

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: October 14, 2025
RE: County Manager Report

- [Direct from the Board Newsletter](#) - This month's Direct from the Board newsletter features how Parks,



Trails, Historic Resources and Open Space funding will be used, how to connect with HEART via text message, efforts to improve water infrastructure for the Louviers community, County Line Road construction and much more. Learn about the recently updated Emergency Operations Plan, explore the transportation options available to older adults in Douglas County and prepare for the upcoming Coordinated Election on November 4.

Trails, Historic Resources and Open Space funding will be used, how to connect with HEART via text message, efforts to improve water infrastructure for the Louviers community, County Line Road construction and much more. Learn about the recently updated Emergency Operations Plan, explore the transportation options available to older adults in Douglas County and prepare for the

- **Restore Hope: Douglas County Opioid Council launches campaign to raise awareness, reduce stigma**



around opioid use - If you or someone you know is struggling with substance abuse, the Douglas County Opioid Council wants you to know – you are not alone. We can restore hope. Support is here.

On Thursday, Sept. 25, the Douglas County Opioid Council launched a new public awareness campaign designed to reduce stigma and strengthen community awareness about opioid use. To expertly inform the campaign, the Council collaborated with individuals with lived experience as well as recovery support professionals in Douglas County. [Visit our webpage to learn about the campaign and connect with resources.](#)

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Community Services

Activity Report September 18 – October 9, 2025

- **Celebrating expanded transportation options for older adults** - Older adults are Douglas County's fastest-



growing population, and your feedback is helping Douglas County provide the resources you need to age well – including reliable transportation. Recently, Aging Resources of Douglas County celebrated its partnership with Douglas County, AdventHealth, the Douglas County Housing Partnership and Meadowmark to introduce a free shuttle service for residents of Meadowmark, Oakwood and Reyn Rock Senior Housing in Castle Rock.

Over the past year, the Board of Douglas County Commissioners has invested \$1.5 million in new services for older adults, including free transportation. [Visit our webpage to learn more and connect with Aging Resources and other local organizations.](#)

- **2025 Youth Congress** - The 2025 Youth Congress was held on September 29 from 9 a.m. to 3 p.m. at the



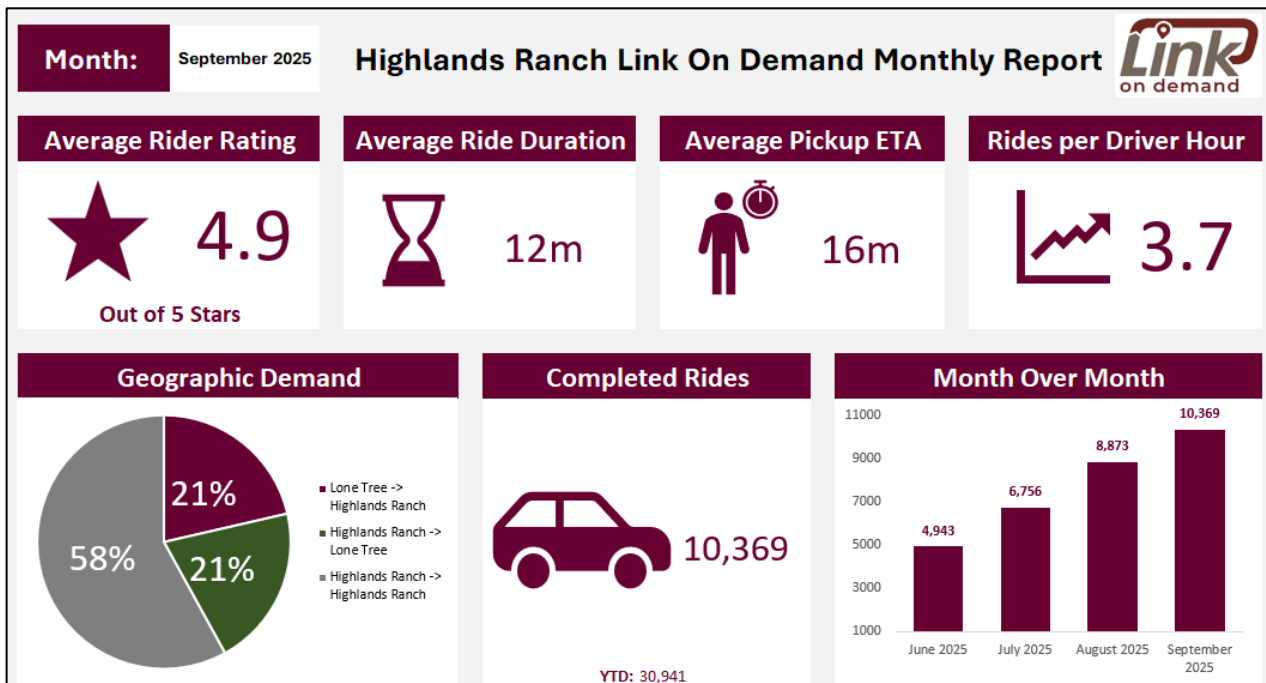
Douglas County School District's Legacy Campus in Lone Tree. Youth Congress convenes high school students (grades 9–12) from across Douglas County to engage with civic leaders on topics that matter to them. It's designed to give youth a voice in community issues, to propose solutions, and to foster dialogue between students and elected or community leaders. Participants hear from adult leaders, discuss problems,

brainstorm actionable strategies, and share ideas with the larger group. Students who attend receive six hours of community service credit and an excused absence from school for the day. Categories discussed this year:

- Social and emotional wellness
- Peer pressure and youth voice
- School climate and restorative practices
- Prevention efforts (e.g. vaping)
- Access to mental health support
- Cell phone policy for public schools
- School facilities
- School transitions

Youth Congress is a key vehicle for amplifying young voices in Douglas County's policy and planning conversations. It helps bridge the gap between youth concerns and decision-makers, encouraging civic engagement and accountability. The event also strengthens the visibility of youth perspectives in local governance and community programming.

- **Link On Demand – September:**



Community Outreach:

- **Vintage & Vibrant 2025** – The Seniors' Council of Douglas County held its Vintage & Vibrant event at the Highlands Ranch Senior Center on September 17 to a sold-out crowd of older adults, caregivers, and community members. The day-long event featured engaging keynote speakers and a wide range of



breakout sessions on topics such as nanobiotechnology, caregiving costs, legal planning, scam awareness, cognitive health, and artificial intelligence. There were also interactive experiences like dementia simulation and outdoor trishaw rides. Participants praised the diversity of topics, speakers, the opportunity to connect with others, and the fabulous food.

- **Medicare Open Enrollment for 2026** – On October 2, the Seniors' Council of Douglas County held its monthly meeting focused on Medicare Open Enrollment for 2026. The meeting provided valuable information on using Medicare's Plan Finder and understanding coverage options and upcoming changes, helping them make informed decisions for the year ahead. Approximately 18 people attended this meeting.

- **Castle Rock Police Department Rally of Hope** - HEART participated in the Castle Rock Police Department's Rally of Hope event on September 17. The event convened community providers to promote awareness of mental health and suicide prevention among residents.



- **Homeless Initiative** – On September 30 and October 1, staff attended the 2025 Colorado Statewide Forum on Building Resilient Homelessness Prevention and Response Systems in Denver. The event was organized by the Colorado Division of Housing, in partnership with Community Solutions and Colorado's four Continuums of Care (COCs): the Balance of State, Metro Denver, Northern Colorado, and Pikes Peak. The Forum focused on sharing lessons and practices from across regions in Colorado, building peer networks and collaboration, and strengthening system-level strategies to prevent and solve homelessness.

- **Arapahoe Community College (ACC) STURM Campus Resource Fair** - HEART participated in the ACC Sturm Campus Resource Fair on September 17. The event helped connect students and families with information and resources surrounding homelessness, financial aid, food assistance, and other vital resources. There were approximately 45 students who attended the resource fair.



- **Lone Tree First Responder Fun Fest** – HEART participated in the Lone Tree First Responder Fun Fest on September 20. The event brought together community and public safety partners to showcase services that are available throughout Douglas County.

- **Lone Tree Police Department Citizen Police Academy** - On September 18, HEART presented at the Lone Tree Police Department's Citizen Police Academy. Information was shared with 20 community members about Douglas County's efforts to address homelessness and highlighted the Handout's Don't Help Campaign, which works to reduce panhandling through community awareness and engagement. Lone Tree Police Officer Kris Larson sent the following e-mail expressing gratitude for HEART.



