



**OPEN SPACE ADVISORY COMMITTEE
THURSDAY, DECEMBER 4, 2025
AGENDA**

Thursday, DECEMBER 4, 2025 5:30 PM 100 Third St. Castle Rock, CO 80104
Conference Rooms A&B
Instructions for virtually joining the meeting
can be found at:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/open-space-advisory-committee/>

The purpose of the Douglas County Open Space Advisory Committee is to advise and make recommendations to the Douglas County Board of County Commissioners (Board) and municipal officials regarding disbursement of funds from the Parks, Trails, Historic Resources, Open Space Sales and Use Tax Fund, and to select open space land to be proposed for acquisition, maintenance, or preservation, to establish priorities, and to make recommendations to the Board on lands involving conservation easements acquired with such funds.

COSAC Administrative Pre-Meeting 5:00 PM

Administrative questions on anything on the agenda

CALL TO ORDER – 5:30 PM

- I. Roll Call**

- II. COSAC Disclosures**

- III. Adoption of Agenda**

- IV. Approval of Minutes – November 6, 2025**

- V. Public comment (Provisions for additional public comment will be made as deemed appropriate by Chair)**

- VI. Election of Officers**

VII. Administrative Announcements

- i. Parks & Trails Updates**
- ii. Historic Preservation Updates**
- iii. Open Space Updates – Scott McEldowney, Assistant Director**
 - 1. Jackie Sanderson Retirement Party 12/18/25**
 - 2. Rx Fire Burn After Action Update**
 - 3. Staff Update: Cassidy Brown hired**
 - 4. Completion of Sandstone mitigation project**
- iv. Other Updates**
 - 1. Moving COSAC meetings to the first Wednesday of the month starting at 5:30 pm beginning 2026. Next meeting is January 8, 2026 due to New Years holiday.**

NEW BUSINESS

VIII. COSAC Comments – Jay Sage, Chairperson

- a. 2026 COSAC and Staff Goals**
 - i. Continue to refine the financial projections to 2040 (spreadsheet)**
 - ii. Proposed 2026 project and initiative update**

IX. Camping Initiative Ad Hoc Committee – Dan Dertz, Director

EXECUTIVE SESSION

COSAC entered executive session pursuant to C.R.S. § 24-6-402(4)(a),(b) and discussed the potential acquisition of specific real property in Douglas County for preservation as open space. The discussion included the costs, benefits, and relative merits of potential property acquisitions, existing protections and encumbrances, limitations upon use, wildlife, natural resources, terrain, surrounding properties, and how the property relates to the objectives of COSAC and Douglas County. COSAC also received legal advice from an assistant county attorney regarding executive sessions and compliance with the Colorado Open Meetings Law.

ADJOURN REGULAR MEETING

The Next Meeting Will be Held on Wednesday, January 8, 2026 @ 5:30 pm

Attachments:

Last meeting minutes
Presentations (if applicable)
Staff Reports (if applicable)
County Manager Report

**OPEN SPACE ADVISORY COMMITTEE
REGULAR MEETING
THURSDAY, NOVEMBER 6, 2025
MINUTES**

Call to Order

I. RECURRING ITEMS

ROLL CALL

Jay Sage, Chair – Present
Jim Guerra, Vice Chair – Present
Jennifer Drybread, Committee Member – Present
Mark Giebel, Committee Member – Present
Patti Hostetler, Committee Member – Present
Gregory Ochs, Committee Member - Present
Brian O'Malley, Committee Member – Excused
Tom Rundell, Committee Member – Present
Elizabeth Snow, Committee Member – Present
Kathie Shandro, Committee Member – Excused

II. Disclosure for Items on the Agenda

No disclosures

III. Motion to Approve Agenda

RESULT: Approved
MOVER: Hostetler
SECONDER: Guerra
AYES: Sage, Guerra, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell
ABSENT: O'Malley, Shandro

IV. Motion to Approve Minutes from September 4, 2025

RESULT: Approved
MOVER: Hostetler
SECONDER: Rundell
AYES: Sage, Guerra, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell
ABSENT: O'Malley, Shandro

V. Public Comment

No update provided

VI. Administrative Announcements

Parks and Trails Update, no update provided

Historic Preservation Update, no update provided

Dan Dertz, Director, provided the following updates:

- Term Limits for a few COSAC members are coming up.
- Patti Hostetler has been appointed to the Cherokee Ranch Castle Board
- Wildcat funding of \$3.5 million approved by the Board of County Commissioners
- Commissioner Teal videos (2). Open Space participated in one of the videos.
- Kirk Inderbitzen is the Operations Manager and Ryan Smith is the Ranger Supervisor
- Jackie Sanderson's retirement
- COSA Conference and sponsorship for 2026
- Conservation Easement on Sterling Ranch Open Space lands
- Budget Tool Review and COSAC External NextGen group for resources

Kirk Inderbitzen, Operations Manager, provided the following updates:

- Operations Manager responsibilities moving forward
- Staff changes: Congratulations Ryan Smith, the new Ranger Supervisor
- Cassidy Brown hired as a new Ranger
- Rangers taking on Jackie Sanderson's duties due to her retirement

Ryan Smith, Ranger Supervisor, provided the following updates:

- Prescribed Fire Burn at Spruce Meadows November 10th – 14th
- Intellectual Development Disabilities Partner Opportunities

Jackie Sanderson, Naturalist

- Almost complete with this year's conservation easements.

Jay Sage, COSAC Chair, provided the following updates

- No update provided

VII. NEW BUSINESS

Memorial for Mark Weston at Spruce Mountain Request, Brooke Fox, Kathleen Weston, and Bill Boroughs. Brook Fox represented a large group of community members that are requesting Douglas County Open Space and Natural resources honor Mark Weston for all of his contributions, efforts, impact and commitment to Douglas County and Open Spaces. Brooke, Kathleen and Bill asked that this request be brought to the Board of County Commissioners, work session, to honor Mark Weston by renaming Spruce Mountain to Mark Weston Open Space at Spruce Mountain.

VIII. Motion to move this concept forward to the Board of County Commissioners at an upcoming work session.

RESULT: Approved

MOVER: Hostetler

SECONDER: Guerra

AYES: Sage, Guerra, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell

ABSENT: O'Malley, Shandro

Comment details on COSAC votes

Jim Guerra Is in support of moving forward with recognizing Mark Weston's contributions.

Brian O'Malley No comment provided

Elizabeth Snow No comment provided

Kathie Shandro No comment provided

Mark Giebel No comment provided

Patti Hostetler Agrees with Jennifer Drybread's comments. It would be phenomenal to memorialize Mark in some way with some sort of signage to tell Mark's story to make people appreciate what has been accomplished.

Tom Rundell No comment provided

Jay Sage Mark's morals and ethics impressed Jay Sage. Mark was a local, state, and national leader. We all thing in our COSAC meetings "what would Mark Weston do"? Agrees in naming a trail head and if we move forward to renaming a property it needs to go to the Borad of County Commissioners.

Greg Ochs No comment provided

Jennifer Drybread Mark was integral not only COSAC but one of 4 that were key participants that helped to get the sales and use tax passed in 1994. He was key. Supports Brooke Fox's suggestion and encourages COSAC to consider it. It would be an honor to have Mark recognized.

EXECUTIVE SESSION

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Motion for COSAC to enter an executive session.

RESULT: Approved

MOVER: Hostetler

SECONDER: Rundell

AYES: Sage, Guerera, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell

ABSENT: O'Malley, Sandro

X.COSAC Discussion for the Good of the Order

COSAC members and staff engaged in a collective discussion pertaining to the scorecard completion and process of evaluating projects. COSAC will discuss project scoring at an upcoming premeeting.

XI. Motion to make a recommendation to the Board of County Commissioners concerning whether to enter into negotiations for the acquisitions of certain properties up to and not to exceed the appraised value.

RESULT: Approved

MOVER: Drybread

SECONDER: Hostetler

AYES: Sage, Guerra, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell

ABSENT: O'Malley, Shandro

Comment details on COSAC votes

Jim Guerra No comment provided

Brian O'Malley No comment provided

Elizabeth Snow No comment provided

Kathie Shandro No comment provided

Mark Giebel No comment given

Patti Hostetler No comment provided

Tom Rundell No comment provided

Jay Sage No comment provided

Greg Ochs No comment given

Jennifer Drybread No comment provided

ADJOURN REGULAR MEETING

After adjourning the executive session, COSAC members came back to the regular COSAC meeting. COSAC Chair, Jay Sage stated that COSAC was now finished with the executive session pursuant to C.R.S. § 24-6-402(4)(a),(b) for the purposes of discussing the potential acquisition of specific properties and legal advice, stated that no decisions were made in the executive session, and asked for a motion for adjournment.

