



MEMORANDUM

TO: Board of County Commissioners

FROM: Misty Servia, AICP
Planning Director

DATE: October 1, 2025

SUBJECT: Boran Ranch Special Exception, Time Extension Request

Spanish Trail Land and Cattle Company, LLC has filed an Appeal to the Board of County Commissioners requesting a 5-year time extension for a Special Exception (USE 0042-2020) for a Type IV Excavation Permit, located at 10356 B & R Ranch Road, originally approved by the Board of County Commissioners as Resolution No. 2020-83 on November 17, 2020 and granted to Michael Boran. (See Exhibit A) The Preliminary Excavation Plan was also approved by the Board, as a part of the Special Exception approval on November 17, 2020.

Subsequently, the land was purchased by the Spanish Trail Land and Cattle Company, LLC in March of 2021. (See Exhibit B)

Condition 7 of Resolution No. 2020-83 states:

7. This special exception use shall expire within five years of the effective date of this resolution but may be extended for additional five-year periods upon a Board finding that circumstances have not materially changed, Sec. 20-1434(c).

Section 20-1434(c) of the Land Development Regulations (LDR) addresses time extensions in the following manner:

“Any special exception shall expire five years from the date of approval by the Board of County Commissioners if the special exception use has not commenced or five years following the discontinuance of the special exception use, unless appealed and extended by action of the Board of County Commissioners.”

In the applicant's attached letter of request, he explains that nothing has materially changed in the area. Staff has confirmed that the land uses for the surrounding properties have not materially changed.

It is unknown how the traffic patterns for the roadway network have changed over the last 5-years and the applicant did not provide a traffic analysis to demonstrate that the project traffic impacts can be absorbed into the network without adversely affecting the adopted Levels of Service.

In association with the project, the applicant filed a transfer of ownership for the excavation project. The applicant has also submitted the Final Excavation Plan and Reclamation Plan, received in July of 2024, which is pending approval.

Exhibit C is attached showing the original staff analysis of the Special Exception Use.

Enclosures: EXHIBIT A Resolution 2020-83
EXHIBIT B Applicant's Renewal Statement Letter
EXHIBIT C Warranty Deed of Sale
EXHIBIT D Board Agenda Item for Resolution No. 2020-83 (USE 0042-2020)