



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

TUESDAY, MARCH 10, 2026

MINUTES

Tuesday, March 10, 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. Sterling Ranch Filing No. 7C - Final Plat - Project File: SB2024-060.

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

Kevin Johnk, Sterling Ranch Development Company, addressed the Board to further present on this Item and agreed to the conditions as presented.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-035

Commissioner Laydon moved that the Board approve Sterling Ranch Filing No. 7C - because it Does meet all of the approval criteria, with 8 conditions as presented- Project File: SB2024-060.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Bennett, Benedik, and Colander Exemption - Project File: EX2025-007.

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

Commissioner Van Winkle asked a clarifying question.

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

Kevin Archer, David E Archer and Associates, addressed the Board to comment on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-036

Commissioner Van Winkle moved that the Board approve Bennett, Benedik, and Colander Exemption - because it Does meet all of the approval criteria, with 3 Conditions as presented, Project File: EX2025-007.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

3. Public Hearing Agenda Items

- a. Pinery Village Filing 2 - Minor Development Final Plat - Project File: SB2021-049.

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

This is Motion No. 026-037

Commissioner Laydon moved that the Board Continue The Pinery Village Filing 2 - Minor Development Final Plat - Project File: SB2021-049 to March 24, 2026 at 2:30 p.m.

RESULT: CONTINUED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- b. Douglas County Zoning Resolution Amendments for Large Day-Care Homes - Project File: DR2025-007.

Melanie Estrada, Department of Community Development, addressed the Board to present on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 026-038

Commissioner Van Winkle moved that the Board approve Douglas County Zoning Resolution Amendments for Large Day-Care Homes - Project File: DR2025-007.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle
Resolution No: R-026-016

- c. Highlands Ranch Filing 159 - Minor Development Final Plat - Project File: SB2023-022.

Carolyn Washee-Freeland, Department of Community Development, addressed the Board to present on this Item.

John Kilrow, Shea Properties, addressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

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

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

Public Comment: None

Mr. Kilrow addressed the Board and commented on this Item.

Commissioner Teal commented on this Item and asked a clarifying question.
Ms. Washee-Freeland addressed the Board to answer the Commissioner's question.

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

Commissioner Laydon asked a clarifying question.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-039

Commissioner Laydon moved that the Board approve Highlands Ranch Filing 159 - Minor Development Final Plat because it Does meet all of the approval criteria, with 4 conditions as presented - Project File: SB2023-022.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- d. Ramblewood Preliminary Plan - Project File: SB2025-040.

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

Commissioner Laydon asked clarifying questions.

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

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

Dan Jennings, applicant, addressed the Board to comment on this Item and answer the Commissioner's question.

Dan Sheldon and Dan Jennings, Miller United, addressed the Board to further present on this Item.

Public Comment:

Scott Staudert addressed the Board to provide public comment.

Commissioner Teal provided comment.

Commissioner Van Winkle provided comment.

Commissioner Laydon provided comment.

Public Comment Continued:

Theo Whitman addressed the Board to provide public comment.

Scott Goldhammer addressed the Board to provide public comment.

James Whittlesey addressed the Board to provide public comment.

Commissioner Teal provided comment.
Commissioner Laydon provided comment.
Commissioner Teal provided comment.

Gus Burkhard addressed the Board to provide public comment.

Mr. Sheldon addressed the Board to provide comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Mr. Sheldon addressed the Board to agree to the conditions as presented.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 026-040

Commissioner Van Winkle moved that the Board approve Ramblewood Preliminary Plan because it Does meet all of the approval criteria, with 6 conditions as presented - Project File: SB2025-040.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- e. Driskill Subdivision - Minor Development Final Plat - Project File: SB2025-042.

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

Commissioner Teal asked the applicant if they agreed to the conditions as presented.
William Driskill, applicant, addressed the Board to accept the conditions as presented.

Public Comment: None

Commissioner Teal commented on this Item.

This is Motion No. 026-041

Commissioner Laydon moved that the Board approve Driskill Subdivision - Minor Development Final Plat because it does meet all of the approval criteria, with 6 conditions as presented - Project File: SB2025-042.

RESULT: ADOPTED

MOVER: Abe Laydon

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

- f. Second and Final Reading of Ordinance Establishing Business Licensure Requirements to Regulate Massage Facilities and to Regulate and Prohibit Unlawful Activities for the Sole Purpose of Deterring Illicit Massage Business and Preventing Human Trafficking, within Douglas County, Colorado.

Jeff Garcia, County Attorney, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Public Comment:

Andrea Bradbury, Highlands Ranch, addressed the Board to provide public comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 026-042

Commissioner Laydon moved that the Board approve Second and Final Reading of Ordinance Establishing Business Licensure Requirements to Regulate Massage Facilities and to Regulate and Prohibit Unlawful Activities for the Sole Purpose of Deterring Illicit Massage Business and Preventing Human Trafficking, within Douglas County, Colorado.

RESULT: ADOPTED

MOVER: Abe Laydon

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, March 24, 2026 @ 2:30 p.m.