



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

**TUESDAY, APRIL 28, 2026**

**MINUTES**

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**Tuesday, April 28, 2026**

**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. Bloom Preliminary Plan - Project File: SB2025-017.

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

Eric Carlson, applicant representative, addressed the Board to present on this Item.

Paul Shoukas, applicant, addressed the Board to present on this Item.

Commissioner Laydon asked a clarifying question.

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

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

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

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

Commissioner Laydon asked clarifying questions.

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

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.

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

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-068

Commissioner Van Winkle moved that the Board approve Bloom Preliminary Plan because it does meet all of the approval criteria, with 7 conditions as presented - Project File: SB2025-017.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

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

- b. Vacation of a Portion of Cottonwood Avenue - Road Vacation - Project File: SB2026-004.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.

Ms. Bare addressed the Board to answer the Commissioner's questions.

John Coffman, applicant, addressed the Board to provide comment.

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

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

Public Comment:

Kenneth Ramsey addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

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

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

Ms. Bare addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.  
Ms. Bare addressed the Board to answer the Commissioner's questions.  
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's questions.  
Mr. Coffman addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.  
Ms. Bare addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item and asked a clarifying question.  
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

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.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

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

Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked a clarifying question.  
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-070

Commissioner Van Winkle moved that the Board approve Vacation of a Portion of Cottonwood Avenue because it does meet all of the approval criteria, with 2 conditions as presented - Project File: SB2026-004.

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

This is Motion No. 026-069

Commissioner Laydon moved that the Board deny Vacation of a Portion of Cottonwood Avenue. The motion failed by the following vote:

**RESULT:** NO ACTION TAKEN  
**MOVER:** Abe Laydon  
**SECONDER:** George Teal  
**AYES:** Laydon  
**NAYS:** Vice Chair Teal and Commissioner Van Winkle

- c. Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment -Use by Special Review Amendment for the Sedalia Recycling Center and Depository - Project File: US2025-001.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Dalton Ellis, applicant, addressed the Board to present on this Item.

Public Comment: None

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

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

Mr. Ellis addressed the Board to accept the conditions.

This is Motion No. 026-071

Commissioner Laydon moved that the Board approve Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment -Use by Special Review Amendment for the Sedalia Recycling Center and Depository because it does meet all of the approval criteria, with 3 conditions as presented - Project File: US2025-001.

**RESULT:** ADOPTED

**MOVER:** Abe Laydon

**SECONDER:** Kevin Van Winkle

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

- 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 \$55,159,453.

This is Motion No. 026-072

Commissioner Van Winkle moved that the Board Continue a Resolution supplementing the 2026 Adopted Budget to May 12, 2026 at 2:30 p.m.

**RESULT:** CONTINUED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

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

#### 4. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, May 12, 2026 @ 2:30 p.m.\*\**