DOUGLAS COUNTY
COLORADO

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: December 9, 2025
RE: **County Manager Report**

- **Direct from the Board Newsletter** - This month's Direct from the Board newsletter features the unveiling of a memorial for local hero, Kendrick Castillo; the vision for Wildcat Regional Park; uncovering history at Prairie Canyon Ranch; progress on the Zebulon Regional Sports Complex project; youth civic engagement and the opening of a regional facility to assist the unhoused in rebuilding their lives. You'll also learn about winter-related services available and how you can help Douglas County snow removal crews.

Community Services

- **Give where you live in 2025. Douglas County joins statewide charitable campaign.** You never know which one of your neighbors or community members may be in need. You can help local families this Colorado Gives Day on Tuesday, Dec. 9, 2025.

The statewide celebration of philanthropy is the biggest 24-hour giving movement in the state and one of the most successful giving days in the nation. The local engine for this statewide campaign is the Douglas County Community Foundation (DCCF), which sponsors the Douglas County Gives Program to increase awareness of nonprofit organizations in our backyard. Visit our webpage to view the DCCF gift giving guide and to learn about and connect with local charities.

Activity Report November 13 – December 4, 2025

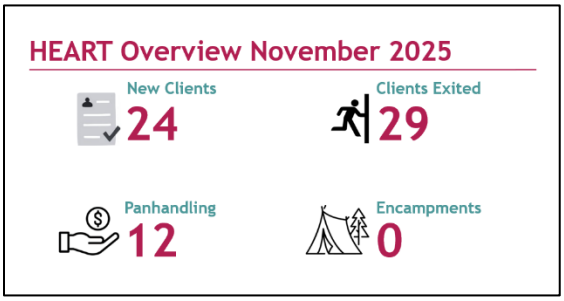
Projects or Grants

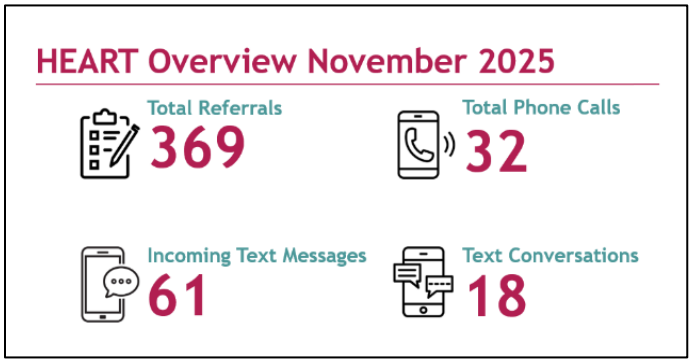
- **Aurora Regional Navigation Campus Open House** – HEART Navigators, Sheriff's Deputies, and an officer from Lone Tree Police Department attended the Aurora Regional Navigation Campus (ARNC) open house event on November 12. Staff toured the facility and learned about the shelter's operations, medical and behavioral health supports, and the on-site case management designed to help individuals stabilize and transition toward long-term housing. The HEART Navigators are working with the case managers at Advance Pathways to coordinate placement at the shelter when needed. Since opening on November 17, HEART has assisted three individuals obtain shelter at the ARNC.

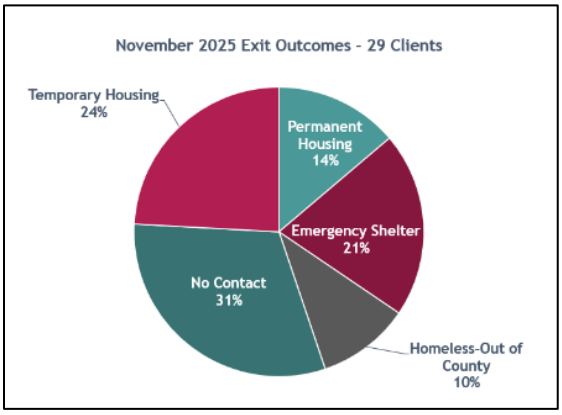
- **HEART Success Story** – In September 2022, HEART Navigators engaged with a male individual who had been unhoused in the community for several years. After leaving the area for a period of time, he returned in August 2025 and was found by Castle Rock Police Department (CRPD) sleeping under a bridge. They observed that he had significant health challenges and remaining outdoors posed a substantial risk to his well-being. They referred him to the HEART and a Navigator quickly assessed the situation. Staff referred him to the Douglas County Care Compact, which facilitated multiple connections to medical and mental

health providers. The man was enrolled in health benefits and provided motel vouchers while the team coordinated placement in a short-term facility that could meet his immediate medical needs. Although he struggles with being indoors for extended periods, he recognizes the importance of receiving ongoing treatment for his condition. The collaboration with CRPD, the Mental Health Collaborative, faith-based and nonprofit partners were all critical in the safety and success of this individual. His supports will remain in place until a more permanent assisted living placement can be secured.

- **HEART November 2025 Report:**







- **Grants for older adults for November 2025:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	70 trips	$2,450.00
DRCOG AAA – Homemaker	368.50 units	$13,660.30
DRCOG AAA – Personal Care	329 units	$12,386.85
DRCOG AAA – Transportation	843 trips	$28,663.49
OAI – Connect and Care Calls	127 calls	$1,905.00
OAI – Transportation	665 trips	$24,605.00

- **CDOT Grant Site Monitoring –** The Colorado Department of Transportation (CDOT) met with staff virtually on August 21 and in-person on October 12, 2025, to review responses to their Subrecipient Information Request. The review aimed to ensure compliance with Federal Transit Administration and CDOT regulations. Douglas County was found to be compliant with financial management, maintenance, and procurement.

- **DRCOG On-Site Monitoring of Providers** – Community Services staff visited offices of each of the Denver Regional Council of Governments (DRCOG) 2025-2026 Older Adult Services grant-funded subrecipients between November 13 to November 19 to ensure compliance with grant and County requirements. Providers visited included Visiting Angels, ACASA Senior Care, Home Instead, Castle Rock Senior Activity Center, and Aging Resources of Colorado. No major issues were observed. The strong collaboration with our providers played a key role in achieving positive outcomes and ensuring valuable services for Douglas County older residents.

