

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: May 13, 2025
RE: County Manager Report

- **Your Assessor joins Denver area counterparts to announce real property valuations** - Your home's value



and property taxes are always top of mind, and the Douglas County Assessor's Office wants to keep you informed. Douglas County Assessor Toby Damisch today joined seven other Assessors in the Denver area to announce the results of the biennial revaluation of real property for their respective counties. [Visit our webpage for important information about property values and an update from Assessor Damisch on the](#)

[local market.](#)

- **Volunteers, you are the heart of Douglas County** - Do you love seeing spring flowers and budding trees in



our public spaces? Do you have an older adult in your life who can maintain independence thanks to donated transportation? Maybe you or someone you know has been helped off a trail after an injury, or even safely directed around a traffic accident. Or perhaps your family and friends look forward to attending the

Douglas County Fair & Rodeo every summer. All these scenarios, and many you may not even notice, are due to the work of volunteers. [Visit our webpage to learn more about the impact of volunteers and how you, too, can get involved](#)

- **Douglas County Elections Receives National Recognition** - The Douglas County Elections "2024 Student Art



Contest" received an Honorable Mention in the [U.S. Election Assistance Commission](#) (EAC) [Clearinghouse Awards](#), recognizing best practices in election administration. Douglas County's Student Art Contest was selected from 72 nationwide entries in the "Distinguished Voter Education and Communication Initiatives" category. (PICTURED: Deputy Director of Elections Jack Twite Jr. presenting a certificate to 1st place Student Art Contest Winner in the Kindergarten – 2nd Grade category, Aadith Kancharla.)

Each Presidential Election year, Douglas County Elections facilitates a student art contest for Kindergarten through 12th Grade students to submit artwork. 103 pieces were submitted for the [2024 Elections Student Art Contest](#), and 12 Winners and 12 Honorable Mentions were selected to be professionally displayed in Douglas County, Colorado, government buildings.

- Faith-Based Roundtables: Community united in service** - A community is only as strong as its most vulnerable members. That’s why we are committed to gathering generous leaders in Douglas County and connecting them with those who need support the most. If you’ve been looking for meaningful ways to give back, we invite you to join Douglas County’s Faith-Based Roundtables. Roundtables offer a unique opportunity for people of all faiths to come together and take actionable steps towards making a lasting impact in the lives of our neighbors. The next Roundtable will be hosted by the faith-based nonprofit Sunday Salmon on Thursday, May 15, from 10:30–11:30 a.m. at 207 Wolfensberger Road, Suite C, Castle Rock, CO 80109. We’ll be discussing two upcoming initiatives: 1) Support for survivors of domestic violence, 2) Support for older adults during our Fall Dounad Event. People from all faiths are welcome! [Learn more on our webpage.](#)



Community Development

Parks, Trails and Building Grounds

- Volunteer Program Update - Three events were hosted in April:**
 - The spring **Dounad** tree planting event took place on Arbor Day, April 25th, at Bayou Gulch Regional Park. 71 volunteers provided 213 hours of service and planted 45 trees. We are grateful for our partners at the Douglas County School District that helped make this event a huge success.
 

 - The Earth Day Shoreline Cleanup event at Bingham Lake on April 22nd was attended by seven people who picked up seven bags of trash and provided 14 hours of service. A special thank you to Apex Waste Solutions for partnering with us for this event.
 
 - A trash pickup event at Challenger Regional Park on April 28th was attended by eight people that provided 16 hours of service and picked up seven bags of trash.
 

- Volunteer Statistics for 2025:**

2025	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted
March	2	6	12	5	-
April	3	86	243	14	45
Totals	5	92	255	19	45

The volunteer program is offering the following events in May:

- 5/17 – Tree Planting at Fairgrounds Regional Park
- 5/21 – Shoreline Cleanup at Bingham Lake
- 5/22 – Plant Replacement at Bayou Gulch Regional Park
- 5/28 – Flower Planting at Fairgrounds Regional Park
- 5/29 – Flower Planting at Bayou Gulch Regional Park
- 5/30 – Flower Planting at Challenger Regional Park

- **Volunteer Fair at South Ridge** - Luke Thornton, Parks Program Coordinator, attended the Volunteer Fair at South Ridge Recreation Center in Highlands Ranch on April 24th to advertise the volunteer program. The volunteer fair was hosted by the Highlands Ranch Community Association and attended by 250 people.
- **User Counts:** Counter Update as of 4/30/2025:

Location	2024 totals through April	2025 totals through April
Bayou Gulch Regional Park – Dog Park	6,943	8,351
Bingham Lake	17,641	19,765
Bluffs Regional Park*	39,918	23,545
Cherry Creek Regional Trail – Pinery	7,699	8,156
East/West Regional Trail – Grigs Trailhead	11,382	11,066
East/West Regional Trail – High Point	N/A	7,113
East/West Regional Trail – Monarch Trailhead	1,940	3,999
East/West Regional Trail – Schweiger Ranch	2,208	3,878
East/West Regional Trail – Stepping Stone	5,450	10,148
Fairgrounds Regional Park – Dog Park	15,946	16,020
High Line Canal – West	12,881	15,187
Rueter-Hess Reservoir – Coyote Run Loop	2,630	2,172
Rueter-Hess Reservoir – Incline Trailhead	19,091	19,824
Rueter-Hess Reservoir – Newlin's Gold	157	313
Totals	143,886	149,537
*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.		

- **Rueter-Hess Reservoir Updates**

- **Opening to Paddle Season 2025** - Rueter-Hess opened for water recreation on Friday, May 2. Paddleboards, canoes, kayaks, and windsurfing boards are welcome. All watercrafts will be inspected upon arrival and should be clean, drained, and dry. Our recreation equipment vendor, Surf'SUP, will be onsite Saturdays for rentals up to Memorial Day weekend, then will be there Friday through Monday through the fall. Shoreline fishing and fishing from watercraft are also open.

Staff and volunteers from Surf'SUP also completed a series of enhancements to support safe and enjoyable water-based recreation. Their recent efforts include the placement of buoys and shoreline maintenance. New this year are three docks designed to blend functionality with the area's natural beauty. Each dock is outfitted with mats and ramps to improve access for visitors. Two of the docks offer a canoe or kayak launch. The docks offer convenient points for approved watercraft launching, expanded opportunities for fishing on our fishing dock, and streamlined renting of watercraft from Surf'SUP.



Plan to come and enjoy the calm waters and surrounding trails. Rueter-Hess Reservoir is open Friday through Monday from 8:00 am to 6:00 pm. Reservations are required for parking and cost \$10.00 per vehicle. While fishing is free, a reservation is required.



Community Services

Activity Report April 17 – May 5, 2025

- Douglas County Youth Initiative (DCYI) 2025 Awards Ceremony** - The DCYI hosted the 2025 Outstanding Youth Awards on April 28th. The theme of the evening was butterflies, from cocoon to a beautiful winged young person! Each of the winners and nominators shared stories of their journeys, challenges, and remarkable resilience.



This year's Outstanding Youth embodied every component: emotional awareness, self-control, problem-solving, optimism, and even a great sense of humor. It was an honor to congratulate each youth and offer our heartfelt thanks and admiration for everything they have accomplished and continue to do.

The Mission of the Outstanding Youth Award is to identify and recognize teenagers, 13-19, from Douglas County, who have overcome obstacles and risen to life's challenges. The goal is to recognize teenagers who have shown service to self, family, school, and community and provide them with opportunities for further development as valued and contributing members of our community.

- Meadowmark Grand Opening** - On April 30th, Jennifer Eby joined Commissioner Teal, Governor Polis, and partners to celebrate the grand opening of The Meadowmark, a 200-unit affordable community for 55+ residents in the Town of Castle Rock. A combined total of over \$34 million in Private Activity Bond Cap was provided by Douglas County, Castle Rock, and Parker toward the project. We are proud to support this facility that is not just a place to live, but a place for older adults to connect and remain active in their community.