Motion to adjourn the regular COSAC meeting.

RESULT: Approved

MOVER: Giebel

SECONDER: Ochs

AYES: Sage, Guerra, Snow, Ochs, Drybread, Giebel, Hostetler, Rundell

ABSENT: O'Malley, Shandro

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: November 18, 2025
RE: County Manager Report

- **In honor of a local hero — Kendrick Castillo Memorial unveiled on Friday, Nov. 14** - When the call went



out in 2024 asking the community to help fund a memorial for Kendrick Castillo, the response was immediate — and overwhelming. Within just a few days, the \$30,000 goal was fully funded, with donations continuing to pour in from people eager to help honor a young man whose bravery continues to inspire us all. The Kendrick Castillo Memorial Monument was officially unveiled at 10 a.m. on Friday, Nov. 14, at Civic Green Park in Highlands Ranch. Together, we celebrate not only the lasting tribute to a young man whose compassion continues to inspire, but also the unity of a community that came together to make it possible. [Visit our webpage to learn more about the memorial.](#)

- **Recognition for our nation’s heroes in 2025: Operation Green Light** - Did you know that among your



neighbors in Douglas County, about 27,000 (7.7% of the population) are Veterans? To honor the service and sacrifice of these men and women in advance of Veterans Day, Douglas County took part in Operation Green Light for Veterans, Nov. 4 – Nov. 11.

Led by the [National Association of Counties \(NACo\)](#), Operation Green Light is an opportunity for communities to recognize the sacrifices made by our Veterans and their families by illuminating public buildings in green for one week. The initiative also raises awareness around the unique challenges faced by many Veterans and the resources available at the county, state and federal levels to assist Veterans and their families.

As part of Operation Green Light, Douglas County illuminated the Philip. S Miller Building, Wilcox Street Building, Justice Center and the County facility on Lansing Point in Meridian. Also in honor of the men and women of the armed forces, the Board of Douglas County Commissioners, Douglas County Veterans Service Office and the Douglas County Veterans Monument Foundation held a Veterans Day ceremony to honor our American heroes on November 8 at the Veterans Monument Plaza, 301 Wilcox St. in Castle Rock.

Office of Emergency Management (OEM):

- **Emergency Management Officials proactively fight fire with fire in Spruce Meadows Open Space** - If you

live near Larkspur or hike at Spruce Meadows Open Space, you may have seen smoke in the sky on November 12. It was part of a carefully planned prescribed fire designed to make your community safer and the land healthier for generations to come. Weather and air-quality conditions allowed Douglas County to conduct a prescribed fire on approximately 382 acres in the Spruce Meadows – Mathews Pasture area, located about five miles south of Larkspur. This prescribed burn went according to plan and will effectively:



- Reduce wildfire risk to nearby communities like Larkspur, Perry Park, and Palmer Park

- Improve wildlife habitat, soil health, and water quality
- Suppress invasive species such as tall oatgrass, knapweed, bull thistle, and yellow toadflax
- Provide critical training for local fire and emergency response teams in a non-emergent, collaborative environment

[Visit our webpage to sign up for text alert notifications and learn more about prescribed fires.](#)

- The Douglas County Emergency Operations Center (EOC) is back online, following significant technology upgrades to improve capabilities and maximize systems for coordination and situational awareness.
- Staff provided a second session of the Douglas County Citizen Disaster Preparedness Workshop at Parker PD, in collaboration with Parker OEM.
- Staff continue assisting the City of Lone Tree with evacuation planning.

Human Services

- **Important update for Colorado WIC families** - Colorado WIC clinics will remain open, and food benefits will continue to be available in November 2025. The State of Colorado created a stopgap in case the federal government shutdown continues.
 - Keep using your eWIC card to buy WIC-approved foods as usual.
 - Attend your WIC appointments as scheduled.
 - November benefits became available starting Nov. 1.



Note: WIC and SNAP (food assistance) are separate programs, though many families participate in both. Please visit [the Colorado Department of Human Services webpage](#) for updates on SNAP funding and benefit availability.

- **You don't have to struggle with heating costs. Help is available for the 2025-26 season.** Do you need a



helping hand with the cost of heating? Douglas County residents who need help as cold weather approaches may apply for energy assistance through the State of Colorado's Low-Income Energy Assistance Program (LEAP). The program is seasonal, and help is available from Nov. 1, 2025, through April 30, 2026. While the program is not intended to pay the entire cost of home heating, if you are eligible, it aims to help alleviate some of the burdens that come with Colorado's colder months. [Learn more about the program on our webpage.](#)

- **Youth voices lead Douglas County Opioid Council campaign to celebrate choices among teens** - Ninety-four percent of Douglas County teens have never misused prescription pain medicine. As a community, it is our job to build on this success by celebrating the healthy choices our youth are making and educating them about the dangers of opioid use. On Monday, Nov. 10, the Douglas County Opioid Council launched a new public awareness campaign designed to reinforce the positive social norms among teens who choose to live life substance-free. [Visit our webpage to learn more about the youth campaign and the Opioid Council's work.](#)



- **Grant opportunity available for organizations addressing opioid use in Douglas County** - Organizations focused on opioid and substance use disorder prevention, intervention, treatment, recovery, or harm reduction are encouraged to apply for emergency grant funding offered by the Douglas County Opioid Council and the Douglas County Community Foundation. [Visit our webpage to learn if your organization qualifies and to fill out an application.](#)

Community Services

Activity Report October 23 – November 13, 2025

Projects or Grants

- Aurora Regional Navigation Campus** – On November 6, Community Services staff attended the ribbon-cutting and grand opening ceremony for the Aurora Regional Navigation Campus. Supported through funding from the City of Aurora, Arapahoe County, Adams County, and Douglas County, the 13-acre facility is designed to provide comprehensive services, including emergency shelter, wraparound case management, supportive resources, and transitional housing for individuals experiencing homelessness. The facility will begin accepting participants on November 17.



- HEART Success Story** – During the Summer Point-in-Time Count in July 2025, HEART Navigators met a woman and her dog who had been living in her vehicle for years. Despite her difficult circumstances, she remained optimistic and determined to find stability. The team learned she was a veteran who had not yet been connected to regional resources for housing support. The HEART Navigator referred her to Rocky Mountain Human Services, where she was quickly connected with a case manager. With guidance and encouragement, she began the process of applying for a housing voucher while working diligently to provide all necessary documentation.

In October, she was approved for a HUD-VASH voucher, and on November 4 she signed the lease for her new apartment. After months of uncertainty, she and her dog finally have a safe and stable home. She continues to work closely with her case manager to maintain her housing and build a foundation for long-term stability. Her story is a testament to resilience, teamwork, and connection.

- HEART October 2025 Report:**



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

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	149	\$5,183.33
DRCOG AAA – Chore	34	\$1,020.00
DRCOG AAA – Homemaker	333	\$12,344.31
DRCOG AAA – Personal Care	624	\$23,493.60
DRCOG AAA – Transportation	814	\$27,934.15
OAI – Connect and Care Calls	130	\$1,950.00
OAI – Transportation	682	\$25,234.00

Community Outreach

- **Seniors’ Council of Douglas County** – The Terra Bluffs Senior Living Facility in Parker hosted the November 6 Seniors’ Council meeting. Twenty-four attendees learned about the benefits of inpatient rehabilitation centers and how specialized programs can help older adults regain strength, mobility, and independence after injury, illness, or surgery.
- **2025 Fall Dougnad** – The Fall 2025 Dougnad event on October 25 focused on helping older adults throughout Douglas County. Following kick-off events in Castle Rock, led by Mayor Jason Gray, in Parker led by Mayor Joshua Rivero, and Highlands Ranch led by Commissioner Abe Laydon, more than 133 volunteers dispersed across the county to assist homeowners with much needed minor exterior repairs and yard work.