- **Your continued access to art, science and history through Scientific and Cultural Facilities District grants**

- When you enjoy the sounds of the Lone Tree or Parker Symphony Orchestra, explore dinosaur tracks at Dinosaur Ridge, learn about our history from the Highlands Ranch Historical Society, or take in the beauty of the Cherokee Ranch and Castle, you are benefiting directly from Scientific and Cultural Facilities District (SCFD) funds at work in your community. In support of these organizations and more, $1,290,475.62 in Tier III, County SCFD funds have been distributed. Visit our webpage to learn how you can enjoy experiences across the county thanks to these funds.

Community Outreach

- **Seniors' Council of Douglas County –** Older adults from throughout Douglas County attended the Seniors' Council's Year-In-Review meeting on December 4 to celebrate 2025 accomplishments and share plans for 2026. The meeting was held at the Philip and Jerry Library in Castle Rock and 25 attendees enjoyed entertainment from a magician, as well as delicious treats from Tall Tales Ranch and Gretchen Lopez.

- **Cherry Creek Valley Rotary Club of Parker –** On November 17, HEART Supervisor Tiffany Marsitto and Deputy Nick Hassman presented to 20 members of the Cherry Creek Rotary Club of Parker. They provided an in-depth overview of the Douglas County Homeless Initiative, including the origins of HEART and the development of the "Four Cs" framework. They also explained how HEART applies this model in daily operations. Club members were given the HEART hotline number to call or text if they encounter someone in the community who may need assistance.

- **UCHealth Highlands Ranch Hospital –** On November 19, HEART Navigator Alyssa de Jesus and Deputy Tom Brinkworth presented to approximately 50 emergency department team members at UCHealth Highlands Ranch Hospital. They shared information about HEART's work connecting with individuals experiencing homelessness and outlined both local and regional resources. They also provided HEART's contact information and encouraged hospital staff to reach out whenever an unhoused individual from Douglas County seeks care.

Open Space and Natural Resources

- **Prescribed Fire at Spruce Meadows Open Space -** On November 12th, the Office of Emergency Management (OEM), in partnership with Open Space and Natural Resources (OSNR), conducted a 384-acre prescribed burn on the Mathews Pasture at Spruce Meadows Open Space. The purpose of the burn was to reduce wildfire risk to nearby communities such as Larkspur, Perry Park, and Palmer Lake, improve wildlife habitat, soil health, and help control invasive species including knapweed, bull thistle, and yellow toadflax. The burn also provided valuable training for local fire and emergency response teams in a non-emergent scenario. Larkspur, Franktown and West Metro Fire Protection Districts, and South Metro Fire Rescue all assisted in the operation. OSNR staff monitored weather conditions - temperature, humidity, and wind during the burn. This effort demonstrates the importance of strong collaboration between county departments and local fire agencies in achieving shared land-management and public-safety goals.

- **Astronomy/Dark Sky Volunteer Program -** Volunteers are essential in providing educational programs to Douglas County residents. The Astronomy/Dark Sky Volunteer Program, paired with the Denver Astronomical Society (DAS), enhances public understanding of astronomy by offering presentations, night-sky viewing sessions, and hands-on learning opportunities.

  DAS volunteers supply telescopes and binoculars for participants, and volunteer astrophotographers occasionally offer introductory workshops for those interested in pursuing the hobby. Program events follow the lunar calendar and are scheduled closest to the near the New Moon for optimal visibility. Astronomy programs are held on the guided side of Sandstone Ranch Open Space. The next Star Party will take place on Friday, December 19th. Register on the Douglas Volunteers webpage to explore the unique history and lore of the night-sky.

Public Works

Activity Report November 17 – December 5, 2025

- **Share your feedback on proposed ordinance designed to ensure habitable home construction and swift resolution of real construction defects -** Your feedback is the next step as the Board of Douglas County Commissioners considers an ordinance focused on addressing construction defect litigation in unincorporated Douglas County. The construction of new homes in Douglas County is essential for the long-term well-being of our community. Homeownership is a major factor in the health, safety, and financial well-being of residents and allows for families at every stage of life to find a property that fits their needs. **Visit our webpage to read about and provide feedback on a proposed ordinance to curb unnecessary litigation related to construction defects**.

Active Projects (Cone Zone Webpage)

- **County Line Road Widening and Reconstruction –** Construction on County Line Road began in September. On Monday, Oct. 6, 2025, traffic was shifted on County Line Road between University Boulevard and Clarkson Street. With this traffic shift, westbound traffic shifted to the south, and eastbound traffic remains shifted to the south. Be aware of crews working on the north side of County Line Road, as well as trucks and construction equipment in the project vicinity. This lane shift is scheduled to be in place until approximately August 2026. Beginning in late December 2025, motorists should anticipate a full closure of County Line Road from Clarkson Street to the U-Haul business access area. The closure will last approximately 100 days, giving crews time to import dirt for construction at Lee Gulch.

  Since 2019, Douglas County has worked with partners to advance the final design, acquire right-of-way, and prepare utility relocation design for a major water line located within the project area. Douglas County is partnering with the Denver Regional Council of Governments, City of Littleton, and City of Centennial to fund the project.

- **I-25 Douglas County Monument Signs** – Cushing Terrell has begun producing construction plans for both the north and south monument signs. They are currently working on submitting to CDOT for the approval process for the two monument signs as well as the sign on the pedestrian bridge. Once the County has CDOT approval, the project will move into the construction phase. Approval is expected to take several months.

- **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 in 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 Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: Roundabout Rendition/Map.

- **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.

- **Grigs Road Paving Project – Phase 2** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. A kick-off meeting was held on September 15th with the consultants, County staff, Highlands Ranch Metro District staff and Highlands Ranch Community Association staff. The consultant will now begin survey work.

- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson submitted the 90% design, the geotechnical report, and a cost estimate for the project. County staff met are scheduled to meet with Olsson and partner agencies on December 10 to review the design. The project is planned for construction bidding in early 2026.

- **2023 Bannock LID** - The design consultant, TST, is working on the design, with a preliminary design expected by the end of the year. County staff have reviewed the initial roadway design and provided feedback. The consultant is continuing the roadway design and beginning the drainage design. Once the preliminary design is complete, 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.)

- **Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners has submitted the concept designs and cost estimates, and County staff will meet in mid-December to review the designs. The concept design includes improvements from C470 to the lighted intersection south of Park Meadows Dr. The first phase of work is planned for 2026 and may include retiming of signals and upgrades to signs and striping.