- Douglas County Cares 1st Quarter Data** – The DC Cares program supports households experiencing housing instability through transitional housing, rental assistance, and case management services. As of the end of March, eight households were actively participating in the program. Of these, five resided in DC Cares transitional housing units, while two were living in private rentals with ongoing program support. In a key success story this quarter, one household transitioned out of transitional housing and into a private rental, an important step toward long-term housing stability and independence.



- Older Adult Grant Funds and Services for April 2025**

Grant	# Of Trips/Units	Grant Amt Expended
CDOT MMOF - Transportation	270 trips	\$9,450
DRCOG 5310 – Transportation	339 trips	\$18,980
DRCOG 5310 – Call Center	208 calls	
DRCOG AAA – Homemaker	552 units	\$56,760
DRCOG AAA – Personal Care	337 units	
DRCOG AAA – Transportation	684 trips	
DRCOG HST (FASTER) - Trips	92 trips	\$4,529
DRCOG HST (FASTER) – Call Center	311 calls	

- GOALS 1st Quarter Data** – The GOALS program provides safe, temporary shelter and individualized support to families experiencing homelessness, with capacity to serve up to five families at a time. During the first quarter of 2025, GOALS supported four families, representing 17 individuals, all of whom received safe shelter and comprehensive wraparound services. A key milestone this quarter was the successful exit of the program’s first family, who transitioned from shelter into a private rental unit.



- Highlands Ranch Senior Center’s Health and Wellness Expo** – The new Highlands Ranch Senior Center held a Health and Wellness Expo on April 17 from 1 to 4 p.m. Douglas County staff provided information and resources to approximately 70 attendees.



- HSP Program Grant Year End Summary** – The Housing Stability Program officially launched in August 2024 and concluded its first contract period on March 31, 2025. The program is designed to prevent homelessness by supporting individuals and families at risk of losing their housing. Through individualized case management plans and partnerships with local service providers, the program delivers coordinated services aimed at fostering long-term stability.

During this contract period, the program successfully assisted seven households, representing 25 individuals, in maintaining their housing and avoiding homelessness. To achieve this outcome, the program provided just over \$62,000 in direct financial assistance and coordinated more than 70 hours of case management services through community partner agencies.

- 2025 Animal Welfare Association of Colorado’s Annual Conference** – The Homeless Engagement, Assistance and Resource Team (HEART) and Castle Rock Police Department presented at the 2025 Animal Welfare Association of Colorado’s Annual Conference. They spoke on the challenges and barriers that the unhoused population faces trying to secure shelter when they have animals and the regional resources that are available to unhoused people with pets.



Office of Emergency Management

- Wildfires will happen. Together, we can lessen the risk and destruction.** You’ve seen the destructive power of wind-blown wildfires – here in Colorado and across our nation. Fires are the No. 1 natural hazard in Douglas County, a risk we’re always working to mitigate. How can you help? Be Prepared. Be Proactive. Be Partners. As part of Wildfire Preparedness Month, [visit our webpage to get to know the tools and resources available to help you mitigate the risk of a wildfire spreading to your home.](#)



- Staff received training and opportunity to collaborate on new product development for Pano AI Fire Detection Camera systems. This company provides AI-enhanced wildfire detection and alerting from cameras mounted on towers throughout Douglas County, Colorado, and beyond. The cameras are largely funded by utility companies like CORE and Xcel Energy, and access is given to OEM and fire departments for early alerting and response to wildfires.



- Staff presented a Quick Reaction Force Helicopter program to the Metro Area County Commissioners (MACC) and are awaiting responses for participation.
- Staff attended and presented at the 2025 Wildfire Technology Summit. This conference focused on emerging and advanced technologies being used by utility companies to mitigate impacts of wildfires.
- The Douglas County Incident Management Team held their quarterly meeting and training.
- Staff continue planning for participation in an upcoming Bio-Terrorism Exercise.
- Staff attended and presented at an Animal Welfare and Livestock Handling workshop.
- OEM hosted the North Central Region Emergency Management Committee monthly meeting, bringing emergency managers together from throughout the metro region to collaborate.
- Staff hosted the Douglas and Elbert Counties Horse Council clinic on emergency preparedness and animal evacuation.
- Staff participated as controller/evaluator in a Jefferson County IMT exercise, building relationships and partnerships with our neighbors.
- ESU Staff received training in Fire Traffic Areas and aviation fire suppression operations.



Human Services

Child Welfare and Adult Protection

- **Differential Response:** Human Services is excited to formally launch a new model of child welfare later this summer. Differential Response (DR) marks a shift toward a more family-centered model that differentiates between high-risk and low-to-moderate-risk cases. Instead of a one-size-fits-all investigative approach, DR enables child welfare agencies to use an assessment-based pathway for less severe cases, promoting engagement with families, building on their strengths, and connecting them with supportive services without the stigma of a formal investigation.



This approach benefits families by reducing adversarial interactions with the child welfare system and removing the need to gather evidence, labeling perpetrators, and making a finding. DR, instead, focuses on fostering collaboration with caseworkers and increasing access to community resources that address underlying issues such as poverty, mental health, or parenting challenges that can be the root cause of child maltreatment. This model benefits families by fostering collaboration rather than confrontation, reducing the fear and stress often associated with traditional investigations, and providing earlier access to community resources that address underlying needs.

Ultimately, DR aims to improve outcomes for children and families while preserving child safety and strengthening family resilience. Our local community-level initiatives will complement DR by providing concrete supports and enhancing protective factors for families at risk.

Public Works

- **2025 summer roadwork is ahead. Please drive safely.** When you roll up to a work zone, it's natural to feel a little frustrated. No one likes unexpected delays. Annual spring and summer roadwork is underway in Douglas County, and we want everyone to be safe and informed. [Visit our webpage for details on a new interactive map to help you plan around current projects and important reminders for Work Zone Awareness Week.](#)



- **Plan for weekend and daytime paving operations through May on US 85 (Santa Fe Drive)** - Good news



first: the US 85 Widening Project is in its final phases of construction and is expected to be completed later this year. Yet, as crews work to safely finish construction, there are significant delays you should plan for in May – including delays up to 20 minutes.

Through May, paving of the final layer of asphalt along 2.5 miles of US 85 (Santa Fe) will occur between Highlands Ranch Parkway and north of County Line Road, including the new C-470 bridge and on- and off-ramps. [Visit our webpage for a detailed look at the schedule and impacts.](#)

- **Construction impacts started on Hilltop Road near Legend High School** - Widening project aims to improve



road quality and increase safety ([full story](#))

If Hilltop Road in Parker is a regular part of your commute, please give yourself extra time to navigate upcoming construction. Douglas County has begun work to improve road quality, widen the roadway and increase safety on Hilltop Road between Legend High School and Crestview Drive. Project improvements include: widening the new roadway from two lanes to four lanes; adding curb and gutter; adding a raised median; constructing a new roundabout at the Crestview Drive/Village Road intersection on Hilltop Road, eliminating the existing two-way stop-controlled intersection; and installing a new storm sewer system that will outlet into permanent water quality ponds adjacent to the roadway.

During the first phase of construction, traffic will remain in its current alignment while crews construct one new travel lane in each direction next to the current eastbound and westbound travel lanes. Crews do not anticipate significant impacts to Legend High School, bicyclists or pedestrians. For more information about the upcoming work and to stay up to date on construction impacts, please visit: douglas.co.us/public-works/projects/hilltop-road-legend-high-school-to-crest-view-drive-improvements-project/.

- **Do you need flood insurance in 2025? One form can help you find out.** You know homeowner insurance



is essential to protecting property from disasters such as fires and most weather events, but did you know many areas also require a separate policy to cover flood damage? A Flood Insurance Rate Map (FIRM) and Zone information are available by request from Douglas County’s Public Works Department to residents of unincorporated Douglas County to help you determine if flood insurance is required.

[Visit our webpage to learn more about this service.](#)

Activity Report April 21 – May 8

- **[Palmer Divide Avenue Paving Project - Douglas County](#)** – Construction started May 5, 2025. A full road



closure is in place for the duration of the project, which is anticipate to be completed on July 1, 2025. This project consists of extending the existing E. Palmer Divide Avenue asphalt pavement from approximately 660’ west of Phoebe Grove to approximately 230’ east of S. East Cherry Creek Road. This section of the roadway is currently paved in gravel. This project will also include drainage improvements by replacing five existing culvert crossings with new reinforced concrete pipe and flared end sections.

