

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: August 12, 2025
RE: County Manager Report

- **Douglas County on its way to becoming the first county nationwide to build and operate its own biochar facility, coupled with recycling center** - Imagine a one-stop shop for residents for your household chemicals, slash from a fire mitigation project and old electronics. The Board of Douglas County Commissioners took steps toward that vision on July 23, 2025, breaking ground on a new biochar facility and waste diversion services site to be located near Waste Connections off US 85 in Sedalia. [Visit our webpage to read about the timeline and future services for the new facility](#)



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[and future services for the new facility](#)

- **Stay informed as the Zebulon Project moves forward** - Stay informed every step of the way as your County works with local partners to plan for the future of sports and activities in our community. Find details about Zebulon on [our webpage](#). [Check your email subscriber preferences](#) to ensure you're signed up for the Zebulon email news list. [Watch this Live Town Hall](#) for more background information on the project.



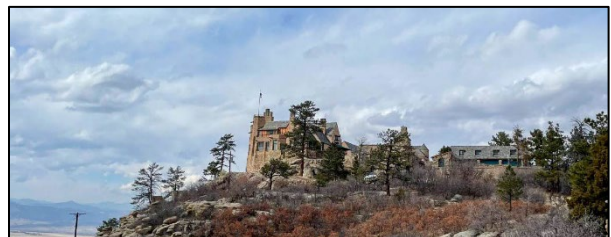
- **No camping at Sandstone Ranch Open Space, Board of Douglas County Commissioners decides** - Following community feedback and further fire risk analysis, the Board has decided not to pursue camping at Sandstone Ranch any further. "We have heard from citizens that it is necessary we find a balance between providing recreation amenities in Douglas County while also prioritizing public safety," said Commissioner Abe Laydon. [Visit our webpage to learn about plans to have citizens lead future discussions about camping on Douglas County open space properties.](#)



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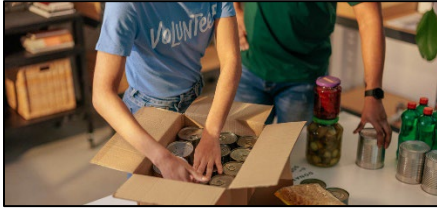
[about camping on Douglas County open space properties.](#)

- **Cherokee Ranch and Castle is being preserved and protected thanks to your support** - Thanks to your support, a historic landmark will live on in Douglas County. At their July 22 Business Meeting, Douglas County Commissioners approved \$575,000 to go toward repairs and to support continued public access at the historic Cherokee Ranch and Castle in Sedalia. The funds will come from the voter-approved Parks, Trails, Historic Resources and Open Space Sales Fund. [Visit our webpage to learn how the funds will be used and how you can visit the historic property.](#)



Human Services

- **Help us stock the new Douglas County Domestic Violence Safehouse. Donate today!** - Did you know that



1 in 3 women and 1 in 4 men report experiencing domestic violence in their lifetime? That's why in November 2024, Douglas County purchased a facility to be used as a domestic violence shelter, and at the March 25 Business Meeting, the Board of Douglas County Commissioners approved a service agreement and partnership with the nonprofit TESSA to increase the number of safehouse beds in

Douglas County. The new facility will open its doors this summer and we are turning to the community to help equip the domestic violence survivors with the supplies they need. [Visit our webpage to learn how you can help.](#)

Community Services

Activity Report July 17 – August 7, 2025

Douglas County Youth Initiative

- **Douglas County Youth Initiative turns 20 — and you're invited to celebrate!** Over the last 20 years, nearly



3,000 young people in Douglas County have used their voices to better the lives of youth in our community through the Douglas County Youth Initiative. Now, it's time to celebrate the impact this group has had on our community!

Join us at the Millhouse at Philip S. Miller Park in Castle Rock (1375 W. Plum Creek Pkwy, Castle Rock) **on Friday, Aug. 15 from 4 to 6 p.m.** for an evening of fun, ice cream, games and celebration as we honor two decades of supporting youth in our community. This event is free and no rsvp is required. [Visit our webpage to learn more about Douglas](#)

[County's Youth Initiative.](#)

- **Unbridled Rodeo** - On July 30, the Douglas County Fairgrounds hosted the debut of the *Unbridled Rodeo*, a



first-of-its-kind event designed for individuals with Intellectual and Developmental Disabilities (IDD), as well as those with lower mobility and sensory sensitivities. The event was made possible through a collaborative partnership between Douglas County and Developmental Pathways.

The rodeo was tailored to ensure accessibility for all and included modified versions of classic activities, including roping, barrel racing, and even a mechanical bull. The welcoming environment allowed participants to enjoy the thrill of the rodeo in a way that respected their individual needs.

Housing

- **Homeless Initiative** – The Homeless Engagement Assistance and Resource Team (HEART) completed the

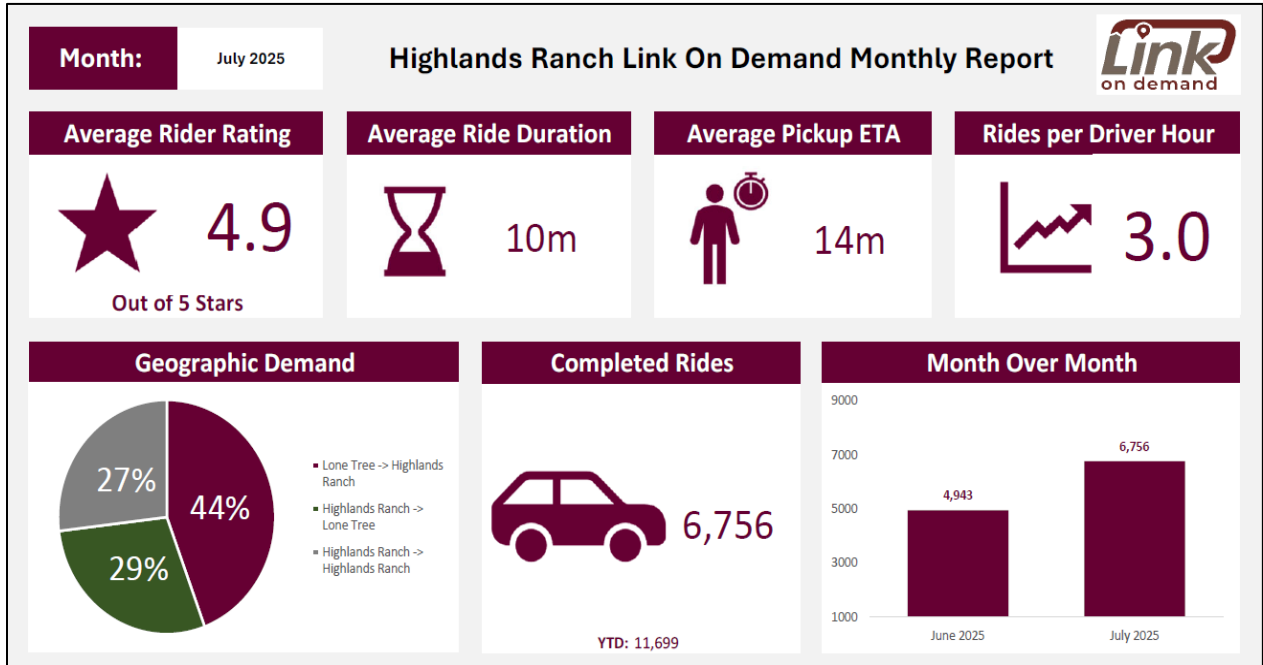


annual 2025 Summer Point-in-Time (PIT) count on the night of July 28. The PIT captures a snapshot of people sleeping in shelters, temporary housing, and outside on the street, in tents, or in their vehicle on any given night. The annual count helps the County understand the needs of those experiencing homelessness, create solutions for those who are unhoused, and provide data for necessary system improvements, greater impact and funding opportunities. With the assistance of local law-enforcement partners and non-profit agencies, teams targeted parking lots, outdoor spaces, intersections, and transit centers to survey unhoused individuals.

- **Housing Stability Program (HSP)** - The HSP continues to make significant strides in preventing homelessness and supporting households at risk of eviction. The program is designed to prevent homelessness by supporting individuals and families at risk of losing their housing. Since April 2025, the program has successfully prevented the eviction of two households and provided supportive and rent assistance to three additional households. To achieve these outcomes, the program has spent just over \$14,000 towards providing these households with the housing stability and supportive services they need to work towards long-term self-reliance.
- **Douglas County (DC) Cares** – The DC Cares program continues to support households experiencing housing instability through transitional housing, rental assistance, and case management services. In the first six months of 2025, six households are being served in the program. Of these, four are residing in DC Cares transitional housing units. A mom and her two kids were recently placed in one of these transitional housing units. Both she and her 19-year-old son are working with a case manager towards the goals of improving their stability through education and employment opportunities.

