



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

**MONDAY, NOVEMBER 3, 2025**

**MINUTES**

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**Monday, November 3, 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**

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.

This is Motion No. 025-187

Commissioner Teal moved that the Board approve the request to set a Hearing date for the Range Metropolitan Districts Nos. 1-3 for November 18, 2025 at 2:30 PM

**RESULT:** ACCEPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

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

**3. Public Hearing Agenda Items**

a. Canyons South Filing 1A, 4th Amendment - Replat - Project File: SB2025-018.

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

Richard Cross, applicant, addressed the Board to further present on this Item.

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

Commissioner Laydon commented on this Item.

Mr. Cross commented on this Item.

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-188

Commissioner Van Winkle moved that the Board approve Canyons South Filing 1A, 4th Amendment - Replat because it does meet all of the approval criteria, with 2 conditions as presented - Project File: SB2025-018.

**RESULT:** ACCEPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

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

- b. Pinery Planned Development, 33rd Amendment - Planned Development Major Amendment - Project File: ZR2025-006.

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

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

Public Comment: None

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-189

Commissioner Teal moved that the Board approve Pinery Planned Development, 33rd Amendment - Planned Development Major Amendment because it does meet all of the approval criteria, with 2 conditions as presented - Project File: ZR2025-006.

**RESULT:** ACCEPTED

**MOVER:** George Teal

**SECONDER:** Kevin Van Winkle

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

- c. 9998 South Perry Park Road - Zone Map Change - Project File: DR2025-004.

Trevor Bedford, Department of Community Development, addressed the Board to 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. 025-190

Commissioner Van Winkle moved that the Board approve 9998 South Perry Park Road - Zone Map Change, because it does meet all of the approval criteria - Project File: DR2025-004.

**RESULT:** ACCEPTED

**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, November 18, 2025 @ 2:30 p.m.\*\**