- [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.



- [Hess Road over Access Road Bridge Rehabilitation Project](#) – Construction started on April 14, 2025. Project duration is anticipated to be 90 days. This Project consists of rehabilitating approximately 258 feet of a bridge structure and roadway crossing an access road. The project includes removal of portions of the present structure, asphalt milling, joint sealant, expansion device installation, waterproofing membrane, hot mix asphalt placement, concrete patching, erosion control, traffic control as well as other items.



The County also anticipates rehabilitation of the Hess Road over Wildlife Crossing Bridge Douhess-0.65 in summer/fall 2025. This structure is located west of the Access Road Bridge and east of the I-25 and Castle Pines interchange. The same detour and construction phasing will be used for both projects.

- [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. Yet, as crews work to safely finish construction, there are significant delays you should plan for in May, including **delays up to 20 minutes**. Through May, paving of the final layer of asphalt along 2.5 miles of US 85 (Santa Fe) will occur between Highlands Ranch Parkway and north of County Line Road, including the new C-470 bridge and on- and off-ramps.

- [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.



- [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.



- **2025 Pavement Management Projects**

- The **2025 Sidewalk Repair Project** has been awarded a contract amount of \$2,635,150.00. Construction continues on Kendrick Castillo Way and Broadway St. The sidewalk project is 38% complete.
- The **2025 Asphalt Overlay Project** has been awarded with a contract amount of \$11,011,969.30. Construction is currently scheduled to begin on June 2.

- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering is prepared a preliminary design and benefit analysis of the proposed turn lane. The traffic study was received on April 16 and is being reviewed. The concept design is expected mid-June.



- **Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners has been selected as the design firm. The target date for consent by the Board is May 13th with a Notice to Proceed on May 15th.
- **I-25 Douglas County Monument Signs** – A design firm has been selected and the project kick-off meeting with Cushing Terrell was held on March 24. The scope of work, project schedule and design process were reviewed. Next steps include site selection and evaluation as well as County staff participation in a design charette.
- **[Grigs Road Paving Project - Douglas County](#)** - The Grigs Road Phase 1 Project (Daniels Park Road to the Trailhead) is anticipated to start in July and end in the fall. Phase 1 will involve the extension of 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.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - A study is underway to develop and evaluate possible changes to roadway cross section for the corridor between Broadway and Fairview. A project kick-off meeting was held on April 30th where the consultant provided a revised scope of work and fees. Once the preferred option is selected, design will begin on the first section of the corridor. 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.
- **2023 Spring Canyon LID** - Contract to begin preliminary design will be presented for approval on May 13, with design beginning soon after. Once preliminary design is complete (towards the end of 2025) 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.



- [County Line Road Widening and Reconstruction \(University to Broadway\) - Douglas County](#) - 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 early summer 2025.



- **2023 Bannock LID** - The property owners approved the ballot initiative to incur debt related to the 2023 Bannock Drive Local Improvement District (LID) on November 5, 2024, with a debt cap of \$10,360,000. Next steps are:
 - The County issued a Request for Proposal (RFP) for financial services on April 3 and proposals were due on April 24. One proposal was received and is being evaluated.
 - Once financing is confirmed, a preliminary design is scheduled to begin on the project with a target completion of August 2025.
 - Construction is expected to be completed in 2027.



Development Review

- **Sterling Ranch Filing #7-A:** ARS is installing and compacting chemically stabilized subgrade (DV #2023-410)
- **Pinery Filing #1 – King Soopers:** Fiore and Sons is installing inlets and storm structures (DV #2016-432).



- **Mission Viejo Pickleball Facility:** JHL Contracting is installing and backfilling a box culvert (DV #2024-280).



- **Lansing Meridian - Richmond Homes:** CCP is installing ramps and cross pans (DV #2023-137).



- **Sterling Ranch Filing 7C; DV 2024-410; 0225-0103-G: Neighborhood and Filing Information** - Sterling Ranch 7C is a 56-acre, 432-lot residential development bisected by Roxborough Park Road in Littleton. Collaboration between Douglas County Engineering, Kimley-Horn, RE Monks, and Ensolum Consultants allowed for the design and implementation of a stormwater control plan that will increase construction efficiency, decrease installation and maintenance costs, and allow for durable, adequate control measures to co-exist with construction activity throughout development. Temporary Control measures utilized will be almost completely reusable and/or harvested from the existing site, with virtually no material being landfilled following construction, further reducing project costs by eliminating disposal fees.



Operations and Pavement Management

- **Snow Removal (YTD)** – 17 events, total cost: \$2,722,336
 - Total days of snow: 34
 - Total labor cost: \$665,049
 - Total equipment cost: \$697,664
 - Total material cost: \$1,359,622
- **Gravel Road Blading** – In April, 309 lane miles were graded for a year-to-date total of 826 lane miles
- **Invasive Weeds** – During this reporting period, bareground treatment was applied to S. Quebec, S. Broadway, Recreation Dr, S. University and Kendrick Castillo. YTD (March/April): 2.37 gallons of herbicide
- **Street Sweeping Program**
 - In April, 765 lane miles were swept and 222 square yards of debris was removed from County roadways.
- **Paved Surface Maintenance (April)**
 - Pothole Patching – 32,962 pounds of cold mix for a total YTD 118,222 pounds
 - Crack Sealing – 28,010 pounds of cold mix for a total YTD 124,970 pounds
- **Culvert Inspections** - During this reporting period, culvert inspections were completed on 19 county roads. Condition reports from 156 total inspections (YTD)
 - 23 Excellent
 - 54 Good
 - 33 Fair
 - 39 Poor
 - 7 Severe (Replace/reline Andrews Rd, Best Rd, Spring Valley Rd, Castlewood Canyon Rd)



Traffic

- **Dynamic Chevrons and Speed Check Radar Signs on Curve at Inspiration and Pine Drive** - Last year Operations and Engineering staff discussed the possibility of replacing the static curve warning sign to prevent further injuries and/or damage to the guardrail on the curve at Pine Drive and Inspiration Drive. Engineering performed the evaluation and developed a solution to help address the crashes at this location.



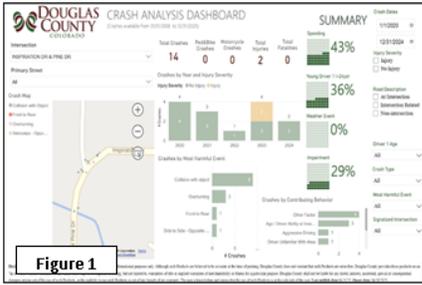


Figure 1

More than 25 percent of fatal crashes are associated with a horizontal curve, and the vast majority of these crashes involve a roadway departure. The average crash rate for horizontal curves is about three times that of other highway segments. Douglas County’s Crash Analysis Dashboard revealed that in the last five years (January 1, 2020, through December 31, 2024), there have been 14 reported crashes within the curve. Nine of the crashes departed the roadway, of which seven of the nine crashes struck the guardrail (see Figure 1).

Potential strategies that can be implemented in advance of or within the curves in combination are sequential dynamic chevron signs and dynamic curve warning signs, such as speed-activated signs. The combination of the treatments can alert drivers to upcoming curves, the direction and sharpness of the curve, and appropriate operating speed.

Implementing safety countermeasures on rural horizontal curves to address these types of crashes can improve the safety performance for those locations. Upgrading the static chevron alignment signs using Sequential Dynamic Chevrons (SDC) that provide a sequential pattern of Light Emitting Diodes (LEDs) as vehicles travel through the curve. Crash Modification (CMF) studies have shown that installing SDC can reduce roadway departure crashes by 45 to 60%.

Matching the appropriate safe system approach to reduce the roadway departures, Traffic Engineering decided to combine sequential dynamic chevrons with an advanced dynamic speed radar feedback sign below the existing turn warning signs with an advisory speed of 25mph on both approaches to the curve on Inspiration Drive and Pine Drive.