*“I just wanted to tell you how grateful I am for the volunteers that came today... I hope you pass along how thankful I am and what a great job they did. I’m truly grateful and could not have gotten this far without all of your help.” – **Maria, Highlands Ranch***

*“Thank you for this event... it is so helpful to those of us with limited abilities to take care of chores like these. Thank you for sharing part of your “angel network” with me. It is difficult to ask for help.” – **Kay, Highlands Ranch***

*“Thank you so very much. I really appreciate this help especially since I don’t have the balance to do it.” – **Sherri, Parker***

*“Thank you so much for organizing the event and sending such wonderful helpers to my home. Their hard work and kindness transformed my yard and truly lifted my spirits.” – **Suzanne, Castle Rock***



- **DC Cares** - Since October 1, 2024, DC Cares has assisted 17 unique households through a combination of rental assistance, emergency shelter, and case management services. Just over \$48,000 has been provided in rental support to help families maintain stable housing, while an additional \$7,000 has been used for emergency hotel placements for those without immediate shelter options.



In addition to financial assistance, the program has delivered more than 91 hours of case management. These sessions have helped participants access resources, navigate housing challenges, and work toward greater independence. DC Cares continues to offer both short-term support and guidance that helps households move toward longer-term stability.

- Housing Stability Program (HSP)** - Since April 2025, the HSP has supported five households through the use of Homeless Resolution Program (HRP) funds. Just under \$27,000 has been spent to help prevent evictions, provide case management, and support ongoing housing stability for these families. All five households are led by single mothers who are actively working to increase their income and address barriers to long-term stability.



One currently active household has continued to receive rental assistance and case management support, which has helped prevent homelessness and stabilize their housing situation. The individual recently relocated to a new unit within their housing complex and is becoming more established in a new job. In addition to maintaining employment, they are pursuing their GED and have begun building an emergency savings account, all of which are important steps toward improving financial security and independence.

Partner Engagement and Support

- Celebrating 20 years of the Douglas County Youth Initiative (DCYI)** - In 2005, a group of visionary leaders asked a simple but powerful question: How can we better serve the children and families of Douglas County? From that conversation, the Youth Initiative was born.



Since then, DCYI has enriched the lives of more than 3,000 young people through programs that promote leadership, civic engagement, and support for families — from Youth Congress at the State Capitol to teen court mentoring, truancy court support, wraparound services, and the annual Outstanding Youth Awards.

None of this would be possible without the partnership of our local municipalities, school district, libraries, and countless community members who share in our mission. Together, we’ve built more than a program — we’ve built a promise: to engage, support, and believe in our youth. As we celebrate 20 years of the Douglas County Youth Initiative, we also look ahead — continuing our commitment to ensuring that every young person in Douglas County has the opportunity to learn, lead, and succeed. [Watch this video to hear the stories of those impacted by the Youth Initiative.](#)

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- Integral Care Training** - On October 30–31, the County hosted Integral Care Training at Cherry Hills Community Church in Highlands Ranch. The two-day interactive training facilitated by Community Services and Manna Resource Center staff was designed to equip case managers with practical tools they can immediately apply in their daily work. Participants explored how to create effective case plans, apply executive function strategies, set meaningful goals with clients, and use trauma-informed practices to guide their approach. Fourteen case managers from local partner organizations attended and actively engaged in group discussions and role-play exercises, walking away with a toolkit of proven methods to strengthen their effectiveness, improve client outcomes, and enhance coordination within the community.



- Metro Denver CoC Stakeholders Meeting** - On October 29, the Metro Denver Homeless Initiative (MDHI), in partnership with Community Solutions, hosted the 2025 Metro Denver CoC Stakeholders Meeting. DC staff joined stakeholders from across the Metro Denver region for strategic planning discussions. Together, participants explored short- and long-term regional priorities, strategies to strengthen a resilient homelessness response system, and opportunities for MDHI to continue supporting the region’s collective goals.



- Built for Zero Strategy Session** – On October 29, representatives from the seven Metro Denver communities came together for a Built for Zero (BFZ) learning session. The group reaffirmed its shared commitment to ending veteran homelessness and began coordinating efforts to address other key subpopulations, including families, youth, and single adults. Staff participated in the session to discuss each subregion’s progress, priorities, and goals through 2027.



Open Space and Natural Resources

- Learn about elk habitat and seasonal changes as you discover DuPont Open Space** - Explore the untouched woods, winding trails and scenic creekside scenery of DuPont Open Space in Sedalia this November. Join Agents of Discovery in a peaceful trek as you learn about the landscape and the herds of elk that call many areas of Douglas County home.



Enjoy this month’s mission on site or take part from the warmth and comfort of your own home by playing through the app at home. [Visit our webpage to get started on your fall adventure, download the free app and join the Agents of Discovery community.](#)

- Aquatic Invertebrate Field Trip to the South Platte River with Open Space and Natural Resources** - At the end of October, the OSNR team partnered with Castle View High School to teach two Advanced Placement (AP) Environmental Science and Aquatic Biology classes. This was a two-day hands-on learning experience at the Chatfield Audubon Center along the South Platte River. This partnership, now in its 20th year, provides students with valuable, real-world exposure to Douglas County’s natural ecosystems.



Each day, approximately 50 students participated in field activities focused on river system health. Students donned waders, entered the river, and collected aquatic organisms such as crawfish and mayflies. Students also studied water chemistry, calculated river-flow rate, and learned about the roles of indicators, endangered, keystone, and apex species within riparian areas. These habitats cover only about 2% of Colorado’s landscape yet support a disproportionately high share of the state’s plant and animal biodiversity.



- Research and Demonstration Orchard at Hidden Mesa Open Space** - Hidden Mesa Open Space is a 1,200-acre property of grassland and scrubland habitat and the site location of the five-acre Research and Demonstration Orchard. In 2010, Open Space and Natural Resources (OSNR) received a \$120,000 Communities Putting Prevention to Work grant, administered through the Health Department with support from the Crooked Willow Foundation, to fund the orchard’s initial development.



The orchard aims to research both traditional and innovative fruit and nut cultivators, and experiment with growing methods best suited to the Front Range climate. Over the past decade, OSNR staff and volunteers have conducted variety trials of lavender, herbs, and annual vegetables. Today, the orchard includes a production garden, native pollinator bed, free-range chickens, and the team is exploring new fruit and vegetable propagation techniques. Colorado State University (CSU) and CSU Extension also provide technical expertise for research and development. The orchard has over 60 active Douglas County volunteers, with 20-25 participating every Tuesday. Together with volunteers from CSU Extension Master Gardeners, they contribute over 2,000 hours annually.

All produce from the orchard is donated to the Parker Task Force, a volunteer-run food bank and counseling center serving Parker, Elizabeth, and Franktown. In 2025, donations exceeded 3,100 pounds, a 20% increase from 2024 (see chart for a detailed breakdown). Since 2012, OSNR has donated a total of 40,000 pounds of produce!

	2025	2024	2023
Produce			
Apples		23.7	
Beans	111.1	49.2	60.7
Beets	22.6	39.4	39.9
Berries	126.8	160.7	103.5
Broccoli	92.7	18.2	36.4
Cabbage	57	82	18
Carrots	154.3	140.3	83.2
Cucumbers	291.1	381.6	275.6
Lettuce	932.1	754.5	661.4
Melon	6.3	41.9	81.3
Onion	87.6	111.1	26.7
Peas	2.5		2.6
Peppers	177.8	210	105.7
Radish	78.6	38.8	21.8
Rubarb	5.7	24.3	18.2
Spinach	7.3	25.8	4.5
Squash	592.8	65.6	361.5
Tomatoes	408.9	464.3	624.6
Herbs	8.9		
Flowers			0.5
Total	3164.1	2631.4	2526.1
% change YoY	20.2%	4.2%	

Public Works

Activity Report Oct 27 – Nov 14, 2025

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

- [County Line Road Widening and Reconstruction](#)** – Construction on County Line Road began in September.



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

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

- [Highlands Ranch Drainage Projects](#)** - The Highlands Ranch Small Storm Sewer UV-CIPP Lining projects has recently progressed to additional locations. Recently, the contractor began conducting UV lining on storm sewer at the corner of Summit View and Heatherwood, 9275 S. Broadway and 8800 S. Broadway. These projects are anticipated to be completed on December 31, 2025, weather dependent.