- **Highlands Ranch Older Adult Health Resource Expo** – Community Services staff participated in the Highlands Ranch Older Adult Health Resource Expo on September 27 at the Highlands Ranch Senior Center. The event connected adults 55 and over and their care partners with local resources, offering information on health, wellness, and support services available in the community. Staff shared information about the Link regional rideshare program and transportation and senior services available through Douglas County partner organizations.



- **Parker Community Resource Fair for Older Adults** – Community Services staff participated in the Parker Community Resource Fair for older adults on October 2 at the Parker Fieldhouse. The Resource Fair brings together a wide variety of organizations and agencies dedicated to supporting health, wellness, and overall quality of life for older adults in the community. Staff provided resources and information and engaged with around 52 participants to bring awareness to the many services and programs available to Douglas County older adults.



- **Grants for Older Adults for August 2025**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	106	\$ 3,787
DRCOG AAA – Chore	95	\$ 2,840
DRCOG AAA – Homemaker	297	\$11,000
DRCOG AAA – Personal Care	374	\$14,090
DRCOG AAA – Transportation	770	\$26,615

Community Development

Parks, Trails and Building Grounds

- **Volunteer Update** - The volunteer program hosted the Douglas County Leadership Academy at Whispering Pines Park on September 19. These leaders of Douglas County spread 15 tons of sand for the volleyball court, 25 yards of mulch for the playground, 4 yards of mulch for the landscape beds, painted one shed, collected three bags of trash, and pruned numerous shrubs. 38 attendees provided 114 hours of service.

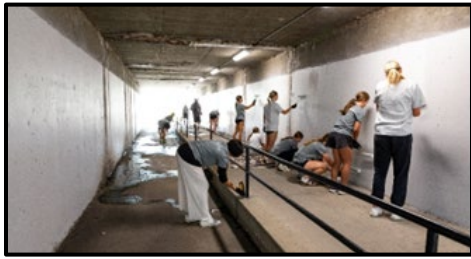


On October 5, the volunteer program partnered with Cherry Hills Community Church for their “Love Extended” community service day where 96 participants helped move 100 yards of playground mulch and paint the box culvert at Highland Heritage Regional Park. They also helped reseed and reestablish a portion of trail at Bluffs Regional Park.



The volunteer program will offer the following events in October:

- October 15 – Tree Wrapping at Bayou Gulch Regional Park
- October 16 – Flower Planting at the Justice Center



- October 17 – Shoreline Cleanup at Bingham Lake
- October 22 – Trash Pick-up at Challenger Regional Park
- October 29 – Trash Pick-up at Highland Heritage Reg Park

As a part of the Dougnad event on October 25, the volunteer program will host the Douglas County Youth Commission at the Wilcox Building.

• 2025 Volunteer Statistics

2025	# of Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maint	Mullein Weeds Eradicated	Culverts Painted	Miles of Trail Maint
March	2	6	12	5					
April	3	86	243	14	45				
May	6	16	35	2	3	3			1
June	7	17	33	2	6	3	4,250	1	1
July	6	32	64	2	6			2	2
August	3	9	18	6	5				
Sept	1	38	114	3		2			
Totals	28	204	519	34	65	8	4,250	3	4

- **Sonar Technology on Rueter-Hess Recreation Patrol Boat** - A new advanced sonar system has been installed on the patrol boat at Rueter-Hess Reservoir to enhance public safety, support recreational activities, and improve angling experiences. This sonar unit provides real-time underwater imaging and environmental data, enabling Park Rangers to:

- Support Anglers by identifying active fish habitats and sharing that information to improve fishing success.
- Enhance Visitor Safety by detecting underwater hazards and monitoring fluctuating water levels to ensure dock accessibility.
- Assist Watercraft users by providing up-to-date water temperature readings and conditions for safer recreation.



In addition to recreational benefits, the sonar system significantly strengthens emergency response capabilities. It allows Park Rangers and first responders to quickly locate missing persons or submerged objects, dramatically improving search and rescue response times. This investment in technology reflects a continued commitment to public safety, environmental stewardship, and high-quality visitor experiences at Rueter-Hess Reservoir.

- **9/11 Stair Climb Honoring Heroes** - On Thursday, September 11, Lone Tree Brewing Company hosted a 9/11 Memorial Stair Climb at Rueter-Hess Incline. This stair climb consisted of traversing the incline 11 times in honor of the first responders that scaled the world trade center Twin Towers. The event honored both first responders and fallen heroes while supporting the Colorado State Fire Fighters Foundation. The event inspired other regular Incline visitors to attempt additional trips up the stairs that day. One local fire fighter conquered the incline in his bunker gear (firefighting uniform). Lone Tree Brewing Company is interested in holding this as an annual event at Rueter-Hess.



- **Bike Park Renovations** - The bike park at Bayou Gulch Regional Park has seen an increase in usage in recent years. Parks staff has been dedicating time to rebuild areas throughout the bike park to make the experience safer and more enjoyable for the users of this unique property.

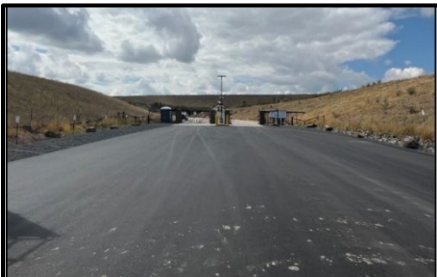


- **Counter Update as of 9/29/2025**

Location	2024 totals through September	2025 totals through September
Bayou Gulch Regional Park – Dog Park	13,710	17,831
Bingham Lake	62,364	70,655
Bluffs Regional Park*	117,627	101,202
Cherry Creek Regional Trail – Pinery	22,682	32,005
East/West Regional Trail – Grigs Trailhead	36,155	32,369
East/West Regional Trail – High Point		33,507
East/West Regional Trail – Monarch Trailhead	14,842	16,082
East/West Regional Trail – Schweiger Ranch	11,365	11,846
East/West Regional Trail – Stepping Stone	30,576	38,542
Fairgrounds Regional Park – Dog Park	38,022	37,573
High Line Canal – East		8,673
High Line Canal – West	24,497	28,886
Rueter-Hess Reservoir – Coyote Run Loop	7,788	12,201
Rueter-Hess Reservoir – Incline Trailhead	54,738	56,178
Rueter-Hess Reservoir – Newlin's Gold	892	1,569
Totals	435,258	499,119

*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.

- **Paving the Way at Rueter-Hess** - Visitors to Rueter-Hess Reservoir will now enjoy a smoother, more welcoming arrival thanks to recent upgrades along the entrance roadway. These improvements mark a significant milestone in ongoing efforts to enhance access, safety, and the visitor experience. The project included significant updates to drainage and paving, the addition of new employee parking, and the seeding of native wildflowers along the entrance corridor. Together, these features create a more attractive and environmentally friendly gateway to the reservoir while ensuring safe and efficient access for all visitors. This successful effort was made possible through the collaboration of several key partners: the



Department of Public Works Engineering Special Projects Team, Road and Bridge, Parker Water and Sanitation District, and the Rueter-Hess Recreation Advisory Board. Their combined expertise and commitment to public service made these improvements both efficient and sustainable.

The upgrades now provide easier vehicle entry, a level and durable surface for watercraft inspections, and a foundation that will support long-term recreational use as the reservoir continues to grow as a year-round destination. With these improvements complete, guests can look forward to a more updated experience at Rueter-Hess Reservoir.



Historic Preservation

- **Love history? Discover, learn and explore at free family-friendly expo.** Are you fascinated by history? Do you love learning about the past and want to explore free resources and adventures in learning? Check out a free day of learning and natural beauty with your family at Colorado's iconic Red Rocks Park & Amphitheater on International Archaeology Day 2025, 8:30 a.m. – 1:30 p.m. Saturday, Oct. 18, 18300 W. Alameda Parkway in Morrison. [Visit our webpage to learn more about the free expo and to explore Douglas County's virtual museum and historic site tours.](#)



- **Sandstone Ranch Festival** - The Historic Preservation team hosted a booth at the County's Fall Festival held at Sandstone Ranch on September 22. The booth included a variety of artifacts found at the ranch like Native American projectile points and pieces of barbed wire fence used at the historic ranches. The event was well attended and provided an excellent opportunity for staff, HPB members, and Repository volunteers to educate and engage with the public.



