



PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 5, 2024

AGENDA

Monday, August 5, 2024

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

Unofficial Minutes from July 15, 2024

2626

Attachments: [Unofficial Minutes from July 15, 2024](#)

3. Land Use Hearing Items

- a. 7251 Main St - Location and Extent - Project File: LE2024-007. 2638
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*

Attachments: [Staff Report and Addendum: LE2024-007](#)
[Supplemental Information: LE2024-007 Update Memo](#)

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- b. 7801 Roxborough Park Road, Waterton Canyon K-9 Academy - Use by Special Review - Project File: US2024-004. **2632**
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*
Attachments: [Staff Report: US2024-004](#)

 - c. Haystack Hills - Minor Development - Project File: SB2024-005. **2634**
Trevor Bedford, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report: SB2024-005](#)
 [Supplemental Info: SB2024-005 Haystack Hills Updated Exhibit](#)

 - d. Sterling Ranch Filing 5C, 1st Amendment - Residential Minor Development - Project File: SB2024-022. **2630**
Brett Thomas, AICP, Chief Planner — *Department of Community Development*
Attachments: [Staff Report: SB2024-022](#)

 - e. Pine Canyon Planned Development Rezoning and Water Appeal - Project Files: ZR2020-010 and MI2020-009. **2640**
Matt Jakubowski, AICP, Chief Planner — *Department of Community Development*
Attachments: [Staff Report: ZR2020-010 and MI2020-009](#)
 [Attachment A: Maps-LU-Narrative](#)
 [Attachment B: Reports-Studies](#)
 [Attachment C: Referral Table-Referral Responses](#)
 [Attachment D: Castle Rock Referral Comments](#)
 [Attachment E: Applicant Response Referrals](#)
 [Attachment F: Applicant General Correspondence](#)
 [Attachment G: Public Comments](#)
 [Attachment H: Castle Rock General Correspondence](#)
 [Attachment I: Water Appeal-Water Documentation](#)
 [Attachment J: PD Plan 7-25-2024](#)
 [Supplemental Info: Memo-Pine Canyon Additional Correspondence](#)

 - f. County Line Storage Planned Development - Rezoning - Project File: ZR2021-004. **2633**
Mike Pesicka, AICP, Principal Planner — *Department of Community Development*
Attachments: [Staff Report: ZR2021-004](#)
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4. Adjournment

The Next Regular Meeting Will be Held on Monday, August 19, 2024 @ 6:00 p.m.