

MEETING DATE: December 9, 2025

**STAFF PERSON
RESPONSIBLE:** Heather Scott, AICP, Principal Planner

DESCRIPTION: Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment - Use by Special Review - Supplemental Hearing - Project File: US2021-002.

SUMMARY: The request is for the Board of County Commissioners to consider additional materials related to the Use by Special Review for a proposed asphalt batch plant to be located at 5775 and 5779 Airport Road.

**STAFF
ASSESSMENT:** Staff has evaluated the Use by Special Review request in accordance with Section 2102 of the Douglas County Zoning Resolution specific to the two issues identified by the District Court. All other elements of the request are unchanged and have already been found to be in compliance with the appropriate standards.

Should the Board find that the approval standards are met for those items subject to the District Court remand, the following proposed conditions should be included in the motion. A previously imposed condition requiring completion of updates to the existing septic system has been met.

1. All proposed fencing affected by US2021-002 within the 40-foot setback from Airport Road right-of-way shall be reduced from six (6) feet to four (4) feet and shall otherwise comply with Douglas County Zoning Resolution Section 1416.01.
2. Prior to final approval of the record copy of the USR Plan Exhibit, any necessary technical corrections shall be made to the satisfaction of Douglas County.
3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

REVIEW:

Steven E Koster	Approve	11/24/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/2/2025

ATTACHMENTS:

Staff Report - US2021-002