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MEETING DATE: January 13, 2026

**STAFF PERSON
RESPONSIBLE:** Matt Jakubowski, AICP, Chief Planner

DESCRIPTION: Town of Sedalia, Block 7, Lots 9 through 14 - Use by Special Review - Project File: US2025-009.

SUMMARY: The request is for a Use by Special Review for an Event Center.

**STAFF
ASSESSMENT:** Staff has evaluated the Use by Special Review (USR) request in accordance with Section 21 of the Douglas County Zoning Resolution. Should the Board find that the approval standards for the USR are met, the following proposed conditions should be considered for inclusion in the Board motion:

1. Prior to the Board hearing on the USR, the applicant shall obtain a Douglas County Health Department Septic Use Permit.
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	12/29/2025
Jeff Garcia	Approve	1/2/2026
Christie Guthrie	Approve	1/3/2026
Doug DeBord	Approve	1/6/2026

ATTACHMENTS:

Staff Report - US2025-009