



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

TUESDAY, JANUARY 28, 2025

MINUTES

Tuesday, January 28, 2025

2:30 PM

Hearing Room

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 Meeting Agenda Items

a. El Paso County Condemnation and License Agreement for Greenland Ranch.

Dan Dertz, Director of Open Space, addressed the Board to present on this Item.

Public Comment: None

This is Motion No. 025-015

Commissioner Van Winkle moved that the Board approve El Paso County Condemnation and License Agreement for Greenland Ranch.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle

b. Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 7B - Project File DV2024-400.

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

Commissioner Teal asked a clarifying question.

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

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

Commissioner Laydon asked the applicant if they agreed to the 10 conditions as presented. Ms. Beckman agreed to the conditions as presented.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-016

Commissioner Teal moved that the Board approve Subdivision Improvements Agreement and Inter-Governmental Agreement for Sterling Ranch Filing No. 7B - Project File DV2024-400.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle

- c. Sterling Ranch Filing 7B - Final Plat. Project File: SB2024-052.

This Item was presented with Item B.

This is Motion No. 025-017

Commissioner Van Winkle moved that the Board approve Sterling Ranch Filing 7B - Final Plat, because it does meet all of the approval criteria with 10 Conditions as Presented. Project File: SB2024-052.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Established District Determination - Dominion Water & Sanitation District - Project File: MI2024-026.

Kati Carter, Assistant Director of Planning Resources, addressed the Board to present on this Item.

Andrea Cole, General Manager of Dominion Water & Sanitation District, addressed the

Board to further present on this Item.

Commissioner Teal commented on this Item and asked a clarifying question.
Ms. Cole addressed the Board to answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-018

Commissioner Teal moved that the Board approve a Resolution Designating Dominion
Water & Sanitation District as an Established District - Project File: MI2024-026.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle
Land Use Resolution No: R-025-008

- b. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment.
Project File: ZR2023-002.

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

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

Commissioner Van Winkle asked clarifying questions.
Mr. Pesicka addressed the Board to answer the Commissioner's questions.

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

Commissioner Laydon asked a clarifying question.
Mr. Pesicka addressed the Board to answer the Commissioner's question.

Chris Meeks addressed the Board to further present on this Item.

Commissioner Teal asked clarifying questions.

Russell Hall, applicant representative, addressed the Board to answer the Commissioner's questions.

James Marine, applicant representative, addressed the Board to help answer the Commissioner's questions and entered an Item as an exhibit into the Record.

Commissioner Van Winkle asked clarifying questions.

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

Commissioner Laydon commented on this Item and asked clarifying questions.

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

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

Chris Martin, Engineering, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

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

Public Comment:

Dee McCormack, Parker, addressed the Board to provide comment.

Nancy Sammons, Parker, addressed the Board to provide comment.

Gin Schulz, High Prairie Farms, addressed the Board to provide comment.

Scott Sammons, Parker, addressed the Board to provide comment.

Victoria Deppe, Parker, addressed the Board to provide comment.

Ed Likman, Parker, addressed the Board to provide comment.

Greg Watanabe, Parker, addressed the Board to provide comment.

Russ Rodgers, Timbers HOA, addressed the Board to provide comment.

Mark Balderston, Parker, addressed the Board to provide comment.

Margaret Molloy, Parker, addressed the Board to provide comment.

Philip Buck, Parker, addressed the Board to provide comment and entered an Item into the record as an Exhibit.

Giselle McDonough, addressed the Board to provide comment.

Sheldon Irish, Parker, addressed the Board to provide comment.

Bill Pickle, Parker, addressed the Board to provide comment.

Kelly Tisher, Parker, addressed the Board to provide comment.

Robert Fugazi, Parker, addressed the Board to provide comment.

William Hartwick, Parker, addressed the Board to provide comment and entered an Item into the record as an Exhibit.

Steve Preston, Parker, addressed the Board to provide comment.

Darren Senior, Parker, addressed the Board to provide comment.

Jenna Preston, Parker, addressed the Board to provide comment.

Rick Bramer, Parker, addressed the Board to provide comment.

Nathan Hannaman, Parker, addressed the Board to provide comment.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

James Marine readdressed the Board to respond to public comment.

Russell Hall readdressed the Board to respond to public comment.

David Simonson, Highlands Ranch, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle asked a clarifying question.

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

Commissioner Teal asked clarifying questions.

Mr. Simonson addressed the Board to help answer the Commissioner's questions and comment on this Item.

Mr. Simonson addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Mr. Marine addressed the Board to comment on this Item.

Commissioner Teal commented on this Item and asked a clarifying question.
Mr. Hall addressed the Board to answer the Commissioner's question.
Mr. Marine addressed the Board to help answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item and asked counsel a clarifying question.
Jeff Garcia, County Attorney, answered the Commissioner's question.

Commissioner Laydon commented on this Item.

This is Motion No. 025-019

Commissioner Teal moved that the Board Table Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.

RESULT: TABLED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle

- c. Second and Final Reading of An Ordinance Establishing Business Licensure Requirements to Regulate Massage Facilities and to Regulate and Prohibit Unlawful Activities for the Sole Purpose of Deterring Illicit Massage Business and Preventing Human Trafficking, within Douglas County, Colorado.

Jeff Garcia, County Attorney, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

This is Motion No. 025-020

Chairperson Teal moved that the Board approve Second and Final Reading of An Ordinance Establishing Business Licensure Requirements to Regulate Massage Facilities and to Regulate and Prohibit Unlawful Activities for the Sole Purpose of Deterring Illicit Massage Business and Preventing Human Trafficking, within Douglas County, Colorado.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Commissioner Laydon and Commissioner Van Winkle

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, February 11, 2025 @ 2:30 p.m.