- The Traffic Division is charged with administering and processing Special Event Permits in unincorporated Douglas County for events that take place on or near county roadways that due to the activity type or number of participants attending the event may have an impact on our transportation system and increase traffic congestion. Applications are received year-round. However, the season for the majority of these permitted events starts in March and goes through the end of November. On average, we approve and issue roughly 25 permits a year, with the majority of the events returning from previous years. [Additional details for Special Event Permits](#)



Approved events thus far in 2025:

- 03/15/25 - Repeat Event – ETF2024-041: **HRCA St. Patrick’s Day 5K**
- 05/02/25 - Repeat Event – ETF2025-005: **2025 Rotary Highlands Ranch Recycling Event**
- 05/10/25 - Repeat Event – ETF2025-002: **HRCA Mother’s Day 5K**
- 06/07/25 - Repeat Event – ETF2025-001: **Buds Bar – Billy Moore’s 90th Birthday Celebration**

Open Space and Natural Resources

- **Agents of Discovery-Update** - Douglas County Open Space launched a new educational tool called “Agents of Discovery” in January. In partnership with Douglas Land Conservancy, staff create interactive games that teach you about a certain topic.

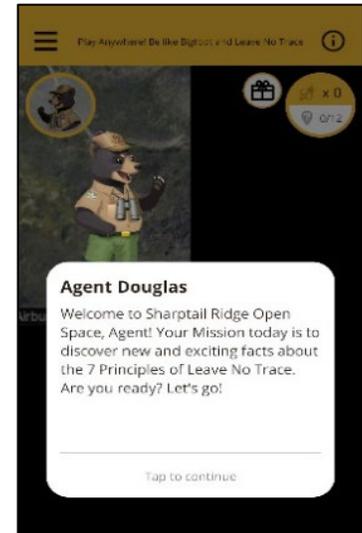
Players hike the featured trail and unlock new games as they go. Every month, a new game is available at a different Open Space property with a fun topic to learn about. The games “Play Anywhere” feature allows users



to learn and play from home or even another state, creating opportunities for everyone, not just users with access to Douglas County Open Space.

Since the launch in January, Agents of Discovery has been played over 1,100 times, with “Decode Douglas County” seeing only 300 plays annually. Feedback from players has been very positive, as they enjoy the user-friendly nature of the games and report it is fun for both kids and adults. Topics covered so far have been Black bears, Geology and the History of Open Space.

Join Agents of Discovery in May to uncover the wonder of Sharptail Ridge Open Space. Explore miles of trails that feel untouched as you learn along with Agent Douglas what it truly means to leave no trace upon the lands we all enjoy. [Visit our webpage to download the Agents of Discovery app](#) and start your summer adventures.



- **Flock Safety Update** - With more activity at our trailheads, instances of crime have been on the rise. There



have been several vandalisms to public property and vehicle break-ins over the past few years. Open Space staff have been working to enhance security measures, and with Board approval, look to create a more secure and safe environment for trail users through the implementation of this new resource.

Flock Safety is the sole provider of a proprietary public safety technology solution specifically designed for use by law enforcement, communities, and private entities to increase safety and reduce crime. Implementation would include License Plate Readers (LPR) and Live-streamed solar powered fixed cameras at all publicly accessible trailheads. Staff has recommended deployment at 17 Open Space properties with an additional unit that can be mobile and transferred, if needed. LPRs will provide Open Space with accurate traffic data collection and a searchable database for vehicle identification. Live streamed solar powered fixed cameras provide 24/7 surveillance, 25X zoom, gunshot detection, live tracking options, and real time alerts. Flock Safety is currently being used by the Douglas County Sheriff’s Office, Castle Rock, Lone Tree, and Parker Police Departments.

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events:** Public Works Training, Honor Guard, Kari Solberg Canine Practice, Open Riding,



Douglas Conservation Annual Plant Sale, All American Reptile and Plant Expo, PE Plus, Buckle Series, Large Animal Preparedness, 4-H Livestock Judging, Dutch Anderson Memorial Gymkhana, 10th Annual Law Enforcement Appreciation Day, NATIA Conference, Parker Barkers Club, DSCO CSV Graduation, Rebel Ratters, 4-H MQA Training, Southern Colorado Australian Shepherd, Rocky Mountain Elk Foundation, 4-H Super Saturday, Car Show, 4-H Showmanship Clinic, Football End of Season Gathering, Academy Charter School Party, BOCC Tabletop Exercise, CO Wildlife Resiliency Public Hearing, Parker Barkers Club, 4-H Ride Night, Stop the Bleed, 2025 CO PSCS Radio Summit, Tuesday Barrels Jackpot, Cowboy’s Club, Plum Creek Kennel Club

- **Fair & Rodeo Committee Meetings:** Show Management 5/7, Livestock Sale 5/7, Marketing 5/12, Guest Services 5/12, Rodeo 5/14, Admin 5/15, Entertainment 5/15, Executive 5/15, Fair Board 5/22

Facilities Projects:

- **Justice Center:**
 - Elevator Modernization J, K, L, M – 60% complete
 - DCSO Lobby Control and Records Remodel – 78% complete
- **Wilcox:**
 - Clerk and Recorder Remodel Phase II – 80% complete (pictured)
 - Building LED Retrofit Project – 98% complete
- **Lansing Point:** Diversion, Probation, CJS and Health Dept – 72% complete



Fleet

- **Working On:**
 - 2025 Budget asset and upfit specs (10 remaining)
 - Completing Chevy Tahoe engine replacements (pictured)
 - IFB for shop supplies
 - Road and Bridge water truck modifications
 - 2026 Budget, Capital, Fixed Forecasts and Fleet Replacement forecasts
 - Reviewing options for additional vehicle upfitters given the extensive backlog
 - Receiving and in-servicing several new vehicles to replace leased units
- **Recently Completed:**
 - In Serviced unit 25014, 25012, 25013 and 2411
 - Decommissioned unit 05002
 - IFB for light-duty tires
 - LAWS – DCSO Law Enforcement upfits
- **Fleet Acquisitions:**
 - 2023 Asset Replacements & ADDs (72 Assets): 1 at upfitter
 - 2024 Asset Replacements & ADDs (84 assets)
 - Budgeted – 3 PO; 32 at upfitter, 34 received
 - Additional/Unbudgeted – 4 at upfitter, 8 received
 - Risk Mgt Replacement – 3 received
 - 2025 Asset Replacements & ADDs (70 assets)
 - Budgeted – 10 in process, 31 PO, 13 at upfitter, 10 received
 - Additional/Unbudgeted – 3 PO, 1 received
 - Risk Management – 1 PO, 1 received



Safety and Security / Emergency support Services

- 2025 Security Mapping updates underway
- Discussions have begun regarding a new Workplace Safety and Security class. Watch your email for more details in the coming weeks.
- JC camera upgrade - 90% complete

Arapahoe/Douglas Works!

Successes/Highlights

- Colorado Works, Career Services and Coaching Collaboration: CD had been searching for a job for several months before connecting with Arapahoe/Douglas Works! in February 2024. With a strong background in Agile Software Project Management and Product Management, he was consistently applying to positions,

tailoring his resume to specific postings, and being selected for multiple interviews. Despite these efforts, CD had not received a job offer. Employer feedback often noted skills including his intelligence and qualifications but also noted communication challenges that made it difficult to follow his responses during interviews.