Programs and Grants

- **Older Adult Services and Transportation** - Services funded through the Denver Regional Council of Governments (DRCOG) completed the most recent program year on June 30. Over the past program year, Douglas County partner organizations provided more than 12,200 home-based service units and more than 17,290 one-way trips. Through provider partnerships, Douglas County was able to leverage County contributions of \$33,501 in cash match and \$53,752 of in-kind match to provide \$975,788 in programming support through grants. For every general fund dollar spent, Douglas County residents received almost \$13 in benefits for transportation and older adult services programs.
- **Link On Demand – Highlands Ranch Key Performance Metrics for July 2025**



- **Older Adult Grant Funds and Services for June 2025:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	215 trips	\$7,403.17
DRCOG 5310 – Transportation	576 trips	\$26,982.60
DRCOG 5310 – Call Center	199 calls	

DRCOG AAA – Homemaker	550.25 units	\$33,614.88
DRCOG AAA – Personal Care	351.25 units	
DRCOG AAA – Transportation	266.50 trips	
DRCOG HST (FASTER) - Trips	170 trips	\$7,258.75
DRCOG HST (FASTER) – Call Center	299 calls	

Community Outreach

- **Strive to Thrive Event** – Strive to Thrive is a bi-annual resource and service fair, presented by the Community



of Care Network, that coincides with the Summer Point-in-Time count. Cherry Hills Community Church hosted the fair on July 29. Douglas County residents were able to access resources and services from 33 local non-profits and providers. The Summer Strive to Thrive is held in coordination with the Foundation for Douglas County

Schools backpack drive, Lend A Hand. This year, 389 backpacks were distributed to Douglas County students. The fair offered a hot meal, grocery items, clothing, employment opportunities, emergency assistance applications, health insurance information, and food and nutrition assistance to 476 attendees.

- **SECOR Cares Open House** – Staff attended SECOR Cares Open House in Parker on July 22. SECOR is the County’s largest food bank, providing food assistance and other resources to more than 1,100 households each month. The open house provided an opportunity for partners, donors, volunteers and interested community members to learn more about SECOR’s efforts to support the most vulnerable residents in our community.



- **Highlands Ranch Senior Expo** – The Highlands Ranch Senior Center has been hosting quarterly senior expos to provide information and resources to older adults in the community. Community Services staff attended the June 17 Expo, handing out brochures about the Link On Demand service and information about the Online Resource Guide. Staff spoke with approximately 60 attendees and received positive feedback from those who had used the Link, as well as excitement from those who were glad that it was available and wanted to utilize it in the future. One woman said that she had macular degeneration and has to get injections in her eyes. She is looking forward to being able to access the Link.



- **Douglas County Fair & Rodeo Parade** – Community Services staff from HEART and Link On Demand participated alongside other Douglas County staff in the Douglas County Fair & Rodeo Parade on July 26. The annual event in Castle Rock provides additional exposure for the various programs offered through the Community Services Department.



- **Link On Demand Presentation at Vi at Highlands Ranch** – Staff was invited to Vi, a senior living community in Highlands Ranch on July 29, to present updates about the Link On Demand transit service. Ryan Arthur fielded questions from attendees and assisted older adults in downloading the application and registering for services.



Community Development

Parks, Trails and Building Grounds

- **Catch-and-Keep Fishing and Use of Electric Trolling Motors for Fishing at Rueter-Hess Reservoir** - Beginning July 1, 2025, Douglas County implemented new recreation rules that improve fishing at Rueter-Hess Reservoir. These new rules allow limited catch-and-keep fishing, marking a key milestone for recreation. Additionally, barbed hooks and scented baits are now allowed. Live bait remains prohibited. The catch-and-keep fishing limits in effect are:
 - Walleye: 16"– 20" with a bag limit of 2 fish per angler
 - Largemouth Bass: 14"–18" with a bag limit of 1 fish per angler
 - Yellow Perch: Over 6" with a bag limit of 5 fish per angler

A Douglas County resident became the first angler to reach the full catch limit of yellow perch. His haul included fish measuring up to 12.5 inches, a promising sign for the reservoir's thriving ecosystem. Rangers help anglers check the size and species to maintain the health of the fishery. Additionally, trolling electric motors are now allowed when actively engaged in fishing. They must be hand-titled and rated at no more than 55 pounds of thrust. All watercraft must be launched by hand; trailers are not permitted. For full fishing guidelines and permit requirements, please visit the official Rueter-Hess recreation site <https://www.douglas.co.us/rueter-hess-recreation/>



- **Volunteer Program Update** - Six events were hosted in July with 32 volunteers providing 64 hours of service.
 - On July 2nd, one volunteer helped paint the box culvert under Castle Pines Parkway, providing two hours of service. The fresh coat of paint made a huge difference!
 - American Family Insurance volunteered at Dotts Park on July 8th with 12 volunteers providing 24 hours of service. At Dotts they painted the trash can, pulled weeds, planted wildflower seeds and refilled the playground mulch. This is the second year of partnership with American Family Insurance.
 - On July 2nd, one volunteer helped paint the box culvert under Parker Road, providing two hours of service.
 - On July 10th, three volunteers provided six hours of service while pruning trail on the East/West Regional Trail.
 - On July 12th, 14 volunteers helped plant six trees at Fairgrounds Regional Park, providing 28 hours of service.
 - On July 14th, one volunteer provided two hours of service for the monthly shoreline cleanup event at Bingham Lake.



- **Volunteer Statistics for 2025:**

2025	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maint	Mullein Weeds Eradicated	Culverts Painted	Miles of Trail Maint
March	2	6	12	5					
April	3	86	243	14	45				
May	6	16	35	2	3	3			1
June	7	17	33	2	6	3	4,250	1	1
July	6	32	64	2	6			2	2
Totals	24	157	387	25	60	6	4,250	3	4

The volunteer program offers the following events in August:

- 8/6 – Trash Pickup at Challenger Regional Park
- 8/9 – Tree Planting at Bayou Gulch Regional Park
- 8/20 – Shoreline Cleanup at Bingham Lake

- **Counter Update as of July 30, 2025:**

Location	2024 totals through July	2025 totals through July
Bayou Gulch Regional Park – Dog Park	11,305	13,200
Bingham Lake	44,979	51,397
Bluffs Regional Park*	86,325	69,744
Cherry Creek Regional Trail – Pinery	14,810	22,186
East/West Regional Trail – Grigs Trailhead	27,384	24,916
East/West Regional Trail – High Point	N/A	23,522
East/West Regional Trail – Monarch Trailhead	10,098	10,932
East/West Regional Trail – Schweiger Ranch	7,712	8,677
East/West Regional Trail – Stepping Stone	18,568	24,037
Fairgrounds Regional Park – Dog Park	29,626	29,399
High Line Canal – East		5,877
High Line Canal – West	20,138	24,400
Rueter-Hess Reservoir – Coyote Run Loop	6,055	8,156
Rueter-Hess Reservoir – Incline Trailhead	41,772	42,808
Rueter-Hess Reservoir – Newlin's Gold	617	1,057
Totals	319,389	360,308
*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.		

Historic Preservation

- **Brew Tour Kick Off at Douglas County Library** - On July 27, the County Curator and repository contractor Todd McMahon attended the Brew Tour Kick Off event at the Castle Rock library. About 300-400 people attended the event which had beer tasting, live music, and lots of shwag. The Repository had a booth with historic beer bottles and a flask from the Cheese Ranch that once existed in Highlands Ranch. The booth also had a case of old matchbooks from the 50's and 60's that all came from the Meltzer Ranch property. This was a great opportunity for the public to engage with staff and County artifacts at a fun event!
- **Franktown Cave Artifacts** - On July 29, the County Curator picked up 18 artifacts from the Franktown Cave archaeological site from the University of Denver. All the artifacts are rare and perishable artifacts typically not found in Colorado. Among the collection are a 3-piece moccasin and yucca sandal. This was a unique opportunity for staff to photograph the artifacts and create a virtual showcase exhibit of the collection on the County's virtual museum before the artifacts return to the University of Denver. The Curator has photographed all the artifacts, and the new showcase exhibit will be released soon.
- **Douglas County Fair Historic Preservation Booth** - On August 1, the County Curator attended the County Fair hosting the Historic Preservation booth with Historic Preservation Board member Mary O'Pry. The booth was filled with historical information on Douglas County. The Curator brought historic Fair and Rodeo ribbons from the 50's and 60's from the Metzler family. Several curious citizens and a college student stopped by the booth and asked great questions.



Public Works

Activity Report July 21 – August 8

Active Projects ([Cone Zone Webpage](#))

- **Hess Road Wildlife Crossing Bridge** - This Project rehabilitates portions of the existing bridge that carries Hess Road over a Wildlife crossing. The project includes the removal of portions of the existing structure, asphalt milling, sawing and sealing of bridge joints, waterproofing membrane, hot mix asphalt placement, concrete pavement repair work adjacent to the bridge structure, erosion control, traffic control, and other related items. This project is anticipated to start in late August and will be completed approximately 60 days later.
- **West Frontage Road Relocation (aka Dawson Trails Blvd.)** - The West Frontage Road Relocation (Dawson Trails Boulevard) is part of a series of projects aimed at improving access and safety at the southern end of Castle Rock. Construction started on Sept. 9, 2024. The estimated 18-month road closure will enable crews to safely construct the new interchange and relocate this portion of the West Frontage Road to its permanent location, west of the BNSF Railway tracks.



