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MEETING DATE: April 6, 2026

STAFF PERSON RESPONSIBLE: Brett Thomas, AICP, Chief Planner

DESCRIPTION: Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment - Use by Special Review - Project File: US2025-001.

SUMMARY: The applicant proposes to amend the Use by Special Review for the 124.2-acre Sedalia Recycling Center and Depository, located at 5970 N US Highway 85, to increase the permit area to approximately 165.9 acres, with 88.3 acres available for landfill activities. The site is located north of Sedalia, approximately 1,500 feet north of the intersection of N US Highway 85 and Delva Way. The site is part of the Sedalia Rural Community as designated on the Douglas County 2040 Comprehensive Maser Plan.

As part of the USR Amendment, the applicant is requesting a waiver of certain provisions of Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). Specifically, the applicant requests a waiver of the provision in Section 2107.30 which requires the applicant to receive a recommendation of approval for a certificate of designation from the Colorado Department of Health and Environment (CDPHE) prior to applying for a USR. Should the waiver be granted, the full USR request would be brought back for consideration at subsequent Planning Commission and Board of County Commissioners' public hearings. The CDPHE recommendation and certificate of designation approval would be obtained prior to final approval of the USR.

STAFF ASSESSMENT: Staff has evaluated the waiver request in accordance with Section 122 of the Douglas County Zoning Resolution. Should the Planning Commission find that the approval standards for the waiver request are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other applicable requirements and approval standards associated with the Use by Special Review application (US2025-001) currently in process shall be met prior to final approval of the Use by Special Review.
2. The recommendation of approval on the certificate of designation from the Colorado Department of Public Health and Environment shall be

received and the certificate of designation shall be approved by the Board of County Commissioners prior to final approval of the record copy of the Use by Special Review plan exhibit.

ATTACHMENTS:

US2025-001 5970 N US Highway 85
6th Amendment