

Location and Extent Staff Report

DATE: JANUARY 22, 2025
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: TREVOR BEDFORD, AICP, SENIOR PLANNER
JEANETTE BARE, AICP, PLANNING MANAGER
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*

SUBJECT: 10086 S STATE HWY 67, 1ST REVISION – LOCATION AND EXTENT

PROJECT FILE: LE2025-001

APPLICANT: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS 100 THIRD STREET CASTLE ROCK, CO 80104	APPLICANT REPRESENTATIVE: TROY BAHR DOUGLAS COUNTY FACILITIES 3026 INDUSTRIAL WAY CASTLE ROCK, CO 80109
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PLANNING COMMISSION HEARING:

FEBRUARY 3, 2025 @ 6:00 PM

I. EXECUTIVE SUMMARY

Douglas County requests approval of a Location and Extent (L&E) for a helicopter landing zone (LZ) approximately three miles south of Deckers on Highway 67. The proposed LZ is an addition to the site that was previously approved for employee housing for the Sheriff's Office and Public Works with LE2024-013. The stated goal of the project is to improve accessibility and emergency response capabilities for wildland firefighting and medical evacuation in the South Platte River area of the County.

The property is located in the Pike National Forest and Foothills Subarea of the 2040 Douglas County Comprehensive Master Plan.

II. REQUEST

A. Request

The request is for approval of a helicopter landing zone (LZ) in the Deckers area. The project will improve emergency response capabilities in the South Platte River area of the county.

B. Location

The 10-acre site is about three miles south of Deckers on State Highway 67. The attached Vicinity, Zoning, and Aerial Maps highlight site location and existing conditions.

C. Project Description

Douglas County proposes to construct a LZ approximately three miles south of Deckers. The LZ will be located on the same property as Sheriff's Office and Public Works employee housing that was approved with LE2024-013. The proposed LZ measures approximately 77 feet in diameter and will be accessed through the employee housing complex via an access road approximately 255 feet in length.

The subject property slopes downward towards Highway 67. In order to minimize necessary grading, the proposed LZ has been placed approximately 45 feet from the property line abutting Highway 67.

Construction is anticipated to occur concurrently with the employee housing project beginning in March 2025. Completion is expected in January 2026 depending on weather conditions. Grading of the LZ and access road will use approximately 5,000 yards of dirt removed from the employee housing site. By using dirt on site, truck traffic on Highway 67 needed for hauling dirt off site will be significantly reduced.

Post construction impacts to the site are expected to be minimal. The LZ is planned to be used primarily during emergency situations and training exercises. The property is also surrounded by the Pike National Forest and other vacant properties. Due to the infrequent expected use and minimal development in the area, the noise impacts of helicopters in the area are expected to be minimal. The addition of the LZ is not expected to increase traffic to the site outside of emergency situations.

The project is located within the Pike National Forest Nonurban Subarea as identified in Section 3 of the Comprehensive Master Plan (CMP). Policy 3.3I.2 is to minimize the impact of development and respect the distinct character of the Pike National Forest during development review. The project is consistent with this policy as it minimizes impacts by using a site that will already be impacted by development and placing the LZ closer to the property line to minimize site disturbances. Policy 3-3H.2 is to support cooperative efforts to plan for natural resource protection, management, and recreational uses in the Pike National Forest. The proposed LZ is consistent with this policy as it will improve life and fire safety by reducing response times during fire and medical evacuation situations. Goal 5-6 is to provide quality emergency services to county residents in the most efficient and cost-effective manner possible. The proposed LZ will allow for improved wildland firefighting, medical evacuations, and improved emergency response in the area. Utilizing land already owned by the County avoids additional costs involved with purchasing or leasing property for an LZ.

III. CONTEXT

A. Background

- B. The Douglas County Sheriff’s Office does not currently have an LZ in the Deckers area. Several possible locations in the Deckers area were considered, including Dotts Park. The proposed location is located on the only property that Douglas County owns in the area. This site was chosen as it will complement the employee housing and office building on site as well as eliminate the need to lease a site.

The site of the proposed LZ was approved for Sherriff and Public Works employee housing, an office, and a garage on May 20, 2024, with LE2024-013. The applicant indicates that the addition of the LZ to the site will help to create a more complete emergency services complex by providing the infrastructure for wildland firefighting helicopters to land and refuel. The LZ may also assist with medical evacuations.