- [Lincoln Avenue Storm Sewer Replacement Project \(Phase II\)](#) - Under Lincoln Ave between Stonegate Pkwy and Keystone Blvd, the current storm sewer system's pipe condition is in poor condition and warrants removal/replacement (located approximately 1,260 LF west of Keystone Blvd). The original storm sewer system was installed in 1984 and has reached the end of its service life. This is Phase II of the project. Phase I of the project removed and replaced the original storm sewer system at the intersections of Stonegate and Lincoln, and Keystone and Lincoln.

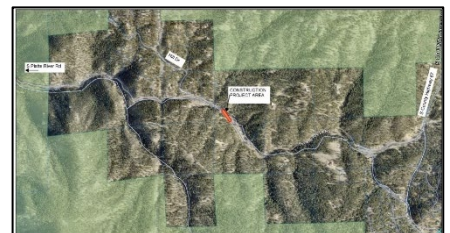


- [Grigs Road Paving Project - Douglas County](#) - The Grigs Road Phase 1 Project (Daniels Park Road to the Trailhead) began construction on July 7, 2025. Traffic control, a full road closure, and a detour are in place. This project is anticipated to be completed in 90 days (by October 15, 2025). Monarch Blvd. will serve as a detour route. Inlets are being constructed, which will be followed by rip-rap installation and rough grading of the road.

Phase 1 of the Grigs Road Paving Project will involve extending the existing asphalt pavement from Daniels Park Road to the East/West Regional Trailhead and Pavilion parking lot. This section of Grigs Road has a gravel road surface and roadside ditches on both sides for drainage purposes. The project will span one mile in length and will require significant earthwork, installation of new curb and gutter, and the construction of six-inch asphalt pavement. Additionally, drainage enhancements will be implemented throughout the installation of eight new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.



- [Pine Creek and Highway 67 Culvert Replacement Project](#) - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- [Kendrick Castillo Way / Plum Valley Lane Intersection Signal Project](#) – This project consists of installing a new traffic signal and making upgrades to meet current ADA requirements at the intersection of Kendrick Castillo Way and Plum Valley Lane. Traffic signal and roadway construction started on May 5, 2025, and traffic control will be in place until early September 2025. Traffic will be reduced to one lane in both north and southbound directions of Kendrick Castillo Way. Traffic control (which includes signage) will start at C-470 and go north to end at County Line Road.



- [US 85 Widening from Highlands Ranch Parkway to C-470](#) - The US 85 Widening Project is in its final phases of construction and is expected to be completed later this year.

- **[Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#)** – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished by September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



There have been questions from citizens about the new roundabout construction at the intersection of Crestview Drive and Village Road on Hilltop Road, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#). Back to School: The speed limit has been decreased to 35 mph through the work zone.

- **Quebec and Park Meadows Drive Intersection Improvements** – Work is underway by Basis Partners, the design consultant. They are working closely with internal and external partners to develop several concept designs for the corridor. Douglas County expects initial recommendations by early August and a final concept design submittal, including cost estimates, by late October.

- **[C-470 Trail and University Blvd Pedestrian Grade Separation Project](#)** - Douglas County and CDOT are



partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings, across a total of eight lanes of traffic. The proposed grade separated C-470 Trail crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest.

HEI Civil started construction on January 27, 2025. The completion date of the project is anticipated to be on or before December 31, 2025.

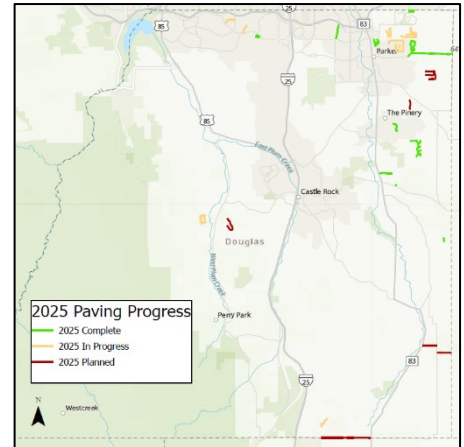
In order to build the new pedestrian bridge, crews have built a [pedestrian detour](#). Cyclists will be required to dismount and walk through the area. Cyclists and pedestrians should slow down and follow signage through the area. This detour will remain in place throughout the project.



- **I-25 Douglas County Monument Signs** – The Board of County Commissioners hosted a working session on June 30 to review the proposed site locations and design options with the consultant. The Commissioners provided input on both the site locations and design, which the consultant will use to further refine the options. A follow-up meeting will be scheduled in August.
- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson has been selected for design; the kick-off meeting occurred on July 3. Olsson has begun the survey and geotechnical work. The 30% design review is scheduled in October. The concrete in this section is in poor condition and reconstruction is planned for 2026, so that the project is complete prior to the Broadway / Highlands Ranch Pkwy safety improvement project planned for 2027.

- **2025 Pavement Management Projects**

- The 2025 Pavement Management projects under contract currently total YTD is \$16,884,619.30 and expenditures to date are \$7,113,440.66; work is 42% complete.
- The **2025 Sidewalk Repair Project** has been awarded a contract amount of \$3,507,650.00. The project is 99% complete. Work is complete on Gleneagles Village Pkwy and is paused until the fall when additional funds will be added to the contract for additional pavement, curb and gutter repair.
- The **2025 Asphalt Overlay Project** has been awarded with a contract amount of \$13,376,969.30. Construction began on June 2 and the project is 28% completed. Work continues in Ponderosa Hills, Homestead Hills and on Gillian Ave and Steele Ave. Ideal Fencing will continue guardrail installation and repair this summer. Repairs will be performed on Coronado Dr, Rainbow Creek Rd, and on Lincoln Ave and Stonegate Pkwy. A new guardrail will be installed on Russellville Rd near Red Deer Rd.



- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering, the designer of the intersection reconstruction project, provided two concept designs. Douglas County staff reviewed each option and feedback was provided to the design engineer on July 7th. Muller Engineering will provide a new fee estimate for the additional design work and the contract will be amended accordingly.



- **2023 Spring Canyon LID** – The design consultant, TST, is expected to deliver design plans in September. The geotechnical firm has finished soil sampling and is working on the geotechnical report. The project is on track for mid-2026 construction bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **County Line Road Widening and Reconstruction (University to Broadway)** - This project will include a new traffic signal at the Clarkson Street / County Line Road intersection, a mill and overlay for the portion of the road within the City of Littleton located between Phillips Avenue and Broadway, as well as adding sidewalks. Construction is anticipated to start in summer 2025.



- **2023 Bannock LID** - The contract with TST for the preliminary design was presented to the Board on June 10th. Notice to proceed for design was June 12th. The geotechnical engineer plans to drill at the end of July and will begin working on the geotechnical report. Once the preliminary design is complete (towards the end of 2025), financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



Development Review

MS4 and Stormwater Matters:

- **Cherry Creek Basin Water Quality Authority (CCBWQA) - Watershed Plan Updates:** The Technical Advisory Committee and selected subcommittees are currently working with the Authority Manager and consultants to update the Cherry Creek Watershed Plan, which was last updated in 2012. The updated plan will incorporate findings from watershed and reservoir modeling recently completed by the CCBWQA and will provide direction for future watershed actions to improve and protect water quality in Cherry Creek Reservoir.



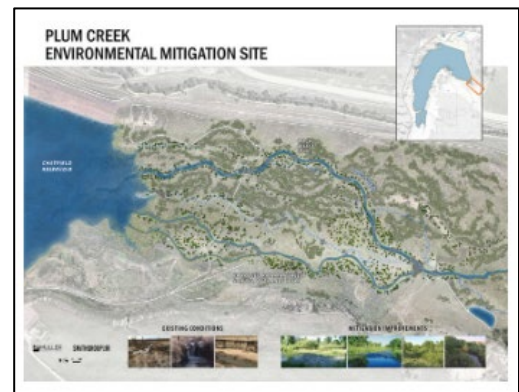
- **Reach 1 of Cherry Creek:** Muller Engineering is currently working on the 60% design for the Reach 1 Stream Restoration Project. The Authority has been engaged in discussions around securing additional project partners, and is actively seeking Congressionally Directed Spending grant funds for Reach 1.
- **Cherry Creek Stewardship Partners:** The CCSP Annual Conference is scheduled for September 11th at the PACE Center in Parker, CO. The theme for the 2025 conference is Building Community. [Event Registration](#): Douglas County continues to sponsor the CCSP conference.



- **Chatfield Watershed Authority (CWA) - Water Quality User Fee:** The Water Quality User Fee, tied to the purchase of daily park passes, has brought in a little over \$59,000 to the Authority from January to June. The TAC is finalizing a process for consideration and prioritization of water quality projects that could be funded in part by the Water Quality User Fee revenue. The Authority recently published a Park User Fee [Frequently Asked Questions](#) document to educate day pass purchasers and to help Chatfield State Park employees convey meaningful information to park attendants.



- **Chatfield Reallocation Mitigation Field Trip:** As part of the August 5 CWA TAC meeting, members participated in a field trip hosted by the Chatfield Reservoir Mitigation Company and Colorado Parks and Wildlife. TAC members toured the on-site Plum Creek mitigation stream restoration project, which was completed in 2017. Field trip attendees observed nature-based solutions, including native vegetation, beaver dam analogs, and rock riffle sections, which were incorporated into the Plum Creek stream restoration project.



