



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

**TUESDAY, NOVEMBER 18, 2025**

**MINUTES**

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**Tuesday, November 18, 2025**

**3:00 PM**

**Hearing Room**

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**3:00 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 Agenda Items**

**3. Public Hearing Agenda Items**

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

This is Motion No. 025-193

Commissioner Van Winkle moved that the Board Continue Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009 to November 25, 2025 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

**AYES:** Laydon and Commissioner Van Winkle

**EXCUSED:** Vice Chair Teal

b. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

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

This is Motion No. 025-194

Commissioner Van Winkle moved that the Board Continue Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007 to December 9, 2025 at 2:30 p.m.

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

- c. 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.

Heather Scott, Department of Community Development, addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked a clarifying question.

Ms. Scott addressed the Board to help answer the Commissioner's question.

Mark Hernandez, Applicant, addressed the Board to help answer the Commissioner's question.

Commissioner Laydon asked the applicant if they agreed to the conditions.

Mr. Hernandez addressed the Board to agree to the 2 conditions.

Public Comment: None

This is Motion No. 025-195

Commissioner Van Winkle moved that the Board approve 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons because it does meet all of the approval criteria with 2 conditions as presented - Project File: US2025-003.

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

- d. Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel - Project File: US2025-012.

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

Kevin Archer, applicant representative, addressed the Board to comment on this Item.

Commissioner Laydon asked the applicant if they agreed to the conditions.  
The applicant addressed the Board to agree to the conditions as presented.

Public Comment:

Ken Puncerelli addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

This is Motion No. 025-196

Commissioner Van Winkle moved that the Board approve Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel because it does meet all of the approval criteria as presented, with 2 conditions - Project File: US2025-012.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

**AYES:** Laydon and Commissioner Van Winkle

**EXCUSED:** Vice Chair Teal

- e. Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$41,347,950.

Kim Hirsch, Budget, addressed the Board to present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-197

Commissioner Van Winkle moved that the Board approve Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$41,347,950.

**RESULT:** ADOPTED  
**MOVER:** Kevin Van Winkle  
**SECONDER:** Abe Laydon  
**AYES:** Laydon and Commissioner Van Winkle  
**EXCUSED:** Vice Chair Teal  
Resolution No: R-025-096

**4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, November 25, 2025 @ 2:30 p.m.\*\**