Public Outreach

- **Ponderosa Hills Civis Association Meeting** - On October 5, staff presented information on Accessory Dwelling Unit (ADU) regulations and answered questions on ADUs from the residents of Ponderosa Hills.

- **Douglas County Public Schools Career Fair** - On October 2 and October 7, Parks and Public Outreach and Assistance staff attended at career fairs hosted by Douglas County Public Schools. Several businesses and organizations set up booths showcasing current and future job opportunities for the students. Staff engaged with students about careers in various fields represented by our Department, including Parks seasonal employment and volunteer opportunities. Attending the career fair provided a valuable opportunity to connect with a diverse pool of potential candidates and build meaningful connections within the community.



- On September 22, the Parks team hosted an informational table at the **Fall Festival at Sandstone Ranch**. Staff were able to talk to attendees about parks, trails, Ruter-Hess Reservoir, and project funding.
- On September 23, the Parks Program Coordinator attended the **Douglas County School District Community Resource Fair**. He was able to talk to participants about the volunteer program. The event was attended by over 100 residents.



Open Space and Natural Resources

- **30th Anniversary of Open Space Fall Festival** - The Department Open Space and Natural Resources (OSNR) was created in 1995. Since then, the department has preserved over 65,000 acres of land across Douglas County. This year, OSNR celebrated its 30th anniversary. To commemorate this milestone, the team hosted 30 public events across Open Space properties ranging from guided moonlight hikes, Coffee with a Ranger, and sunset yoga. The 30th anniversary celebrations concluded with a Fall Festival on September 22nd on the guided side of Sandstone Ranch.



Over 1,000 people attended the event, many being families with children. There were a variety of fall-themed activities for participants to enjoy, including pumpkin and face painting, archery, live music by a local artist, food trucks, cornhole, and wagon rides. There was a self-guided hike up to the ranch overlook, volunteer-led hikes, and a wildlife scavenger hunt where animal mounts were hidden along the trail for kids to find. The Office of Emergency Management was there for the entire day with the helicopter and educated attendees about rapid wildfire response. The event was a monumental success and the OSNR team have already started planning the celebrations for September 2026.



- **Elk Bugling at Cherokee Ranch and Castle** - Cherokee Ranch and Castle is over 100 years old and sits on 3,500 acres of protected land. The land is protected through a conservation easement held by Douglas County. One of the most unique events hosted there is the Elk Bugling. The elk mating season, or rut, occurs in the fall and is characterized by male (bull) elk bugling to attract females (cows). Bugling can be described as a high pitched, echoing call with a loud, piercing cry lasting several seconds.



The Elk Bugling events occur every Tuesday and Thursday night from the middle of September through the beginning of October and a total of 270 people attended this year! OSNR staff set up a skins and skulls table, present visitors with the history of elk in Colorado, explain the background and importance of the conservation easement, and discuss some of the species' unique adaptations before heading outside to experience the sights and sounds of the rut. OSNR staff have led the education portion of the Elk Bugling for the last ten years and maintain a strong partnership with Cherokee Ranch.

Public Works

Activity Report Sept 21 – Oct 10, 2025

- **Busy raking leaves?** Take advantage of our free fall drop-off site. As the seasons change, so do your yardwork needs. You can now keep leaves out of the landfill by taking them to Douglas County's Fall Leaf Collection site, open Saturdays through Nov. 15, 2025, if you choose to remove them from your yard. [Visit our webpage for details on this service.](#)



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

- **[County Line Road Widening and Reconstruction](#)** – Construction on County Line Road began in September 2025. 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, the City of Littleton, and the City of Centennial to fund the project.

- **[West Frontage Road Relocation \(aka Dawson Trails Blvd.\)](#)** - The West Frontage Road Relocation (Dawson Trails Boulevard) is part of a series of projects aimed at improving access and safety at the southern end of Castle Rock. Construction started on Sept. 9, 2024 and is now completed.



- **[Hess Road Wildlife Crossing Bridge](#)** - This Project rehabilitates portions of the existing bridge that carries Hess Road over a Wildlife crossing. The Hess Road over Wildlife Crossing Project started on September 2, 2025. The project's duration will be approximately 60 days. Contractor anticipates switching traffic on September 22, 2025, from the existing Hess Road Bridge east side work zone to the west side. Two-direction traffic with timed one-way temporary traffic signals will continue. Flaggers will be used as needed during the traffic switch and other major construction operations.



- **I-25 Douglas County Monument Signs** – Cushing Terrell provided final concept design renderings and cost estimates. They will now begin producing construction plans. County staff has identified an engineering contract within RTD and the consultant will now reach out to begin coordination on the overpass signage. County staff also received feedback from CDOT on the location of the southern signage and the consultant will now move forward with the design of a sign north of exit 163. Next steps include applying for CDOT approval of the sites.

- **Highlands Ranch Drainage Projects** - The Highlands Ranch Small Storm Sewer UV-CIPP Lining projects started - Pipe repairs have already been completed located on Plaza Drive (Broadway & Ridgeline) and on Broadway (south of Northridge Recreation Center driveway). Starting in mid-August to early September of 2025, the next phase of storm sewer maintenance on Sterling Ct, Sterling Dr, Heatherwood Ct, Broadway just south of the Northridge Rec Center Access point, and at 9261 S Broadway, will occur. These projects are anticipated to be completed on December 31, 2025, weather dependent.



- **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.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson continues to work on the design for the reconstruction of Highlands Ranch Parkway between Broadway and Burntwood. The geotechnical report is being finalized, and we anticipate receiving it on October 10th. The 30% design is also expected on October 10th. A design review is scheduled with Olsson and County staff on October 23rd.
- **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 is anticipated to be completed in mid-November 2025.

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



There have been questions from citizens about the new roundabout construction at the intersection of Crestview Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#).

- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering, the designer of the intersection reconstruction project, has provided updated concept designs incorporating County staff feedback. Staff is evaluating cost versus benefit before moving forward with the project.



- **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.



- **Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners continues work on the design for improvements along the corridor. The final traffic study report is expected on October 20th. The consultant continues to finalize the design layouts and cost estimates. Final concept design submittal, including cost estimates, is scheduled to be submitted by mid-November.

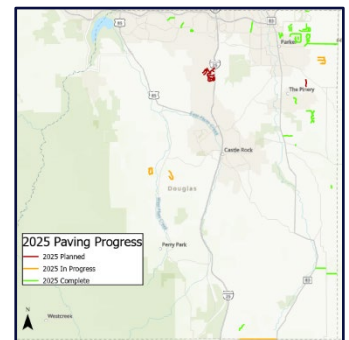
- **C-470 Trail and University Blvd Pedestrian Grade Separation Project** - Douglas County and CDOT are partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings, across a total of eight lanes of traffic. The proposed grade separated C-470 Trail crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. HEI Civil started construction on January 27, 2025. The completion date of the project is anticipated to be on or before December 31, 2025.

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



- **2025 Pavement Management Projects**
 - The 2025 Pavement Management projects under contract currently total \$17,518,074.22 with \$11,473,696.44 spent; work is 65% 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 sidewalk project is 83% complete, based on funding. A change order in the amount of \$633,454.92 was approved by the Board on September 2nd. Concrete repair work will continue the week of September 15th with pavement repairs throughout Highlands Ranch.
 - The **2025 Asphalt Overlay Project** has been awarded with a contract amount of \$11,011,969.30. An additional \$2,365,000 has been added through change orders and the current amount is \$13,376,969.30. Construction began on June 2, and the project is 60% complete based on funding. Work continues in Parker East and E. Palmer Divide Road.

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 working on design work and 25% plans are anticipated soon. The geotechnical design report has been reviewed and is being incorporated into the design. TST has begun the CDPHE approval process for the proposed lift station. The project is on track for mid-2026 construction bidding. The county has received rough construction cost estimates as well as a proposal for final design work. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **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.)