Development Projects

- **Sterling Ranch Filing #7-A** - Three Sons Inc. is installing a forebay, and Concrete Curb & Gutter is installing a concrete sidewalk (DV #2023-410).



- **The Fields Subdivision** - Liberty Infrastructure is installing sanitary and storm manholes (DV # 2024-322). (see far right)
- **Pinery Center Parkway – King Soopers** - Fiore and Son's are installing a storm sewer manhole and forebay (DV #2018-453). (see near right)
- **The Trails at Smoky Hill Subdivision** - Iron Woman is installing storm infrastructure (DV #2020-240). (see far right)
- **The Canyons Subdivision** - North Star Concrete is removing and replacing concrete panels (DV #2018-209). (see near right)



Operations and Pavement Management

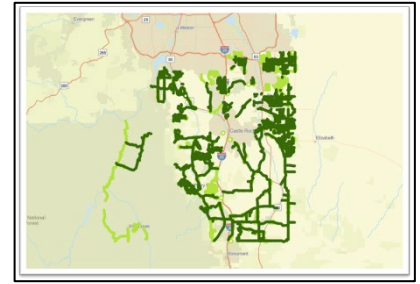
- **Maintenance Projects:**

Project	Timeline	Maintenance Details
Emergency Repairs on Monarch Blvd and Lincoln Ave	Aug 4 – Aug 8	Patching asphalt on these roadways
Happy Canyon	July 7 – Aug 31	Laying recycled asphalt millings on Outer Marker Rd
Jackson Creek Rd	July 14 – Aug 7	Installing rip rap for erosion control

- **Emergency Repairs** - During the summer months, sections of heaved concrete on our main roads are monitored carefully by Public Works. This year, a more permanent method has been adopted to address these issues. Over 32 repairs have already been completed using this innovative approach, which involves several key steps:
 - **Cutting to Full Depth:** Crews begin by cutting the affected area of the road to its full depth. This ensures that the repair is comprehensive and targets the root of the problem.
 - **Applying New Gravel:** A fresh layer of gravel is added to the subsurface. This step is crucial for providing a stable foundation that supports the overlying materials.
 - **Applying Hot Mix:** Finally, a hot mix is applied to the surface. This blend creates a smooth driving surface that is durable enough to withstand various weather conditions.
 - **The Benefits of these repairs** are a smooth driving surface, longevity, and cost-effectiveness, until they can be addressed more permanently through our Pavement Management Program. Repairs have been completed on: Highlands Ranch Pkwy, Quebec St, Colorado Blvd, Lincoln Ave, Centennial Blvd, Monarch Blvd, Dad Clark Dr, University Blvd and Plaza Dr.



- **Roadside Mowing** – The map shows all mowing activities planned for this year. Scheduled mowing is highlighted in light green and completed mowing is highlighted in dark green. YTD - 508 miles have been mowed.



- **Street Sweeping Program:** In July, 506 lane miles were swept and 196 square yards of debris was removed from County roadways.
- **Gravel Road Blading:** In July, 336 lane miles were graded for a total YTD of 1,712 lane miles.
- **Paved Surface Maintenance:** In July, 6,700 pounds of pothole patching material was applied to County roads for a YTD total of 200,154 pounds of cold mix. During the same month, 6,390 pounds of crack sealing material was used for a YTD total of 157,420 pounds of cold mix.
- **Culvert Inspections** - During this reporting period, culvert inspections were completed on 19 county roads. Condition reports from 498 total inspections (YTD):
 - 35 Excellent
 - 183 Good
 - 138 Fair
 - 114 Poor
 - 25 Severe



Building

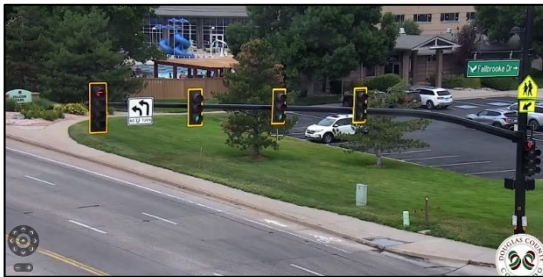
- **Inspections, Permits and Valuations for July 3 – July 16, 2025:**

Inspections	
Building	1,341
Electrical	1,174
Mechanical/Plumbing	792
Roofing	200
Permits	
Accessory Use	49
New Commercial	11
Residential Alteration	0
New Residential	31
Roofing	183
Valuations	
Accessory Use	\$1,267,667
Commercial	\$21,030,554
Residential Alteration	\$2,410,612
New Residential	\$10,814,362

Traffic

- **Special Events:** The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. Applications are received year-round. On average, we approve and issue approximately 25 permits per year, with most events returning from previous years. [Additional details for Special Event Permits](#)

- Special Events In Review:
 - 09/06/25 – Repeat Event – ETF2025-027: ADA Tour De Cure Rocky Mountain
 - 09/17/25 – Repeat Event – ETF2025-025: Ponderosa High School Homecoming Parade
 - 09/26/25 – Repeat Event – ETF2025-026: ThunderRidge Homecoming Parade
 - 10/09/25 – New Event – ETF2025-032: Bataan Death March Colorado
- As part of regular maintenance activities this year, staff and our on-call contractor will **apply retroreflective tape to all traffic signal indications** that do not currently have it in the County. Retroreflective tape on traffic signals is a cost-efficient treatment that significantly enhances visibility of signal indications, especially at night and in adverse weather conditions, leading to reduced crashes and improved driver safety. The tape reflects light back to its source, making the signals more noticeable and providing a visual cue for drivers, including those with color vision deficiencies.



Open Space and Natural Resources

- **Join in celebrating and exploring Douglas County's Open Spaces in 2025** - To thank you for 30 years of support for the Parks, Trails, Historic Resources, and Open Space Fund, our Open Space and Natural Resources Department is hosting a series of public events.

Reserve your spot for one of these unique experiences in August:

 - Women on Wheels, Guided Women's Mountain Bike Ride at Lincoln Mountain: 6 p.m. Friday, Aug. 22. Participants must provide their own bike.
 - Star Party at Sandstone Ranch: 6:30 p.m. Friday, Aug. 22.
 - Coffee with a Ranger at Dawson Butte: 9 a.m. Saturday, Aug. 30. No registration required

[Please visit our webpage](#) to create an account and register yourself or your family for these rare opportunities. A limited number of spaces are available. Stay tuned to your email and the [Douglas County Outdoors Facebook page](#) for more upcoming events.
- **Are you ready to soar into adventure this August?** Download this month's Agents of Discovery mission that will take you and your family on a ranger-guided tour of the forested trails, towering cliffs and endless views at Spruce Mountain Open Space in Larkspur. As you travel, you'll see and learn about the many birds that call Spruce Mountain home. You can participate in this mission on-site or download the version to play at home. [Visit our webpage to get started.](#)
- **Volunteer Mounted Patrol** - With over 65,000 acres of protected land, 17,000 acres of directly managed land, including 115 miles of trails across Open Space (OS), volunteers play an invaluable role in helping staff patrol and manage these properties. One program is volunteer Mounted Patrol. This is a group of trained equestrians who promote public safety, education, and the protection of the County's land and resources. In 2025 these volunteers have logged over 800 hours so far!



Mounted Patrol assists during Search and Rescue operations, participates in annual fairs and parades and guides public rides on OS. The pictures on the right show Mounted Patrol volunteers marching in the Fourth of July Parade alongside deputies from the Sheriff's office. The picture below shows a public equestrian ride on the guided side of Sandstone Ranch, an event celebrating the 30th Anniversary of OS.



- Bingham Lake Fishing Derby** - On Sunday July 19th, the Pinery, a community in Northeast Douglas County, hosted a youth fishing derby at Bingham Lake. Full-time and seasonal OS Rangers attended the event. OS staff were joined by two wildlife officers from Colorado Parks and Wildlife (CPW). OS provided 40 ready-to-fish rods and reels for the kids and provided bait. There were 90 kids, aged 4-17, who participated in the derby. OS staff with assistance from CPW measured each fish to determine the winners.



OS staff were excited to work with the Pinery HOA and CPW to help the event run smoothly. The Pinery youth fishing derby is just one example of how OS strives to engage with local communities across the county and with partner organizations.

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- Upcoming Fairgrounds Events:** Plum Creek Farmers Market, Douglas County Electronics Recycling Event, Rocky Mountain Book and Paper Fair, Ducks Unlimited Banquet, Western Dressage Event, Geo Caching, Plum Creek Farmers Market, Taste of Douglas County
- Fair & Rodeo Committee Meetings:**
 - Fair Board 8/21
 - 2025 Event Review: The 2025 Douglas County Fair & Rodeo was a tremendous success, with strong attendance, the fastest PRCA Rodeo ticket sell-out in event history, near-record totals at the Junior Livestock Sale, and even a record-breaking barrel racing time during Sunday's rodeo performance.

