



**DOUGLAS COUNTY COMMISSIONERS
ADMINISTRATIVE MEETING AGENDA
Monday, October 13, 2025 – 2:30 p.m.
(In Office)**


A G E N D A

- I. Compark Metropolitan District – 30-Day Notice of Intent**
- II. Lot Line Adjustment**
- III. Boards and Commissions**

Memorandum

Date: October 13, 2025

To: Douglas J. Deboard, County Manager

From: Terence T. Quinn, AICP, Director of Community Development 

CC: Lauren Pulver, Planning Resources Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

Subject: **Compark Metropolitan District – 30-Day Notice of Intent**

SUMMARY

On September 16, staff received notice of intent from the Compark Metropolitan District (District) to create a subdistrict within the boundaries of the District to pay for improvements that are of a specific benefit and service to properties within the proposed subdistrict boundaries.

Based upon staff review, the County is not required to take any action as a result of this notice as there appears to be no unique or concerning issues with this subdistrict formation.

BACKGROUND

The creation of subdistricts is consistent with powers granted to special districts in Title 32 of the Colorado Revised Statutes. The District has a First Amendment in process with the County to increase its debt limit that will be considered by the Board of County Commissioners (Board) at a public hearing on October 14, 2025. The First Amendment also includes language changes identifying the District's authority to create subdistricts as permitted in Title 32.

Colorado Revised Statutes Title 32 requires districts to provide notice to the Board when subdistricts are created. As this is a separate action from the First Amendment, a determination on this notice does not impact the Board's review of the District's proposed First Amendment to increase its debt limit.

Regarding the creation of the subdistrict, the Board has the authority to require a hearing on that action by treating it as a material departure from the approved service plan.

NEXT STEPS

Staff is available to discuss this further or provide additional information of necessary.

ATTACHMENTS

WBA letter dated September 16, 2025



Kristin J. Bowers
Shareholder

303-858-1800
kbowers@wbapc.com

September 16, 2025

VIA E-MAIL

Board of County Commissioners
Douglas County
100 Third Street
Castle Rock, Colorado 80104
Attn: DJ Beckwith, Principal Planner (dbeckwith@douglas.co.us)
Attn: Christopher Pratt, Managing County Attorney (cpratt@douglas.co.us)

**Re: Compark Business Campus Metropolitan District
Notice of Intent to Create a Subdistrict ("Notice")**

Dear Commissioners:

Our firm serves as general counsel to the Compark Business Campus Metropolitan District (the "District"). The District operates pursuant to a Service Plan approved by the Board of County Commissioners (the "BOCC") of Douglas County (the "County") on February 24, 1998 (the "Service Plan"). The District's Board of Directors (the "Board") desires to create a subdistrict within the legal boundaries of the District to pay for improvements that are of specific benefit and service to those properties within the proposed subdistrict boundaries. Pursuant to Section 32-1-1101(1)(f) and 32-1-1101(1.5), C.R.S. (the "Special District Act"), whenever the Board divides the district into one or more areas pursuant to the Special District Act, the Board shall provide notice of such action to the BOCC, and the BOCC may elect, within thirty days after receipt of this Notice, to treat this action as a material modification of the District's Service Plan in accordance with the provisions of Section 32-1-207(2), C.R.S.

Section 32-1-207(2), C.R.S. provides, in relevant part:

Such approval of modifications shall be required only with regard to changes of a basic or essential nature, including but not limited to the following: Any addition to the types of services provided by the special district; a decrease in the level of services; a decrease in the financial ability of the district to discharge the existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Approval for modification shall not be required for changes necessary only for the execution of the original service plan or for changes in the boundary of the special district.

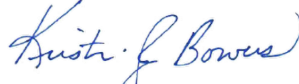
Although this Notice is legally required under the Special District Act, the Service Plan does not prohibit the creation of the proposed subdistrict, nor does the creation of a subdistrict constitute a material modification under Section 32-1-207(2), C.R.S. Pursuant to the Special District Act, the subdistrict shall be subject to the Service Plan of the District, the debt of the subdistrict shall be treated separately from the District, and the total debt of the District and subdistrict shall not exceed any debt limits in the Service Plan. The District intends for the subdistrict to hold a debt authorization election on November 4, 2025. All eligible electors within the boundaries of the proposed subdistrict will be eligible to vote at the November 4, 2025 election.

The District does not believe that there is any legal basis under which the formation of the subdistrict constitutes a material modification of the Service Plan. Absent notification by the County that the creation of the subdistrict constitutes a material modification, the District will assume that there is no objection to this Notice as of October 16, 2025. Alternatively, the County may execute the below acknowledgment and deliver the same to me prior to October 16, 2025.

Should you have any questions regarding the Notice, please do not hesitate to contact me.

Sincerely,

WBA, PC



Kristin J. Bowers
Shareholder

cc: Board of Directors, Compark Business Campus Metropolitan District

ACKNOWLEDGEMENT

The Board of County Commissioners of Douglas County, Colorado has received your notice of September 16, 2025, regarding the proposed creation of a subdistrict by Compark Business Campus Metropolitan District (the “District”). In reviewing the District’s notice, we understand the District intends to create a subdistrict pursuant to Section 32-1-1101(1)(f), C.R.S. The County does not object to the District’s creation of a subdistrict.

County Attorney

Date

Agenda Item

Date: October 13, 2025 at 2:30 p.m.
To: Douglas County Board of County Commissioners
From: Douglas J. DeBord, County Manager
Subject: Lot Line Adjustment

Review of proposed lot line adjustment involving County land in the Pinery, Filing 8B Tract B (County-owned) and Lot 52 (privately owned) in proximity to a pedestrian path between the Pinery and Ponderosa High School.

Agenda Item

Date: October 13, 2025 at 2:30 p.m.
To: Douglas County Board of County Commissioners
From: Douglas J. DeBord, County Manager
Subject: Boards and Commissions

Boards and Commissions