- Upon engaging with A/D Works!, CD continued his job search while also pursuing testing for neurodivergence. After receiving additional employer feedback, the A/D Works! Workforce Specialist (WFS) scheduled CD to participate in a mock interview to help sharpen his interview skills. CD also sought out external interview coaching support to complement the guidance he received through A/D Works!' services.
 - Following a formal neurodivergent diagnosis related to his interview communication challenges, CD took proactive steps to improve his interpersonal communication skills. He accepted a recommendation from the WFS to attend the **Emotional Intelligence Workshop** at A/D Works!, which he completed successfully.
 - To expand his support network, CD was also referred to the **Career Coaching Collaborative**, where he received confirmation that he was on the right track with his job search strategy and resume. These insights reinforced his confidence and validated the work he had already been doing.
 - Through these combined resources, CD also identified anxiety as a key barrier during interviews and learned how to better manage it. He gained new techniques, improved his confidence, and became more comfortable with having professional conversations. He learned how to respond to questions more effectively and maintain eye contact. He reported that the Emotional Intelligence workshop helped him improve his social and self-awareness, which further supported his job search success.
 - After a long and challenging journey, CD's dedication and efforts combined with the resources provided paid off. He secured a full-time position as a **Product Manager**, earning **\$115,000 annually**. His story is an example of perseverance, self-awareness, and the impact of utilizing the full range of career services available through A/D Works!.
- A/D Works! brought on a DCYEP participant as a Career Services Ambassador Work Experience at the Castle Rock office. Prior to this opportunity, he had a very difficult time obtaining employment but was recently approached by ACC staff about an open position. He is now in the process of applying and is enrolling into classes at ACC next semester.
 - Another DCYEP participant successfully completed their Work Experience at Out Front Magazine.
 - The DCYEP Workforce Specialist started tabling once a week in the lobby at DCHS to outreach to Douglas County residents accessing services.



Events/Workshops

- ACC, A/D Works!, and Douglas County School District partnered to host a very successful job fair at ACC Sturm. This event had 30 employers, 5 resource tables, and 167 attendees (41 of which were not ACC or DCSD students). A/D Works! staff provided information about services and programs at this event.
- A/D Works! has exceeded the Justice Center workshop attendee goal of 300 with 302 attendees and 3 more months left of the performance period.
- The DCYEP Workforce Specialist has outreached to several community partners about collaborating at future community events and possibly having a presence at their locations (more to come). She has also

conducted outreach to several childcare centers to recruit DCYEP participants and provide information on A/D Works!' programs and services.

- DCYEP continues to collaborate with DC Diversion and is working on developing a targeted presentation/orientation and group enrollment on 5/19. A/D Works! has already received several referrals to date.
- A/D Works! participated in the annual WYCO Job Fair on April 14th, which consisted of coordinated job fairs hosted by local workforce centers from central & northern Colorado and southern Wyoming. This in-person job fair saw over 30 employers and 300 local job seekers (37 jobseekers were from Douglas County)

Commissioner Work Sessions – April 21, 2025

- **Wellspring Community Update** - Wellspring Community presented their successful programs to the Douglas County Commissioners, including the Unity on Park affordable housing community for individuals with Intellectual and Developmental Disabilities (IDD) and their day program and work opportunities like the Castle Rock Collective and STARS cooperative. A significant issue is the growing waitlist for their day program due to limited space. Wellspring outlined their plan to acquire and renovate the Quality Inn to create "Unity on Wolfensberger," that would significantly increase their space and allow them to serve more participants. This project is part of a large capital campaign with an immediate need for funds to purchase the building. The Commissioners discussed possible ways to provide financial assistance to Wellspring, including adjusting the allocation to Developmental Pathways, without negatively impacting other services funded by the mill levy.
Motion - Directed budget staff to examine the current mill levy allocation, explore the possibility of a request to Developmental Pathways, verify information, and schedule a follow-up meeting to discuss options for county involvement to support the expansion of Wellspring's services. Passes 3-0.
- **Election Precinct Changes and Additions** - Elections gave a presentation on proposed election precinct changes driven by population growth. State law requires precincts to be split when their active eligible elector count doubles since 2022, with new precincts limited to under 2,000 voters. The County Clerk and Recorder's office proposed splitting or adjusting eight precincts, using planning data and voter registration records to accommodate current and anticipated development while aiming to keep neighborhoods within single precinct boundaries. Commissioners indicated they would review the changes and move forward with a resolution at an upcoming Business Meeting, with the goal of having the new precincts in place by July 1st for the upcoming fall elections.
- **2025 Fair Update** - Included several proposed improvements. A refreshed VIP experience is planned with better communication, streamlined processes, and premium access to the platform stage for PRCA rodeo performances, including a private bar and fly treatments, though sun coverage remains a challenge. A new premium seating deck on the north stand is proposed to test demand, sponsored by the Rotary Club. Midway area improvements will include warm holiday lights and portable wireless LED lighting. A Douglas County Staff Appreciation Night at the Fair is envisioned with free access, unlimited carnival rides, and a food voucher (a \$10 value was suggested). Farm to Table will move to a tented space southeast of the event center with more local vendors and an expanded menu. Finally, an aggressive, systematic increase to the PRCA purse over the next five years, funded by a \$5 annual ticket price increase, is proposed to improve the rodeo's national ranking, potentially unlocking additional revenue from the Cowboy Channel.

- **Castle View High School Funding Request for Field Lighting** – The request is for the multi-purpose field used for football, soccer, lacrosse, and track, but not baseball. While the Parks Advisory Board recommended against the funding (3-2) due to questions about the school district's recent bond, the district argued it would expand athletic programming, extend field usage, enhance community partnerships with youth programs like the Raptors, and potentially alleviate pressure on fairgrounds expansion. The cost was discussed, with figures ranging from \$319,000 to \$610,000. Potential funding sources included park sales tax, ARPA funds, and cash-in-lieu payments. Concerns were raised about community access, and some commissioners questioned the appropriateness of county funding for a school district project. The Board directed staff to include this project in their youth sports initiative planning process for consideration with other funding requests, seeking more information on community benefit and exploring how other school facilities could improve community access through county partnerships.
- **Single Family-Attached Residential Subdivision** - Staff presented a proposal for streamlining regulations for attached single-family residential subdivisions. The discussion on housing regulations centered on the inefficiency and added costs of requiring both a subdivision plat and a site improvement plan (SIP) for attached single-family homes on fee simple lots. Home builders argued this added significant time and expense, hindering the development of more affordable housing options, advocating for eliminating the redundant SIP step, as the platting process already covers many of the same aspects.
Motion - Eliminate the duplicative SIP requirement for these types of subdivisions.

Commissioner Work Sessions – April 28, 2025

- **Temporary Signs on County-Owned Property** – Staff briefed the Board on the Pilot Program put in place in 2023 and concluded on December 31, 2024. The locations identified for the Pilot were discussed and a lengthy discussion was had, based on feedback received, whether or not to continue the program, number of signs per location, size of signage allowed and perceived viewing interference. No conclusion was reached and Commissioners asked for additional time to consider the options. Staff will bring back to a future work session for direction.
- **Legal Updates – Executive Session – No Notes**

Commissioner Work Session – May 5, 2025

- **Legal Updates – Executive Session – No Notes**
- **Sales Tax Vendor Fee Cap – Continued** - The Board of County Commissioners discussed a state bill (SB2024 025) that removes the cap on the sales tax vendor fee Douglas County currently imposes. If the county takes no action, this change would result in a significant annual reduction of \$2 million in sales tax revenues. This revenue loss would impact funds specifically allocated for roads (\$1.2 million), the justice center/public safety (\$0.5 million), and parks and open space. This uncapped fee primarily benefits large national companies who exceed the current \$200 monthly cap, not smaller vendors. To prevent this substantial revenue loss and retain the \$2 million for essential county services, staff recommended eliminating the Douglas County sales tax vendor fee completely, effectively zeroing it out. A decision is required by May 15th to be effective July 1st. Commissioners will review and decide next week.
- **Temporary Signs on County Owned Property – Continued** - The second item reviewed was the pilot program for temporary signs on county owned property, designed to provide nonpartisan free speech zones, particularly during election periods. Concerns included issues with trash, unsightliness, and ensuring

equitable access and placement. Discussion was on potential amendments to the rules, limiting sign size (up to 32 sq ft per face), number of signs, timing for sign placement, and placement regulations, noting that the current code requires signs to be placed within 10 feet of property lines, which can lead to crowding; amending this to allow for greater spacing was suggested.

Motion - Direct staff to amend and renew the temporary sign pilot program based on the discussed changes, effective immediately for calendar year 2025, subject to annual review. Commissioners also directed staff to record their intent to utilize the program for the upcoming June special election. Passed 3-0.