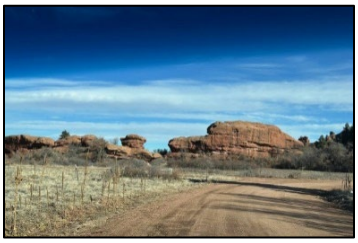
Basis is also working on a proposal to provide final design for a larger project that includes reconfiguring the lanes, median, and sidewalks as well as reconstruction of the pavement continuing south to Palomino Pkwy.

- **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 eight lanes of traffic. The proposed 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. 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. This detour will remain in place throughout the project, which is anticipated to be completed on or before December 31, 2025.

- **2025 Pavement Management Projects**
  - The 2025 Pavement Management projects under contract currently total $17,598,589.62 and work is complete.
  - The **2025 Sidewalk Repair Project** has been awarded a contract amount of $2,635,150.00. Additional work has been added to the contract, and the current amount is $4,141,104.92. The final project total was $4,140,913.86. Work is complete and County staff will now begin to close out the project.
    - The 2026 Sidewalk Repair Project is scheduled to bid on December 9.

  - The **2025 Asphalt Overlay Project** was awarded with a contract amount of $11,011,969.30. An additional $2,445,515.40 was added through change orders and the current amount is $13,457,484.70. All paving and shouldering work is complete. This project was completed on time and project totals include 117,763 tons of asphalt. County staff will now begin to close out the contract.
    - The 2026 Asphalt Overlay Project went out for bid on December 2.
    - Ideal Fencing will continue guardrail installation and repair this fall. Repairs will be performed on Rainbow Creek Road and on Lincoln Avenue at Stonegate Parkway. A new guardrail will be installed on Russellville Rd. near Red Deer Rd.

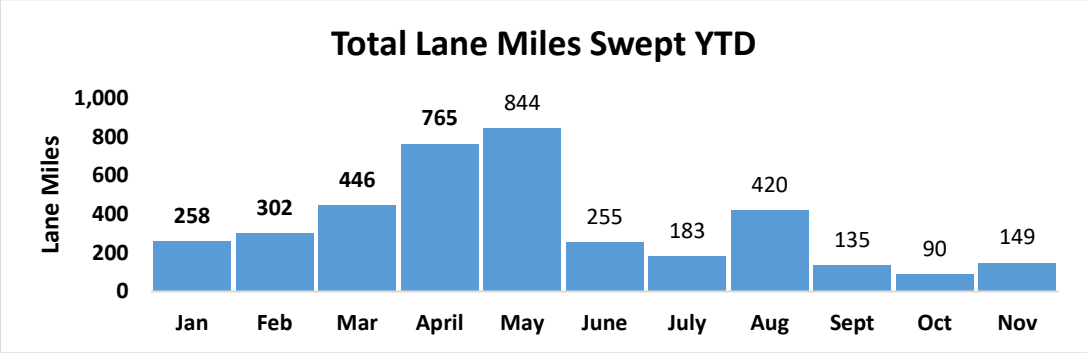
- **2023 Spring Canyon LID** – The design consultant, TST, is nearing the end of preliminary design and will continue into final design. The CDPHE approval process for the proposed lift station continues. CORE and Black Hills Energy continue to work on the designs for electric and gas services. The county has received rough construction cost estimates as well as a proposal for final design work and the project is still on schedule for mid-2026 construction bidding. TST will begin reaching out to property owners in December to discuss design considerations. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



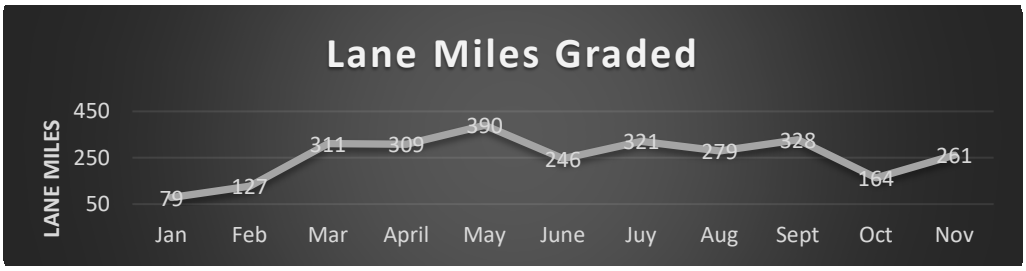
- **Country Club Drive 2025 LID (Group 10) CI 2025-015:** A ballot measure regarding the proposed Group 10 Local Improvement District (LID) was included in the general election held on November 4, 2025. Eligible lot owners within the district who are registered Colorado voters participated in the election to decide whether the LID should advance to the next phase. A majority vote in favor was required for the project to proceed. The Douglas County Elections Office has confirmed that the LID ballot measure was approved by eligible voters.

Operations

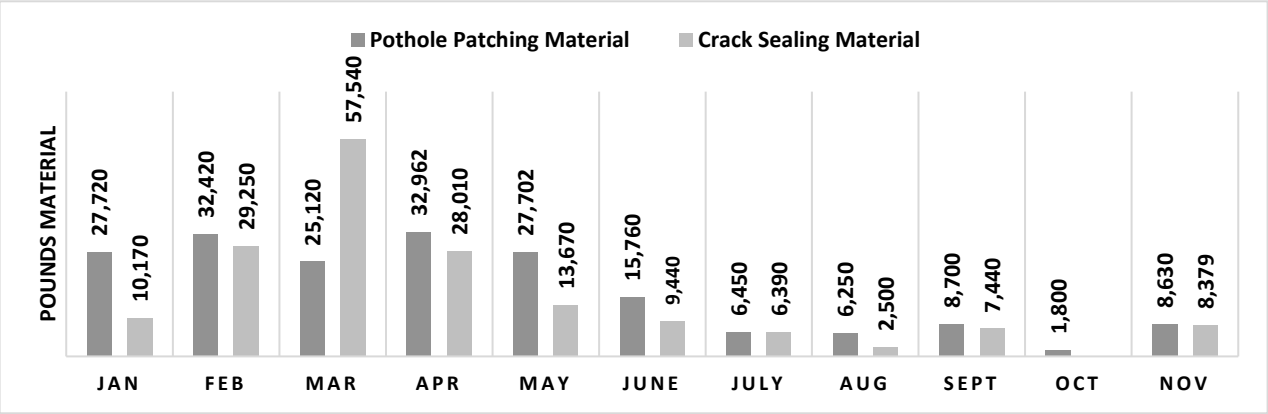
- **Sweeping Report** - As of December 1, staff conducted roadway sweeping on 4,202 total lane miles and collected 1,918 pounds of debris.



