



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

TUESDAY, DECEMBER 16, 2025

MINUTES

Tuesday, December 16, 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

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. Pinecrest Community Church - Minor Development Plat - Project File: SB2024-070.

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

Commissioner Laydon asked the applicant a clarifying question.

Will Kirchner, Pinecrest Community Church, addressed the Board to answer the Commissioner's questions.

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

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-227

Commissioner Van Winkle moved that the Board approve Pinecrest Community Church - Minor Development Plat because it does meet all of the approval criteria with 4 conditions as presented- Project File: SB2024-070.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Highlands Ranch Planned Development, 81st Amendment - Major Planned Development Amendment - Project File: ZR2025-004.

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

Commissioner Van Winkle asked clarifying questions.

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

Mike Bailey, Highlands Ranch Community Association, addressed the Board to further present on this Item.

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

Mr. Bailey addressed the Board to agree to the conditions.

Public Comment:

Mark Condan, Highlands Ranch, addressed the Board to provide public comment.

Deborah Mulvey addressed the Board to provide public comment.

Amy Turell addressed the Board to provide public comment.

Anthony Colarusso, Cherokee Ranch HOA, addressed the Board to provide public comment.

Andrea Swenson addressed the Board to provide public comment.

Jay Sage, Highlands Ranch, addressed the Board to provide public comment.

Mr. Bailey addressed the Board to respond to public comments.

Commissioner Van Winkle commented on this Item and asked clarifying questions.

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

Commissioner Laydon commented on this Item and asked clarifying questions.

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

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.
Mr. Bailey addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

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

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-228

Commissioner Teal moved that the Board approve Highlands Ranch Planned Development, 81st Amendment - Major Planned Development Amendment because it does meet all of the approval criteria with 2 conditions (excluding 1 condition) as presented- Project File: ZR2025-004.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. Highlands Ranch Planned Development, 82nd Amendment - Major Planned Development Amendment - Project File: ZR2025-011.

Curt Weitkunat, Department of Community Development, addressed the Board to present on this Item.

Dan Avery, County Administration, addressed the Board to present on this Item.

Public Comment:

Michelle Murphy, Douglas County School District, addressed the Board to provide public comment.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Mr. Avery addressed the Board to respond to public comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked if the Board agreed to the conditions.
The Board agreed to the conditions.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-229

Commissioner Van Winkle moved that the Board approve Highlands Ranch Planned Development, 82nd Amendment - Major Planned Development Amendment because it does meet all of the approval criteria with 2 conditions as presented - Project File: ZR2025-011.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- d. Pinery Planned Development, 34th Amendment - Major Planned Development Amendment - Project File: ZR2025-010.

Mike Pesicka, Department of Community Development, addressed the Board to present on this Item.

Dan Avery, County Administration, addressed the Board to present on this Item.

Commissioner Van Winkle asked a clarifying question.

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

Public Comment:

Steven Beam addressed the Board to provide public comment.

Alex Cates, Parker, addressed the Board to provide public comment.

Michelle Murphy, Douglas County School District, addressed the Board to provide public comment.

Commissioner Laydon asked clarifying questions.

Mr. Avery addressed the Board to provide comment and answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-230

Commissioner Teal moved that the Board approve Pinery Planned Development, 34th Amendment - Major Planned Development Amendment because it does meet all of the approval criteria with 2 conditions as presented - Project File: ZR2025-010.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- e. Second and Final Reading of An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado.

Jeff Garcia, County Attorney, addressed the Board to present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment:

Michael Lowder addressed the Board to provide public comment.

Jeff Kerrane addressed the Board to provide public comment.

Ted Leighty addressed the Board to provide public comment.

Bob Marshall, Highlands Ranch, addressed the Board to provide public comment.

Mr. Garcia readdressed the Board to respond to public comments.

Commissioner Van Winkle asked clarifying questions.

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

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Mr. Garcia commented on this Item.

This is Motion No. 025-231

Commissioner Van Winkle moved that the Board approve Second and Final Reading of An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado.

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, January 13, 2026 @ 2:30 p.m. ***