



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

TUESDAY, AUGUST 12, 2025

MINUTES

Tuesday, August 12, 2025

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
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Resolutions concerning the Creation and Organization, and Election Question for the Douglas County Local Improvement District (LID) Country Club Drive (Group 10) LID, Douglas County Project Number CI 2025-015.

Dan Roberts, Department of Public Works, addressed the Board to present on this Item.

This is Motion No. 025-119

Commissioner Teal moved that the Board Reschedule Resolution concerning the Creation and Organization, and Election Question for the Douglas County Local Improvement District (LID) Country Club Drive (Group 10) LID, Douglas County Project Number CI 2025-015 to a later date.

RESULT: CONTINUED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Resolution No: R-025-068
R-025-069

- b. John Adams Academy Exemption - Project File: EX2025-005.

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

Commissioner Van Winkle asked staff a clarifying question.

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

Jeanette Bare, Department of Community Development, addressed the Board to help answer the Commissioner's question.

Kevin John, Sterling Ranch Development Company, 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 agreed to the conditions as presented.

Mr. Johnk agreed to the conditions as presented.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-120

Commissioner Van Winkle moved that the Board approve John Adams Academy Exemption because it does meet all of the approval criteria with 2 Conditions as Presented - Project File: EX2025-005.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

c. Allen Exemption - Project File: EX2025-004.

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

Kevin Archer, David E Archer & Associates, 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.

The applicant agreed to the one condition.

This is Motion No. 025-121

Commissioner Teal moved that the Board approve Allen Exemption because it does meet all of the approval criteria with 1 condition as Presented - Project File: EX2025-004.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- d. Fields Filing 3 - Final Plat - Project File: SB2024-068.

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

Troy Bales, Rick Engineering, addressed the Board to comment on this Item and agreed to the conditions as presented.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-122

Commissioner Van Winkle moved that the Board approve Fields Filing 3 - Final Plat because it does meet all of the approval criteria with 6 conditions as Presented- Project File: SB2024-068.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Keene Ranch Planned Development, 3rd Amendment - Major Amendment - Project File: ZR2023-007.

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

Commissioner Teal asked staff a clarifying question.

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

Leanne Roth, Keene Ranch HOA, addressed the Board to comment on this Item.

Carla Rouse, Keene Ranch HOA, addressed the Board to further present on this Item.

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

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

Public Comment: None

Commissioner Laydon asked the applicant if they agreed to the 2 conditions as presented.
Ms. Roth agreed to the conditions as presented.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-123

Commissioner Teal moved that the Board approve Keene Ranch Planned Development, 3rd Amendment because it does meet all of the approval criteria with 2 conditions as Presented - Project File: ZR2023-007.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Highlands Ranch Planned Development, 80th Amendment - Major Amendment - Project File: ZR2025-001.

Matt Jakubowski, 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. Jakubowski addressed the Board to help answer the Commissioner's question

Adam Wallace, Pagewest Acquisitions LLC, addressed the Board to further present on this Item.

Commissioner Van Winkle commented on this Item and asked clarifying questions.
Mr. Wallace addressed the Board to help answer the Commissioner's questions.
Mr. Jakubowski addressed the Board to help answer the Commissioner's question.
Al Peterson, Engineering, addressed the Board to help answer the Commissioner's question.
Jeff Plank, applicant traffic engineer, addressed the Board to help answer the Commissioner's question.

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

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

Public Comment: None

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

Mr. Wallace agreed to the conditions as presented.

Commissioner Van Winkle commented on this Item and asked a clarifying question.

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

Commissioner Laydon commented on this Item.

This is Motion No. 025-124

Commissioner Van Winkle moved that the Board Deny Highlands Ranch Planned Development, 80th Amendment because it does not meet all of the approval criteria with 2 conditions as Presented - Project File: ZR2025-001.

RESULT: DENIED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. 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 \$3,552,386.

Ryan Bolger, Budget, addressed the Board to present on this Item.

Commissioner Laydon asked a clarifying question.

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

Public Comment: None

This is Motion No. 025-125

Commissioner Teal 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 \$3,552,386.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Resolution No: R-025-064

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 26, 2025 @ 2:30 p.m.