



PLANNING COMMISSION REGULAR MEETING

MONDAY, MARCH 2, 2026

MINUTES

Monday, March 2, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner Downs took over as Acting Chair and presented hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Calvin Downs, Acting Chair

Commissioner Len Abruzzo

Commissioner Ed Kubly

Commissioner Michael McKesson

Commissioner Ed Rhodes

Commissioner Jim Smallwood, Secretary

Alternate Mark Witkiewicz

EXCUSED

Commissioner Mark Hampton

- c. Attorney Certification of the Agenda

Chris Pratt, Managing 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 Ed Kubly stated he will recuse himself from Item B, 7740 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

- e. Election of Planning Commission Officer

Commissioner Mike McKesson moved to nominate Commissioner Calvin Downs as Chair of the Planning Commission for the remainder of the year.

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Jim Smallwood
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

2. Approval of Minutes

- a. Unofficial Minutes from February 23, 2026.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from February 23, 2026.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Witkiewicz
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

3. Land Use Hearing Items

- a. Recommendation for Building Code Adoption.

Tim Pendleton, Deputy Chief Building Official - Department of Community Development – presented the proposed application.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to recommend approval of the adoption of proposed updates to the Douglas County Building and Electrical Codes with the proposed condition.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Jim Smallwood
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- b. 7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

Commissioner Ed Kubly recused himself.

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

The applicant's representative, Kristofer Carlstedt, Rick Engineering – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Ed Rhodes moved to approve the 7440 North US Highway 85 – Range Metro District Infrastructure Project – Location and Extent – Project File: LE2025-027.

RESULT: APPROVED

MOVER: Ed Rhodes

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Calvin Downs, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

RECUSE: Ed Kubly

- c. Highlands Ranch Filing 159 – Minor Development Final Plat – Project File: SB2023-022.

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development – presented the proposed application.

The applicant's representative, Eric Hecox, Shea Properties – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Len Abruzzo moved to recommend approval of the Highlands Ranch Filing 159 – Minor Development Final Plat – Project FileL SB2023-02, subject to the (3) conditions recommended by staff.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Jim Smallwood

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- d. Driskill Subdivision – Minor Development Final Plat – Project File: SB2025-042.

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

The applicant’s representative, William Driskill, Parker, CO – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to recommend approval of the Driskill Subdivision – Minor Development Final Plat – Project File: SB2025-042, subject to the (6) conditions recommended by staff.

RESULT: APPROVED

MOVER: Mark Witkiewicz

SECONDER: Ed Kubly

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

- e. Pinery Village Filing 2 – Minor Development Final Plat – Project File: SB2021-049.

Mike Pesicka, AICP, Principal Planner - Department of Community Development – presented the proposed application.

The applicant’s representative, Craig Campbell, Starwood Land Advisors, LLC. – provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Ed Kubly moved to recommend approval of the Pinery Village Filing 2 – Minor Development Final Plat – Project File: SB2021-049, subject to the (5) conditions recommended by staff.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Ed Rhodes

AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