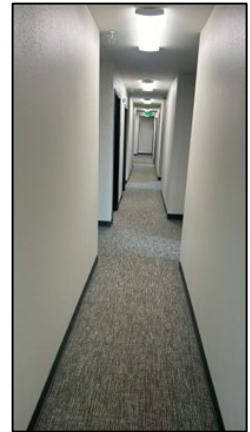


Facilities Projects:

- Fairgrounds:**
 - Fairgrounds Premium Seating Deck: 95% complete (pictured right)
 - Indoor Arena Wall Repair: 40% complete
 - Indoor Arena Ticket Office Updates – 100% complete



- **Justice Center:**
 - Elevator Modernization J, K, L, M – 80% complete
 - DCSO Lobby Control and Records Remodel – 96% complete
- **Lansing Point** - Diversion, Probation, CJS and Health Dept – 99% complete
- **Douglas County Safehouse Remodel** - 90% complete (pictured right)
- **PMC Fire panel replacement** – 100% complete
- **Parks and Trails HVAC update** – 100% complete



Fleet

- **Recently Completed:**
 - Ordered new Treasurer's vehicle
 - In Serviced units 2419, 2502, 2504, 25022 and 26001.
 - Decommissioned units 6001 and 6910.
 - Fair Stage loading platform upgrade (pictured right)
- **Working On:**
 - John Deere Motor Grader lease buyouts.
 - 2026 Budget Fleet Replacements
- **Fleet Acquisitions:**
 - 2024 Asset Replacements & ADDs (85 assets)
 - Budgeted – 2 PO; 24 at upfitter, 43 received
 - Additional/Unbudgeted – 4 at upfitter, 8 received
 - Risk Mgt Replacement – 4 received
 - 2025 Asset Replacements & ADDs (75 assets)
 - Budgeted – 11 PO, 33 at upfitter, 20 received
 - Additional/Unbudgeted – 1 PO, 6 received
 - Risk Management – 2 in process, 1 at upfitter, 1 received



Safety and Security / Emergency support Services

- The Douglas County Fair & Rodeo Security Command was a great success. We look forward to partnering with the Fair & Rodeo staff again next year.

Arapahoe/Douglas Works!

Successes/Highlights

- A/D Works! was awarded the **Adult Education and Literacy Act (AELA) grant**, which is a state grant that supports Adult Education programming. With this grant, A/D Works! plans to expand GED services and offer in-person and online classroom instruction. A/D Works! will be hiring two instructors, one will conduct 12-week cohort classes, and the other will conduct year-long rolling enrollment classes that are more self-guided.
- A/D Works! was also awarded the **Homeless Veterans Reintegration Program (HVRP) grant**. This is a federal grant that aims to reduce homelessness for veterans through employment programming, including work-based learning, training, supportive services, and strong partnerships with housing and homeless resources.
- The DC Youth Employment Program has started the program year strong with **3 new enrollments in the month of July**. A/D Works! is continuing to work hard on outreach and establishing new relationships with community partners, such as Diversion, and hopefully soon, Foster Care.

- Josh Vanterpool, the Aviation Pathway Developer at the Douglas County School District's Legacy Campus participated in the **Colorado Space Business RoundTable Teacher Externship program**. A/D Works! recruited Josh to the program and was able to provide him with a stipend for his participation in the externship as part of the Innovation Project.



Events

- Jamie Fisher, Business Services Manager, and Ruth McCormick presented **“Your Roadmap for Hiring and Retaining Talent”** at the Parker Chamber Symposium’s “Small Business Survival” on July 10th.

Commissioner Work Sessions – July 22, 2025

- **South Metro Fire Update (SMFR)** – A presentation was made by South Metro Fire Rescue, addressing their financial challenges due to legislative changes and increased operational costs, exploring potential solutions like a mill levy increase or sales tax, and highlighting their critical role in emergency services and inter-agency collaboration, particularly concerning wildfire response. The Commissioners expressed interest in exploring opportunities for more partnership with SMFR for ariel support but additional ariel support is not in its current budget. They are focusing on maintaining existing services and expanding to growing areas with the District that requires significant investment in new stations and personnel. Informational only – no action required.
- **Douglas County Zoning Resolution PD Amendment Process** – Planning staff presented proposed amendments to streamline the PD Amendment process and align with State Statute. The changes discussed were: Pre-Submittal meeting requirement to layout the process upfront; optional initial staff review to avoid surprises; amend approval criteria to align with Statutes; eliminate mailing of courtesy notices and rely on referrals and HOA notifications; eliminate mail-published notice for administrative PD review for minor amendments with minimal impact; assign public hearing date for major PD amendment at closure of referral period rather than after referral period; eliminate PC hearing for major PD amendments and to directly to the Board of County Commissioners to align with Statue requirement; and eliminate request for posted hearing notice signs and rely instead on referral and newspaper notices. Commissioners requested minor modifications to the proposed changes that will be included when it goes out on referral.
Motion - Direct staff to push out for referral the changes to the DC Zoning Resolution with the further amendment proposed by Commissioner Van Winkle in the revised Section 1519.03. Passes 3-0.
- **Promotion of Agritourism Opportunities in Douglas County** – The Board heard Planning’s proposal to promote agritourism, aiming to simplify processes for property owners with the vision to leverage the County’s agricultural heritage and provide opportunities for property owners to engage in agritourism, make agritourism more accessible and easier to understand for residents, and to align with state-level agritourism grant funding streams. Commissioners expressed strong support for the initiative and wanted to assure coordination with Historic Resources and Communications staff to reach target audiences.
Motion - Suspend any regulatory enforcement that would impair or impede the opportunities for agritourism to proceed pending additional information and documentation from the staff, pending completion of this project. Staff will bring requests to the Board for review and the Board can grant waivers and suspend enforcement for activities consistent with the agritourism intent, rather than catching resident in a violation during the legislative process. Passes 3-0.

Commissioner Administrative Session – July 22, 2025

- **Water Plan Schedule** – Staff proposed a revised schedule for the County’s Comprehensive Water Plan, prioritizing the creation of a complete draft plan by the Water Commission before broad public engagement, to ensure more meaningful and productive workshops. The discussion included the approach, rationale, public access, timeline, Water Commission’s Role, and data collection needed.

Commissioners provide feedback and expressed a desire for a more abbreviated timeline with due consideration for quality over haste. They also requested regular status updates and supported presenting the revised plan to the Water Commission and relying on their expertise to produce a successful plan for the citizens.

- **Sandstone Ranch Camping-Discussion on Next Steps** – Discussion included the Commissioners intent to propose a resolution to formally prohibit camping at Sandstone Ranch due to significant public opposition, primarily driven by wildfire risk concerns and inadequate transportation infrastructure for evacuations. The resolution will also direct staff to identify high wildfire risk boundaries for future guidance on camping locations and develop a citizen-led task force to work with them in that effort. The resolution will be introduced at today's Business Meeting.
- **Fair Schedule** -The Board reviewed the schedule of activities they will be attending at the Fair for details on times and locations.
- **Boards and Commissions Appointments** – Commissioners discussed two candidates for Planning Commission in District 1. They will speak to the candidates and follow up with appointments.
- **Correspondence/Citizen Issues** – The Board reviewed citizen correspondence covering a range of issues, including poultry regulations, recreational improvements in Larkspur, historical event planning, property disputes, dust complaints and building/road maintenance issues.

Commissioner Work Session – July 28, 2025

- **Legal Updates – Executive Session – No Notes**

Commissioner Work Session – July 29, 2025

- **Liquor Licensing Authority and Massage Facility Licensing Authority – Member Appointment Process** – This topic was being discussed at the request of Commissioners that expressed an interest in moving away from direct Board oversight to a more streamlined, possibly magistrate-led process. The purpose is to increase efficiency, reduce potential for political influence and ensure consistent application of regulations. A proposed solution discussed is appointing either an attorney that would be paid a small fee every month or a Magistrate. The Board will work with the County Attorney to communicate the criteria to an attorney or magistrate. Based on potential cost, the Attorney's office will explore the magistrate option, develop criteria and bring a proposal back to the Board. Consideration of whether the magistrate would also handle the massage facility licensing was raised. Further discussion will be scheduled in the coming weeks.
- **Regulating Large Day-Care Homes** – Staff proposes to amend the zoning resolution to streamline both child and adult day-care facilities by aligning local zoning regulations with State law (HB21-1222) and facilitating the expansion of needed care options. The difference in child and adult day-care facility was discussed that is confusing under the current regulations.
Motion – Bring forward a regulation amendment to clean up the zoning resolution. Passes 3-0.
- **Proposed Shoplifting Ordinance Discussion** – This discussion focused on a desire to establish an ordinance that shifts the perception of retail theft from a minor offense to a serious crime, encourage timely reporting and evidence preservation by businesses, and strengthen collaboration between law enforcement and the business community. Retail theft has changed in recent years and is now seen as blatant theft of more and larger expensive items with little punishment. Merchants report thefts differently and surveillance tapes are not preserved, making it difficult to prosecute repeat offenders. The discussion included potential penalties, communication strategy, in cooperation with the DA and Sheriff's Office, conduct meetings with business stakeholders for input, with the goal to educate and change behavior, not victimizing businesses.

