



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

TUESDAY, JUNE 10, 2025

MINUTES

Tuesday, June 10, 2025

2:30 PM

Hearing Room

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal, Abe Laydon and 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. Happy Canyon Filing 4, Tracts F and G - Zone Map Change - Project File: DR2024-005.

Trevor Bedford, Department of Community Development, addressed the Board to present 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. Mr. Bedford addressed the Board to answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Public Comment:

Jill Campbell, Highlands Ranch, addressed the Board to provide public comment.

Rich West addressed the Board to provide public comment.

Commissioner Teal commented on this Item.

This is Motion No. 025-082

Commissioner Teal moved that the Board approve Happy Canyon Filing 4, Tracts F and G - Zone Map Change - Project File: DR2024-005.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Chairperson Laydon and Commissioner Van Winkle
Zone District Map Change No: R-025-050

- b. Zoning Resolution Waiver for Inverness Filing 9, Lot 3 - Project File: US2024-011.

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

Commissioner Van Winkle commented on this Item and asked a clarifying question.
Ms. Bare addressed the Board to help answer the Commissioner's question.

Andrew Baker, Baseline Corporation, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Mike Swisher, Homeland Development Corporation, addressed the Board to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Public Comment:

Jill Campbell, Highlands Ranch, addressed the Board to provide public comment.

Zach Gabehart, Arapahoe Airport Authority, addressed the Board to provide public comment.

Alan Hamer addressed the Board to provide public comment.

Amanda Smith addressed the Board to provide public comment.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Jeanette Bare, Community Development, addressed the Board to comment on this Item.

Mr. Baker readdressed the Board to comment on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 025-083

Commissioner Van Winkle moved that the Board Deny Zoning Resolution Waiver for Inverness Filing 9, Lot 3 because it Does Not meet all of the approval criteria with the Conditions as Presented - Project File: US2024-011.

RESULT: DENIED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Teal, Chairperson Laydon and Commissioner Van Winkle

- c. Cross Mountain - Zone Map Change - Project File: DR2025-001.

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

Rob Herman, 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. 025-084

Commissioner Teal moved that the Board approve Cross Mountain - Zone Map Change - Project File: DR2025-001.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Teal, Chairperson Laydon and Commissioner Van Winkle
Zone District Map Change No: R-025-051

- d. 2096 S. Interstate 25 - Zone Map Change - Project File: DR2025-002.

Matt Jakubowski, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying question.

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

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Jakubowski 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.

Commissioner Teal commented on this Item.

This is Motion No. 025-085

Commissioner Van Winkle moved that the Board approve 2096 S. Interstate 25 - Zone Map Change - Project File: DR2025-002.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Teal, Chairperson Laydon and Commissioner Van Winkle
Zone District Map Change No: R-025-052

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, June 24, 2025 @ 2:30 p.m.