Development Review

- **Letters of Credit (LOC) and Warranties:**
 - Arrowpoint Subdivision Warranty Acceptance Security – DV2020-197: Draw on the LOC security warranty improvements for this private development.
 - Meridian Office Park Filing 1, 38th Amd, Lansing, Phase 2 - Initial Warranty Acceptance - DV2023-137
 - Canyons South Filing 1: A Sight Draft is being executed to draw on the LOC (\$1,863,694.43) for All Phases Warranty – DV2018-209. An agenda has also been prepared to go before the BOCC on October 14, 2025. If the amendment to extend the expiration date is received prior to the expiration date, no action will be taken.
- **Full-term Acceptances:**
 - Canyons South Filing 1, 5th Amd., Phase 4B, Full Term Maintenance Acceptance - DV2018-209
 - Sterling Ranch Filing 7A, Phases 5 & 7 - Warranty Acceptances - DV2023-410
 - Sterling Ranch Filing 2, 1st Amd., Phase 1 and Phase 4, DV2017-128
 - Sterling Ranch Filing 5A, Phases 3 & 4 - Full Term Acceptance - DV2019-342
 - Canyons South Filing 1, 5th Amd., Phases 7, 7A & 7B - Full Term Maint. Accept. DV2018-209
- **Offsite Performance Security:**
 - Stone Creek Ranch Filing 1, Village A, Offsite Performance Security - DV2014-380
- **Sterling Ranch Filing #7-A North** - Concrete Curb Inc. is installing a roundabout (DV #2023-410). (see near right)
- **The Canyons Subdivision Filing #5** - WW Clyde is installing storm infrastructure (DV #2021-287). (see far right)



- **Pinery Center Parkway – King Soopers** - ESI is installing asphalt pavement (DV #2018-453). (see near right)
- **The Trails Smoky Hill Subdivision** - Iron Woman is installing storm structures and water main backfill (DV #2020-240). (see far right)
- **Piney Lake Trails Subdivision** - Claystone Construction is installing storm sewer and structures (DV #2022-517). (see near right)
- **The Fields Subdivision Filing #1** - Liberty Infrastructure is installing storm and water infrastructure (DV #2024-322). (see far right)



Operations and Pavement Management

- **Roadside Mowing** – The map shows all mowing activities planned for this year. Scheduled mowing is highlighted in light green and completed mowing is highlighted in dark green. An estimated 155 road miles have been mowed so far in the Fall Season.
- **Street Sweeping Program:** In September, 135 lane miles were swept and 60 square yards of debris were removed from County roadways.
- **Gravel Road Blading:** In September, 318 lane miles were graded for a total YTD of lane 2,062 miles.
- **Paved Surface Maintenance:** In September, 8,100 pounds of pothole patching material was applied to County roads for a YTD total of 189,484 pounds of cold mix. During the same month, 7,440 pounds of crack sealing material was used for a YTD total of 161,310 pounds of cold mix.
- **Culvert Inspections** - During this reporting period, 64 culvert inspections were completed on 14 county roads. Condition reports from 714 total inspections (YTD):
 - 46 Excellent
 - 216 Good
 - 228 Fair
 - 191 Poor
 - 33 Severe



Traffic

- Douglas County Traffic Division contracted with **RoadSafe** to complete our annual pavement marking maintenance project, focusing on S University Blvd at locations that were postponed over the past several years while concrete roadway projects were being completed. This project encompassed the replacement of approximately 2,730 square feet of inlay 120 mil preformed beaded thermoplastic pavement markings with anti-slip material. Double All existing long lines on S University Blvd (approximately 45,242 square feet) were removed and replaced with more durable epoxy material and higher quality glass beads.

This picture shows the signalized intersection of University Boulevard at Teal Ridge Court. The eastbound travel lanes (shown on the left) show the before picture, use of water-based traffic paint, while the westbound travel lanes (shown on the right) show the after picture, use of the more durable marking. This durable marking and higher quality retroreflective beads will significantly improve the safety of the motoring public and county crews. With a longer-lasting marking, our crews will not be exposed to the traffic hazard of restriping as quickly. Skip lines were installed in durable 3M contrast tape to match CDOT's specifications.



- **Pedestrian Safety Improvements at the Diamond K Trail Crossing on S. Ranch Road** - Residents along S.



Ranch Road contacted the Traffic Division to request increased pedestrian safety at the Diamond K Trail crossing. In response, Traffic Engineering conducted an engineering study that revealed more than 200 pedestrians cross S. Ranch Road each day. In September, Traffic Services installed rectangular rapid-flashing beacons (RRFB) on S. Ranch Road at the Diamond K Trail crossing. This installation marked the culmination of several improvements on S. Ranch Road, including the replacement of crosswalk markings, the posting of a 30 MPH speed limit, and the deployment of radar speed feedback signs.

- **Operational Improvements at Waterton Road and Rampart Range Road:** Traffic Services completed



modifications to pavement markings on the eastbound Waterton Road approach to Rampart Range Road. This work included removing existing pavement markings and installing new channelizing markings to extend the right-turn lane. The changes will allow vehicles on Waterton Road to access the right-turn lane from 430 feet upstream

of the traffic signal at Rampart Range Road. The expected benefits are a decrease in right-turning vehicles queuing in the through lane, more efficient traffic flow, and fewer lane changes at the intersection.

- **Radar Speed Feedback Sign Deployments:** Traffic Systems is continuing seasonal deployment of radar speed feedback signs. The Traffic Division rotates 10 signs at locations requested by residents and four large signs along major roadways for two-week intervals. Their primary function is to display an approaching driver's speed, provide an alert to drivers exceeding the speed limit, and record speed and volume data for each vehicle that passes by. Traffic engineers utilize the collected data to address and respond to resident concerns. When excessive speeding is identified, the location may be forwarded to the Douglas County Sheriff's Office Traffic Unit for targeted enforcement.

Neighborhood deployments completed between July 17 – October 6:

Airport Rd	Collected data showed excessive EB and WB vehicle speeds.
Castle Butte Dr	Collected data showed acceptable vehicle speeds.
Eagleview Dr	Collected data showed acceptable vehicle speeds.
Meadowbrook Ln	Collected data showed acceptable vehicle speeds.

Mt. Kataka St	Collected data showed acceptable vehicle speeds.
Rampart Range Rd	Collected data showed acceptable vehicle speeds.
Red Primrose St	Collected data showed acceptable vehicle speeds.
Royal Eagle Ln	Collected data showed acceptable vehicle speeds.
S. Ranch Rd	Collected data showed acceptable vehicle speeds.
Tammy Ln	Collected data showed acceptable vehicle speeds.
Wildlife Way	Collected data showed acceptable vehicle speeds.

Arterial deployments completed between June 5 – October 6:

Chambers Rd between Aventerra Pkwy and Haseley Dr	Collected data showed acceptable vehicle speeds.
Fairview Pkwy near Summit View Pkwy	Collected data showed acceptable vehicle speeds.
Jamaica St between E-470 & Meridian Blvd	Collected data showed acceptable vehicle speeds.
McArthur Ranch Rd between Grigs Rd and Wagon Box Cir	Collected data showed acceptable vehicle speeds.
Meridian Blvd between Belford Ave and Maroon Cir/Oswego St	Collected data showed excessive SB vehicle speeds.
Ridgegate Pkwy/Mainstreet near Chambers Rd	Collected data showed acceptable vehicle speeds.
Quebec St between Gleneagles Village Pkwy and Ashburn Ln/Mtn. Brush Cir	Collected data showed acceptable vehicle speeds.

- **Special Events:** The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. [Additional details for Special Event Permits](#)
 - Special Events In Review:
 - 11/27/25 – Repeat Event – 2025 Turkey Day 5K
 - 11/01/25 – New Event – ETF2025-047: Sterling Ranch Cattle Drive

Building

- **Inspections, Permits and Valuations for Sept 18 – Oct 8, 2025:**

Inspections	
Building	1,146
Electrical	984
Mechanical/Plumbing	610
Roofing	178
Permits	
Accessory Use	51
New Commercial	6
Residential Alteration	0
New Residential	28
Roofing	125
Valuations	
Accessory Use	\$1,199,251
Commercial	\$2,621,747
Residential Alteration	\$2,215,225
New Residential	\$10,150,117

Office of Emergency Management (OEM):

- Staff are assisting Open Space and Natural Resources in planning for implementation of a prescribed fire project at Spruce Meadows Open Space.
- Staff attended a Regional Winter Weather Tabletop Exercise in preparation for the 2025/2026 snow year.
- OEM hosted an interagency workshop aimed at utilizing Veoci, Douglas County's new Virtual EOC software platform.
- Staff attended a FEMA-provided Alert and Warning training workshop.
- Staff continued planning efforts for an upcoming Regional Bioterrorism multi-day exercise.
- Staff continue working towards the 2026 update of the Local Hazard Mitigation Plan.
- Staff attended several events aimed at improving emergency preparedness of our senior population.
- Staff concluded the inaugural delivery of the Douglas County Citizen Disaster Preparedness Workshop in Highlands Ranch.



Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Upcoming Fairgrounds Events:** Cirque Italia Paranormal, CO State Grange Conference, CO Rangers Training, LANFEST, Plum Creek Farmers Market, Castle Rock Home Show, Mile High Youth Corp. Training, Leadership Douglas County, Horse Vaulting, PE Plus, Geocoinfest 2025 Half Sacree Ceremony, Cassidee & Miguel Reception, Public Works Training, Mile Hi Barrels, Plum Creek Kennel Club, Rebel Ratters, FFECS Fall Breakfast, Honor Guard, MCC Relief Sale, GOP Breakfast
- **Fair & Rodeo Committee Meetings:** Guest Services Meeting 10/13, Marketing 10/13, Show Management 10/1, Rodeo 10/8, Entertainment 10/9, Executive Committee 10/9, Fair Board 10/16, FFECS Fair Appreciation Lunch 9/23, Fair Volunteer Appreciation 9/26 (see right)



Facilities Projects:

- **Fairgrounds:**
 - Indoor Arena Painting: 100% complete
 - Fairgrounds Office Remodel: Scheduled to start 10/13
 - Fire panel replacements in multipurpose barn, heated storage, indoor arena: 20% complete
- **EV Tech:** High density storage update: 45% complete
- **Justice Center:**
 - Elevator Modernization J, K, L, M: 95% complete
 - Roof replacement, Phase V: 100% complete
 - 3rd floor court security office remodel: 20% complete

Fleet

- **Recently Completed:**
 - In Serviced units 2320, 25046, 25047, 25049 and 25050.
 - Decommissioned units 0500, 1712.
 - Purchase of 6 leased John Deere motor graders.



- **Working On:**
 - Vehicle Purchasing IFB
 - EVOC fuel tank move

Safety and Security / Emergency Support Services

- **Workplace Safety and Security Classes:** We have finished for this year. We will let you know once we have them scheduled for January of next year. The online classes are available at any time. Check the Talent Center for those offerings.
- **Emergency Response Coordinator Meetings:** In-person ERC meetings are scheduled for October.

Arapahoe/Douglas Works!

Successes/Highlights

- The **Colorado Apprenticeship Hub**, under the direction of the Arapahoe/Douglas Workforce Development Board, announces \$3 million in grant funding through the Colorado Apprenticeship Incentive Grant. This funding supports the development and expansion of Registered Apprenticeship Programs and high-quality pre-apprenticeship programs across Colorado. Approximately 20–30 grants will be awarded through a competitive process, with individual awards up to \$150,000.
- The **Employment First Program** started a new program year on October 1st. The team will be closely monitoring the impacts of the work requirement changes for able-bodied adults without dependents.
- A/D Works! hired its 2nd instructor for the AELA/GED program. This program started enrolling participants on 10/7 for digital literacy and will expand to begin providing GED services in October.
- A/D Works! hired a **Homeless Veteran Reintegration Program Workforce Specialist**. He starts on 10/13. He is joining A/D Works! from Douglas County's HEART team, so he will bring knowledge and connections to resources for homeless and at-risk veterans.
- In October, the Castle Rock office will be conducting "field trips" of the workforce center for ACC students.

Events/Workshops

- **Basic Needs Fair at ACC Sturm:** The Employment First Program attended the Basic Needs Fair at ACC Sturm earlier this month. Approximately 50 students dropped by the table and received career guidance and workforce navigation.
- **Fair Chance Employment Workshop:** In September, A/D Works! rolled out its new Fair Chance Employment workshop. The first in-person workshop was held at the Castle Rock office and had three attendees. The virtual offering had 18 attendees! A/D Works! plans to bring this to the Douglas County Justice Center in October through a recording so it can reach more participants in custody.

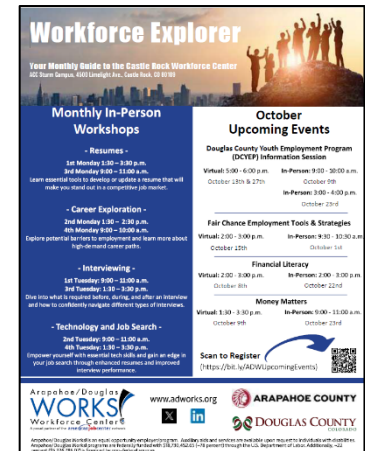
- **Veteran Networking Event** – September 4th at A/D Works! Castle Rock Office (pictured): 18 veterans (and



8 employers) attended, networked, and practiced their elevator speeches with the employers. Quote from event: "I just wanted to drop a line to thank you for conducting the event yesterday, and to let you know how beneficial I found it. The elevator pitch and feedback portion were particularly helpful and enlightening. What I really gained yesterday was inspiration to continue in my job search with enthusiasm and

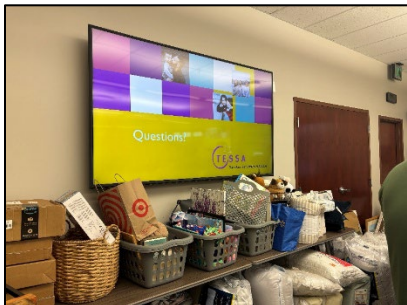
vigor. Looking for work can be a demoralizing endeavor, and this particular job search has been the most challenging of my life, so to participate in something to provide some encouragement and to reinvigorate my efforts was particularly helpful." – Veteran Attendee

- **Metro Denver Workforce Development Month Job Fair:** A/D Works! along with 4 other local workforce centers conducted a coordinated job fair on September 16th. A/D Works! hosted 20 employers and 154 job seekers at this in-person event and an additional 31 businesses and 391 jobseekers attended a large Statewide Virtual Job Fair on September 4th.
- **CEED Update:** A/D Works! will be announcing Cycle 3 of CEED in the upcoming weeks. CEED is designed for businesses to apply for funds to upskill employees. The goals of program are to avert layoffs and upskill employees to receive workforce credentials and increase wages. Information sessions will be in November. Please monitor this [website](#) for the most up to date information.
- **South Metro Denver Chamber Workforce Innovation Summit:** Jamie Fisher is currently the Economic Development Chair for the SMDC and along with ACC, planned and executed the Workforce Innovation Summit on September 24th that was attended by over 80 business representatives. A/D Works! presented on CEED. Additional topics were Skill Advance CO by ACC, AI Efficiencies presented by the SBDC, Population Trends presented by the State Demographer Office, Economic Forecasts presented by OEDIT and two breakout session discussing teambuilding presented by Clue Room and Delta V.
- **Lockheed Martin AMTAP:** Informational Session for Cohort 36 occurred on September 25th.



Human Services

- Human Services recently hosted a friendly **“Adopt-a-Room” donation competition** across seven teams to support TESSA of Douglas County’s newly opened Safehouse. The Safehouse provides critical shelter and services for survivors of domestic violence, sexual assault, stalking, and human trafficking. Staff were inspired by a visit and presentation from TESSA Executive Director Anne Markley, after which they donated much-needed items such as pillows, bedding, room décor, and toys. The initiative aimed to help furnish the Safehouse and create a warm, welcoming environment for individuals and families in crisis. This effort also marked an important opportunity to build a strong partnership between Human Services and TESSA, furthering their shared mission of supporting vulnerable members of the community.



Commissioner Work Sessions – September 22, 2025

- **School Security and Safety – Executive Session – No Notes**
- **Legal Updates – Executive Session – No Notes**

Commissioner Work Session – September 23, 2025

- **State Strategic Growth Legislation – Required Reporting Consideration Follow Up** – This is a follow up to the August 12 work session to provide the reports required for HB24-1153, Accessory Dwelling Units (ADUs) and HB24-1313, Housing in Transit-Oriented Communities (TOC). In addition, the Board requested an assessment of general compliance with the Legislation was requested and an overview was provided. Staff

was directed to submit the reports, and staff will work with the Housing Partnership to complete a Housing Action Plan to identify gaps in units required under the current legislation by the January 2028 deadline.