Commissioner Work Session – May 6, 2025

- **Happy Canyon Filing 4, Tracts F, G, and J Zone Map Change** - Staff introduced a request from the Happy Canyon Homeowners Association to rezone three tracts within the Happy Canyon subdivision from residential to open space conservation district. Referral comments were largely positive. The Engineering Department suggested leaving one small 1-foot-wide strip (Tract J) zoned residential, possibly for maintenance access and utility lines by the Town of Castle Rock. The other two parcels (Tract F and Tract G), received by the County through an old land dedication, were considered suitable for wildlife habitat and corridors.

Motion - Convert Tract F and Tract G to open space, advancing the process to the Planning Commission and then the Board for final approval. Tract J remained residential. Passed 3-0.

- **Proposed Douglas County Zoning Resolution Amendments to Regulate Natural Medicine Facilities - Post-Referral Comments** - The Board reviewed proposed Douglas County Zoning Resolution amendments to regulate natural medicine facilities, prompted by post-referral comments from over 500 recipients. Concerns centered on zoning regulations, separation distances, hours of operation, security, and crime. Larkspur requested increasing the municipal buffer to 3 miles from the proposed 1500 feet, though mapping indicated that even the 1500 ft buffer, combined with other separation requirements, would exclude most areas near Larkspur, leaving only limited industrial/commercial zones eligible. Citizen comments from HOAs and coalitions expressed concerns about potential criminal activity and negative impacts, advocating for the most restrictive regulations permitted. The County's objective is to implement the state statute in the most restrictive manner.

Motion - Proceed to a Public Hearing regarding the proposed zoning amendments and post-referral comments. Passed 3-0.

- **Combined Land Use Process Guidelines** - Staff proposed combined land use process guidelines designed to streamline the development process by allowing applicants to combine typically separate applications into one presentation. This procedural change aims to cut red tape and time, potentially requiring more complex reports earlier in the process but ultimately saving applicants time and money. While staff could present combined applications as one project, approval criteria and board actions would remain individual, preserving the board's ability to approve or deny specific elements within a combined application. Referrals would still be sent for each application, but courtesy notices might be combined. Commissioners acknowledged and supported staff to implement the guidelines.
- **Douglas County Zoning Resolution -Proposed Accessory Dwelling Unit Regulations-Post Referral Comments** - Staff reviewed with the Board the Douglas County Zoning Resolution accessory dwelling unit (ADU) regulations. This discussion acknowledged the state law (HB 24-1152) mandating ADUs in areas like the Highlands Ranch Census Designated Place by June 30th, noting the county's regulations would apply outside this state mandate in unincorporated, non-PD areas. A requirement for applicants to provide a water "will-serve" letter is already part of the building permit process. For detached ADUs in county-regulated zones, a minimum lot size of approximately half an acre was mentioned, and existing setback regulations will apply (e.g., 50 ft front, 25 ft side/rear for a 5-acre lot). The definition of a caretaker residence

in A1 zones will be changed to ADU. The Board acknowledge the concerns raised by some residents (density, traffic, etc.) but believe the regulations are thoughtful and consistent with the principle of property rights, allowing residents to utilize their land within reason. They feel the referral comments did not present any "actual real stop signs." The cost of water tap fees was discussed, with an example from Castle Rock noting a separate tap fee was \$23,000+ in 2018.

Motion - Direct staff to proceed with the proposed ADU regulations to the Planning Commission, then to the Board for a Public Hearing.

- **2026 Budget Discussion** – The County Manager gave a general introduction and overview to kick off the 2026 budget process. The discussion included various forecasts and comparisons related to housing, employment, and population growth, as well as revenue and expense forecasts for the next couple of years that will be taken into consideration as the budget is developed in the coming months.

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/23/25	The Ridge Golf Course Excess/Overflow Parking	Referral request from the City of Castle Pines for a variance for The Ridge Golf Course Excess/Overflow Parking Variance.	External Referral	RE2025-068
1	04/24/25	Compark Filing 2, 7th Amendment	Town of Parker - Site Plan for a 23,725 sq. ft. equipment sales, rental, and repair facility.	External Referral	RE2025-059
1	04/24/25	Parker Auto Plaza Filing 2, 4 th Amd, Lot 1B Block 3	Town of Parker - Site Plan, Major Amendment for a new 12,000 sq. ft. classroom building.	External Referral	RE2025-062
3	04/24/25	Chatfield Urban Area Expansion	Include a portion of Louviers Rural Community into the Chatfield Urban Area boundaries for Waterton Business Park.	CMP Amendment	DR2024-002
2	04/24/25	Old Stone Church	Town of Castle Rock - SDP to replace the west additions of the Old Stone Church.	External Referral	RE2025-067
3	04/24/25	Hier Exemption, 1st Amendment	Divide an existing exempt parcel into 2 for a single-family residence on 2.36 acres.	Exemption	EX2025-001
1	04/25/25	Compark Filing 2, 7th Amendment	Referral request from the Town of Parker for a replat to combine Lots 8A-1 and 8A-2.	External Referral	RE2025-060
2	04/28/25	Dawson Trails Filing 2, Amendment 2	External referral from the Town of Castle Rock for a replat of Tracts O and H.	External Referral	RE2025-054
2	04/28/25	Dawson Trails Filing No 2 (3rd Referral)	Town of Castle Rock (3rd) - subdivide approx 470.8 acres into 25 tracts & dedicate ROW	External Referral	RE2025-070
2	04/28/25	Twin Oaks, Lots 58-60	Vacate utility and bridle easements.	Admin Replat	SB2023-032
	04/28/25	East Aurora Parkway ISP	City of Aurora - road connection due to the approved Prairie Point Master Plan.	External Referral	RE2025-079
1	05/01/25	Horse Creek Commercial	Town of Parker - new 15,877 square-foot commercial development.	External Referral	RE2025-069
1	05/01/25	Challenge to Excellence Charter School	Town of Parker - add a cafeteria to the existing charter school.	External Referral	RE2025-065
2	05/01/25	Castle Pines Village Filing 10, 1 st Amd, Lot 2B, 1 st Mod	Request to modify minor site elements at existing convenience store.	SIP Modification	SP2025-018

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/01/25	Castle Pines Village Filing 41, Lot 60	Request for correction of plat note defining access for Lot 60.	Administrative Replat	SB2025-015
2	05/01/25	Chateau Valley Subdivision	Town of Castle Rock - subdivision of Chateau Valley.	External Referral	RE2025-058
2	05/01/25	Dawson Trails Filing 2, Amendment 3	Town of Castle Rock - include additional rights-of-way.	External Referral	RE2025-075
1	05/05/25	Kings Point South	City of Aurora - Zone Map Amendment, Master Plan Amendment and Site Plan	External Referral	RE2025-087
2	05/06/25	8781 Jackson Creek Road	Allow for a residence site encroaching 1 foot into the setback.	Administrative Variance	VA2025-005
2	05/06/25	Peak Velocity Zorbing	Town of Castle Rock - preapplication for annexation and future development of an outdoor adventure park.	External Referral	RE2025-081

