



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

TUESDAY, SEPTEMBER 2, 2025

MINUTES

Tuesday, September 2, 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

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 Engineering, addressed the Board to present on this Item.

Commissioner Van Winkle asked a clarifying question.

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

Commissioner Teal commented on this Item and asked a clarifying question.

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

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-129

Commissioner Teal moved that the Board approve 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.

RESULT: ADOPTED

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. Waiver of Central Services Requirement in the Commercial Zone District - Zoning Resolution Waiver Request - Project File: SP2024-081.

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

Commissioner Teal commented on this Item and asked clarifying questions.

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

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

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

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

Caroline Emmons Young-Henry, Applicant Representative, addressed the Board to further present on this Item.

Troy Denning, Applicant Engineering, addressed the Board to further present on this Item.

Mark DeBenedictis, Applicant Representative, addressed the Board to further present on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.

Mr. DeBenedictus addressed the Board to help answer the Commissioner's questions.

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

Mr. DeBenedictus addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon asked a clarifying question.

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

Public Comment: None

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 Laydon asked the applicant if they were in agreement to the 3 conditions as presented.

The applicant agreed to the conditions as presented.

Brandon Messer, Applicant, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-130

Commissioner Van Winkle moved that the Board approve Waiver of the Zoning Resolution Requirement for Central Services in the Commercial Zone District because it does meet all of the approval criteria, with 3 Conditions as Presented. Project File: SP2024-081.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Piney Lake Trails Metropolitan District Nos. 1 & 2 - Amended and Restated Service Plan - Project File: SV2025-001.

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

Megan Murphy, Applicant Representative, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question

Lauren Pulver, Department of Community Development, addressed the Board to answer the Commissioner's question.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 025-131

Commissioner Teal moved that the Board approve Piney Lake Trails Metropolitan District Nos. 1 & 2 - Amended and Restated Service Plan, because it does meet all of the approval criteria - Project File: SV2025-001.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Special District Service Plan No: R-025-070

- b. Pinery Meadows Metropolitan District Nos. 1 & 2 - New Service Plan - Project File: SV2025-003.

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

Erin Stutz, Applicant Representative, addressed the Board to further present on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-132

Commissioner Van Winkle moved that the Board approve Pinery Meadows Metropolitan District Nos. 1 & 2 - New Service Plan, because it does meet all of the approval criteria. Project File: SV2025-003.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. Ramblewood Planned Development - Rezoning - ZR2024-031.

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

Commissioner Teal asked clarifying questions.

Mr. Bedford addressed the Board to help answer the Commissioner's questions.

Dan Sheldon, Applicant Representative, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Public Comment:

Gus Burkhardt addressed the Board to provide public comment.

Camille Burkhardt addressed the Board to provide public comment.

Scott addressed the Board to provide public comment.

Scott Goldhammer addressed the Board to provide public comment.

Jim Whittlesey addressed the Board to provide public comment.

Eric Klemmer addressed the Board to provide public comment.

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

Commissioner Teal commented on this Item.

Commissioner Laydon asked the applicant if they were in agreement to the 2 conditions presented.
The applicant agreed to the conditions as presented.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-133

Commissioner Teal moved that the Board approve Ramblewood Planned Development - Rezoning because it does meet all of the approval criteria with 2 conditions as Presented - ZR2024-031.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- d. Ramblewood Metropolitan District - New Service Plan - Project File: SV2025-002.

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

Paula Williams, Applicant Representative, addressed the Board to further present on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-134

Commissioner Van Winkle moved that the Board approve Ramblewood Metropolitan District - New Service Plan, because it does meet all of the approval criteria - Project File: SV2025-002.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Special District Service Plan No: R-025-072

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, September 9, 2025 @ 2:30 p.m.