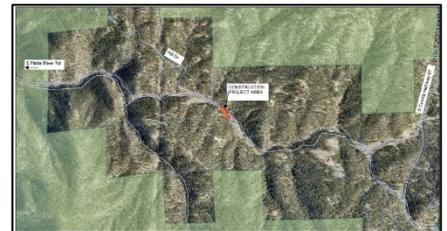
- [Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#)** – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few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



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

- I-25 Douglas County Monument Signs** – Cushing Terrell has begun producing construction plans for the sign near Lincoln Ave. Cushing Terrell has RTD contact information and will 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 revisiting the design of the sign for the south end, continuing to reach out to RTD regarding the pedestrian bridge sign, and applying for CDOT approval of the north site near Lincoln Ave.

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



- [Kendrick Castillo Way / Plum Valley Lane Intersection Signal Project](#)** – This project consists of installing a new traffic signal and making upgrades to meet current ADA requirements at the intersection of Kendrick Castillo Way and Plum Valley Lane. Traffic signal and roadway construction started on May 5, 2025, and is anticipated to be completed in mid-November 2025.

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



- Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson submitted the 30% design, the geotechnical report, and a cost estimate for the project. A design review is scheduled with Olsson and County staff on October 23rd. After incorporating the County feedback into their design, Olsson will submit 90% plans. The project is planned for construction bidding in early 2026.

- **Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners presented an initial review of the concept design on October 21st and will deliver the concept design as well as cost estimates in mid-November. The concept design includes improvements from C470 to the lighted intersection south of Park Meadows Dr. The first phase of work is planned for 2026 and may include retiming of signals and upgrades to signs and striping. Basis is also working on a proposal to provide final design for a larger project that includes reconfiguring the lanes, median, and sidewalks as well as reconstruction of the pavement continuing south to Palomino Pkwy.

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



partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings across eight lanes of traffic. The proposed crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. In order to build the new pedestrian bridge, crews have built a [pedestrian detour](#). Cyclists will be required to dismount and walk through the area. This detour will remain in place throughout the project, which is anticipated to be completed on or before December 31, 2025.

- **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. Once the preliminary design is complete, financing will be executed, and plans will be prepared for bidding.



- **2025 Pavement Management Projects**

- The 2025 Pavement Management projects under contract currently total \$17,598,589.62 with \$16,874,111.93 spent; work is 96% 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.

- **2023 Spring Canyon LID** – The design consultant, TST, is working on design work and 25% plans are anticipated in early October. 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 county has received rough construction cost estimates as well as a proposal for final design work and the project is still on schedule for mid-2026 construction bidding. TST will begin reaching out to property owners in November to discuss design considerations.



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

proceed. The Douglas County Elections Office has confirmed that the LID ballot measure was approved by eligible voters.

Operations

- **Advertisement for Final Settlement for Grigs Road Paving Project, Douglas County Project Number CI 2021-032**, was published in the News Press on November 6, 2025 and November 13, 2025. Final Construction Settlement for RME LTD., LLC dba Elite Surface Infrastructure will be December 6, 2025.
- **Advertisement for Final Settlement for Hess Road over Wildlife Crossing Project and Bridge Improvements, Douglas County Project Number CI 2024-022**, will be published in the News Press on November 20, 2025 and November 27, 2025. Final Construction Settlement for Elite Surface Infrastructure will be December 20, 2025.

Development Review

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

Traffic

- **Special Events:** The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. [Additional details for Special Event Permits](#)
 - In review:
 - 11/8/25 – Backcountry Wilderness Half Marathon
 - 2025 Turkey Day 5k
 - Sterling Ranch Cattle Drive
- Total Special Events In 2025: 20

Building

- **Inspections, Permits and Valuations for Oct 23 – Nov 12, 2025:**

Inspections	
Building	954
Electrical	879
Mechanical/Plumbing	554
Roofing	133
Permits	
Accessory Use	41
New Commercial	9
Residential Alteration	0
New Residential	24
Roofing	83
Valuations	
Accessory Use	\$1,721,414
Commercial	\$2,744,831
Residential Alteration	\$2,399,848
New Residential	\$8,435,642

Community Development

Historic Preservation

- **International Archaeology Day** - The Douglas County History Repository attended International Archaeology Day on October 18 at Red Rocks Amphitheatre. Douglas County History Repository and Historic Preservation Board hosted a big booth with a mini pop-up museum inside for people to enjoy artifacts from the Metzler Ranch. All artifacts were focused on the dairy operations at the ranch. Staff and volunteers engaged with interested citizens and met several kids who are a part of the Lego League. The Lego League's theme this year was to focus on archaeology, and the kids were creating robots to help archaeologists find artifacts in the ground.



- **Douglas County Library Where the Wild Things Are Event** - On October 25, staff attended a ticketed event for kids with the Douglas County Library at the Castle Rock location to celebrate reading. The theme was based on the book *Where the Wild Things Are*. The Curator brought fossilized plant impressions and mammoth fossils from the Scott Spring site in Roxborough. The mammoth tooth was a big hit! The kids also received fun activities to help learn about archaeology. Over 500 people attended the event.



Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

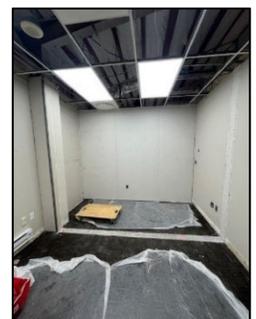
- **Fairgrounds Events:** All American Reptile and Plant Show, RM Beagle Club, PE Plus, Elections, Active Athletics, Cirque Italia Water Circus (pictured, also [Watch the video here](#)), Southern Colorado Australian Shepherds, Royalty Clinic, 4-H Running Rovers, Senior Craft Show, Vargas Birthday Party, Church Gathering, Honor Guard, Ru De Noel, High Plains Kennel Club.



- **Fair & Rodeo Committee Meetings:** Guest Services Meeting 11/10, Marketing 11/10, Show Management 11/5, Livestock Sale 11/5, Executive Committee 11/13, Fair Board 11/20

Facilities Projects:

- **Fairgrounds:**
 - Fairgrounds Admin Office Remodel: 35% complete (see right)
 - Fire panel replacements in multipurpose barn (20%), indoor arena (20%)
- **EV Tech:** High density storage update: 100% complete



- **Justice Center:** 3rd floor court security office remodel: 95% complete
- **LED Lighting Conversions:**
 - Elections: 65% complete
 - Operations: 100% complete
- **Operation Green Light for Veterans Day:** Lansing Point, Justice Center, Miller, Wilcox

Fleet

- **Recently Completed:**
 - In-serviced unit 2601.
 - Decommissioned units 1520 and 1822.
 - Three transmission replacements.
 - Explorer water pump replacement which requires that the engine be removed. (pictured)
- **Working On:**
 - Vehicle Acquisition IFB closed on 11/7.
 - Working with IT on fuel site controller/pedestal upgrades.



Safety and Security/Emergency Support Services:

- Emergency Response Coordinator Meetings are complete. We would like to thank all ERCs for a great year of support!
- Lansing Point Security Check-In’s X-ray screening system at the main public entrance became operational November 7, 2025.

Information Technology

Completed IT Projects

- **Cybersecurity Awareness Month for County Employees** - October’s Cybersecurity Awareness Month campaign engaged employees through a retro 8-bit-themed adventure, challenging them to “level up” their defenses each week against digital villains. Through quizzes, practical tips, and raffles, the campaign increased awareness of key security risks, including phishing, social engineering, and ransomware. Participation was strong across all levels, reinforcing our culture of vigilance and cybersecurity readiness.



- **Delivered Technical Support for the County Board of Equalization (CBOE)** - From August 1 to November 4, the IT Department supported the County Board of Equalization (CBOE) appeals process, with a focus on ensuring seamless phone and teleconference hearings. Alongside providing technical support, IT also delivered a new business application to facilitate the process. This combined effort ensured that appeal hearings were efficient and accessible, allowing participants—including appellants, board members, and county representatives—to engage in virtual proceedings smoothly and without technical interruptions.
- **Provided Technical Support for November’s General Election** - From October 25 to November 5, the IT Department provided technical support to the Elections Team at the Voter Service and Polling Centers (VSPC). Their role was to ensure a secure, efficient, and smooth voting process by providing on-site technical support, troubleshooting, and resolving any issues faced by the Elections Team, judges, and poll workers.