- **Gravel Road Blading** – Year to date, 3,078 lane miles were graded.



- **Paved Surface Maintenance** – Year to date, 189,484 pounds of pothole patching material was used and 161,310 pounds of material was used in crack sealing.



- **Culvert Inspections** – In November, 57 inspections were completed on Miriam Ln, Trappers Trail Ave, Bayou Gulch Rd, Bayou Gulch St, Old Schoolhouse Rd, Frank Gardner Way, Terryl Ave, Cherry Creek Dr, Territorial St, Fonder Dr, Interlocken St, Hubert St, Ben Park Cir, Owl Ln, and Creek Way.
    - Year to date: 714 inspections completed

- **Waste Diversion Programs:**
    - Slash Site to include labor, equipment, grinding and some yard maintenance. Total cost is $77,269.91
    - Household Hazardous Waste (through 9/30) – $274,382.41
    - Green Yard Waste - $83.743 (through 9/30) - $83,743.00
    - 10,947 loads of slash came in which is an average 32,841 yards – Avg 3 yds per load
    - 1,826 loads of mulch went out which is an average of 5,478 yards – Avg 3 yds per load
    - Leaf drop - 660 cubic yards of material that will get composted

Development Review

- **Letters of Credit:** Tallman Gulch Filing 1, Phases 3 and 4 Warranty, DV 2006-033

- **Letters of Credit (LOC) and Warranties**: Three Sight Drafts have been prepared for signature. They are to draw upon LOC's for Stone Creek Ranch Filing 1, DV2014-380 as follows:
    - LOC for $32,031.00 for Phase 1 Off-site improvements
    - LOC for $41,338.00 for Phase 1 EAST Off-site Improvements
    - LOC for $147,573.00 for Phase 1 WEST Off-site Improvements

- **Sterling Ranch Filing #7-A -** Martin Marietta is installing asphalt pavement (DV #2024-200). (see far right)

- **The Canyons Subdivision Filing #5 -** WW Clyde is backfilling trickle channel and processing subgrade (DV #2021-287). (see near right)

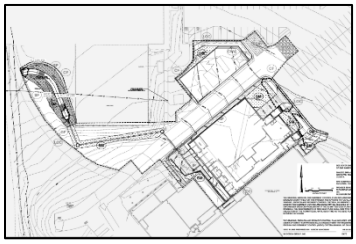
- **Pinery Center Parkway – King Soopers -** ESI is installing curb and gutter and asphalt pavement (DV #2018-453). (see far right)

- **The Trails Smoky Hill Subdivision -** Iron Woman is installing storm structures (DV #2020-240). (see near right)

- **Piney Lake Trails Subdivision -** Claystone Construction is installing storm sewer infrastructure (DV #2022-517). (see far right)

- **The Fields Subdivision Filing #1 -** Liberty Infrastructure is installing storm and water quality infrastructure (DV #2024-322). (see near right)

- **Highlands Ranch High School Automotive Addition** (1025-1007-G) - A GESC Permit was issued to Haselden Construction to build a 12,000 SF addition to Highlands Ranch High School for automotive career space. (see far right)



- **Sugar Creek Sediment Mitigation -** As part of an agreement with the Chatfield Reservoir Mitigation Company, Douglas County is responsible for maintaining 34 sediment traps along 4 miles Highway

67. Routine maintenance of the sediment traps helps reduce pollutant loads to Sugar Creek and South Platte River. EMR Enterprises (the County's contractor) performed two rounds of sediment cleanout from 7/11/25 through 7/18/25 and 10/15/25 through 10/28/25. An estimated 56 cubic yards of sediment were removed from the sediment traps. (see below for before and after photos)

Traffic

- **Adopt-a-Road Program** - As of October 7, 2025, the Adopt-A-Road Program is temporarily suspended while staff reevaluates the program. In 2025, staff renewed over 80 agreements and welcomed 14 new adoptees through digital processing. Below is our Clean-Up Reporter Stats comparing 2025 to 2024, data reflects annual adoption term April 1st – March 31st. Note, this data is gathered using a self-reported post event survey; majority of longstanding volunteers do not self-report and dispose of their collected trash bags on their own.

Building

- **Inspections, Permits and Valuations for Nov 13 – Dec 3, 2025**:

Inspections	
Building	936
Electrical	902
Mechanical/Plumbing	529
Roofing	145
Permits	
Accessory Use	31
New Commercial	9
Residential Alteration	1
New Residential	29
Roofing	59
Valuations	
Accessory Use	$1,578,474
Commercial	$6,778,362
Residential Alteration	$1,596,556
New Residential	$11,831,926

Office of Emergency Management (OEM):

- Staff attended and presented at a regional Wildfire-Initiated Community Conflagration (WICC) Workshop. This workshop series aims to enhance collaboration between fire, law enforcement, and OEM in response to conflagrations.
- Staff continue supporting DCECA 911 Authority Board, related jurisdictions, and internal departments through the CodeRED cyber-attack outage.
- OEM and ESU Staff supported and implemented the Spruce Meadows Prescribed Fire project, with tremendous support and participation from DCSO, Open Space, PW Operations, County Administration, and numerous fire departments.
- Staff supported Adams County EOC Functional Exercise.
- Staff delivered the second final session of a Citizen Disaster Preparedness Workshop in Parker.

Community Development

Historic Preservation

- **Uncover the past at Douglas County's most significant historic artifact exhibit -** You're invited to step into the stories of those who came before us at a new exhibit opening this week at the Parker Water and Sanitation District headquarters. Titled "Thriving Through Time: Adaptation on the Palmer Divide," the exhibit is the largest public display of Douglas County artifacts to date. It features a rich collection of archaeological finds, historical reproductions and engaging elements that trace the region's human journey—from mammoth hunters to early settlers to gold rush dreamers. Visit our webpage to learn more about the exhibit and RSVP to the grand opening celebration.

Parks, Trails and Building Grounds

- **Parks and Trails Updates**
  - **Vegetation Control -** Beginning early November, Park rangers launched a brush and scrub oak clearing project aimed at improving trail accessibility. Removing the dense, overgrown vegetation that can obstruct paths, limit visibility, and create safety concerns is vital for safe recreation. Staff worked on making these trails easier to navigate for hikers, runners, cyclists, and reduced potential wildfire risks in high-traffic areas.

Maintaining clear, accessible trails is an essential part of providing a safe and enjoyable experience for all visitors. These improvements made our trails more welcoming while ensuring the long-term health of the surrounding landscape.

