

## Service Plan Staff Report

**Date:** July 31, 2025  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Terence T. Quinn, AICP, Director of Community Development *TQ*  
**CC:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Supervisor  
Kati Carter, AICP, Assistant Director of Planning Resources  
**Subject:** **Pinery Meadows Metropolitan District Nos. 1 & 2 – New Service Plan**  
**Project File:** **SV2025-003**

---

<b>Planning Commission Hearing:</b>	<b>July 21, 2025 @ 6:00 p.m. (Meeting Canceled)</b>
<b>Board of County Commissioners Meeting:</b>	<b>August 12, 2025 @ 1:30 p.m.</b>
<b>Board of County Commissioners Hearing:</b>	<b>August 26, 2025 @ 2:30 p.m.</b>

---

### **BACKGROUND**

Colorado Revised Statutes Title 32 requires the Board of County Commissioners (Board) to set a date for a public hearing on the service plan of a proposed special district or service plan amendment at the next regular meeting of the Board following Planning Commission (PC) action on the item. Due to a lack of quorum, the scheduled PC meeting was canceled, however, the request will be considered by the Board as planned to meet election filing deadlines.

### **REQUEST**

#### **A. Applicant**

Jerry Richmond  
JEN Colorado 23, LLC  
7200 S. Alton Way  
Centennial, CO 80112

#### **B. Applicant's Representative**

Trisha Harris  
White Bear Ankele Tanaka & Waldron  
2154 E. Commons Ave., Suite 2000  
Centennial, CO 80122

**C. Request**

The applicant is requesting a hearing for consideration of, and Board action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2.

Staff recommends that the Board set the hearing for consideration of, and action on, a New Service Plan for Pinery Meadows Metropolitan District Nos. 1 & 2 for August 26, 2025.