin Rein addressed the Board to provide public comment.

Gabe Racz, Water and Environmental attorney for Town of Castle Rock, addressed the Board to provide public comment.

Lisa Darling, South Metro Water Authority, addressed the Board to provide public comment.

Mark Steinke addressed the Board to provide public comment.

Randy Reed addressed the Board to provide public comment.

Clark Hammelman addressed the Board to provide public comment.

David Hammelman addressed the Board to provide public comment.

Grant Macinnis , Denver, addressed the Board to provide public comment.

Doug Michner addressed the Board to provide public comment.

Steven Boand, Castle Rock, addressed the Board to provide public comment and entered an item as an Exhibit into the Record.

Jim Hamstra, Castle Rock, addressed the Board to provide public comment.

Malcolm Bedell, Franktown, addressed the Board to provide public comment.

John Mirmak, Castle Rock, addressed the Board to provide public comment.

Tammy Denhard, Franktown, addressed the Board to provide public comment.

Alex Kamm, Castle Rock, addressed the Board to provide public comment.

Lisa Jamison addressed the Board to provide public comment.

Jess Strege addressed the Board to provide public comment.

Amanda Lomena addressed the Board to provide public comment.

Sara Futa, Castle Rock, addressed the Board to provide public comment.

Sierra Gallagher, Castle Pines, addressed the Board to provide public comment.

Faith Snyder addressed the Board to provide public comment.

Stuart Bailey, Castle Rock, addressed the Board to provide public comment.

Eric Klemmer addressed the Board to provide public comment.

Gwenivere Snyder addressed the Board to provide public comment.

David Corliss, Castle Rock Town Manager, addressed the Board to provide public comment.

Kamaile Lopes addressed the Board to provide public comment.

Alexandra Burns, Castle Rock, addressed the Board to provide public comment.

Brit Ostransky addressed the Board to provide public comment.

Sonja Robie, Castle Rock, addressed the Board to provide public comment.

Chris Banta addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

This Item is Continued to 9/16/24 at 10:00 am.

#### **4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, September 24, 2024 @ 2:30 p.m.\*\**