



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

**TUESDAY, JANUARY 14, 2025**

**MINUTES**

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**Tuesday, January 14, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Chairperson George Teal, Abe Laydon and Kevin Van Winkle

**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 and Public Hearing Meeting Agenda Items**

a. Tallman Gulch Metropolitan District Second Amendment - Service Plan Amendment - Project File: SV2024-003.

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

This is Motion No. 025-005

Commissioner Teal moved that the Board continue Tallman Gulch Metropolitan District Second Amendment - Service Plan Amendment - Project File: SV2024-003 to March 25, 2025 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Commissioner Laydon and Commissioner Van Winkle

b. Curtis - Stewart Exemption, 1st Amendment - Exemption Amendment - Project File: EX2024-003.

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

Commissioner Teal asked staff a clarifying question.

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

Jerry Hannigan, Hannigan and Associates, Inc., addressed the Board to further present on this Item.

Commissioner Laydon asked if the applicant was in agreement to the 3 Conditions as presented.

Mr. Hannigan agreed to the 3 Conditions as presented.

Commissioner Van Winkle commented on this Item and asked clarifying questions.

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

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

Commissioner Teal commented on this Item.

Public Comment:

Natalie Young, Property Owner, addressed the Board to comment on this Item.

Emillie Rath, addressed the Board to comment on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-006

Commissioner Teal moved that the Board approve Curtis - Stewart Exemption, 1st Amendment - Exemption Amendment because it does meet all of the approval criteria with 3 Conditions as Presented - Project File: EX2024-003.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Teal, Commissioner Laydon and Commissioner Van Winkle

- c. Retreat at Perry Park, Filing 1 - Minor Development - Project File: SB2023-034.

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

Roger Hollard, Stratus Companies, addressed the Board to further present on this Item.

Commissioner Laydon asked if the applicant was in agreement with the 4 conditions as presented.

Mr. Hollard agreed to the conditions as presented.

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-007

Commissioner Van Winkle moved that the Board approve Retreat at Perry Park, Filing 1 - Minor Development because it does meet all of the approval criteria with 4 Conditions as Presented - Project File: SB2023-046.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Teal, Commissioner Laydon and Commissioner Van Winkle

### 3. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, January 28, 2025 @ 2:30 p.m. \*\**