Continued vegetation management supports the health of the local ecosystem by allowing more sunlight to reach the forest floor, encouraging the growth of native grass and wildflowers while helping to control invasive plant species.

Trail users are reminded to stay on designated paths and follow all posted signage. Maintenance operations are planned for minimal disruptions so hiking and recreation can continue safely. Once completed, the improved trails will offer smoother passage and a more enjoyable outdoor experience.

- **Rueter Hess Updates**
  - **Wildlife Safety -** Rueter Hess Park Rangers initiated a targeted fishing line cleanup within a heavily utilized fishing area of the reservoir. During the operation, they recovered eight fishing lures and approximately fifty yards of fishing line, much of which was entangled in willow trees along the shoreline. The removal of this debris not only addressed the immediate hazard to local wildlife but also enhanced the overall safety and environmental quality of the reservoir for water quality and public use.

  - **Master Anglers -** Just before closing for the season to watercraft usage on Rueter Hess Reservoir, we had multiple anglers reel in some impressive award-winning fish.
    - Race, an avid youth angler who has spent countless hours on the water searching for big walleye happened to catch a 12-inch yellow perch. A fish of that size was able to secure Race the title of Master Angler, awarded by Colorado Parks and Wildlife (CPW).
    - On the same note, another one of our frequent anglers, Jim, came out looking for trophy walleye but instead found himself catching his first ever largemouth bass, and a big one at that. His bass measured 19 inches and netted him a master angler title with the CPW as well.

With so many of our anglers focusing on walleye it is so promising to see that our fishery is holding incredibly sizeable fish of all species. As we begin to pivot to shoreline fishing until ice forms on the reservoir, we are pleased with the quality of fish within our waters and are already looking forward to next paddle season with larger fish waiting to be caught.

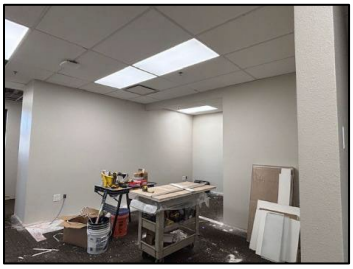
Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events**: Rebel Ratters Judging Seminar, Half Sarcee Ceremony, Turkey Trot 5K, Samoyed Dog Show, Tanner Gun Show, Church Gathering, Community Packing Event, Mile Hi Barrels, Keane Rach HOA, Revive 1787 Class, Palmer Divide Agility, Delta Water Fowl Gala, PE Plus, 4-H Holiday Dance, Halau Kalama Holiday Recital, Hope Kids Hoe Down, TSA District Competition, Barrels Practice, Core Senior Luncheon, Douglas County IT Holiday Party, Space Con Holiday Party, Public Works Luncheon, DCSO Polar Express Night, Colorado Mounted Thunder Practice, Poker Fundraiser

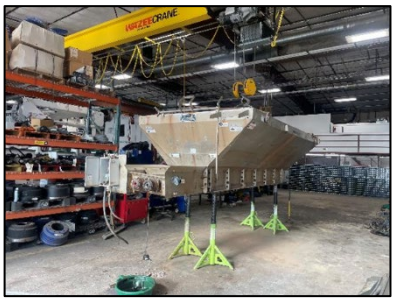
  - **Event Spotlight**: On, December 6, Hope Kids—a nonprofit organization serving children with life- threatening medical conditions—hosted their annual Hope Kids Hoedown in the Event Center. This event has been held at our facility for nearly a decade and remains a meaningful tradition for the organization and its families. This year's one-day celebration is expected to welcome up to 700 guests.

Facilities Projects:



- **Fairgrounds:**
  - Fairgrounds Admin office remodel: 70% complete (see right)
  - Fire panel replacements: multipurpose barn (50% complete), indoor arena (50% complete)
- **Justice Center**
  - 3rd floor court security office remodel: 100% complete
  - Electric fire pump controller update: 40% complete
- **LED Lighting Conversions**:
  - Elections: 65% complete

Fleet



- **Working On:**
  - Fuel site controller/pedestal upgrades with IT
  - Replacing old diagnostic laptops with newer assets with IT
  - Refurbishing the first sander as part of the 2025 plow truck replacement program. (see right)
- **Recently Completed:**
  - In-serviced units 2422, 24030, 2508 and 2509
  - Decommissioned unit 14035
  - Trailer acquisition for DCSO juvenile programs
  - Vehicle Acquisition IFB
  - Four Enterprise lease units returned

Safety and Security/Emergency Support Services:

- Security camera upgrades: Castle Rock and Park Meadows Center are complete

Commissioner Work Session – November 17, 2025

- **Football Stadium District Retained Funds Request -** The Board received a funding request from The Aspen Effect, a youth mental health nonprofit, to support the organization's expansion of youth and parent programming, partnership initiatives, and parent support services. The Board's discussion centered on how to best structure the funding to maximize its impact. The presenter suggested that a multi-year commitment, even if symbolic, would be a powerful tool for leveraging further private donations by demonstrating long-term county backing. Commissioners discussed front-loading the funds as a challenge match to incentivize the organization to double the county's investment through private fundraising. Success was defined as meeting or exceeding service and fundraising goals.
  Motion - Direct the remaining $113,000 from the Metropolitan Football Stadium District fund to The Aspen Effect. Passes 2-0.

- **Douglas County Health Department Update to the Board of County Commissioners -** The Board received an update from the Director of the Health Department, Michael Hill, highlighting strong departmental performance, progress toward national accreditation, continued success of the Healthy Families Partnership sleep sack program, and growing focus on teen suicide prevention and firearm safety. Commissioners noted concerns regarding potential future challenges to the School Resource Officer program. The Board entered executive session for Security matters and legal advice regarding Health Department operations.

Commissioner Zebulon Executive Session – November 24, 2025

- ***Motion*** - Prepare and issue letters of interest to private entities that have expressed willingness to partner on the Zebulon Project. Passes 3-0.

Commissioner Work Session – November 25, 2025

- **New Years Eve Drone Show Design** - The Board discussed the proposed New Year's Eve drone show and authorized staff to proceed with the $62,472 event for 2025. Staff was encouraged to add vendors, allow access to the EchoPark stadium turf, and to explore the addition of other entertainment. Success will be measured by in-person attendance, and staff was directed to provide information for an after-action discussion for the Board to determine whether the event continues in future years.