- **Event Center Regulatory Amendment Request** – A request has been made by Cherry Valley Community Action group to consider changes to the Event Center regulations on A-1 zoned parcels and proposed regulatory changes in minimum parcel size from 35 acres to 80 acres, limit setback discretion of the Board, and increasing highway setbacks. Discussion also included the Board’s position on fewer restrictions on property owners and number of event centers that have been approved. No action was taken. One Commissioner requested more time to meet with staff to better understand the implications of the proposed changes to events like fall festivals and weddings. To be brought back for additional consideration in November.

Commissioner Administrative Session – September 23, 2025

- **Historic Preservation & Douglas County Library Exhibit Partnership** – Staff briefed the Board on a partnership with Douglas County Libraries (DCL) to develop three exhibits at the Castle Rock, Highlands Ranch and Parker branches. The development plan was presented and would result in an estimated \$95,000 financial investment from the County in addition to investments from DCL for interpretive signage, purchase of exhibit cases and dedicated space in facilities. Staff will draft and execute a Memorandum of Understanding (MOU) with DCL over the next six-nine months for the Chair’s signature.
- **Boards and Commissions Discussion:**
The following were discussed:
 1. TESSA Board appointment – Commissioner Laydon nominated but wants confirmation of whether a proxy is allowed, due to his limited availability to serve. Staff will follow up.
 2. Upcoming vacancy review – Staff will meet one-on-one with Commissioners regarding potential appointments of incumbents. Commissioners requested attendance records of incumbents.
 3. Library District – solicit candidates in October for upcoming vacancy in January – Suzanne Buckholder not seeking reappointment.
 4. Parks Board – have District 1 candidate, Kristy Thomas, reach out to Commissioner Laydon and conduct more background review for discussion next week.

The following actions were taken:

5. Designation of Commissioner Van Winkle to the CCI Legislative Committee.
6. Motion to appoint Charisa Smaldone to Parks Board – District 1. Passes 3-0
7. Motion to appoint Mark Hampton to Planning Commission – District 2 and Ed Kubly District 1. Passes 3-0
8. Motion to reappoint Zach McKinney and Ted Vail to the Library District Board of Trustees. Passes 3-0

Commissioner Work Session – September 30, 2025

- **Updated Project Documents for Funding Request from Castle View High School for Purchase and Installation of Field Lights** – Staff presented a comprehensive analysis of the funding request for the installation of field lights at Castle View High School and the quote for the one-time request of \$336,769. Discussion included the merits of the project, strategic alignment, and addressed the potential precedent with this funding to the School District. Support for the funding has come primarily from numerous community members because of the lack sports fields, in addition to the potential loss of fields located at the Fairgrounds property as the Fairgrounds Master Plan progresses. Lighting the fields is expected to add approximately 3 hours of usable field time on weekdays as well as expanded weekend availability. The School District stated that no future requests for lighting other high school fields would be made and they assume all ongoing operational and maintenance costs, estimated at \$40,000 annually.
Motion – Approve funding the football stadium lighting at Castle View High School in the amount of \$336,769 at the urging of residents. Passes 3-0.

- **Legal Updates – Executive Session – No Notes**
Topics discussed were new litigation and a new ordinance.

Commissioner Work Sessions – October 7, 2025

- **Zebulon Work Session – Executive Session – No Notes**
- **Sheriff (DCSO) Personnel Matters – Executive Session – No Notes**
- **Fairgrounds Business Model Adjustment Discussion** – The Board was provided information on the proposed adjustment to the Fairgrounds Business Model, centered on a new booking policy to attract larger events that will serve as economic drivers for the County. A lengthy discussion was had that included a tiered system with categories by size and the pros and cons of this change. (This was only one of three topics posted of the BOCC Admin Meeting Agenda.
Motion – Direct staff to bring the proposed Fairgrounds Business Model adjustment to an upcoming Business Meeting for final approval. Passes 3-0.
- **Budget – 2026 Capital Improvements Projects** – Staff presented an overview of upcoming public works projects, cost allocations for 2026 and long-term strategy for certain projects, funding options, and identified priorities. On project in particular, Adopt-A-Road was called out by the Commissioners with concerns that the program’s requirement of only two cleanups per year offers limited benefit to the County.
Motion – Suspend the Program pending an updated policy to increase cleaning requirements and a tiered structure based on roadway needs.

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	Nov. 18, 2025
<i>This project consists of construction of a roundabout at the intersection of Waterton Road and Eagle River Street in the Sterling Ranch community. 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.</i>				

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/17/25	Chatfield Farms Filing 1-A, 4th Amendment	Request to divide an existing commercial lot into two lots.	Administrative Replat	SB2022-054
3	09/17/25	Highlands Ranch Filing 134A, 2 nd Amd, Lot 435A, 1st Rev	Request by Verizon for a new stealth rooftop personal wireless communication facility.	SIP Revision	SP2025-003
2	09/19/25	Dawson Trails Filing 1, Lot 1, SDP 1st Amd	Town of Castle Rock - amendment to a SDP for a 161,000 sf retail warehouse, Costco.	External Referral	RE2025-142

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/19/25	Dawson Trails Amendment 3	Town of Castle Rock for Dawson Trails Minor PD Amendment 3, Territorial Road.	External Referral	RE2025-143
2	09/19/25	Saint Francis of Assisi Church Annexation	Second Referral Request from the Town of Castle Rock for an annexation of Saint Francis of Assisi Church.	External Referral	RE2025-141
1	09/22/25	Douglas County ROW, - Pradera Pkwy and Bayou Gulch Road	Request to install six poles for license plate readers within the Pradera Parkway and East Bayou Gulch Rights of Way.	Site Improvement Plan	SP2024-042
3	09/23/25	Solstice Filing 4 and 5, Tracts A, B and C	3 parks including basketball courts, and Fun Shade Park.	Location and Extent	LE2025-017
2	09/24/25	Castleton Center Filing 2, Lot LI-7, 2 nd Mod	Request for exterior changes to existing dog day care facility.	SIP Modification	SP2025-070
1	09/24/25	Kroger - Lone Tree King Soopers	Request for Business Personal Property Tax Rebate Incentive Agreements.	BPPT Incentive	ED2025-004-002
3	09/24/25	Highlands Ranch Filing 25-B, Lot 4, 2 nd Rev, 2 nd Mod	Request to add roof cover to portion of tire store site.	SIP Modification	SP2025-074
3	09/24/25	6359 Airport Rd	2-day Colorado Highland Games Festival in September.	Major Ent Event	EE2025-007
3	09/24/25	3900E Grace Blvd, 8th Revision, 4th Mod	Request to modify rooftop equipment for T-Mobile facilities.	SIP Modification	SP2025-063
3	09/24/25	Sterling Ranch Filing 1, Tract P	Request by DCSD for a new elementary public school.	Location and Extent	LE2025-015
2	09/25/25	The Villages at Castle Rock 2 nd Amd, Liberty Village Portion Tract B	Town of Castle Rock-preapplication detailing a SDP consisting of a 27,600 sq. ft. combined Fire Station and Logistical Facility.	External Referral	RE2025-146
2	09/25/25	3663 Timber Mill Parkway	Request by CORE for a new Timber Mill Electric Substation.	Location and Extent	LE2025-013
2	09/26/25	Meribel Village Filing 1, 9th Amendment	6 lots from SR & LRR to A1	Zoning Map Change	DR2025-003
1	09/26/25	Cottonwood Metro District, 1st Amd	Cottonwood Metropolitan District Service Plan, 1st Amendment.	Material Modification	SV2025-004
3	09/29/25	9609 B S University Blvd, 3rd Mod	Eligible Facilities Request (EFR) to remove and replace existing antennas and equipment.	SIP Modification	SP2025-057
2	09/29/25	15235 Furrow Rd, 3rd Revision, 4th Mod	Request to add T-Mobile emergency generator to existing cell site.	SIP Modification	SP2025-032
2	09/29/25	East Frontage Road Name Change	Town of Castle Rock - road name change for the east S I-25 frontage road to S Wilcox St.	External Referral	RE2025-144
2	09/30/25	Ramblewood Planned Development	Rezone from A1 & RR to PD for future subdivision and residential development.	Rezoning - Planned Dev	ZR2024-031
2	09/30/25	Woodmoor Mountain Filing 1, Lot 35	Reduce street setback from 40' to 19' due to a construction error.	Variance	VA2025-008
1	09/30/25	Pinery Meadows Preliminary Plan	40 attached and 96 detached single family lots on 39.5 acres	Preliminary Plan	SB2025-009
1	09/30/25	Westbrook Ent & Sports District PD, 5 th Amd	City of Lone Tree - to create a new Planning Area (PA10).	External Referral	RE2025-145