The Board proposed changes to language provided and Legal will review with the Sheriff and DA to begin the ordinance process.

Commissioner Administrative Session – July 29, 2025

- **Boards and Commissions Discussion** – Discussion continued related to vacancies and candidates for the Planning Commission regular member and alternate in District 1 and Commissioner Teal introduced a candidate for at-large vacancy on COSAC that the other commissioners will meet with before decisions are made.
- **Other Administrative Matters** – Staff will schedule time to discuss opioid communications and the “Fix Forest Act” support letter to Senator Hickenlooper was approved.

Commissioner Work Session – August 5, 2025

- **Update from Castle Rock Water and Parker Water** - The Sedalia lift station and wastewater project, a vital initiative for water and wastewater management, encountered significant financial hurdles when its cost estimate at the 30% design completion phase indicated a potential rise to \$18.8 million. This estimate by the contractor design engineer team, Garver and SJ Lewis, presented a substantial increase from the \$14 million ARPA funding initially available, creating a possible funding gap of up to \$4.8 million. To address this, Castle Rock Water proactively proposed an amendment to their intergovernmental agreement with Douglas County, offering to cover this funding gap up to \$4.8 million in additional funding if necessary for the project's successful completion. The financial implications and strategic nature of this proposed amendment led to a motion to enter an executive session to discuss matters potentially subject to negotiation. Following the executive session, the board affirmed that Castle Rock Water had brought forward "a very good solution."

Motion – To enter an executive Session to discuss matters potentially subject to negotiation. Passes 3-0.

- **Legal Updates – Executive Session – No Notes**
- **BOCC Administrative** - The Douglas County board followed up discussion on the SCFD Cultural Council's recommendations for grant funding, having been provided with additional details, including the number of Douglas County residents served by each applicant. After reviewing the recommendations, a motion was made to certify the funding plan for 2025 SCFD grant funds. As a result of past feedback from the board and agreement from other jurisdictions, a significant action taken for future funding cycles is the modification of the scoring rubric to give higher weighted scores to an organization's impact and the number of residents served. The board also plans to actively encourage Douglas County-based organizations serving more residents to request greater amounts of funding in the future and will work with SCFD to reach out to new eligible organizations within the county.

Regarding funding decisions and associated costs, the SCFD Cultural Council utilizes a scoring rubric with five factors, one of which considers the impact and number of residents served. This rubric directly influences the percentage of requested funding an organization receives: scores between 90-100% secure 100% funding, 80-90% receive 90%, and 70-80% receive 80%. Board members highlighted a "stark contrast" where organizations serving many Douglas County residents, such as Highlands Ranch HRCA requesting approximately \$6,100, received relatively small amounts compared to other organizations serving far fewer people but requesting tens of thousands of dollars. For general operating support grants, organizations are typically limited to requesting no more than 30% of their operating budget, a guideline the cultural council adheres to prevent over-reliance on grant funding. It was also clarified that funds cannot be rolled over to next year and must be utilized within the identified period.

Motion – To certify the funding plan for 2025 SCFD grant funds. Passes 2-1, Commissioner Laydon a no.

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/18/25	2096 S Interstate 25	10.44 acres to be Light Industrial (LI) and 4.42 acres to be A-1.	Zoning Map Change	DR2025-002
3	07/22/25	Chatfield Farms Filing 1-A, 2nd Amd, Lot 117D	TNT Fireworks Stand, 8361 N Rampart Range Rd.	Seasonal Use	SU2025-006
2	07/22/25	Canyons Far South Multiple Tracts 3-7-66	Second referral request from the Town of Castle Rock for a Canyons Far South Residential Site Plan.	External Referral	RE2025-107
2	07/22/25	East Plum Creek Trail Annexation	Referral Request - Town of Castle Rock for an annexation of the East Plum Creek Trail.	External Referral	RE2025-114
3	07/22/25	Highlands Ranch Filing 16, Lot 3	Discount Fireworks Stand, 2530 E County Line Rd.	Seasonal Use	SU2025-002
3	07/22/25	Highlands Ranch Filing 142, Lot 5	TNT Fireworks Stand, 9579 S University Blvd Bldg #5 Unit #100.	Seasonal Use	SU2025-003
3	07/22/25	Highlands Ranch Filing 128A, Lot 1	TNT Fireworks Stand, 6675 Business Center Dr.	Seasonal Use	SU2025-005
3	07/22/25	Highlands Ranch Filing 127A, 4th Amd, Lot 9A-1A	TNT Fireworks Stand, 9255 S Broadway.	Seasonal Use	SU2025-004
3	07/22/25	Country Palace, 3 rd Amd, Lot 1A-1A, 5 th Amd	Request for a Use by Special Review Amendment to lease the facility to a private school.	Administrative Amendment	US2024-017
3	07/23/25	5997 Ron King Trail, 1st Modification	Request for modification to change location for a mobile trailer unit.	SIP Modification	SP2025-055
3	07/24/25	Solstice Filing 1, 3 rd Amd Tracts J1A & J2A 1st Revision	Request to add amenities to The Solstice Highline House Community Club.	SIP Revision	SP2024-105
2	07/24/25	Rocchio Luly Ex Parcel 2, 8 th Amd	Update and extend existing cell tower by 65' for FM radio antennas.	USR Amendment	US2024-010
1	07/24/25	Inverness Sub Filing 9, 1 st Mod	Change in use for a portion of an office building to youth theater.	SIP Modification	SP2025-053
1	07/24/25	EdgeConneX Holdings LLC	Request for BPPT Rebate Incentive Agreement & Fee Waiver for EdgeConneX Holdings LLC	Construction Fee Waiver	ED2025-003-003
2	07/25/25	Castle Pines R-60 Subdivision, 1st Amd, Lot 1, 2 nd Mod	Request for a Site Improvement Plan (SIP) Modification for replacing the parking lot lighting.	SIP Modification	SP2025-049
3	07/25/25	Highlands Ranch Filing 121C, Tract C, 2nd Modification	Eligible Facilities Request to remove and replace existing equipment.	SIP Modification	SP2025-043
2	07/28/25	Legends Club, Tract D1	Request for an administrative variance for telecommunication facility equipment.	Administrative Variance	VA2025-007
3	07/29/25	Highlands Ranch Filing 122W, 1 st Amd, Tract B, 2 nd Mod	Request to remove and replace equipment on existing tower.	SIP Modification	SP2025-030

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/01/25	Sterling Ranch Planned Development, 10th Amendment	Remove the limits on the number of dwelling units permitted within D1-D3 PAs. The total number of dwelling units allowed within the entirety of the PD remains unchanged at 12,050 units.	Planned Development - Administrative Amendment	ZR2025-003
2	08/01/25	Canyonside Preliminary Plan 1, Amendment 1	Second Referral request from the City of Castle Pines for the updated Canyonside Preliminary Plan 1, Amendment 1.	External Referral	RE2025-126
3	08/01/25	Sterling Ranch Planned Dev, 9 th Amd	Alter current building height language and to update language and tables related to parks.	Planned Development - Admin Amd	ZR2025-002
2	08/04/25	Canyons Far South Filing 2, 2 nd Referral	2 nd request - Town of Castle Rock for the final plat of Canyons Far South Filing 2.	External Referral	RE2025-121
2	08/04/25	Canyons Far South Filing 1, 2 nd Referral	2 nd request - Town of Castle Rock for the final plat of Canyons Far South Filing 1.	External Referral	RE2025-120

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	06/25/25	Erickson Filing 1, 8th Amendment	Request for an Administrative Replat for a Lot Line Vacation to combine two lots.	Administrative Replat	SB2025-024
3	06/27/25	Reynolds Ind'l Park, 4 th Amd, Lot 26A, 2 nd Rev	Build addition to existing commercial site.	SIP Revision	SP2025-015
3	06/27/25	Sterling Ranch Planned Development, 10th Amendment	Remove the limits on the number of dwelling units permitted within D1-D3 PAs. The total number of dwelling units allowed within the entirety of the PD remains unchanged at 12,050 units.	Planned Development - Administrative Amendment	ZR2025-003
2	06/27/25	Woodmoor Mtn Filing 1, Lot 35	Request for variance to reduce street setback from 40' to 19' due to a construction error.	Variance	VA2025-008
2	07/02/25	3640 N State Highway 67	Entertainment Event Permit for fundraising event and concert for 250 people.	Minor Ent Event	EE2025-005
2	07/03/25	Legends Club, Tract D1	Request for an administrative variance for telecommunication facility equipment.	Administrative Variance	VA2025-007
2	07/07/25	13350 South Perry Park Road	Veterans Mental Health event with expected attendance of 200-300 individuals.	Minor Ent Event	EE2025-004
1	07/08/25	Bloom Preliminary Plan	Request to subdivide into 32 single family residential lots.	Preliminary Plan	SB2025-017
3	07/08/25	5377 N State Highway 67	Request to change use from residence to office.	Site Imp Plan	SP2025-050
3	07/09/25	John Adams Academy Exemption	Plat of single lot of 26.07 acres for conveyance to a public charter school.	Exemption	EX2025-005
3	07/10/25	Highlands Ranch Filing 103A, 1st Amd	Request to adjust boundaries between one lot and two tracts.	Administrative Replat	SB2025-021
2	07/11/25	Twin Oaks Road and Clarkes Circle Road Vacations	Request to vacate portions of Twin Oaks Road and Clarkes Circle to allow for Metro District gate installation.	Roadway Vacation	SB2025-026

