



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

**TUESDAY, SEPTEMBER 23, 2025**

**MINUTES**

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**Tuesday, September 23, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

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

**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**

a. Pinery Village Filing 1, 1st Amendment – Replat – Project File: SB2024-043.

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

Nathan Abbott, applicant representative, addressed the Board to further present on this Item.

Public Comment:

Sonia Eyre, Pinery HOA, addressed the Board to provide public comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-155

Commissioner Teal moved that the Board approve Pinery Village Filing 1, 1st Amendment – Replat because it does meet all of the approval criteria, with 2 Conditions as presented – Project File: SB2024-043.

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

- b. Crest View Filing No. 1, 2nd Amendment – Replat – Project File: SB2025-020.

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

Commissioner Van Winkle asked clarifying questions.

Mr. Bedford addressed the Board to help answer the Commissioner's questions.

Bruce Williams, applicant, addressed the Board to further present on this Item.

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

The applicant agreed to the conditions as presented.

Public Comment:

Jason Williams addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-156

Commissioner Van Winkle moved that the Board approve Crest View Filing No. 1, 2nd Amendment – Replat because it does meet all of the approval criteria, with 8 conditions as presented – Project File: SB2025-020.

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

### 3. Public Hearing Agenda Items

- a. Meribel Village Filing 1, 9th Amendment – Replat – Project File: SB2025-008.

Mike Pesicka, Department of Community Development, addressed the Board to present on Item 3a and Item 3b.

Walt Kowalski, applicant, addressed the Board to further present on this Item.

Public Comment: None

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

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-157

Commissioner Teal moved that the Board approve Meribel Village Filing 1, 9th Amendment – Replat because it does meet all of the approval criteria, with 2 conditions as presented – Project File: SB2025-008.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Meribel Village Filing 1, 9th Amendment – Zone Map Change – Project File: DR2025-003.

Item 3b was presented with Item 3a.

This is Motion No. 025-158

Commissioner Van Winkle moved that the Board approve Meribel Village Filing 1, 9th Amendment – Zone Map Change, because it does meet all of the approval criteria – Project File: DR2025-003.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle  
Zone District Map Change No: R-025-081

- c. 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.

Commissioner Van Winkle asked clarifying questions.

Mr. Beckwith addressed the Board to help answer the Commissioner's questions.

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

Steven Gage, applicant, addressed the Board to comment on this Item.

Ms. Peykov addressed the Board to further present on this Item.

Alan Westfall, applicant, addressed the Board to further present on this Item.

Commissioner Van Winkle asked a clarifying question.

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

Commissioner Laydon commented on this Item and asked clarifying questions.

Ms. Peykov addressed the Board to help answer the Commissioner's questions.

Public Comment:

Diana Love, Franktown, addressed the Board to provide public comment.

Joe Vrablik, Bannockburn, addressed the Board to provide public comment.

Debra Rich, Burning Tree Ranch HOA, addressed the Board to provide public comment.

David Jacobs, Deerfield Homeowners and Property Owners Inc, addressed the Board to provide public comment.

Tom Bowles, Franktown, addressed the Board to provide public comment.

Rich Love, Deerfield, addressed the Board to provide public comment.

Jack Shuler, Franktown, addressed the Board to provide public comment.

Kaye Wilcox, Franktown, addressed the Board to provide public comment.

Sarah Mitchell, Burning Tree Ranch, addressed the Board to provide public comment.

Alan Erickson, Franktown, addressed the Board to provide public comment.

Malcolm Redell addressed the Board to provide public comment.

Richard Hagen, Burning Tree, addressed the Board to provide public comment.

Steve Shkilevich, Franktown, addressed the Board to provide public comment.

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

Commissioner Laydon asked a clarifying question.

Jeff Garcia, County Attorney, answered the Commissioner's question.

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

Mike Persichitte, applicant representative, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

Ms. Peykov addressed the Board to help answer the Commissioner's questions.  
Lauren Pulver, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Commissioner Teal asked clarifying questions.  
Ms. Peykov addressed the Board to help answer the Commissioner's question.

Commissioner Van Winkle asked clarifying questions.  
Ms. Peykov addressed the Board to help answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked clarifying questions.  
Ms. Peykov addressed the Board to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Jeff Garcia, County Attorney, commented on this Item.

Commissioner Laydon commented on this Item.

DJ Beckwith addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-159

Commissioner Teal moved that the Board approve Sundown Oaks Metropolitan District – New Service Plan, because it does meet all of the approval criteria – Project File: SV2025-005.

**RESULT:** ADOPTED  
**MOVER:** George Teal  
**SECONDER:** Kevin Van Winkle  
**AYES:** Vice Chair Teal and Commissioner Van Winkle  
**NAYS:** Laydon  
Special District Service Plan No: R-025-084

- d. 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 present on Item 3d and Item 3e.

Damian Cox, applicant, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.

Mr. Cox addressed the Board to help answer the Commissioner's question.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.

Mr. Cox addressed the Board to help answer the Commissioner's question.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-160

Commissioner Teal moved that the Board approve 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

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

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

This Item was presented with Item 3d.

This is Motion No. 025-161

Commissioner Van Winkle moved that the Board approve Twin Oaks Road and Clarkes Circle Road Vacations because it does meet all of the approval criteria, with 6 conditions as presented – Project File: SB2025-026.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle  
Road Vacation No: R-025-082

- f. Cottonwood Metropolitan District – Service Plan 1st Amendment – Project File: SV2025-004.

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

George Rowley, applicant representative, addressed the Board to further present on this Item.

Public Comment:

Laurie Padlock addressed the Board to provide public comment.

This is Motion No. 025-162

Commissioner Van Winkle moved that the Board approve Cottonwood Metropolitan District – Service Plan 1st Amendment because it does meet all of the approval criteria – Project File: SV2025-004.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle  
Special District Service Plan No: R-025-083

- g. Pinery Meadows Preliminary Plan and Water Supply Appeal – Project File: SB2025-009.

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

Commissioner Teal asked clarifying questions.

Mr. Pavlinek addressed the Board to help answer the Commissioner's questions.

Carl Runge, applicant representative, addressed the Board to present further on this Item.

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

The applicant addressed the Board to agree to the conditions.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 025-163

Commissioner Teal moved that the Board approve Pinery Meadows Water Supply Appeal because it does meet all of the approval criteria with 1 condition as presented, Project File:

SB2025-009.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

Commissioner Van Winkle moved that the Board approve the Pinery Meadows Preliminary Plan because it does meet all of the approval criteria, with 11 conditions as presented, Project File: SB2025-009

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

#### **4. Adjournment**

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, October 14, 2025 @ 2:30 p.m.\*\**