- **Graywater Update** - The Board reviewed new state requirements that automatically enroll counties into a graywater reuse program unless they opt out by January 1, 2026. Staff and the Board of Health recommended opting out due to the high cost and maintenance of systems, low participation in statewide pilots, and concerns from local water districts about water rights and return flows. No motion was made. The Board postponed a decision and directed staff to gather additional information, including presentations from key water providers.

- **Proposed Regulatory Amendments for Agritourism** - The Board reviewed and supported proposed updates to agritourism regulations that create a simplified, graduated framework for small- and large-scale agricultural activities. The changes replace permits with simple certifications for minor events and streamline approval for permanent agritourism facilities.
  Motion - Advance the amendments to the public referral process and ensure Public Health is included in the review. Staff also noted that, if successful, the model may later be expanded to improve the county's broader event permitting system. Passes 3-0.

Public Works Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Waterton Road & Eagle River Street Roundabout Project CI 2025-007	Sept. 29, 2025	Oct. 8, 2025	Oct. 21, 2025 *13 bids received & under review*	Nov. 18, 2025
This project consists of construction of a roundabout at the intersection of Waterton Rd and Eagle River St in the Sterling Ranch Community Development. Work includes removals, aggregate base course, concrete pavement, curb and gutter, median material, asphalt pavement, street light pole assembly and associated wiring, rectangular rapid flashing beacons, pavement markings, construction surveying, and traffic control.				
2026 Asphalt Overlay Project CI 2026-003	Nov. 10, 2025	Nov. 19, 2025	Dec. 2, 2025 *7 bids received & under review*	Jan. 13, 2026
This project consists of placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.				
2026 Sidewalk Repair and Curb Ramp Retrofit Project CI 2026-001	Nov. 17, 2025	Nov. 26, 2025	Dec. 9, 2025	Jan. 13, 2026
This project consists of placement of sidewalks, curb, and gutter at various locations throughout Douglas County. Bid items include the removal of sidewalk, replacement of sidewalk, curb ramp retrofit, removal and replacement of concrete pavement, emergency repairs and erosion control.				
2026 Guardrail Repair Project CI 2026-002	Nov. 24, 2025	Dec. 3, 2025	Dec. 16, 2025	Jan 13,2026
This project consists of repairing or replacing guardrail components within unincorporated Douglas County.				

Planning Services Activity Report

Completed Projects

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	11/12/25	9030 Miller Rd, 8th Amendment	Reflect recreational, walkway and landscape changes.	Administrative Amendment	US2024-015
3	11/12/25	8057 Carder Ct, 2nd Amd, 1st Modification	Relocation of trash enclosure, a new exterior door and lighting upgrades.	SIP Modification	SP2025-082
1	11/13/25	Compark Filing 3, 4th Amd, Lot 2C-1, 1st Amd	Replace loading dock wall with a wall and handrail design.	Administrative Amendment	US2025-008
1	11/14/25	Travois Filing 1, Lot 4, 5, and 6	Request to combine 3 residential lots into 2 lots.	Administrative Replat	SB2025-005
3	11/14/25	Blakeland Ind'l Park, 3rd Amd, Lot 4A & 4B	Request to combine two commercial lots into one lot.	Administrative Replat	SB2025-016
2	11/14/25	Bears Den RSP Exemption, 18th Amd	Request for a residential building envelope adjustment on Parcel 16B.	Exemption	EX2025-008
2	11/14/25	Sellers Creek Ranch RSP Ex, 4th Amd	Request to adjust the residential building envelope for Parcel 19.	Exemption	EX2023-001
1	11/17/25	Pinery Village Filing 1, Lot 1 and Tract A	Request for commercial development of retail and grocery.	Site Imp Plan	SP2024-062
1	11/18/25	Compark Commerce Center Condos, 2nd Supplement, 6th Mod	Request to add outdoor Liquid Nitrogen Generator to existing industrial building.	SIP Modification	SP2025-088
	11/20/25	Scott Humphrey Minor Development	Elbert County - create 3 lots from 80 acres	External Referral	RE2025-171
	11/20/25	Scott Humphrey Rezone	Elbert County – rezone 80-acre lot from Agriculture to Agriculture-2	External Referral	RE2025-170
1	11/20/25	Sierra Middle School - Minor Dev Plat	Town of Parker - create a buildable lot for Sierra Middle School.	External Referral	RE2025-172
3	11/20/25	Chatfield Ind'l Park, Lot 3, Blk 1, 1st Rev, 1st Mod	Request to add ground mounted HVAC unit at existing commercial site.	SIP Modification	SP2025-089
2	11/20/25	Larkspur South, Filing 2	External referral request for a subdivision creating two lots for use by the Larkspur Fire Protection District.	External Referral	RE2025-173
1	11/21/25	Stonegate Filing 2, 2nd Amendment, Tract A	Request for broadband equipment building.	Site Imp Plan	SP2025-052
2	11/21/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
3	11/21/25	3900 Grace Blvd, 15th Revision	Request to add 7,500 SF food pantry building to existing church.	SIP Revision	SP2025-062
3	11/24/25	Reynolds Industrial Park, Lot 21, 1st Mod	Request to add and screen a rooftop HVAC unit to existing industrial building.	SIP Modification	SP2025-087

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/22/25	Compark Filing 3, 4th Amd, Lot 2C-1, 1st Amd	Replace loading dock wall with a wall and handrail design.	Administrative Amendment	US2025-008