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/11/25	Crest View, 2nd Amendment	Request to subdivide an existing single family residential lot into 2 lots.	Replat	SB2025-020
3	07/14/25	Highlands Ranch Planned Dev, 81st Amd	Add uses and adjust planning areas in OSCA.	Planned Dev - Major Amendment	ZR2025-004
2	07/15/25	Monte Ridge, 2nd Amendment	Request for a lot line vacation to combine two lots.	Administrative Replat	SB2025-025
1	07/16/25	Grand View Estates, Lot 3 and southern ½ of Lot 2, Block 24	Request for a Lot Line Vacation between Lot 3 and southern half of Lot 2 to accommodate construction of house.	Administrative Replat	SB2025-027
2	07/17/25	6310 Dakan Road	Permit for a 1-day fundraising Event for 300 people for Forever Colorado BBQ (Colorado Cattlemen's Agricultural Land Trust).	Minor Entertainment Event	EE2025-006
2	07/17/25	Bears Den Rural Site Plan, 2nd Exemption	Request for keeping of more than 4 household pets (kennel or aviary).	Use by Special Review	US2025-012
1	07/21/25	Stonegate Filing 2, 2nd Amd, Tract A	Request for broadband equipment building.	Site Imp Plan	SP2025-052
1	07/21/25	Compark Business Campus Metro Dist, 1 st Amd	Compark Business Campus Metro District, 1st Amendment.	Material Modification	SV2025-006
3	07/25/25	3280 Redstone Park Cir, 6th Revision	Remove and replace a personal wireless communications facility with a new structure that's 7' from the existing location.	SIP Revision	SP2025-054
2	07/28/25	9560 S East Cherry Creek Rd	Request to allow 14 horse lessons per day.	Use by Special Review	US2025-003
3	07/28/25	Sterling Ranch Filing 3A 3 rd Amd, Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
3	07/28/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
2	07/29/25	Pinery West Underground Feeder Extension	Request for a Location and Extent (L&E) to construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
2	07/29/25	1433 Lake Gulch Rd	Request for a Minor Entertainment Event for a seasonal pumpkin patch.	Major Ent Event	EE2025-008
3	07/30/25	Town of Sedalia, Block 7, Lots 9-14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009
3	07/30/25	Blakeland Ind'l Park, 3 rd Amd, Lot 4A & 4B	Request to combine two commercial lots into one lot.	Administrative Replat	SB2025-016
2	07/31/25	Elk Ridge Estates Exemption, 9th Amd	Adjust residential building envelope (Lot 25) in a Rural Site Plan community.	Exemption	EX2025-006
1	07/31/25	RidgeGate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
3	07/31/25	6359 Airport Rd	Permit a 2-day Colorado Highland Games Festival in September.	Major Ent Event	EE2025-007
2	08/01/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sq ft and 6433 sq ft.	Administrative Replat	SB2025-028
2	08/04/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061

Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/16/25	Woodmoor Mtn Ranch Filing 1, Lot 35	Reduce street setback from 40' to 19' due to a construction error.	Variance	VA2025-008

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/18/25	Sterling Ranch Filing 3A 3 rd Amd Lot 324-A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
3	08/18/25	Sterling Ranch Filing 7A, Tract U	Construct a 5.58-acre park within Filing 7A of Sterling Ranch.	Location and Extent	LE2025-011
2	08/18/25	Pinery West Underground Feed	Construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
2	08/18/25	Twin Oaks Road and Clarkes Circle Road Vacations	Request to vacate portions of Twin Oaks Road and Charles Circle to allow for Metro District gate installation.	Roadway Vacation	SB2025-026
1	08/18/25	Cottonwood Metro Dist 1 st Amd	Approval of a service plan amendment for Cottonwood Metropolitan District.	New Service Plan	SV2025-004
2	09/08/25	Ridgegate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
1	09/08/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single-family lots on 39.5 acres	Preliminary Plan	SB2025-009

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/12/25	Keene Ranch Planned Dev, 3 rd Amd	Change fencing standards relating to allowed distance from right-of-way.	Planned Dev - Major Amd	ZR2023-007
3	08/12/25	Highlands Ranch Planned Dev, 80 th Amd	Request for a Major Amendment to Planning Area 85 of the Highlands Ranch Planned Development to add residential units.	Planned Dev - Major Amendment	ZR2025-001
3	08/12/25	John Adams Academy Exemption	Exemption plat for a single lot of 26.07 acres for conveyance to a public charter school.	Exemption	EX2025-005
1	08/12/25	Pinery Meadows Metro District	Hearing for consideration of, and Board action on, a New Service Plan	New Service Plan	SV2025-003
2	08/12/25	Ramblewood Metro District – New Service Plan	Request for a hearing for consideration of, and Board action on, a New Service Plan for Ramblewood Metropolitan District.	New Service Plan	SV2025-002
1	08/12/25	Piney Lake Trails Metro Dist 1 & 2 – Amd & Restated Service Plan	Request for a hearing for consideration of, and Board action on, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District Nos. 1 & 2.	New Service Plan	SV2025-001
2	08/12/25	Allen Exemption	Request to legalize a parcel on 7.02 acres created by deed in 1999.	Exemption	EX2025-004
2	08/12/25	Fee Waiver Request from the DCSC	Fee Waiver: \$4,400 for Rueter-Hess Reservoir for Employee & Family Wellness Day 2025.	Fee Waiver	
1	08/12/25	Fields Filing 3	7 single-family residential lots and public right-of-way on 297.45 acres.	Final Plat	SB2024-068

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	08/26/25	Sundown Oaks Metropolitan District – New Service Plan	Meeting to set the hearing date for Sundown Oaks Metropolitan District – New Service Plan.	New Service Plan	SV2025-005
2	08/26/25	Ramblewood Planned Dev	Rezone from A-1 and RR to PD for future subdivision and residential development.	Rezoning – Planned Dev	ZR2024-031
1	08/26/25	BPPT Incentive Agreement: Douglas County and Dillon Companies, LLC	Request for Business Personal Property Tax Rebate Incentive Agreements.	BPPT Incentive	ED2025-004
3	08/26/25	Wildcat Regional Park Land Disposal	Transfer of 202-acre Wildcat Regional Park to the HRCA for passive open space uses.	MI	MI2025-015
1	08/26/25	Pinery Meadows Metropolitan District – New Service Plan	New Service Plan for Pinery Meadows Metropolitan District.	New Service Plan	SV2025-003
1	08/26/25	Piney Lake Trails Metro Dist 1 & 2	Piney Lake Trails Metropolitan District Nos. 1 and 2, 1 st Amendment.	Material Service Plan Mod	SV2025-001
3	09/09/25	6359 Airport Road	5-year Major Entertainment Event for Colorado Scottish Festival.	Major Ent Event	EE2025-008
1	09/09/25	Twin Oaks Rd & Clarkes Cir Vacations	Vacate portions of Twin Oaks Rd & Clarkes Cir to allow for Metro District gate installation.	Roadway Vacation	SB2025-026
1	09/09/25	Cottonwood Metro District, 1 st Amd	Set the hearing date of September 23, 2025, for Cottonwood Metropolitan District.	Material Service Plan Mod	SV2025-004
1	09/23/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single-family lots on 39.5 acres	Preliminary Plan	SB2025-009

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	07/16/25	Stroh Ex, 1 st Amd, Most Parcel A & B1	Allow a mixed-use development.	CMP Amendment	PS2025-152
2	07/16/25	Klein Commercial Park, Lot 1	Establish an On-Line Auction house.	Site Imp Plan	PS2025-151
2	07/18/25	Monte Vista Estate, Lot 25	Right-of-Way vacation for the western 30' section of the old Faver Dr within Lot 25.	Roadway Vacation	PS2025-159
2	07/18/25	Trinity Acres Per LLV, Lot 1A	CORE's alternative to a back-up power generation site for 144 gas powered generators	Location and Extent	PS2025-147
3	07/18/25	6222 N Roxborough Park Rd (Multiple)	Dominion Water & Sanitation to install 16" raw water line approx 3 miles in length.	Location and Extent	PS2025-157
1	07/22/25	Parker Hills Estates, Lot 8	Expand the parking lot from 85 spaces to 131 spaces.	SIP Revision	PS2025-156
1	07/22/25	Pinery Village Filing 1, Part Lot 3	Allow an automotive repair and mini-storage mixed use facility.	CMP Amendment	PS2025-155
1	07/23/25	9345 Double Angel Rd	Construct a 50' x 190' PEMB for storage and batting lanes.	USR Amendment	PS2025-158
2	07/24/25	2968 N. State Highway 83	CMP Amendment and/or Rezoning for a permanent construction mgt company office.	CMP Amendment	PS2025-160

