



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

TUESDAY, JULY 14, 2026

MINUTES

Tuesday, July 14, 2026

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. DCL Sterling Ranch Exemption - Project File: EX2026-006.

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

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

This is Motion No. 026-114

Commissioner Van Winkle moved that the Board approve DCL Sterling Ranch Exemption because it does meet all of the approval criteria, with 2 conditions as presented - Project File: EX2026-006.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

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- b. Stone Creek Ranch Filing 1, 2nd Amendment - Replat - Project File: SB2022-038.

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

Commissioner Teal commented on this Item and asked clarifying questions.
Mr. Bedford addressed the Board to answer the Commissioner's questions.

Mike Sanders, applicant, addressed the Board to comment on this Item.

Commissioner Laydon asked clarifying questions.
Mr. Bedford addressed the Board to answer the Commissioner's questions.

Mr. Sanders addressed the Board to comment on this Item.

Public Comment: None

This is Motion No. 026-115

Commissioner Laydon moved that the Board approve Stone Creek Ranch Filing 1, 2nd Amendment Replat, because it does meet all of the approval criteria, with 2 conditions as presented - Project File: SB2022-038.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- c. Sundown Final Plat - Project File: SB2025-019.

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

Commissioner Laydon asked a clarifying question.
Mr. Jakubowski addressed the Board to answer the Commissioner's question.

Alan Westfall, applicant, addressed the Board to comment on this Item.

Public Comment: None

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

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 026-116

Commissioner Van Winkle moved that the Board approve Sundown Final Plat because it does meet all of the approval criteria, with 10 conditions as presented - Project File: SB2025-019.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Adragna - Minor Development Final Plat - Project File: SB2024-030.

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

Casey Adragna, applicant, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.

Mr. Adragna addressed the Board to answer the Commissioner's questions.

Mr. Thomas addressed the Board to answer the Commissioner's questions.

Commissioner Teal asked the applicant if they agreed to the conditions as presented.

Mr. Adragna addressed the Board to agree to the conditions.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 026-117

Commissioner Laydon moved that the Board approve Adragna - Minor Development Final Plat because it does meet all of the approval criteria, with 4 conditions as presented - Project File: SB2024-030.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C and Repealing All Ordinances and Resolutions in Conflict Therewith.

Matthew Dziubanski, Building Department, addressed the Board to present on this Item.

Commissioner Van Winkle asked a clarifying question.

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

Public Comment:

Dave Wooder, Franktown Fire, addressed the Board to provide public comment.

This is Motion No. 026-118

Commissioner Van Winkle moved that the Board approve An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C and Repealing All Ordinances and Resolutions in Conflict Therewith.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, July 28, 2026 @ 2:30 p.m.