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	03/27/25	2006 Kelty Rd	Coffee shop and other commercial uses.	Site Imp Plan	SP2024-081
2	04/04/25	Cross Mountain	18 acres from Agricultural One (A-1) to Open Space Conservation District (OSCD).	Zoning Map Change	DR2025-001
2	04/07/25	Pinery Filing 8B, Lot 52A	Request for adjust boundary between residential lot and County-owned tract.	Administrative Replat	SB2025-011
2	04/08/25	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	04/09/25	6490 N. US Hwy. 85	Open house of a wildlife rehabilitation and education center on May 3rd of 2025.	Minor Ent Event	EE2025-002
3	04/10/25	6001 Ron King Trail, 4th Revision	Install Conex storage containers, shade canopies and improved parking.	SIP Revision	SP2025-013
3	04/14/25	5435 Kelly Ct, 2nd Revision	Request for revisions to an existing industrial use.	SIP Revision	SP2020-019
1	04/15/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single family lots on 39.5 acres	Preliminary Plan	SB2025-009
3	04/21/25	Solstice Filing 1, 3rd Amendment	The applicant proposes a lot line adjustment to move an existing line between two tracts.	Administrative Replat	SB2025-014
2	04/23/25	Bald Mountain Ests Filing 1, Block 5, Lot 3	Variance request to reduce setbacks along two street frontages for existing structures.	Variance	VA2025-003
2	04/23/25	Happy Canyon Ranches Block 2, Lot 2	Permit for a public fundraiser of approx. 200 attendees at Sky View Farm.	Minor Ent Event	EE2025-003
2	04/24/25	441 Russellville Road, 1st Amendment	Request to allow a twin engine aircraft to operate from an existing landing field.	Administrative Amendment	US2025-004
3	04/24/25	Highlands Ranch Planned Dev, 80 th Amd	Amend PA 85 to add residential units.	Planned Dev - Major Amd	ZR2025-001
3	04/28/25	7878 Snake River Street, Sterling Ranch	Request for a Location and Extent for a charter school in Sterling Ranch.	Location and Extent	LE2025-005
3	04/29/25	10907 Waterton Rd, 2nd Amd	Locating previously constructed site additions and upgrades.	Administrative Amendment	US2025-005
2	05/02/25	Bell Mountain Ranch Filing 1, Lots 44 & 45	Applicant proposes a Lot Line Adjustment between lots 44 and 45.	Administrative Replat	SB2024-069

Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/20/25	Bald Mountain Ests Filing 1, Block 5, Lot 3	Variance request to reduce setbacks along two street frontages for existing structures.	Variance	VA2025-003

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/19/25	Inverness Subdivision Filing 9, Lot 3	Convert existing office building into 53 apts, commercial uses & request to waive certain provisions of the CARA overlay zoning dist	Use by Special Review	US2024-011
1	05/19/25	Castle View Filing 1, 2 nd Amd, Lots 1A & 2A	Request for Use by Special Review for 317-unit multi-family residential development.	Use by Special Review	US2024-009
2	06/02/25	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
2	06/02/25	Cross Mountain	18 acres from Agricultural One to Open Space Conservation District.	Zoning Map Change	DR2025-001
3	06/02/25	7878 Snake River Street, Sterling Ranch	Request for a Location and Extent for a charter school in Sterling Ranch.	Location and Extent	LE2025-005

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/13/25	Fee Waiver Request from Rock Canyon High School	Fee Waiver Request in the amount of \$1,210 from Rock Canyon High School for a band concert at Highland Heritage Regional Park Amphitheater on April 30, 2025.	Fee Waiver	
1	05/13/25	Fee Waiver Request from South Suburban Park and Recreation	Fee Waiver Request in the amount of \$1,210 from SSPRD for the Annual Bluff's 8K Trail Run on August 24, 2025.	Fee Waiver	
2	05/13/25	Fee Modification Request from Runuphill Racing, LLC.	Charge \$6.00 per person with a guaranteed minimum payment of \$500 to Rueter-Hess Reservoir for their race on May 31, 2025.	Fee Waiver	
1	05/13/25	Construction Contract for the Scheduled Replacement of Synthetic Turf at Challenger Reg'l Park	Request for approval of a construction contract not to exceed \$1,005,000 for the removal and replacement of 1.83 acres of synthetic turf on fields #1 and #2 at Challenger Regional Park.	Contract	
	05/13/25	Resolution Proclaiming Archaeology and Historic Preservation Month	Request for approval of a resolution proclaiming May 2025 as Archaeology and Historic Preservation Month.	Proclamation	
2	05/13/25	Waiver of Central Services Requirement - 2006 Kelty Road	Request for approval of a waiver request from Section 1206 from the Douglas County Zoning Resolution.	Waiver	SP2024-081
1	05/13/25	9315 Sand Creek Rd	30.16 acres from A-1 to LRR	Rezoning	ZR2024-030
	05/27/25	Water Supply Reserve Fund Grant Application	Application for the Colorado Water Conservation Board Water Supply Reserve Fund Grant for \$125,000 for the Douglas County 2050 Comprehensive Water Plan.	Grant Application	

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/27/25	Range Preliminary Plan	Request to subdivide 550 single-family residential lots.	Preliminary Plan	SB2024-048
1	05/27/25	Castle View Filing 1, 2 nd Amd, Lots 1A & 2A	317-unit multi-family residential development.	Use by Special Review	US2024-009
1	06/10/25	Inverness Subdivision Filing 9, Lot 3	Convert existing office building into 53 apts, commercial uses & waive certain provisions of the CARA overlay zoning district.	Use by Special Review	US2024-011
2	06/10/25	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
2	06/10/25	Cross Mountain	18 acres from Agricultural One to Open Space Conservation District.	Zoning Map Change	DR2025-001

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/17/25	Castle Pines Filing 41, Lot 60	Replat for a Plat Correction to change the required driveway access to Lot 60.	Administrative Replat	PS2025-080
3	04/17/25	Highlands Ranch Filing 127A, 4 th Amd, Lot 3A	Covert the existing site to a new use.	SIP Revision	PS2025-079
3	04/17/25	Lawrence Development, Lot 3	Update site operations under new ownership.	Administrative Amendment	PS2025-051
2	04/18/25	Tract D1 Legends Club Per LLA 2024002665	Allow for the structure(s) having been built within setbacks.	Variance	PS2025-078
2	04/22/25	3250 Flintwood Road	Rezone from A1 to RR to allow subdividing the property into two 5-acre lots.	Rezoning	PS2025-068
3	04/22/25	Santa Fe Industrial Center, Lot 5	Accurately show the location of temporary Connex units previously installed on the site.	SIP Revision	PS2025-077
2	04/23/25	463 Happy Canyon Road	Rezone 3 lots from A1 to PD for a mixed use planned development.	Rezoning - Planned Dev	PS2025-070
1	04/29/25	8853 E Parker Rd	Xcel Energy to build and operate a new gas regulator station and enclosure building.	Location and Extent	PS2025-085
2	04/29/25	Metes & Bounds east of Kelty Rd	Form a staging operation for the leasing of portable restrooms, fencing and other related equipment.	Site Improvement Plan	PS2025-081
3	04/29/25	Hier Exemption, Parcel A	Castle Rock Water and Sanitation to build a Lift Station to serve the Sedalia	Location and Extent	PS2025-082
2	05/06/25	Glassburn Subdivision, Lot 1	Revision to construct two additions to their church building.	Site Imp Plan	PS2025-086
3	05/06/25	Sterling Ranch Planned Development	Define allowable building heights more clearly and to better identify the required submissions for park space.	Planned Development - Admin Amd	PS2025-094

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/29/25	15454 Westcreek Road	Eliminate one lot and splitting the land into two neighboring lots.	Administrative Replat	PS2025-072
2	05/02/25	Pinery Filing 24B, Lot 65	Building Envelope Adjustment for placement of a pool and landscape features.	Administrative Replat	PS2025-093

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/02/25	9651 S Quebec St	Douglas County Parks to grade and install a parking lot and electric chargers for micro busses for county public assistance.	Location and Extent	PS2025-087
2	05/06/25	Mesa Grande, Lots 52, and Lot 53	Lot Line Adjustment to include the entire leech field from the adjacent property.	Administrative Replat	PS2025-092