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	10/22/25	Perry Park Filing 2, Block 9, Lot 15	Request to adjust a drainage easement on a residential lot.	Administrative Replat	SB2025-038
	10/23/25	2040 CMP Amd – Sections 8, 10 & Updates	Amend the 2040 Comprehensive Master Plan Sections 8 Environmental Quality, 10 Amendments and Updates.	CMP Amendment	DR2025-010
3	10/23/25	Sterling Ranch PD, 14th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Amd	ZR2025-012
3	10/23/25	Blakeland Ind'l Park, 3rd Amd, Lot 4A-1, 1st Rev	Remove the existing building on southern lot and expand existing gas station.	SIP Revision	SP2025-020
2	10/23/25	Sundown	Subdivide into 17 single family residential lots with 50% open space.	Final Plat	SB2025-019
2	10/27/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
3	10/30/25	Lambert Ranch Rural Site Plan Exemption	Request for a residential building envelope adjustment on parcel 17.	Exemption	EX2025-009
1	10/31/25	Elora Development Feeder Extension	CORE for a new underground electric feeder in the NE portion of the County.	Location and Extent	LE2025-021
2	10/31/25	3250 Flintwood Road	Rezone from A-1 to RR to allow subdividing the property into two 5-acre lots.	Rezoning	ZR2025-008
2	11/03/25	Pinewood Knolls, Lot 62 and Lot 63	Combine 2 properties allowing construction of a garage on the vacant lot.	Administrative Replat	SB2025-039
2	11/03/25	Sterling Tree Farm, Lot 25	Request for a residential building envelope adjustment.	Administrative Replat	SB2025-029
1	11/04/25	Pinery Village Filing 1, 2nd Amendment, Lot 3B	Request for automobile repair business.	Site Imp Plan	SP2025-079
1	11/05/25	20020 Cockriel Drive, 1st Revision	Request to add antennas to an existing Verizon Wireless site.	SIP Revision	SP2025-068
1	11/05/25	Driskill Subdivision	Create one 10.16-acre lot, and one 20-acre lot.	Minor Dev Residential	SB2025-042
3	11/07/25	Highlands Ranch PD, 83rd Amd	Allow an Animal Clinic or Animal Hospital in PA 74 as a Use Permitted by Right.	Planned Dev - Admin Amd	ZR2025-013
3	11/07/25	Highlands Ranch PD, 82nd Amendment	Rezone the undeveloped Eastridge school site to a limited nonurban planning area	Planned Dev - Major Amd	ZR2025-011
3	11/07/25	7000 Roxborough Park Road , 2nd Amendment	Expand operational features for Pepper's Senior Dog Sanctuary.	Administrative Amendment	US2025-011
1	11/12/25	Stroh Exemption, 1st Amd, Parcel A & B1	Expand the Urban Area to provide residential and commercial development.	CMP Amendment	DR2025-008
1	11/12/25	Pinery PD, 34th Amd	Rezone undeveloped school land	PD Amd	ZR2025-010
1	11/13/25	Pinery Village Filing 1, 1st Amd, Lots 1A and 1B	Request to vacate lot lines between 2 commercial lots.	Administrative Replat	SB2025-043
2	11/13/25	Hidden Village Filing 1, 1st Amendment	Subdivide the property into two parcels of just over 5 acres each.	Replat	SB2025-030
2	11/14/25	Ramblewood Preliminary Plan	Request to subdivide into 70 single family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
3	11/14/25	Highlands Ranch Filing 57A, 2nd Amendment	Accommodate commercial redevelopment.	Administrative Replat	SB2025-041

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/14/25	Highlands Ranch Filing 57A, 2nd Amd, Lot 2	Request for a Site Improvement Plan detailing a convenience store and gas station.	Site Improvement Plan	SP2025-081
3	11/18/25	EVOC - Zebulon Infrastructure	Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
3	11/20/25	6222 and 6226 East Roxborough Drive	Colorado Dept of Natural Resources request for a 6,493 maintenance and fleet building at Roxborough State Park.	Location and Extent	LE2025-022
2	11/20/25	2485 South Russellville Road	Operate an event venue for up to 8 weddings per year & 65 guests per event.	Use by Special Review	US2025-010
3	11/21/25	Chatfield Urban Area Expansion	Comprehensive Master Plan Amendment to expand the Chatfield Urban Area.	CMP Amendment	DR2025-011
3	11/24/25	Range Metro District Offsite Utilities Project	Construct off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024

Upcoming PC Hearings

Dist.	Date	Project Title	Projmect Description	Project Type	Project No.
3	12/15/25	6222 & 6226 East Roxborough Dr	Construction of a maintenance, fleet service building and other improvements.	Location and Extent	LE2025-022
3	12/15/25	EVOC – Zebulon Infrastructure	Approval for grading and infrastructure improvements for the future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
3	12/15/25	Range Metro District Offsite Utilities Project	Construct off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024
3	12/15/25	Highlands Ranch PD, 82nd Amd	Rezone the undeveloped Eastridge school site to a limited nonurban planning area.	Planned Dev - Major Amd	ZR2025-011
3	12/15/25	Town of Sedalia, block 7, Lots 9-14	Request for a Use by Special Review for an Event Center in Sedalia.	Use by Special Review	US2025-009
2	12/15/25	Pinery Planned Development, 34th Amd	Rezone undeveloped school land within the Pinery PD.	Planned Dev Amendment	ZR2025-010
	12/15/25	2050 Transportation Plan	Request to adopt the 2050 Transportation Plan.	Resolution	
2	1/12/26	Echo Valley Road Zone Map Change	Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	12/09/25	Owens Industrial Park Filing 1, 1st Amd, Lot 1A & M/B Parcel 3rd Amd	Request for Brannon Sand and Gravel asphalt batch plant. Clarify Use by Special Review application.	Use by Special Review	US2021-002
3	12/09/25	Sterling Ranch Planned Dev, 14th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Amd	ZR2025-012
3	12/09/25	Range Metro Dist 1-3, 1st Amd	Approval of the amendment to the service plan.	Service Plan Amendment	SV2025-007

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	12/16/25	Pinecrest Community Church	Request to subdivide the property into two lots.	Minor Dev Residential	SB2024-070
3	12/16/25	Highlands Ranch PD, 81st Amendment	Add uses and adjust planning areas in OSCA.	Planned Dev - Major Amd	ZR2025-004
3	12/16/25	Highlands Ranch PD, 82nd Amendment	Rezone the undeveloped Eastridge school site for limited nonurban uses.	Planned Dev - Major Amd	ZR2025-011
2	12/16/25	Pinery Planned Development, 24th Amd	Amendment to rezone undeveloped school land	Planned Dev Amendment	ZR2025-010
3	1/13/26	Town of Sedalia, Block 7, Lots 9-14	Request for a Use by Special Review for an Event Center in Sedalia.	Use by Special Review	US2025-009
2	1/13/26	Echo Valley Road Zone Map Change	Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	11/13/25	10003 N Delbert Rd	Allow the construction and operation of a Light Industrial business on the property.	Rezoning - Planned Dev	PS2025-239
1	11/13/25	Public Streets in Grand View Estates	Land Disposal of the far eastern portion of Cottonwood Ave and add all or some of this land to the property to the north.	Roadway Vacation	PS2025-243
2	11/13/25	Bellum Pines 1st Amendment, Lot 5	Alter or remove a no-build zone to extend an existing accessory structure	Replat	PS2025-238
2	11/18/25	2190 N State Highway 83	Rezoning to convert a split zoned parcel to Rural Residential and Commercial.	Rezoning	PS2025-244
1	11/25/25	Grand View Estates, Lot 10, Block 10	Establish a church / temple for approximately 150 people.	Site Imp Plan	PS2025-253
1	11/25/25	Pinery Village Filing 1, Most Lot	Development of a Storage Facility.	Site Imp Plan	PS2025-252
2	11/25/25	15533 S Perry Park Rd	Zone Map Change, Lot Line Vacation, Site Improvement Plan.	Administrative Replat	PS2025-249
2	11/25/25	4825 Crowfoot Valley Rd	Replace a mobile office with a 24' x 60' modular building for an office & classroom	SIP Revision	PS2025-245
2	11/25/25	Castle Pines Filing 1, Lot 30, Block 5	Eliminate a parking easement on the property.	Administrative Replat	PS2025-250
2	11/25/25	M/B parcels east of Daniels Park Rd	HRCA Backcountry to create hiking & biking trails & parking areas for public use.	Location and Extent	PS2025-255
3	11/25/25	Highlands Ranch Filing 105A, Most Lot 8	Establish a corporate headquarters for a general contracting company.	SIP Revision	PS2025-254