New Projects

Project Name	Description	Dept/Office
Geospatial Modernization Phase 2	Phase 2 of the Geospatial Data Modernization Program propels our county’s data capabilities forward — focusing on operational excellence, smarter workflows, and preparing our datasets for enterprise integration and future AI innovation.	Enterprise
ArcGIS Online Cleanup Phase 1	The ArcGIS Online Cleanup Initiative is an effort to modernize and streamline Douglas County’s GIS platform—making it cleaner, faster, and easier to use for everyone. By organizing content, standardizing governance, and improving data integrity, we’re creating a stronger foundation for innovation and collaboration across the County.	Enterprise
Gravel Pavement Survey App	The Gravel Pavement Survey App initiative enhances how Public Works manages and visualizes community paving input by automating the integration of Survey123 results with the maintenance centerline layer. This will reduce manual effort, improve data accuracy, and enable real-time insights to support better planning and prioritization of pavement projects across the county. The initiative began in October 2025 with final deployment and training targeted for January 9, 2026.	Public Works
Comprehensive Master Plan Interactive Map Phase 1	Preparing and auditing CMP GIS datasets to establish a clean, standardized, and well-documented data framework that will support the future development of an interactive map, improve accessibility, and enable advanced functionality such as point-on-parcel queries.	Community Development – Planning
Server Patching Tool	This modern server patching solution will replace legacy tools (SCCM and Ansible) that no longer meet operational or compliance requirements. This initiative will deliver real-time visibility, automated reporting for audits, scheduling flexibility, and improved collaboration during deployments—enhancing security, efficiency, and reliability across the County’s server infrastructure.	IT

Active Projects

Project Name	Description	Dept/Office
Zoning Statutes Codification Project	This project will implement a modern zoning and subdivision solution to streamline the update and maintenance of municipal codes, enhancing efficiency.	Community Development
Copilot Use/Rollout Strategy	This project will evaluate the County’s technology infrastructure to ensure the safe and ethical adoption of Microsoft M365 Copilot. It will include a comprehensive assessment, a clear action plan, targeted pilots, and broader use case implementation.	Enterprise
.gov Migration Project	This project aims to enhance security and citizen confidence by migrating Douglas County websites, email addresses, county collateral, and processes to a .gov domain.	Enterprise
WorkSMART Budget/Finance	As part of the JDE replacement program, we aim to streamline business processes and enhance data accuracy by implementing efficient data entry and integration across systems. This project aims to modernize the County’s outdated finance, accounting, budget, and procurement processes by implementing a modern Enterprise Resource Planning system.	Enterprise

Next-Gen Teams and SharePoint	This initiative is designed to streamline collaboration by leveraging Microsoft Teams and SharePoint. With clear guidelines, training, and ongoing support, departments will have the tools to work together more efficiently and securely.	Enterprise
Recreation Opportunity Public Map	Develop a comprehensive, up-to-date map showcasing recreational opportunities across the county. This initiative is designed to improve public access to information about parks, trails, open spaces, and other amenities, making it easier for residents and visitors to enjoy the county's outdoor offerings.	Parks
Address Verification Program	Develop a comprehensive mapping system for multi-unit addresses to improve the accuracy and efficiency of emergency response. This initiative supports dispatch operations and ensures compliance with Next Gen 911 standards while meeting key stakeholders' operational needs, such as the Assessor, Treasurer, and Community Development.	Sheriff's Office
Windows 11 Migration Project	IT is rolling out Windows 11 to all County devices in phases, delivering enhanced security, modern features, and a streamlined user experience with minimal disruption.	Enterprise
Onsite Wastewater Treatment Services Upload Scanned Files	This initiative will add approximately 8,000 archived septic permit documents into the County's GIS application, creating a searchable map layer that allows staff and the public to easily access historical permit records.	Public Health
Tax Roll Phase 2	This project will update the county's tax roll process to comply with new legislative requirements by separating assessments into "school" and "non-school" categories. It will also strengthen financial accuracy through additional reconciliation steps and ensure overall readiness.	Assessor, Treasurer, Budget, IT
DC Services Refresh	This project is upgrading Douglas County's employee service portal to provide a modern, user-friendly experience. By moving to ServiceNow's Employee Center, employees will gain a centralized place to access services, submit requests, and track approvals across departments. This refresh streamlines navigation, improves usability on any device, and enhances visibility into service delivery—making it easier for staff to get what they need while supporting the County's efficiency, transparency, and digital transformation goals.	Enterprise
Lansing Circle 1st Floor	This focuses on completing office construction, furniture installation, and security access, along with the design and deployment of IT infrastructure, conference room A/V, and staff technology setup for the Human Services Department.	Human Services
FFESS Fuel Management System Replacement	Douglas County is replacing its outdated and unsupported fuel management system with a modern, cloud-based solution to improve efficiency, enhance security, and ensure compliance. The current system, used across nine fuel sites, is unreliable and difficult to maintain, with unresolved issues and limited vendor support. This upgrade will be rolled out in phases over three years.	FFESS

Arapahoe/Douglas Works!

Successes/Highlights:

- **Credentialing for Success:** A Douglas County Employment First participant, RK, entered the program with a PhD in Astro Engineering and a strong set of job-ready skills. Despite securing multiple interviews, he struggled to receive job offers and identified the lack of a Project Management Professional (PMP) certification as a potential barrier.
 - Through Employment First, he received funding to complete PMP training through the Project Management Academy, with certification expected in August 2026. Shortly after beginning the training, he was hired by Space Lab Technologies as a Senior Project Manager. His employer noted that his pursuit of the PMP credential was a key factor in their hiring decision.
 - Now earning \$77 per hour, he has regained financial independence and is able to support his family. He expressed deep gratitude for the support and funding provided by Employment First, which helped him become more competitive in a highly specialized field.



- Business Services is working with Advent Health to develop a **surgical tech Registered Apprenticeship Program**. Hospital locations include Douglas County.

- The **Colorado Apprenticeship Hub**, under the direction of the Arapahoe/Douglas Workforce Development Board, announced \$3 million in grant funding through the Colorado Apprenticeship Incentive (CAI) Grant. This funding supports the development and expansion of Registered Apprenticeship Programs (RAPs) 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.



- Application period is November 1, 2025, to November 30, 2025.
- <https://www.adworks.org/businesses/you-train-we-pay/colorado-apprenticeship-incentive-cai-grant/>

- Arapahoe/Douglas Works! filled the **Workforce Specialist for the Homeless Veteran and Reintegration Program (HVRP)**. He is well into his onboarding and is starting to conduct outreach for the program. Arapahoe/Douglas Works! will begin receiving referrals for the program within the next couple of weeks.



Events/Workshops

- CEED information sessions are occurring in November with an application window opening in December. CEED is for [businesses to apply](#) for funds to upskill current employees and to avert layoffs by reskilling employees.
- Arapahoe/Douglas Works! started the first cohort for the **Adult Basic Education and Literacy (AELA) grant**. Students interested in improving their digital literacy skills before starting their GED journey are working on obtaining the three NorthStar Digital Literacy certificates as a group.



Commissioner Work Sessions – October 27, 2025

- **Transportation Plan Update** – The Board was briefed on the Douglas County 2050 Transportation Plan. The plan, updated every five years as part of the County's comprehensive plan, serves as a strategic guide for transportation investments and project prioritization. Public engagement, which included over 1,000 survey respondents, identified the top three transportation challenges as congested corridors, managing growth,

and maintenance of existing roads. Correspondingly, residents prioritized adding regional roadway capacity, expanding public transit, and increasing maintenance. The Plan outlines a fiscally constrained list of projects and the success of the projects will be dependent on future funding. A lengthy discussion was had on the process, public engagement feedback, projects, timeline and funding. The Plan will be presented to the Planning Commission for approval in December.

- **OEM Update** – Office of Emergency Management (OEM) presented a series of strategic proposals aimed at shifting Douglas County's wildland fire management strategy from a primarily reactive footing to a proactive model of community resilience. The proposals, framed as "the first page of the next chapter in wildland fire management," address what is identified as the county's "number one natural hazard risk." The presentation detailed three core initiatives: Helitack Hangar, Wildfire Mitigation Program Expansion, and Prescribed Fire Program with a pilot project a Spruce Meadows Open Space in November.