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	04/16/25	Solstice Filing 1, 3rd Amendment	Lot line adjustment to move an existing line between two tracts.	Administrative Replat	SB2025-014
2	04/16/25	441 Russellville Road, 1st Amendment	Request to allow a twin engine aircraft to operate from an existing landing field.	Administrative Amendment	US2025-004
1	04/17/25	8754 N State Highway 83, 5th Modification	Request for an EFR to modify equipment on existing Verizon cell tower.	SIP Modification	SP2025-019
1	04/17/25	Lone Tree Public Works Facility	City of Lone Tree - SIP for Lone Tree Public Works Facility.	External Referral	RE2025-077
2	04/17/25	Canyonside Sub Filing 2, 3 rd Amd	City of Castle Pines - Subdivision Plat Vacation	External Referral	RE2025-078
1	04/18/25	East Aurora Parkway ISP	City of Aurora for a road connection due to the approved Prairie Point Master Plan.	External Referral	RE2025-079
2	04/18/25	Bald Mountain Ests Filing 1, Block 5, Lot 3	Variance request to reduce setbacks along two street frontages for existing structures.	Variance	VA2025-003
2	04/21/25	Charter Oaks, 9th Amendment, Lot 1A	City of Castle Pines - encroachment of vacuum stanchions into the setback.	External Referral	RE2025-080
2	04/22/25	Peak Velocity Zorbing	Town of Castle Rock - preapplication for annexation and future development of an outdoor adventure park.	External Referral	RE2025-081
3	04/23/25	Blakeland Ind'l Park 3 rd Amd Lot 4A-1 1 st Rev	Remove the existing building on southern lot and expand existing gas station.	SIP Revision	SP2025-020
2	04/23/25	Happy Canyon Ranches, Block 2 Lot 2	Public fundraiser of approximately 200 attendees at Sky View Farm.	Minor Ent Event	EE2025-003
2	04/23/25	Castle Pines Village Filing 10, 1 st Amd, Lot 2B, 1 st Mod	Request to modify minor site elements at existing convenience store.	SIP Modification	SP2025-018
2	04/23/25	Hillside Phase 3 & 4 SDP Amd	Town of Castle Rock - plat	External Referral	RE2025-082
	04/23/25	County Line Annexation	Town of Palmer Lake annexation for prescriptive right-of-way in Douglas County.	External Referral	RE2025-083
2	04/24/25	8781 Jackson Creek Road	Allow for a residence site encroaching 1 foot into the setback.	Administrative Variance	VA2025-005
2	04/24/25	Castle Pines Village Filing 41, Lot 60	Request for correction of plat note defining access for Lot 60.	Administrative Replat	SB2025-015
3	04/24/25	6490 N. US Hwy. 85, 2nd Amendment	Reflect new tenant, Rocky Mountain Wildlife.	Administrative Amendment	US2025-006
3	04/24/25	10907 Waterton Rd, 2nd Amendment	Locating previously constructed site additions and upgrades.	Administrative Amendment	US2025-005
1	04/24/25	Estates At Park Meadows, 5 th Amd	Dog use area and outdoor amenities for an existing multi-family development.	Administrative Amendment	US2025-007

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	04/25/25	7878 Snake River Street, Sterling Ranch	Request for a Location and Extent for a charter school in Sterling Ranch.	Location and Extent	LE2025-005
3	04/28/25	Highlands Ranch Filing 149, 4 th Amd, Lot 1C-1A-1, 2 nd Mod	Minor exterior modifications to existing retail store façade.	SIP Modification	SP2025-022
1	04/28/25	Stroh Ranch Filing 15, Amendment 3	Town of Parker - Site Plan Amendment to convert existing retail building into a church.	External Referral	RE2025-084
1	04/28/25	Looking Glass Filing 31	Town of Parker - final plat	External Referral	RE2025-085
1	04/28/25	Compark Filing 3, 4th Amd, Lot 2C-1, 1 st Amd	Replace existing loading dock wall with a wall and handrail design.	Administrative Amendment	US2025-008
2	04/28/25	Williams Subdivision, Lot 1 and 2	Town of Castle Rock - Site Development Plan for a new QuikTrip convenience store and gas station.	External Referral	RE2025-086
1	04/29/25	Meridian Office Park Filing 4, 10 th Amd, Lot 3E-1, 2nd Rev, 1 st Mod	SIP Modification to construct an ADA accessibility ramp and pedestrian access on existing soccer complex.	SIP Modification	SP2025-021
3	04/29/25	5389 & 5391 Plum Ave, 1st Revision	SIP revision for hydroponic growing containers.	SIP Revision	SP2025-023
1	04/30/25	Kings Point South	City of Aurora - Zone Map Amendment, Master Plan Amendment and Site Plan	External Referral	RE2025-087
3	04/30/25	Blakeland Ind'l Park, 3 rd Amd, Lot 4A & 4B	Request to combine lots 4A and 4B into 1 lot, 4A-1.	Administrative Replat	SB2025-016
2	05/01/25	Buc-ees-County Line Annexation-Zoning-Sketch Plan	Town of Palmer Lake - annexation, zoning, and sketch plan for Buc-ee's.	External Referral	RE2025-089
3	05/01/25	Santa Fe Distribution Center, Lot 5, 2 nd Mod	Request to add four connex units on commercial property.	SIP Modification	SP2025-024
	05/01/25	Monument Ridge East, Filing 1	Referral request from El Paso County for Monument Ridge East Final Plat.	External Referral	RE2025-090
2	05/01/25	RidgeView Town Center Planned Dev	Town of Castle Rock - proposed retail	External Referral	RE2025-088
2	05/05/25	Castle Meadows, Filing 1	Town of Castle Rock - plat	External Referral	RE2025-091
1	05/06/25	Butterfield, Lot 12	Reduce side yard setback.	Admin Variance	VA2025-004
2	05/06/25	Founders Marketplace Filing 1 Lot 5	Town of Castle Rock - construction of an auto parts store (2 nd referral)	External Referral	RE2025-092

New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/18/25	Metes and Bounds Parcel	Humane Colorado - 5540 E State Hwy 86	Sign Permit	SG2025-041 – 2025-043
3	04/22/25	Highlands Ranch Filing 122Z, 1 st Amd Lot 150A	Uni Sushi - 3982 Red Cedar Dr Unit #A	Sign Permit	SG2025-046
3	04/22/25	Highlands Ranch Filing 149, 4 th Amd, Lot 1C-1A-1	Ulta Beauty - 1265 Sgt Jon Stiles Dr Bldg #J Unit #M	Sign Permit	SG2025-044 & 2025-045

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	04/28/25	Estates At Park Meadows Filing 1 Lot 1	Retreat at Park Meadows - 10200 Park Meadows Dr	Sign Permit	SG2025-047 – 2025-049
3	04/28/25	Highlands Ranch Filing 20, 10 th Amd, Lot 3A	VK Design Studio - 537 W Highlands Ranch Pkwy Unit #114	Sign Permit	SG2025-050
3	05/02/25	Highlands Ranch Filing 108-E, 1 st Amd, Lot 3A	Rocky Mountain Fan Cave - 9385 S Colorado Ave Unit #107	Sign Permit	SG2025-051
3	05/06/25	Highlands Ranch Filing 18-C, 3A	Gills Point S Tire - 5848 E County Line Rd	Sign Permit	SG2025-053
3	05/06/25	Highlands Ranch Filing 25B, 2 nd Amd, Lot 1	Sparkle Grooming Co - 2030 E County Line Rd Unit #G	Sign Permit	SG2025-052

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	04/17/25	Hotel and Restaurant - Transfer	HASHTAG - 1485a Park Central Dr	LL2025-030
2	04/21/25	Tavern	The Hangout - 8570 S State Highway 67 Unit #A	LL2024-068

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	04/14/25	Sunday Funday Polo Tailgate	Of Horse You Can Foundation - 6359 Airport Rd	LL2025-028
3	04/24/25	Highlands Ranch Beer Festival	Highlands Ranch Comm Scholarship Fund - 9370a Ridgeline Blvd	LL2025-031

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Grigs Road Paving Project – CI 2021-032	April 7, 2025	April 16, 2025	April 29, 2025 <i>Bids under review</i>	May 27, 2025

Phase 1 of the Grigs Road Paving Project will involve the extension of the existing asphalt pavement from Daniels Park Road to the East/West Regional Trailhead & Pavilion parking lot. Currently, this section of Grigs Road has a gravel road surface and has roadside ditches on both sides for drainage purposes. The project will span 1 mile in length and will require significant earthwork, the 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 (8) new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.

County Line Road - CI 2020-013	Mar. 31, 2025	Apr. 9, 2025	Apr. 29, 2025 <i>Bids under review</i>	May 27, 2025

This project consists of widening and reconstruction of County Line Road between Broadway and University. County Line Road will be widened from one lane to two lanes in each direction and the project will install a new traffic signal at the intersection of Clarkson Street and provide noise mitigation on the north side of County Line Road.