



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

TUESDAY, OCTOBER 14, 2025

MINUTES

Tuesday, October 14, 2025

2:30 PM

Hearing Room

2:30 PM

1. Call to Order

PRESENT: Vice Chair George Teal
Chairperson Abe Laydon
Kevin Van Winkle

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. Wildcat Regional Park - Land Disposal Request - Project File: MI2025-015.

Steve Koster, Department of Community Development, addressed the Board to present on this Item.

Mike Bailey, Applicant, addressed the Board to further present on this Item.

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

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

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

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

Commissioner Laydon commented on this Item and asked clarifying questions.

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

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 025-174

Commissioner Teal moved that the governmental use or purpose of Wildcat Regional Park Will be furthered by disposal of the land through conveyance to the Highlands Ranch Community Association - Project File: MI2025-015.

RESULT: ACCEPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

This is Motion No. 025-175

Commissioner Van Winkle moved that the Board approve Conveyance of Wildcat Regional Park to the Highlands Ranch Community Association - Project File: MI2025-015.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Parks, Trails, Historic Resources and Opens Space Funding Agreement Between Douglas County and the Highlands Ranch Community Association for the Construction of Wildcat Regional Park and the Adjoining Trail Network in the Amount of \$3,500,000.00

Dan Dertz, Department of Community Development, addressed the Board to present on this Item.

Mike Bailey, Applicant, addressed the Board to further present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Mr. Bailey 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 Laydon commented on this Item.

This is Motion No. 025-176

Commissioner Teal moved that the Board approve Parks, Trails, Historic Resources and Opens Space Funding Agreement Between Douglas County and the Highlands Ranch Community Association for the Construction of Wildcat Regional Park and the Adjoining Trail Network in the Amount of \$3,500,000.00

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. Compark Business Campus Metropolitan District - Service Plan 1st Amendment - Project File: SV2025-006.

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

Audrey Johnson, Applicant, addressed the Board to further present on this Item.

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

Ms. Johnson addressed the Board to answer the Commissioner's question.

Commissioner Teal commented on this Item and asked clarifying questions.

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

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

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. 025-177

Commissioner Van Winkle moved that the Board approve Compark Business Campus Metropolitan District - Service Plan 1st Amendment because it does meet all of the approval criteria - Project File: SV2025-006.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- d. Antelope Crossing - Rezoning - Project File: ZR2024-015.

Carolyn Washee-Freeland, Department of Community Development, addressed the Board to

present on Item 3d and 3e.

Commissioner Van Winkle commented on this Item and asked clarifying questions.
Ms. Washee-Freeland addressed the Board to help answer the Commissioner's questions.

CJ Kirst, Applicant, addressed the Board to comment on this Item.

Commissioner Laydon asked clarifying questions.
Mr. Kirst addressed the Board to help answer the Commissioner's questions.
Ms. Washee-Freeland addressed the Board to help answer the Commissioner's questions.

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

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 025-178

Commissioner Teal moved that the Board approve Antelope Crossing - Rezoning because it does meet all of the approval criteria - Project File: ZR2024-015.

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

- e. Antelope Crossing - Minor Development Plat - Project File: SB2024-066.

This is Motion No. 025-179

Commissioner Van Winkle moved that the Board approve Antelope Crossing - Minor Development Plat - because it does meet all of the approval criteria as presented, with 8 conditions as presented, Project File: SB2024-066.

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, October 28, 2025 @ 2:30 p.m.