Helitack Hangar:

Motion – Approval to add \$4,840,000 to the 2026 proposed budget for the Helitack Hangar Project, as presented. Passes 3-0.

Wildfire Mitigation Program Expansion:

Motion – Schedule a future detailed discussion to determine the final funding amount. The Board expressed strong consensus in support of the proposed strategic direction presented. However, the requested funding would draw from the General Fund that may have other competing requests. Passes 3-0.

Prescribed Fire Program:

Motion – Support the prescribed burn plan and direct staff to proceed with its implementation with potential to include burns each fall and spring in the future. Passes 3-0.

- **Personnel Matters – Executive Session – No Notes**

Commissioner Work Sessions – October 28, 2025

- **Legal Updates – Executive Session**

The District Attorney requested this executive session for discussion of a matter of a confidential nature.

Motion #1 - Direct legal staff and the County Attorney to cooperate with DA on the issue he brought forward for legal advice on the matter at the DA's prerogative. Passes 3-0.

Motion #2 – Direct the Development Director to work with legal on changes to county regulations related to construction defects per discussion with the Development Director to work with the and County Attorney on an ordinance and bring forward to the County Commissioners for first reading and the first opportunity. Passes 3-0.

- **Zebulon Negotiations – Executive Session – No Notes**

Commissioner Work Sessions – November 4, 2025

- **Zebulon Negotiations – Executive Session – No Notes**

- **Community Services Briefing** – The Board was briefed on the following topics:

2026 DD Mill Levy Funding – Staff was previously directed to assess the DDML allocation and identify opportunities to provide funding for housing with supportive services projects that benefit individuals with Intellectual and Developmental Disabilities (IDD). Staff reported that they have consulted with Developmental Pathways and community partners and presented a proposal to fund \$2.5 million over three years to address the significant need for affordable housing combined with associated supportive services for the IDD population. The County's existing grant application process will be used to offer a competitive and transparent approach. Funding the grant will take \$850,000 annually from the DD Mill Levy budget,

however, Development Pathways annual allocation will not be affected. Discussion also included the timeline for the application process.

Motion – Direct staff to proceed with the recommendation presented. Passes 2-0. Commissioner Laydon was absent.

Link on Demand – The Board was updated on the continued success of the current service in Highlands Ranch/Lone Tree, survey results, and future expansion plans to the east and south. Parker Town Council has authorized \$250,000 in its 2026 budget to partner in the expansion of the service to Parker and an IGA will be developed. Staff reported that expansion plans to Castle Pines and Castle Rock have challenges due to the establishment of URA's in those areas. Discussions are expected to continue with those jurisdictions. Also, a key component of the expansion strategy is securing matching funding from RTD.

2025 Fall Dugnad Event – An update on the event was presented.

- **Human Services Updates** - Updates included current programs, primarily focusing on the impact of a government shutdown on Supplemental Nutrition Assistance Program (SNAP) benefits and the challenges this poses for approximately 10,400 SNAP recipients in Douglas County, the resulting strain on local food banks, and the County's strategy to monitor and potentially support these food banks with financial assistance. Recent HR1 changes to SNAP requirements, including work mandates for able-bodied adults, was also discussed. Additionally, The Board was provided an overview of the Department's \$60 million budget and new child abuse and neglect reporting legislation and progress regarding the establishment of crisis stabilization units and an update on the timeline for the office relocation to Lansing Circle.

Commissioner Work Sessions – November 10, 2025

- **Zebulon – Executive Session – No Notes**
- **Developmental Disabilities Mill Levy Funding Recommendations** – The DD Mill Levy Advisory Council presented its recommendations to allocate a budget of \$500,710 to 28 eligible and qualified applicants. A total of 43 applications were received totaling \$1,635,735. The criteria used to evaluate the applicants was provided and a lengthy discussion ensued. The Board directed staff to bring the recommendations forward to the December 9th Business Meeting for formal approval and a check presentation ceremony is planned for that time as well.
- **Energy and Carbon Management Commission (ECMC) Notice of Hearing – Pooling Order** – The Board was briefed on a notice of hearing from the ECMC and staff provided the background on the notice that concerns county-owned mineral rights. The Board concluded that no action is required. They will not appear at the ECMC hearing, as the Pooling Order is expected to be approved administratively in early December, so they took a position to do nothing at this time.

Commissioner Administrative Meeting – November 10, 2025

- **Entryway Signs Update** - Significant progress was made on the county's gateway signs. The North sign design (I-25 & Lincoln) is finalized and ready for formal submission to the Colorado Department of Transportation (C-DOT). For the South sign, the board approved a new location at the Palmer Divide Avenue interchange, driven by environmental and cost considerations. The board selected a horizontal design (Option 1) for the South sign to preserve the County motto and ensure effective lighting, directing staff to proceed with this plan. A formal resolution will be presented to the Commissioners for approval at the December 9th Business Meeting, to be included with the required submission to CDOT for its review.
- **Douglas County Open Space Camping Update with Wildfire Risk** - Following a directive to find a low-wildfire-risk camping location, staff presented an analysis based on Colorado State Forest Service data. All properties west of I-25 were eliminated due to high fire risk. Three properties on the eastern side of the

County—in the vicinity of Bayou Gulch Regional Park, Hidden Mesa, and Prairie Canyon—were identified as having low-to-moderate risk. After presenting the three county-owned properties, staff indicated that another property, not currently owned by the County, might be the most appropriate site among all options considered. The discussion concluded with the board moving into an executive session to discuss this potential fourth site.

Motion – Approval to pursue the transaction on the property discussed in executive session.

- **Boards and Commissions** – Staff provided a comprehensive update on the status of various boards and commissions appointments, reappointments and vacancies, and reported that contact had been made with all members whose terms and up for reappointment in January with positive results. Discussion included concern over Parks Advisory Board challenges because of quorum issues and a recommendation was made to fill one of the vacant seats in District 1.

Motion – Appoint Kristy Thomas to the Parks Advisory Board for District 1. Passes 3-0.

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

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 <i>13 bids received & under review</i>	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 Development. Work includes removals, aggregate base course, concrete pavement, curb and gutter, median material, asphalt pavement, street light pole assembly and associated wiring, rectangular rapid flashing beacons, pavement markings, construction surveying, and traffic control.</i>				
2026 Asphalt Overlay Project CI 2026-003	Nov. 10, 2025	Nov. 19, 2025	Dec. 2, 2025	Jan. 13, 2026
<i>This project consists of placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.</i>				
2026 Sidewalk Repair and Curb Ramp Retrofit Project CI 2026-001	Nov. 17, 2025	Nov. 26, 2025	Dec. 9, 2025	Jan. 13, 2026
<i>This project consists of placement of sidewalks, curb, and gutter at various locations throughout Douglas County. Bid items include the removal of sidewalk, replacement of sidewalk, curb ramp retrofit, removal and replacement of concrete pavement, emergency repairs and erosion control.</i>				
2026 Guardrail Repair Project CI 2026-002	Nov. 24, 2025	Dec. 3, 2025	Dec. 16, 2025	Jan 13,2026
<i>This project consists of repairing or replacing guardrail components within unincorporated Douglas County.</i>				

