



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

TUESDAY, NOVEMBER 25, 2025

MINUTES

Tuesday, November 25, 2025

2:30 PM

Hearing Room

Special Public Hearing

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

Commissioner Laydon provided comment.

Jeff Garcia, County Attorney, provided comment.

2. Land Use Meeting Agenda Items

3. Public Hearing Agenda Items

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

Brock Smethills, Sterling Ranch Development Company, addressed the Board to comment on this Item.

Susan Beckman, Sterling Ranch Development Company, addressed the Board to further present on this Item and entered an item as an exhibit for the record.

Kevin Johnk, Sterling Ranch Development Company, addressed the Board to further present

on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Sarah Kiesewetter, Classical Charter School expert, addressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Abby Kierkbride, Sterling Ranch counsel, addressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

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

Ms. Beckman readdressed the Board to further present on this Item.

Commissioner Van Winkle asked clarifying questions.

Ms. Beckman addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Brock Smethills addressed the Board to help answer the Commissioner's questions.

Public Comment:

Alyssa Little, Sterling Ranch, addressed the Board to provide public comment.

Kerri Scmacnter, Sterling Ranch, addressed the Board to provide public comment.

Loreli Wright, Sterling Ranch, addressed the Board to provide public comment.

Robyn DePan, Sterling Ranch, addressed the Board to provide public comment.

Rev. Lauren Thomas, Sterling Ranch, addressed the Board to provide public comment.

Jessica Hearn, Solstice, addressed the Board to provide public comment.

Robb Lohr, Sterling Ranch, addressed the Board to provide public comment.

Jason Kassay, Sterling Ranch, addressed the Board to provide public comment.

Jaclyn Charles, Sterling Ranch, addressed the Board to provide public comment.

Mark Hampton addressed the Board to provide public comment.

Chelsea Davis, Sterling Ranch, addressed the Board to provide public comment.

Linda White addressed the Board to provide public comment.

Kim Gilmartin addressed the Board to provide public comment.

Cindy Jensen, Castle Rock, addressed the Board to provide public comment.

Harold Britton addressed the Board to provide public comment.

Kaylan Bockenfeld, Parker, addressed the Board to provide public comment.

Kyle Whitehair, Sterling Ranch, addressed the Board to provide public comment.

Jennifer Williams, Sterling Ranch, addressed the Board to provide public comment.

Emily Suyat, Parker, addressed the Board to provide public comment.

Amity Wicks, Highlands Ranch, addressed the Board to provide public comment.

Lenaya Dotseth, Sterling Ranch, addressed the Board to provide public comment.

Sammye Wheeler-Clouse, Castle Rock, addressed the Board to provide public comment.

Katie Burton, Sterling Ranch, addressed the Board to provide public comment.

Alison Comer, Sterling Ranch, addressed the Board to provide public comment.

Mark Baisley addressed the Board to provide public comment.

Stephen Collier, Highlands Ranch, addressed the Board to provide public comment.

Dana Bonham, Castle Rock, addressed the Board to provide public comment.

Bob Marshall, Highlands Ranch, addressed the Board to provide public comment.

Kelly Mayr addressed the Board to provide public comment.

Sandy Shutt, Castle Rock, addressed the Board to provide public comment.

Valerie Thompson, Douglas County Board of Education, addressed the Board to provide public comment.

Amy Windsu addressed the Board to provide public comment.

Commissioner Teal provided comment.

Jeff Garcia, County Attorney, provided comment.

Erin Kane addressed the Board to provide public comment.

Commissioner Laydon asked a clarifying question.

Ms. Kane addressed the Board to help answer the Commissioner's question.

Dave Gill addressed the Board to provide public comment.

Commissioner Van Winkle provided comment.

Commissioner Teal provided comment.

Commissioner Van Winkle provided comment.

Jackie Millet addressed the Board to provide public comment.

Judy Brannberg addressed the Board to provide public comment.

Suzanne Burnell addressed the Board to provide public comment.

Matt Smith addressed the Board to provide public comment.

Ellie Reynolds, Sterling Ranch, addressed the Board to provide public comment.

Stephanie Muth addressed the Board to provide public comment.

Doug Chestnutt addressed the Board to provide public comment.

Durand Feeney addressed the Board to provide public comment.

Frank McNulty, Highlands Ranch, addressed the Board to provide public comment.

Kim Carroll, Parker, addressed the Board to provide public comment.

Meghann Silverthorn addressed the Board to provide public comment.

Meredith Rudolph addressed the Board to provide public comment.

Ryan Marsh addressed the Board to provide public comment.

Sam Ritter, Sterling Ranch, addressed the Board to provide public comment.

Susan Beckman readdressed the Board to further present on this Item.

Brock Smethills readdressed the Board to further present on this Item.

Commissioner Laydon commented on this Item and asked the applicant if they were in agreement to the conditions.

Mr. Smethills addressed the Board to provide comment and agree to the conditions as presented.

Superintendent Kane addressed the Board to provide comment.

Mr. Smethills readdressed the Board to provide comment.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-198

Commissioner Teal moved that the Board approve Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment because it does meet all of the approval criteria with 2 conditions as presented - Project File: ZR2025-009.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

4. Adjournment

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