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/25/25	4587 N Perry Park Rd	Douglas Land Conservancy proposes an event for up to 300 people on Sept 20, 2025.	Minor Ent Event	PS2025-163
2	07/29/25	1395 Waverton Rd	Create and operate a private dog kennel with training for law enforcement agencies.	Use by Special Review	PS2025-161
1	08/05/25	8855 E Parker Rd	Rezoning to a mix of Estate Residential & Rural Residential allowing up to 14 homes.	Rezoning	PS2025-162
2	08/05/25	625 E Happy Canyon Rd	Allow mixed use development of residential and commercial space.	Rezoning	PS2025-164
2	08/05/25	Public ROW in Sage Port Filing 2	ROW vacation to build a driveway instead of extending the dead-end road up to standards	Roadway Vacation	PS2025-169

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/22/25	Perry Park Filing 2, Lot 3, Blk 3	Utility easement vacation to allow for an unobstructed new build.	Administrative Replat	PS2025-153

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	07/16/25	5997 Ron King Trail, 1st Modification	Request for modification to change location for a mobile trailer unit.	SIP Modification	SP2025-055
2	07/16/25	Canyons Far South Filing 1, 2nd Referral	2nd referral request - Town of Castle Rock for the final plat of Canyons Far South Filing 1.	External Referral	RE2025-120
2	07/16/25	Canyons Far South Filing 2, 2nd Referral	Second referral request - Town of Castle Rock for the final plat.	External Referral	RE2025-121
3	07/17/25	5997 Ron King Trail	Appeal of the administrative approval of Site Improvement Plan Revision (SP2022-135).	Appeal	VA2025-009
3	07/18/25	Highlands Ranch Filing 25-B, Lot 4, 2 nd Rev, 1 st Mod	Request to expand storefront area of existing commercial structure.	SIP Modification	SP2025-056
3	07/18/25	9609 B S University Blvd, 3rd Mod	Eligible Facilities Request (EFR) to remove and replace existing antennas and equipment.	SIP Modification	SP2025-057
2	07/21/25	Dawson Trails King Soopers Site Development Plan	Referral request - Town of Castle Rock for a Site Development Plan (SDP) in Dawson Trails for a 99,000 square foot grocery store.	External Referral	RE2025-122
2	07/21/25	Meadows Filing 20, Phase 1, 16 th Amd, Block 3, Lot 2A-3A	Referral request - Town of Castle Rock for a new Site Development Plan (SDP) for Meadows Town Center Restaurant and Bar.	External Referral	RE2025-123
3	07/23/25	9609F S University Blvd, 2nd Mod	Replace existing antennas and equipment supporting antennas on a cell tower.	SIP Modification	SP2025-058
3	07/23/25	Highlands Ranch Filing 118M, Lot 5, 2nd Modification	Eligible Facilities Request (EFR) to add 3 radios, 1 hybrid cable and 6 diplexers to existing cell site.	SIP Modification	SP2025-059
3	07/23/25	Range Metropolitan District	Range Metropolitan District Service Plan, 1st Amendment.	Material Modification	SV2025-007
	07/23/25	Kroger - Lone Tree King Soopers	Request for Business Personal Property Tax Rebate Incentive Agreements.	Economic Development	ED2025-004
2	07/23/25	1433 Lake Gulch Rd	Seasonal pumpkin patch.	Major Ent Event	EE2025-008

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/24/25	Castleton Center Filing 2, Lot LI-7	Create 26 condo units ranging between 8798 sq ft and 6433 sq ft.	Administrative Replat	SB2025-028
1	07/24/25	RidgeGate Zone 3 Water Main	RRMD to construct a water main to support development within the City of Lone Tree.	Location and Extent	LE2025-009
3	07/24/25	9495A North Rampart Range Road	Accommodate a pole barn built 5.7 feet into the required setback.	Administrative Variance	VA2025-010
2	07/25/25	Castleton Center Filing 1, 1st Mod	Request for a change of use for kennel and dog day care.	SIP Modification	SP2025-060
3	07/25/25	Sterling Ranch Filing 7A, Tract U	Construction of a 5.58-acre park	Location and Extent	LE2025-011
3	07/25/25	Sterling Ranch Filing 3A, 3 rd Amd, Lot 324A	Request for wayfinding entry monument in Sterling Ranch Prospect Village.	Location and Extent	LE2025-010
2	07/25/25	Castle Meadows, Filing 1	Second Referral request - Town of Castle Rock for the plat of Castle Meadows, Filing 1.	External Referral	RE2025-125
2	07/25/25	Canyonside Sub Filing 2, 3 rd Amd	City of Castle Pines for a Final Plat Vacation	External Referral	RE2025-124
2	07/28/25	Canyonside Preliminary Plan 1, Amendment 1	Second Referral request from the City of Castle Pines for the updated Canyonside Preliminary Plan 1, Amendment 1	External Referral	RE2025-126
2	07/29/25	Lot 1-4 & Tract for Meadows 19, Lot 1, Filing 1, 1 st Amd	External referral request from the Town of Castle Rock for a Site Development Plan for a 9.99-acre car dealership.	External Referral	RE2025-127
2	07/29/25	Pinery West Underground Feeder Extension	Request for a Location and Extent (L&E) to construct a new underground distribution feeder that is 1.80 miles in length.	Location and Extent	LE2025-012
	07/29/25	PD DCZR Amd, Section 15	Proposed amendments to the Douglas County Zoning Resolution for PD Section 15.	Document and Regulation	DR2025-005
2	07/30/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061
3	08/01/25	3900 Grace Blvd, 15th Revision	Request to add 7,500 SF food pantry building to existing church.	SIP Revision	SP2025-062
	08/05/25	East Aurora Parkway ISP	2 nd Request - City of Aurora: Road connection due to the approved Prairie Point Master Plan	External Referral	RE2025-128

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	07/16/25	1650 S County Hwy 67, Bobbitt	Primary Residence, 3 bedrooms, 6 occupants max - License No. STR2025	Short-Term Rental	MI2025-016
3	07/28/25	Chatfield Basin WRF - CDPHE Site Application	CDPHE Site Approval Application for Dominion's Chatfield Basin Water Reclamation Facility Refurbishment Project.	MI	MI2025-017

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
1	07/17/25	Meridian Office Park Filing 1, 38 th Amd, Tract A	Meridian Lansing - 9192 White Ridge	SG2025-079

Dist.	Date	Project Title	Project Description	Project No.
3	07/22/25	Highlands Ranch Filing 20, 10 th Amd, Lot 2A	Venture Martial Arts - 541 W Highlands Ranch Pkwy Unit #106	SG2025-080
3	07/25/25	Highlands Ranch Filing 122Z, 1 st Amd, Lot 150A	Uni Sushi - 3982 Red Cedar Dr Unit #A	SG2025-081
3	07/28/25	Chatfield Farms Filing 1-A, 2 nd Amd, Lot 117D	Peak Veterinary Hospital - 8361 N Rampart Range Rd Bldg #B Unit #B103	SG2025-085
3	07/28/25	Highlands Ranch Filing 141, 8 th Amd, Lot 4B1	Tazikis Mediterranean Cafe - 1601 Mayberry Dr Unit #101	SG2025-082 – 2025-084
3	07/30/25	Highlands Ranch Filing 154, 1 st Amd, Most Lot 2A	Grace Presbyterian Church - 7900 Hope Pl	SG2025-086 – 2025-088
3	07/31/25	Province Center Filing 1A, 2 nd Amd, Lot A-4	State Farm Jodi Stoker - 8796 S Colorado Blvd Unit #C	SG2025-089 & 2025-090

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	07/29/25	Beer & Wine	Uni Sushi - 3982 Red Cedar Dr Unit #A	LL2025-057
3	07/29/25	Retail Liquor Store - Transfer	Wildcat Wine & Spirits – 3996A Red Cedar Dr	LL2025-058

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	07/22/25	Sounds to Die For	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-049
2	07/23/25	Vino in the Village	Castle Pines Chamber of Commerce - 880 W Happy Canyon R #K	LL2025-050
3	07/25/25	Dueling Pianos	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-052
3	07/25/25	Mountainfilm on Tour	Highlands Ranch Cultural Affairs Assoc-4800 McArthur Ranch Rd	LL2025-053
3	07/25/25	Oaked & Smoked	Highlands Ranch Comm Scholarship Fund- 9568 S University Blvd	LL2025-051
2	07/28/25	Ladies Auxiliary Welcome Night	St Francis of Assisi Knights of Columbus Council 8909 - 2746 Fifth St	LL2025-056
3	07/28/25	Colorado Highland Games	St. Andrew Society of Colorado - 6359 Airport Rd	LL2025-054
2	07/30/25	Knights of Columbus Wine Tasting	Knights of Columbus Council 8909 - 2746 Fifth St	LL2025-059
3	08/01/25	Theology on Tap Beerfest	Grace Presbyterian Church - 7900 Hope Pl	LL2025-060

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Geopolymer Lining Project SP 2025-019	Jul. 21, 2025	Jul. 30, 2025	Aug. 12, 2025	Sept. 9, 2025

This project consists

of repair of 1,494 linear feet of 90”-126” CMP storm and 201 linear feet of 54” CMP storm in various locations within Highlands Ranch & Roxborough Village with geopolymer lining and minor site work as needed per site.