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	09/30/25	Piney Lake Trails, Tract A, B, and C	Request by Piney Lake Trails Metro District for a pocket park, play area and trails.	Location and Extent	LE2025-016
2	10/02/25	Reata South Filing 1, Lot 59	Reduce rear setback from 30' to 25.10' for construction error.	Administrative Variance	VA2025-011
2	10/06/25	Brickyard Planned Dev Plan & Zoning Regulations, Amd 1	Town of Castle Rock to incorporate and zone 0.41 acres of Town-owned, Prairie Hawk Drive ROW.	External Referral	RE2025-155
2	10/06/25	Canyons Far South Site Dev Plan	Fourth referral request from the Town of Castle Rock for the Canyons Far South SDP	External Referral	RE2025-152
2	10/06/25	6310 Dakan Road	1-day fundraising Event for 300 people for Forever Colorado BBQ	Minor Ent Event	EE2025-006
2	10/06/25	Twin Oaks Rd & Clarkes Cir Rd Vacations	Vacate portions to allow for Metro District gate installation.	Roadway Vacation	SB2025-026
1	10/07/25	6523 N. State Highway 83	PWSD to add an electrical switchgear building and other upgrades	Location and Extent	LE2025-014

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	08/27/25	7745 Moore Rd	October 18, 2025, and December 6, 2025	Minor Ent Event	EE2025-010
2	08/28/25	3663 Timber Mill Parkway	Request by CORE for a new Timber Mill Electric Substation.	Location and Extent	LE2025-013
3	08/29/25	Sterling Ranch Planned Dev 12 th Amd	Allow a minimum lot size of 4,000 sq ft within the C3 and clarify certain roadway improvement commitments	Planned Development - Admin Amd	ZR2025-007
1	08/29/25	6523 N. State Highway 83	PWSD to add an electrical switchgear building and other upgrades	Location and Extent	LE2025-014
1	08/29/25	Piney Lake Trails, Tract A, B, and C	Request by Piney Lake Trails Metro District for a pocket park, play area and trails.	Location and Extent	LE2025-016
3	08/29/25	Sterling Ranch Filing 1, Tract P	Request by DCSD for a new elementary public school.	Location and Extent	LE2025-015
3	08/29/25	Solstice Filing 4 and 5, Tracts A, B and C	For parks with basketball courts, and Fun Shade Park.	Location and Extent	LE2025-017
2	09/18/25	Bennett, Benedik, and Colander Exemption	Legally establish 3 parcels currently housing three separately occupied residences.	Exemption	EX2025-007
3	09/19/25	River Canyon Filing 2, 3 rd Amd, Lot 2A-1	DWSD for expansion and renovation of the Chatfield Basin Water Reclamation Facility.	Location and Extent	LE2025-018
	09/22/25	Large Day-Care Homes, DCZR Amd, Section 21	Proposed amendments for Large Day-Care Homes.	Document and Regulation	DR2025-007
2	09/23/25	Kelty Farms, Lot 17	Minor adjustment to recently approved secondary building envelope for a barn.	Administrative Replat	SB2025-037
1	09/24/25	10615 Tomahawk Rd	Request to board no more than 12 horses.	Administrative Horse Boarding	US2025-014
1	09/24/25	11866 Heirloom Parkway	Church and related improvements.	Site Imp Plan	SP2025-065
3	09/24/25	Town of Sedalia, Block 7, Lots 9 through 14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/26/25	Sterling Ranch Planned Dev, 13 th Amd	Revise Section S-1.2 pertaining to school land dedication.	Planned Dev - Major Amd	ZR2025-009
3	09/29/25	5960 N US Highway 85	SWSD request to add water main and 500,000-gallon ground water storage tank.	Location and Extent	LE2025-019
1	09/30/25	Pinery Village Filing 1, 1st Amendment, Lot 3	Create one lot and three tracts from two existing lots in preparation for development.	Administrative Replat	SB2025-034
1	09/30/25	9056 E Parker Rd, 11th Amendment	New shade structure at existing church and private school.	Amendment	US2025-015
1	10/03/25	10411 Cosmopolitan Circle	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-066
2	10/08/25	Perry Park Filing 7, 1st Amd, Lot 11 & 17	Request to adjust the common lot line between two residential lots.	Administrative Replat	SB2025-035

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/20/25	Pinery Planned Dev, 33 rd Amd	Allow for mini warehouse use in Business Park Planning Areas.	Planned Dev - Major Amd	ZR2025-006
2	10/20/25	9998 South Perry Park Road	115 acres from RR to A1 to be consist with an existing conservation easement.	Zone Map Change	DR2025-004
3	10/20/25	Range Metropolitan District – 1 st Amd	First service plan amendment for the Range Metropolitan District.	Material Modification	SV2025-007
3	10/20/25	5960 N US Highway 85	Build 500,000-ground water storage tank & 6,175 ft of 12' water transmission main.	Location and Extent	LE2025-019
1	11/03/25	Pinery Planned Dev, Major Amendment	Allow for mini warehouse use in Business Park Planning Areas.	Planned Dev – Major Amd	ZR2025-006
2	11/03/25	9560 East Cherry Creek Road	Request to allow 14 horse lessons per day.	Use by Special Review	US2025-003
3	11/03/25	Sterling Ranch Planned Development 13 th Amd	Revise Section S-1.2 for school land dedication and cash-in-lieu.	Planned Dev – Major Amd	ZR2025-009
2	11/03/25	Bears Den Rural Site Plan, 2 nd Exemption	Request for a Use by Special Review for the keeping of more than 4 household pets.	Use by Special Review	US2025-012
1	12/01/25	Pinecrest Community Church	Request to subdivide into two lots.	Minor Dev Residential	SB2024-070
	12/01/25	2050 Transportation Master Plan	Adoption of the 2050 Transportation Master Plan	Resolution	

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/14/25	Antelope Crossing Rezoning	Rezone a 42.24-acre parcel from A1 to LRR for future development of single-family lots.	Rezoning	ZR2024-015
1	10/14/25	Antelope Crossing Minor Dev Plat	Subdivide a 42.24-acre parcel into 4 single-family residential lots.	Minor Dev Residential	SB2024-066
3	10/14/25	Wildcat Reg Park Land Disposal Request	HRCA for a 202-acre tract of land known as Wildcat Regional Park.	Land Disposal Request	MI2025-015
1	10/14/25	Compark Business Campus Metro Dist – Service Plan Amd	Request for approval of a service plan amendment for Compark Business Campus Metropolitan District.	Service Plan Amendment	SV2025-006

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/28/25	Pinery Planned Development 31 st Major Amendment	Increase dwelling units in PA 63 from 15 single-family detached lots to 44 single-family detached lots.	Planned Development – Major Amd	ZR2023-002
3	10/28/25	Owens Ind'l Park Filing 1, 1 st Amd, Lot 1A & M/B, 3 rd Amd	Request for Brannon Sand and Gravel asphalt batch plant.	Use by Special Review	US2021-002
2	11/03/25	Canyons South Filing 1A, 4 th Amendment	Adjust road and tract boundaries within Canyons South Planned Development.	Replat	SB2025-018
2	11/03/25	9998 South Perry Park Road	115 acres from RR to A1 to be consistent with an existing conservation easement.	Zone Map Change	DR2024-005
3	11/18/25	Range Metropolitan District – 1 st Amd	First service plan amendment for the Range Metropolitan District.	Material Modification	SV2025-007
2	11/18/25	9560 S East Cherry Creek Rd	Request to allow 14 horse lessons per day.	Use by Special Review	US2025-003
3	11/18/25	Sterling Ranch Planned Dev 13 th Amd	Revise Section S-1.2 for school land dedication and cash-in-lieu.	Planned Dev – Major Amd	ZR2025-009
2	11/18/25	Bears Den	Keeping of more than 4 household pets.	Use by Special Review	US2025-012
1	12/16/25	Pinecrest Community Church	Request to subdivide into two lots.	Minor Dev Residential	SB2024-070

