



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

**TUESDAY, DECEMBER 9, 2025**

**MINUTES**

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**Tuesday, December 9, 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**

**3. Public Hearing Agenda Items**

a. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

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

Commissioner Laydon commented on this Item.

Megan Murphy, applicant representative, addressed the Board to present on this Item.

Andrea Cole, Dominion Water & Sanitation District, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Public Comment:

Gary Attington addressed the Board to provide public comment.

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

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-206

Commissioner Van Winkle moved that the Board approve Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment because it does meet all of the approval criteria - Project File: SV2025-007.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle  
Special District Service Plan No: R-025-111

- b. Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment - Project File: ZR2025-012.

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

Susan Beckman, Sterling Ranch Development Company, addressed the Board to present on this Item.

Public Comment:

Doug Chestnutt addressed the Board to provide public comment and entered an item as an exhibit into the record.

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

Commissioner Teal commented on this Item.

This is Motion No. 025-207

Commissioner Teal moved that the Board approve Sterling Ranch Planned Development, 14th Amendment - Planned Development Major Amendment because it does meet all of the approval criteria, with 2 conditions as presented - Project File: ZR2025-012.

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

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

- c. Owens Industrial Park Filing 1, 1st Amendment, Lot 1A and Metes and Bounds, 3rd Amendment - Use by Special Review - Supplemental Hearing - Project File: US2021-002.

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

Jeff Garcia, County Attorney, provided comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question. Attorney Garcia answered the Commissioner's question.

Jessica Alizadeh, applicant representative, addressed the Board to further present on this Item.

Dylan Williams, Douglas County Wildfire Mitigation, addressed the Board to provide comment.

Ms. Alizadeh readdressed the Board to continue to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Laydon asked the applicant if they agreed to the conditions as presented. Ms. Alizadeh addressed the Board to agree to the conditions presented.

Public Comment:

Jerry Brouillette, Louviers, addressed the Board to provide public comment.

Meghan St. Clair, Louviers, addressed the Board to provide public comment.

Bette Hrdlecka addressed the Board to provide public comment.

Pam Packer addressed the Board to provide public comment.

Marla Gifford, Louviers, addressed the Board to provide public comment.

James Silvestro addressed the Board to provide public comment.

Robert Howard, Louviers, addressed the Board to provide public comment.

Commissioner Van Winkle commented on this Item.

Ms. Alizadeh readdressed the Board to respond to public comment.

Dylan Williams addressed the Board to comment on this Item.

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

Commissioner Laydon commented on this Item and asked a clarifying question.  
Ms. Alizadeh addressed the Board to comment on this Item and answered the  
Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Jeff Garcia, County Attorney, provided comment.

Commissioner Laydon commented on this Item.

This is Motion No. 025-208

Commissioner Van Winkle moved that the Board approve Owens Industrial Park Filing 1,  
1st Amendment, Lot 1A and Metes and Bounds Parcels, 3rd Amendment because it does  
meet all of the approval criteria with 3 conditions as presented - Project File: US2021-002.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

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

- d. Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the County  
of Douglas for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on  
the Last Day of December, 2026

Martha Marshall, Director of Budget, addressed the Board to present on Items 3d - 3i.

Commissioner Van Winkle commented on this Item.

Public Comment:

Tiffany Milburn, Roxborough, addressed the Board to provide public comment.

Jim Wattenberger addressed the Board to provide public comment.

Ms. Marshall readdressed the Board to help answer questions from public comment.

Commissioner Van Winkle commented on this Item.

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 Laydon commented on this Item.

This is Motion No. 025-209

Commissioner Teal moved that the Board approve Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the County of Douglas for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

**RESULT:** ADOPTED  
**MOVER:** George Teal  
**SECONDER:** Kevin Van Winkle  
**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle  
Resolution No: R-025-100

- e. Resolution Appropriating Funds for the County of Douglas, Colorado for the Fiscal Year 2026

This is Motion No. 025-210

Commissioner Van Winkle moved that the Board approve Resolution Appropriating Funds for the County of Douglas, Colorado for the Fiscal Year 2026

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

- f. Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the County of Douglas, Colorado for the 2026 Fiscal Year

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-211

Commissioner Teal moved that the Board approve Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the County of Douglas, Colorado for the 2026 Fiscal Year

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

- g. Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the Douglas County Law Enforcement Authority for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

This is Motion No. 025-212

Commissioner Van Winkle moved that the Board approve Resolution Summarizing Revenues and Expenditures and Adopting a Budget for the Douglas County Law Enforcement Authority for the Fiscal Year Beginning on the First Day of January, 2026 and Ending on the Last Day of December, 2026

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

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

- h. Resolution Appropriating Funds for the Douglas County Law Enforcement Authority for the Fiscal Year 2026

This is Motion No. 025-213

Commissioner Teal moved that the Board approve Resolution Appropriating Funds for the Douglas County Law Enforcement Authority for the Fiscal Year 2026

**RESULT:** ADOPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

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

- i. Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Douglas County Law Enforcement Authority for the 2026 Fiscal Year

This is Motion No. 025-214

Commissioner Van Winkle moved that the Board approve Resolution Levying General Property Taxes for the Year 2025 to Help Defray the Costs of Government for the Douglas County Law Enforcement Authority for the 2026 Fiscal Year

**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, December 16, 2025 @ 2:30 p.m.\*\**