



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

**TUESDAY, SEPTEMBER 9, 2025**

**MINUTES**

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**Tuesday, September 9, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Chairperson Abe Laydon  
Kevin Van Winkle  
**EXCUSED:** Vice Chair George Teal

**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 and Public Hearing Agenda Items**

a. Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005.

DJ Beckwith, Department of Community Development, addressed the Board to present on this Item.

Nicole Peykov, applicant representative, addressed the Board to further present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Kati Carter, Department of Community Development, addressed the Board to comment on this Item.

Ms. Peykov addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-142

Commissioner Van Winkle moved that the Board continue Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005.

**RESULT:** CONTINUED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

- b. Acceptance of 3 ROW and 3 Slope & Drainage Easements for Hammerhead Turnarounds Associated with the Twin Mesa Metro District Road Vacation Request. Douglas County Project Number DV2025-300

Eric Pavlinek, Department of Community Development, addressed the Board to comment on this Item.

This is Motion No. 025-143

Commissioner Van Winkle moved that the Board Continue the Acceptance of 3 ROW and 3 Slope & Drainage Easements for Hammerhead Turnarounds Associated with the Twin Mesa Metro District Road Vacation Request. Douglas County Project Number DV2025-300 to September 23, 2025 at 2:30 PM.

**RESULT:** CONTINUED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

- c. Twin Oaks Road and Clarkes Circle Road Vacations – Project File: SB2025-026.

Jeanette Bare, Department of Community Development, addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-144

Commissioner Van Winkle moved that the Board Continue Twin Oaks Road and Clarkes Circle Road Vacations – Project File: SB2025-026 to September 23, 2025 at 2:30 PM.

**RESULT:** CONTINUED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

- d. 3879 N. State Highway 83 – Amended 5-Year Lone Creek Farms Fall Festival – Major Entertainment Event – Project File: EE2025-009.

Matt Jakubowski, Department of Community Development, addressed the Board to present

on this Item.

Brad Witherell, Applicant, addressed the Board to further present on this Item.

Public Comment: None

Commissioner Laydon asked the applicant if they were in agreement to the conditions as presented.

Mr. Witherell addressed the Board to agree to the 9 conditions as presented.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-145

Commissioner Van Winkle moved that the Board approve 3879 N. State Highway 83 – Amended 5-Year Lone Creek Farms Fall Festival – Major Entertainment Event because it does meet all of the approval criteria, with 9 conditions as presented – Project File: EE2025-009.

**RESULT:** ADOPTED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

- e. 1433 Lake Gulch Rd – Gilly’s Pumpkin Patch – Major Entertainment Event – Project File: EE2025-008.

Trevor Bedford, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question.  
Mr. Bedford addressed the Board to answer the Commissioner's question.

Christa Sheffield, Applicant, addressed the Board to comment on this Item.

Commissioner Laydon asked the applicant if they were in agreement to the conditions as presented.

Ms. Sheffield addressed the Board to agree to the conditions as presented.

Commissioner Van Winkle commented on this Item.

Public Comment: None

This is Motion No. 025-146

Commissioner Van Winkle moved that the Board approve 1433 Lake Gulch Rd – Gilly’s

Pumpkin Patch – Major Entertainment Event because it does meet all of the approval criteria, with 5 conditions as presented – Project File: EE2025-008.

**RESULT:** ADOPTED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

- f. 6359 Airport Road – 5-Year Colorado Scottish Festival – Major Entertainment Event – Project File: EE2025-007.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle provided comment.

Heather Miller, Applicant, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Laydon asked the applicant if they were in agreement to the conditions as presented.

The applicant agreed to the conditions as presented.

Commissioner Laydon commented on this Item.

This is Motion No. 025-147

Commissioner Van Winkle moved that the Board approve 6359 Airport Road – 5-Year Colorado Scottish Festival – Major Entertainment Event because it does meet all of the approval criteria with 8 Conditions as presented – Project File: EE2025-007.

**RESULT:** ACCEPTED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal

### 3. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, September 23, 2025 @ 2:30 p.m.\*\**