



# DOUGLAS COUNTY COLORADO

## PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 4, 2025

### MINUTES

---

Monday, August 4, 2025

6:00 PM

Hearing Room

---

**1. Call to Order**

Commissioner Garbo presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

**PRESENT**

Commissioner Len Abruzzo  
Commissioner Stephen Allen  
Commissioner Calvin Downs  
Commissioner C.J. Garbo  
Commissioner Jack Gilmartin  
Commissioner Michael McKesson  
Commissioner Edward Rhodes  
Commissioner Jim Smallwood

**EXCUSED**

Alternate Mark Witkiewicz

- c. Attorney Certification of the Agenda

Arielle Denis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

Commissioner Mike McKesson stated that the Law Firm of Spencer Fane may be speaking on behalf of an applicant this evening. This law firm represents the Highline Business Improvement District where he is an elected official and president.

Arielle Denis asked Commissioner Mike McKesson if he feels he can be fair and partial in hearing the information this evening.

Commissioner Mike McKesson stated, "yes."

Arielle Denis stated that she would like to rehabilitate Commissioner McKesson in being able to hear the information and not recusing himself at the podium.

**2. Approval of Minutes**

a. Unofficial Minutes from July 7, 2025.

Commissioner Jack Gilmartin moved that the Commission approve the Minutes from July 7, 2025.

**RESULT:** APPROVED

**MOVER:** Jack Gilmartin

**SECONDER:** Stephen Allen

**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood

**ABSTAIN:** None.

**3. Land Use Meeting Items**

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

Lauren Pulver, Planning Supervisor - Department of Community Development - presented the proposed application.

The applicant’s representative, Nicole Peykov, Spencer Fane LLP – provided additional information.

Commissioner Garbo opened public comment.

Malcom Bledel, Douglas County, Colorado – provided comment.

Debra Ranney, Douglas County, Colorado – provided comment.

Diana Love, Franktown Citizens’ Coalition – provided comment.

Richard Love, Douglas County, Colorado – provided comment.

Charles Wolfersberger, Two Bridges Metropolitan District – provided comment.

Terry Denhard, Burning Tree Homeowners Association – provided comment.

Magdelina Reynolds, Douglas County, Colorado – provided comment.

Jake Hune, Russellville Homeowners Association – provided comment.

Richard Miller, Douglas County, Colorado – provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Michael Persichitte, RBC Capital Markets – provided additional information.

Commissioner Edward Rhodes moved to recommend denial of the Sundown Oaks

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

**RESULT:** APPROVED  
**MOVER:** Edward Rhodes  
**SECONDER:** Mike McKesson  
**AYES:** Len Abruzzo, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes,  
**NAYS:** Stephen Allen, Jim Smallwood

#### 4. Land Use Hearing Items

- a. Ramblewood Planned Development – Rezoning – Project File: ZR2024-031.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

Daniel Jennings, Norris Design - provided additional information.

Commissioner Garbo opened public comment.

Gustav Burkard, Douglas County, Colorado – provided comment.

Scott Goldammer, Douglas County, Colorado – provided comment.

Jim Whittlesey, on behalf of Joan Whittlesey, Douglas County, Colorado – provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Dan Sheldon, Miller United Real Estate - provided additional information.

Commissioner Edward Rhodes moved to recommend approval of the Ramblewood Planned Development – Rezoning – Project File: ZR2024-031, subject to the (2) conditions recommended by staff.

**RESULT:** APPROVED  
**MOVER:** Edward Rhodes  
**SECONDER:** Stephen Allen  
**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood  
**NAYS:** None.

- b. Keene Ranch Planned Development, 3<sup>rd</sup> Amendment – Major Amendment – Project File: ZR2023-007.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

Leanne Roth, Keene Ranch Homeowners Association – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Carla Rouse, Keene Ranch Homeowners Association - provided additional information.

Commissioner Jack Gilmartin moved to recommend approval of the Keene Ranch Planned Development, 3<sup>rd</sup> Amendment – Major Amendment – Project File: ZR2023-007, subject to the (1) condition recommended by staff.

**RESULT:** APPROVED  
**MOVER:** Jack Gilmartin  
**SECONDER:** Calvin Downs  
**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood  
**NAYS:** None

- c. Highlands Ranch Planned Development, 80<sup>th</sup> Amendment – Major Amendment – Project File: ZR2025-001.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

Adam Wallace, Pagewest Acquisitions, LLC – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Jeff Planck, Pagewest Acquisitions, LLC - provided additional information.

Commissioner Mike McKesson moved to recommend approval of the Highlands Ranch Planned Development 80<sup>th</sup> Amendment – Major Amendment – Project File: ZR2025-001.

**RESULT:** APPROVED  
**MOVER:** Mike McKesson  
**SECONDER:** Edward Rhodes  
**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, C. J. Garbo, Jack Gilmartin, Mike McKesson, Edward Rhodes, Jim Smallwood  
**NAYS:** None

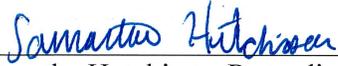
**5. Adjournment**

The meeting was adjourned at 9:20 p.m.



---

Calvin Downs, Secretary



---

Samantha Hutchison, Recording Secretary