



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

TUESDAY, MAY 12, 2026

MINUTES

Tuesday, May 12, 2026

2:30 PM

Hearing Room

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. 3640 N. State Highway 67 - 5 Year Annual Fundraiser - Major Entertainment Event - Project File: EE2026-003.

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

Commissioner Teal asked a clarifying question.

Mr. Jakubowski addressed the Board to answer the Commissioner's question.

John Spillane, applicant, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 026-078

Commissioner Laydon moved that the Board approve 3640 N. State Highway 67 - 5 Year Annual Fundraiser - Major Entertainment Event because it does meet all of the approval criteria, with 4 Conditions as presented - Project File: EE2026-003.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003 - Continued from May 12, 2026.

Curt Weitkunat, Department of Community Development, addressed the Board to provide comment.

This is Motion No. 026-079

Commissioner Van Winkle moved that the Board Continue Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003 to May 26, 2026 at 2:30 p.m.

RESULT: CONTINUED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment - Project File: ZR2026-002.

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

David Foster, applicant representative, addressed the Board to present on this Item.

Daniel Jennings, applicant, addressed the Board to present on this Item.

Mr. Foster readdressed the Board to further present on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Jakubowski addressed the Board to answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked clarifying questions.

Adam Wallace, applicant, addressed the Board to help answer the Commissioner's questions.

Commissioner Teal asked the applicant if they agreed to the conditions as presented.
Mr. Foster addressed the Board to agree to the conditions and comment on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.
Mr. Foster addressed the Board to help answer the Commissioner's questions.
Mr. Jennings addressed the Board to help answer the Commissioner's questions.

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

Public Comment:

Ellie Reynolds, Douglas County EDC, addressed the Board to provide public comment.

Kelly Marie Paulson, Highlands Ranch, addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-080

Commissioner Van Winkle moved that the Board approve Highlands Ranch Planned Development, 84th Amendment - Major Planned Development Amendment because it does meet all of the approval criteria, with 2 conditions as presented - Project File: ZR2026-002.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.

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

Commissioner Teal commented on this Item and asked a clarifying question.
Mr. Thomas addressed the Board to answer the Commissioner's question.

Public Comment: None

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 026-081

Commissioner Laydon moved that the Board approve Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations - Project File: DR2025-006.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Regulation Amendment No: R-026-037

- d. Resolution supplementing the 2026 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 \$54,260,127.

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

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

This is Motion No. 026-082

Commissioner Van Winkle moved that the Board approve Resolution supplementing the 2026 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 \$54,260,127.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Resolution No: R-026-038

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, May 26, 2026 @ 2:30 p.m.