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/22/25	Mobile Radio Service Facilities Code Amendments	City of Lone Tree for Amendments to Chapters 11 & 16 for Mobile Radio Service Facilities.	External Referral	RE2025-153
	10/22/25	Monument Ridge East, Filing 1	Referral request from El Paso County for Monument Ridge East Final Plat.	External Referral	RE2025-090
3	10/22/25	Chatfield Farms Filing 1A, 3 rd Amd, Lot 119A-2, 1st Rev	Request to update the exterior lighting for existing preschool building.	SIP Revision	SP2023-010
3	10/22/25	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	10/22/25	Looking Glass Filing 36	2 nd Referral Request from the Town of Parker for the final plat of Looking Glass Filing 36.	External Referral	RE2025-151
2	10/22/25	Dawson Trails Blvd North Infrastructure	Town of Castle Rock to review the Roadway Construction Plans for the northernmost segment of Dawson Trails Blvd.	External Referral	RE2025-157
1	10/23/25	Meridian Int'l Business Center Filing 1, 2 nd Amd, Block 5, Lot 1, 2 nd Mod	Request to add security fencing around a portion of a commercial property.	SIP Modification	SP2025-080
2	10/23/25	Allen Exemption	Request for an exemption to legalize a parcel.	Exemption	EX2025-004
3	10/24/25	Sterling Ranch PD, 12th Amendment	Allow a minimum lot size of 4,000 sq. ft. within the C3 Character Zone and amend Section S-2.5 to clarify certain roadway improvement commitments.	Planned Development - Administrative Amendment	ZR2025-007
2	10/24/25	The Canyons Superblock Plat 1, Amendment 1	City of Castle Pines - subdivide the area included in the Preliminary Plan into conveyable lots.	External Referral	RE2025-159
2	10/24/25	Meadows Filing 17, Area 4, Lot 6-A-1A through 1C, Amd 14	Town of Castle Rock for a Site Development Plan detailing a combined 19,455 combined sq. ft. mixed commercial space.	External Referral	RE2025-160
2	10/24/25	567 Lake Gulch Road Annexation	Town of Castle Rock - preapplication to discuss annexing and changing the zoning to PD.	External Referral	RE2025-161
2	10/27/25	Elk Ridge Estates Exemption, 9th Amd	Adjust residential building envelope (Lot 25) in a Rural Site Plan community.	Exemption	EX2025-006
	10/27/25	Residences at Platte Canyon General Development Plan	Arapahoe Co - rezoning for development of single family detached homes.	External Referral	RE2025-162
1	10/28/25	PWSD Badger Gulch Well Sites & Pipeline	City of Lone Tree - detailing a PWSD well site and raw water pipeline.	External Referral	RE2025-163
1	10/28/25	Crowsnest Annexation	Notice from the City of Castle Pines regarding properties adjacent to and inclusive of portions of Crowfoot Valley Road.	External Referral	RE2025-165
1	10/28/25	Compark Business Campus Metro Dist, First Amendment	Compark Business Campus Metro District, 1st Amendment.	Material Modification	SV2025-006

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	10/28/25	Lynch Subdivision	Town of Castle Rock for a final plat.	Ext Referral	RE2025-166
2	10/28/25	Meadows Filing 22	Town of Castle Rock for a replat.	Ext Referral	RE2025-164
3	10/28/25	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	10/31/25	Pinery Village Filing 1, 1st Amendment	Request to subdivide into 10 lots for commercial development.	Replat	SB2024-043
1	11/03/25	Stonegate Filing 22, 7 th Amd, Lot 90A, 1 st Mod	Request to add a 190 square foot freezer structure to convenience store site.	SIP Modification	SP2025-078
2	11/06/25	1433 Lake Gulch Rd	Request for a Major Entertainment Event for a seasonal pumpkin patch.	Major Ent Event	EE2025-008
2	11/06/25	7522 S. Pinery Drive, 1st Revision	Change the use of the property to include Veterinary Services.	SIP Revision	SP2025-061
1	11/07/25	Antelope Crossing	Request to Rezone from A1 to LRR for future subdivision and residential development.	Rezoning	ZR2024-015
2	11/10/25	Lagae Ranch Filing 1, 6th Amd, Lot 232B	City of Castle Pines for a Site Improvement Plan for a church facility.	External Referral	RE2025-169
1	11/10/25	RidgeGate SW Village Filing 2, Tract W	Referral request from the City of Lone Tree for a Site Improvement Plan detailing a park.	External Referral	RE2025-168
1	11/10/25	DC School District RE-1 Sierra Middle School Addition	Second Referral Request from the Town of Parker for the addition to Sierra Middle School.	External Referral	RE2025-167
2	11/10/25	Meribel Village Filing 1, 9th Amendment	Request for a replat and road vacation for 5 lots.	Replat	SB2025-008

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/03/25	10411 Cosmopolitan Cir	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-066
2	10/08/25	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	10/08/25	Perry Park Filing 7, 1 st Amd, Lots 11 & 17	Request to adjust the common lot line between two residential lots.	Administrative Replat	SB2025-035
2	10/13/25	Bears Den RSP Ex, 18 th Amd	Request for a residential building envelope adjustment on Parcel 16B.	Exemption	EX2025-008
2	10/22/25	Perry Park Filing 2, Block 9, Lot 15	Request to adjust a drainage easement on a residential lot.	Administrative Replat	SB2025-038
1	10/22/25	Compark Filing 3, 4 th Amd Lot 2C-1, 1 st Amd	Replace loading dock wall with a wall and handrail design.	Admin USR Amendment	US2025-008
3	10/23/25	Sterling Ranch PD, 14th Amendment	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Amd	ZR2025-012
3	10/23/25	Blakeland Ind'l Park, 3 rd Amd, Lot 4A-1, 1st Revision	Request for Site Improvement Plan Revision to remove the existing building on southern lot and expand existing gas station.	SIP Revision	SP2025-020
2	10/23/25	Sundown	Subdivide into 17 single family lots with 50% open space.	Final Plat	SB2025-019

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	10/23/25	2040 CMP Amd – Sections 8 & 10	Amend Section 8 Environmental Quality and Section 10 Amendments and Updates.	CMP Amendment	DR2025-010
2	10/27/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
3	10/30/25	Lambert Ranch RSP Exemption	Request for a residential building envelope adjustment on parcel 17.	Exemption	EX2025-009
2	10/31/25	3250 Flintwood Road	Request to rezone from A-1 to RR to allow subdividing the property into two 5-acre lots.	Rezoning	ZR2025-008
1	10/31/25	Elora Dev Feeder Extension	CORE for a new underground electric feeder in the northeast portion of the County.	Location and Extent	LE2025-021
2	11/03/25	Pinewood Knolls, Lot 62 and Lot 63	Combine 2 properties allowing construction of a garage on the vacant lot.	Administrative Replat	SB2025-039
2	11/03/25	Sterling Tree Farm, Lot 25	Request for a residential building envelope adjustment.	Administrative Replat	SB2025-029
1	11/04/25	Pinery Village Filing 1, 2 nd Amd, Lot 3B	Request for automobile repair business.	Site Imp Plan	SP2025-079
1	11/05/25	8754 N State Hwy 83, 1st Revision	Request to add antennas to an existing Verizon Wireless site.	SIP Revision	SP2025-068
1	11/05/25	Driskill Subdivision	Create one 10.16-acre lot, and one 20-acre lot.	Minor Dev Residential	SB2025-042
3	11/07/25	Highlands Ranch PD, 82nd Amd	Request initiated by the BCC to rezone the undeveloped Eastridge school site. A limited nonurban planning area will be considered.	Planned Dev - Major Amendment	ZR2025-011
3	11/07/25	7000 Roxborough Park Rd, 2 nd Amd	Expand operational features for Pepper's Senior Dog Sanctuary.	Admin USR Amendment	US2025-011
3	11/07/25	Highlands Ranch PD, 83 rd Amd	Allow an Animal Clinic or Animal Hospital in Planning Area 74 as a Use Permitted by Right.	Planned Dev - Admin Amd	ZR2025-013

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	11/17/25	PPWSD New Chemical Building	Construct a new chemical building at the existing Wastewater Treatment Plant.	Location and Extent	LE2025-020
	11/17/25	2050 Transportation Master Plan	Solicit feedback on the 2050 TMP, ahead of work session with BCC on 12/01/2025.	Work Session	
1	12/01/25	Pinecrest Community Church	Request to subdivide into two lots.	Minor Dev Residential	SB2024-070
1	12/01/25	Elora Development Feeder Extension	2.7-mile CORE Electric Feeder Extension.	Location and Extent	LE2025-021
3	12/01/25	Sterling Ranch Planned Development, 14 th Amendment	Request for a Major Amendment to the Sterling Ranch PD to modify planning areas on the Land Use Plan and associated Plan Details.	Planned Development – Major Amendment	ZR2025-012
3	12/01/25	Highlands Ranch PD, 81 st Amendment	Add uses and adjust planning areas within the Open Space Conservation Area.	Planned Development – Major Amendment	ZR2025-004

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	12/01/25	2050 Transportation Master Plan Work Session	2050 Transportation Master Plan Work Session.	Work Session	
3	12/15/25	Highlands Ranch PD, 82 nd Amendment	Rezone the undeveloped Eastridge school site for limited nonurban uses.	Planned Dev – Major Amd	ZR2025-011
1	12/15/25	Pinery PD, 34 th Amd	Request initiated by the BCC to rezone undeveloped school land.	Planned Dev – Major Amd	ZR2025-010
	12/15/25	2050 Transportation Master Plan	Request to adopt the 2050 Transportation Plan.	Resolution	