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/18/25	9455 Democrat Rd	PWSD proposes a water main for redundancy of drinking water.	Location and Extent	PS2025-209
3	09/18/25	Highlands Ranch Filing 26, Lot 1	Allow a veterinary clinic.	Planned Dev - Major Amd	PS2025-205
1	09/23/25	7076 Inspiration Dr	Discuss building a new church or converting the existing structure(s) for a church.	Site Imp Plan	PS2025-204
1	09/23/25	Meridian Office Park Filing 1, 2nd Amd	Install a feeder cable to supply backup power.	Location and Extent	PS2025-210
2	09/23/25	9009 Clydesdale Rd	Add 80 paved parking spaces.	Amendment	PS2025-202
2	09/23/25	9757 Hilltop Rd	Development of 68 single-family lots and 2 agricultural lots.	Preliminary Plan	PS2025-208
3	09/23/25	6400 Roxborough Park Rd and other Properties	Comprehensive Master Plan Amendment to allow higher density residential development.	CMP Amendment	PS2025-203
1	10/08/25	8754 North State Highway 83	Allow for a mix of commercial uses with multiple buildings on the site.	Rezoning	PS2025-220

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	09/18/25	Castle Oaks Filing 1 Block 8, Lots 2 & 3	Create more usable space for the owner.	Administrative Replat	PS2025-206
2	09/30/25	Perry Park Filing 2, Lot 15, Blk 9	Relocate a drainage easement on the property to optimize the build site.	Administrative Replat	PS2025-216

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	10/07/25	M/B N & S of Echo Valley Rd	Zone Map Change to upzone from ER to A1 zoning	Zoning Map Change	PS2025-223

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	09/17/25	Range Filing 1	Create 315 single-family residential lots.	Final Plat	SB2025-036
3	09/17/25	River Canyon Filing 2, 3rd Amd, Lot 2A-1	DWSD for expansion and renovation of the Chatfield Basin Water Reclamation Facility.	Location and Extent	LE2025-018
3	09/19/25	Highlands Ranch Filing 25-B, Lot 4, 2 nd Rev, 2 nd Mod	Request to add roof cover to portion of tire store site.	SIP Modification	SP2025-074
3	09/19/25	Sterling Ranch Planned Dev 13 th Amd	Revise Section S-1.2 pertaining to school land dedication.	Planned Dev - Major Am	ZR2025-009
1	09/19/25	9056 E Parker Rd, 11th Amendment	New shade structure over at existing church and private school.	Amendment	US2025-015
1	09/19/25	Inverness Filing 7, 15 th Amd, Lot 1A, 1 st Rev, 7 th Mod	Request to replace existing generator.	SIP Modification	SP2025-072
1	09/22/25	Westbrook Ent & Sports Dist PD, 5 th Amd	City of Lone Tree for a Planned Development Rezoning to create a new Planning Area 10.	External Referral	RE2025-145
2	09/22/25	Kelty Farms, Lot 17	Request for minor adjustment to recently approved secondary building envelope.	Administrative Replat	SB2025-037
1	09/23/25	Looking Glass Filing 33	2 nd request - Town of Parker for the final plat	Ext Referral	RE2025-147
2	09/23/25	The Villages at Castle Rock 2 nd Amd, Liberty Village Portion Tract B	Town of Castle Rock - preapplication detailing a SDP consisting of a 27,600 sq. ft. combined Fire Station and Logistical Facility.	External Referral	RE2025-146
3	09/23/25	Reynolds Ind'l Park, 2 nd Amd Lot 17A 1 st Mod	Request to add minor improvements to an existing industrial site.	SIP Modification	SP2025-075
1	09/24/25	DC Ind'l Park Filing 1, Lot 5, 1 st Rev, 8 th Mod	Request to add fuel storage tank to existing commercial site.	SIP Modification	SP2025-076
2	09/25/25	Charter Oaks, Filing No 1, Lot 3, 6th Amd	City of Castle Pines for a Site Improvement Plan detailing a 510 square foot coffee shop.	External Referral	RE2025-148
3	09/25/25	5960 N US Highway 85	SWSD request to add water main and 500,000-gallon ground water storage tank.	Location and Extent	LE2025-019
1	09/30/25	Pine Curve Filing 1	2nd request - Town of Parker to create a lot for open space, parks & drainage.	External Referral	RE2025-149
2	09/30/25	Meadows Filing 19, Parcel 2S Amd 1	Town of Castle Rock replat & reconfigure Tract A & increase the area of Lot 1.	External Referral	RE2025-150
3	09/30/25	Lambert Ranch Rural Site Plan Exemption	Request for a residential building envelope adjustment on parcel 17.	Exemption	EX2025-009
2	10/01/25	Canyons Far South Site Dev Plan	4 th request - Town of Castle Rock for the Canyons Far South SDP	External Referral	RE2025-152
2	10/01/25	Reata South Filing 1, Lot 59	Reduce rear setback from 30' to 25.10' for construction error.	Administrative Variance	VA2025-011
1	10/01/25	Looking Glass Filing 36	2 nd Request - Town of Parker for the final plat	Ext Referral	RE2025-151
2	10/02/25	Canyonside Filing 4, Havana Street Pond Access Road	Referral request from the City of Castle Pines for an access road.	External Referral	RE2025-154

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	10/02/25	Brickyard PD Plan & Zoning Regulations, Amendment	Town of Castle Rock - amendment to the PD to incorporate and zone 0.41 acres of Town-owned, Prairie Hawk Drive ROW.	External Referral	RE2025-155
1	10/02/25	Mobile Radio Service Facilities Code Amds	City of Lone Tree - Amendments to Chap 11 & 16 of Mobile Radio Service Facilities Code	External Referral	RE2025-153
2	10/07/25	Echo Valley Road Zone Map Change	Change from ER to A1 to bring into compliance with the Master Plan.	Zoning Map Change	DR2025-009
2	10/07/25	Lagae Family Trust Minor Dev Lot 5	City of Castle Pines - setback variance from 20' to 14' or 11.2' for a commercial building.	External Referral	RE2025-156

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
1	09/17/25	Meridian Office Park Filing 4 7 th Amd Lot 3D	Auria Aerial Fitness - 12509 E Lincoln Ave Unit #303	SG2025-116
1	09/25/25	Stonegate Filing 22, 5th Amd, Tract B	Stonegate North Villages - 9511 S Jordan Rd	SG2025-117
3	09/25/25	Highlands Ranch Filing 137A 2 nd Amd, Lot 2A-2	Urban Bricks Pizza - 3506 Town Center Dr	SG2025-118
1	09/26/25	Inverness Filing 7, 5th Amendment, Lot 2D-1	Warespace - 360 Inverness Dr	SG2025-119 & 2025-220
3	09/29/25	Highlands Ranch Filing 107B, Lot A	The Gardens Garden Center - 9542 S University Blvd	SG2025-121 & 2025-122
3	09/30/25	Highlands Ranch Filing 61B, 1st Amd, Lot 1F	Credit Union of Colorado - 6654 Timberline Rd Unit D	SG2025-123 & 2025-124
3	09/30/25	Sterling Ranch Filing 3A, 3 rd Amd, Lot 324A	Sterling Ranch Prospect Village - 9880 Waterton Rd	SG2025-125
3	10/02/25	Highlands Ranch Filing 148, 122Z	Wild Cat Wine & Spirits - 3996 Red Cedar Dr Unit #A7	SG2025-126

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	09/26/25	Hotel and Restaurant - Transfer	Bullworker III, ILC - 9344 Dorchester St Building #7	LL2025-074

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	09/19/25	Winter Winefest	Highlands Ranch Community Scholarship Fund - 4800 MacArthur Ranch Rd	LL2025-072
3	09/24/25	Haunted Forest	Highlands Ranch Backcountry Wilderness Area Fund - 11165a Monarch Blvd	LL2025-073
3	09/26/25	Bubbles and Breathe	Highlands Ranch Community Assoc (HRCA) - 4800 McArthur Ranch Rd	LL2025-075
3	10/02/25	Sounds of the Season	Highlands Ranch Cultural Affairs Assoc - 4800 MacArthur Ranch Rd	LL2025-076
3	10/07/25	Game Show Night	HRCA - 4800 McArthur Ranch Rd	LL2025-077