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/13/25	M&B Properties east and west of Waterton Rd	Douglas County proposes grading and infrastructure to support the future development of EVOC and the first phase of the Zebulon Sports Complex.	Location and Extent	PS2025-251

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	11/18/25	Bear Canyon Ranch, Parcel 47	Admin Exemption for a Building Envelope Adjustment to better locate a detached garage to meet handicap requirements.	Exemption	PS2025-247
3	11/20/25	M/B properties south of Waterton and Moore Roads	Modify the map boundaries of the Chatfield Urban subarea south of Moore and Waterton Roads.	CMP Amendment	PS2025-257
3	11/20/25	Metes and Bounds Parcels	Rezoning to PD to add acreage to the Sterling Ranch Planned Development.	Rezoning - Planned Dev	PS2025-258

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/12/25	Reynolds Industrial Park, Lot 21, 1st Mod	Request to add and screen a rooftop HVAC unit to existing industrial building.	SIP Modification	SP2025-087
3	11/13/25	6222 and 6226 East Roxborough Drive	Colorado Dept of Natural Resources request for a 6,493 maintenance and fleet building at Roxborough State Park.	Location and Extent	LE2025-022
3	11/13/25	Chatfield Ind'l Park, Lot 3, Blk 1, 1st Rev, 1st Mod	Request to add ground mounted HVAC unit at existing commercial site.	SIP Modification	SP2025-089
1	11/13/25	Compark Commerce Center Condos, 2nd Supplement, 6th Mod	Request to add outdoor Liquid Nitrogen Generator to existing industrial building.	SIP Modification	SP2025-088
1	11/14/25	Sierra Middle School - Minor Dev Plat	Town of Parker - create a buildable lot for Sierra Middle School.	External Referral	RE2025-172
3	11/17/25	EVOC - Zebulon Infrastructure	Douglas County requests grading and infrastructure improvements for future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
2	11/18/25	Larkspur South, Filing 2	Referral request - subdivision creating 2 lots for use by Larkspur Fire Protection Dist	External Referral	RE2025-173
2	11/18/25	Bear Ridge	Revise access and utility easements.	Admin Replat	SB2025-044
2	11/19/25	Public Imp Construction Plan Soleana	Town of Castle Rock for construction plans for the Soleana Site	External Referral	RE2025-174
3	11/19/25	Range Metro District Offsite Utilities Project	Off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024
1	11/20/25	Pinery Meadows	136 residential lots	Final Plat	SB2025-045
1	11/20/25	Cottonwood Filing 6, Amd 1, Lot 2-2A	Town of Parker for a Site Plan for a 7,685 square foot auto parts store.	External Referral	RE2025-175
3	11/21/25	3105 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-094
3	11/21/25	11050 Grigs Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-092
3	11/21/25	10337 Arrowwood Drive	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-090
3	11/21/25	3946 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-093
3	11/21/25	3390 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-091
3	11/21/25	5149 Fox Meadow Drive	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-095

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	11/21/25	Jefferson County Wildfire Resiliency Code	Updates to meet requirements of the CO Wildfire Resiliency Code.	External Referral	RE2025-176
3	11/21/25	Chatfield Urban Area Expansion	CMP Amendment to expand the Chatfield Urban Area.	CMP Amendment	DR2025-011
2	11/25/25	The Oaks Filing 2 and 2B, Amendment 1	Town of Castle Rock for the Oaks Filing 2 and 2B, Amendment 1 Plat.	External Referral	RE2025-179
2	11/25/25	Dawson Trails King Soopers	Town of Castle Rock – SDP for Dawson Trails for Kings Soopers.	External Referral	RE2025-178
2	11/25/25	Dawson Trails, Amendment 3	Town of Castle Rock for Dawson Trails Planned Development, Amendment 3	External Referral	RE2025-177
1	11/26/25	20 Mile Station Condominium	Referral request from the Town of Parker for the 20 Mile Station Condominium Plat.	External Referral	RE2025-180
2	12/01/25	Pine Canyon Pre-Application	Town of Castle Rock - pre-application proposing 135 residential lots	External Referral	RE2025-182
3	12/01/25	Sterling Ranch	Douglas County Library District - 17.000 sq. ft. library in Sterling Ranch.	Location and Extent	LE2025-025
2	12/01/25	The Lanterns, Filing 3, Amendment 1	Town of Castle Rock for a replat in the Lanterns subdivision.	External Referral	RE2025-181

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	11/12/25	2050 Transportation Plan	2050 Transportation Plan	MI	MI2025-023
2	11/13/25	8101 Bannock Dr	STR application for primary residence, 4 bedrooms, 8 occupants max	Short-Term Rental	MI2025-024

New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/12/25	Highlands Ranch Filing 133A, Lot 6	Solid Olive Soap Company - 9559 S University Blvd Unit #101	Sign Permit	SG2025-157
3	11/14/25	Highlands Ranch Filing 148, 2nd Amd, Lot 1A-1	Whistle Express - 1101 Town Center Dr	Sign Permit	SG2025-153 – 2025-156

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
2	12/01/25	Lenten Fish Fry	St Francis of Assisi Knights of Columbus 8909 - 2746 Fifth St	LL2025-085