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
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 PD, 13th Amendment	Revise Section S-1.2 pertaining to school land dedication.	Planned Dev - Major Amd	ZR2025-009
2	11/18/25	Bears Den Rural Site Plan, 2 nd Exemption, Lot 16B	Request for approval of a Use by Special Review for a kennel for up to 60 birds as household pets.	Use by Special Review	US2025-012
3	12/09/25	Range Metro Dists 1-2, 1 st Amendment	Approval of an amendment to the service plan.	Service Plan – 1 st Amendment	SV2025-007
3	12/09/25	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
3	12/09/25	Sterling Ranch PD, 14 th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev – Major Amd	ZR2025-012
1	12/16/25	Pinecrest Community Church	Request for a Minor Development application to subdivide parcel into 2 lots.	Minor Dev Residential	SB2024-070
3	12/16/25	Highlands Ranch PD, 81 st Amendment	Add uses and adjust planning areas within the Open Space Conservation Area.	Planned Dev – Major Amd	ZR2025-004
3	12/16/25	Highlands Ranch PD, 82 nd Amendment	Rezone the undeveloped Eastridge school site for limited nonurban uses.	Planned Dev – Major Amd	ZR2025-011
1	12/16/25	Pinery PD, 34 th Amd	Request initiated by the BCC to rezone undeveloped school land.	Planned Dev – Major Amd	ZR2025-010

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/22/25	Meridian Int'l Business Park, Lots 1A, 1B, 1C and Lot 2	Administrative Replat to vacate Lot lines.	Administrative Replat	PS2025-224
2	10/22/25	525 W Noe Rd	Expand a 20-acre property to 40 acres and reduce a 40-acre property to 20 acres.	Exemption	PS2025-227
3	10/24/25	M/B west of Roxborough Park Rd, North of Titan Pkwy	Rezone a split zoned parcel from RR & B to entirely LI to allow mixed use development.	Rezoning	PS2025-231

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/29/25	Parker Hills Ests, Most Lot 1	Construction of a new church building.	Site Imp Plan	PS2025-225
2	10/29/25	Castlewood North, Lot 19	Open and operate a veterinary clinic on their property with no overnight boarding.	Use by Special Review	PS2025-232
3	10/29/25	M/B South of Titan Rd, East of Roxborough Park Rd	Douglas County Libraries, proposes construction of a new library in Sterling Ranch.	Location and Extent	PS2025-234
3	10/29/25	Titan Road Industrial Park Filing 1, Lot 31	Create an outdoor storage facility.	Site Imp Plan	PS2025-235
1	11/04/25	CORE Electric Feeder Cable Along Singing Hills and Hilltop	Extend an existing feeder cable 3,000 feet within CORE's existing easement.	Location and Extent	PS2025-240
2	11/04/25	5054 Crowfoot Valley Rd	Locate and install a sanitary sewer lift station, holding tanks and sewer line to connect to a municipal sanitary sewer system.	SIP Revision	PS2025-233
2	11/04/25	Bell Mountain Ranch Filing 1B, Tract J	Replat of lands within Tract J to allow transfer of parts to Castle Rock Water and San District.	Replat	PS2025-236
2	11/04/25	Evans Ranch, Parcel 5	CMP Amendment and a Rezoning to allow a subdivision to create three residential lots.	CMP Amendment	PS2025-241
1	11/06/25	Parker Hills Estates, Most Lot 7	Update the management plan to reflect recent operational changes.	Administrative Amendment	PS2025-242

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	11/06/25	Lambert Ranch Rural Site Plan, Parcel 25	Relocate a Building Centroid allowing for better positioning of a detached garage.	Exemption	PS2025-246
2	11/10/25	LTC Care Center Exemption SIP Amd	Increase parking and provide new visitor parking for a Memory Care entry.	SIP Revision	PS2025-237

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/22/25	Driskill Subdivision	Create one 10.16-acre lot, and one 20-acre lot.	Minor Dev Residential	SB2025-042
3	10/22/25	8057 Carder Ct, 2nd Amd, 1 st Mod	Relocation of trash enclosure, a new exterior door and lighting upgrades.	SIP Modification	SP2025-082
2	10/23/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
1	10/24/25	PWSD Badger Gulch Well Sites & Pipeline	City of Lone Tree - USB and SIP detailing a PWSD well site and raw water pipeline.	External Referral	RE2025-163
1	10/27/25	Crowsnest Annexation	Notice from the City of Castle Pines regarding annexation of properties adjacent to and inclusive of portions of Crowfoot Valley Road.	External Referral	RE2025-165
2	10/27/25	Lynch Subdivision	Town of Castle Rock for a final plat.	Ext Referral	RE2025-166
2	10/27/25	Meadows Filing 22	Town of Castle Rock for a replat.	Ext Referral	RE2025-164
1	10/28/25	Elora Development Feeder Extension	CORE for a new underground electric feeder in the northeast portion of the County.	Location and Extent	LE2025-021

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	10/30/25	Highlands Ranch PD, 83rd Amd	Allow an Animal Clinic or Animal Hospital in Planning Area 74 as a Use Permitted by Right.	Planned Dev - Admin Amd	ZR2025-013
1	10/30/25	DC School District RE-1 Sierra Middle School Addition	2 nd Referral Request - Town of Parker for the addition to Sierra Middle School.	External Referral	RE2025-167
1	11/03/25	RidgeGate SW Village Filing 2, Tract W	City of Lone Tree for a Site Improvement Plan detailing a park.	External Referral	RE2025-168
1	11/05/25	6793 A Scott Ave, 7th Modification	Eligible Facilities Request - install 1 new cabinet on existing platform & add canopy.	SIP Modification	SP2025-083
2	11/05/25	Lagae Ranch Filing 1, 6 th Amd, Lot 232B	City of Castle Pines – church facility	External Referral	RE2025-169
1	11/06/25	Pinery Village Filing 1, 1 st Amd, Lots 1 & 1K, Part of Lot 1J, Most of Lot 1J & 1I, 1 st Mod	Request for a Site Improvement Plan Modification to reflect a proposed Lot Line Vacation.	SIP Modification	SP2025-084
	11/07/25	Scott Humphrey Rezone	Elbert County - rezone 80-acre lot from A to A-2 as part of a subdivision.	External Referral	RE2025-170
	11/07/25	Scott Humphrey Minor Development	Elbert County – create 3 lots from 80 acres.	External Referral	RE2025-171
2	11/10/25	1619A N Perry Park Rd	New Verizon Wireless Monopine Tower.	Site Imp Plan	SP2025-085
2	11/10/25	5050 Echo Gap Road	New Verizon Wireless Monopine Tower.	Site Imp Plan	SP2025-086
1	11/10/25	Pinery Village Filing 1, 2nd Amd, Lot 1A-1	Request for a Lot Line Vacation.	Administrative Replat	SB2025-043

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
2	10/27/25	Castle Pines R-60, 1 st Amd, Lot 1	Liv Sothebys - 482 W Happy Canyon Rd	SG2025-140
3	11/03/25	Highlands Ranch 127A, 4 th Amd, Lot 3A	Black Rock Coffee - 9215 S Broadway	SG2025-141 – 2025-144
3	11/03/25	Highlands Ranch Filing 150, Lot 2	St Andrew United Methodist - 9203 S Univ Blvd	SG2025-145
1	11/04/25	Stonegate Filing 4, 2 nd Amd, Lot 5A1	Action Behavior Centers-16830 Northgate Dr #150	SG2025-146
3	11/05/25	Highlands Ranch Filing 142, Lot 4	Whistle Express - 9579 S University Blvd	SG2025-147 – 2025-152

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	10/08/25	Hometown Holiday	Highlands Ranch Community Scholarship Fund - 9325 Dorchester St Building #1	LL2025-078
2	10/21/25	Weekend with Santa	Mount Saint Vincent - 14771 Spruce Mountain Rd	LL2025-081
2	10/24/25	Turkey Bingo	St. Francis of Assisi Catholic Church - 2746 Fifth St	LL2025-082
2	10/24/25	Young Life Fundraising Gala	Young Life - 14771 Spruce Mountain Rd	LL2025-083
3	11/07/25	Turkey Day 5K	Bench Buddy - 3270 Redstone Park Cir	LL2025-084