B. Adjacent Land Uses and Zoning

The following table reflects the zone districts and land uses surrounding the project.

Direction	Zoning	Land Use
North	National Forest	Pike National Forest
South	Agricultural One	Vacant
East	National Forest	Pike National Forest
West	Business	Vacant

IV. SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The Location and Extent improvements are proposed on the northern side of State Highway 67, surrounded by vacant Denver Water property and the Pike National Forest. The site contains significant slopes further from Highway 67.

B. Access

The project will be accessed from Highway 67 through the access approved for the employee housing. The LZ will connect to the employee housing complex with an approximately 255 foot long access road.

C. Drainage and Erosion

The improvements will require grading improvements. A GESD permit and any other necessary engineering permits will be required prior to construction.

D. Floodplain

There is no mapped 100-year flood plain on the project site.

V. PROVISION OF SERVICES

A. Fire Protection

North Fork Fire Protection District (NFFPD) provides firefighting and emergency medical services to the project area. As of the writing of this report, no referral response had been received from NFFPD.

The addition of the landing zone will provide a formalized location for firefighting and emergency medical helicopters to land in the Deckers area for faster emergency response.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. DCSO responded to the referral request with no comments or concerns. At the writing of the staff report, no response had been received from DCSO E911 or the Office of Emergency Management.

The project will provide a landing zone for emergency helicopters to reduce response times in the area.

C. Water and Sanitation

No additional water demand is created with the addition of the LZ.

D. Utilities

Area utility service providers are AT&T, CenturyLink, Comcast, Xcel Energy and CORE Electric. AT&T responded with no conflicts. No comments from other utility providers had been received at the writing of this staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- North Fork Fire Prevention District approval of any necessary permits.
- Approval of GESC Plan, and any other necessary permits required by Douglas County Engineering.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners on January 10, 2025. At the preparation of the staff report, no one from the public had responded to the courtesy notice.

The referral response requests were sent to required referral agencies on January 10, 2025. Referral responses are due at the conclusion of the referral period on January 25, 2025, or prior to the Planning Commission hearing. Agency responses that have been

received to date are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added to the project record. The referral response is included as an attachment to the staff report.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the *DCZR*. The project will provide a helicopter landing zone in the Deckers area to increase life and fire safety in the southwestern portion of Douglas County. If approved, the applicant will be required to obtain all necessary permits and approvals prior to commencement of construction.

ATTACHMENTS	PAGE
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LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	PROJECT FILE #:
PROJECT NAME: _____	_____
PROJECT TYPE: <u>LEE</u>	PLANNING FEES: _____
MARKETING NAME: <u>MTN DISTRICT EMERGENCY SERVICES COMPLEX</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>10086 S. STATE Hwy 67, SEDALFA CO 80135</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: _____
Name(s): <u>DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS</u>	_____
Address: <u>106 3RD ST. CASTLE ROCK, CO 80104</u>	_____
Phone: <u>303-660-7400</u>	_____
Email: _____	_____
AUTHORIZED REPRESENTATIVE (requires notarized letter of authorization if other than owner)	_____
Name: <u>TROY BAHN DC FACILITIES MANAGER</u>	_____
Address: <u>3026 INDUSTRIAL WAY CASTLE ROCK, CO, 80109</u>	_____
Phone: <u>303-663-6278</u>	_____
Email: <u>TBAHN@DOUGLAS.CO.US</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: _____
 Filing #: _____ Lot #: _____ Block #: _____ Section #: _____ Township: _____ Range: _____

STATE PARCEL NUMBER(S): # 2613-350-00-021

ZONING:

Present Zoning: A1 Proposed Zoning: _____ Gross Acreage: 10.326
 Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS:

Fire District: ELK CREEK Metro District: _____ Gas: _____
 Water: WELL Sewer: SEPTIC Electric: CORE
 Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. **I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.**


Applicant Signature

1-3-25
Date

PREBLE'S MEADOW JUMPING MOUSE

What is the Prebles' meadow jumping mouse?

The Preble's meadow jumping mouse is a rare mouse designated by the United States Fish and Wildlife Service as a "threatened species" under the Endangered Species Act. The federal threatened species designation prohibits the unlawful "take" of the Preble's meadow jumping mouse or its habitat.

Where does the mouse live?

The Preble's meadow jumping mouse lives primarily in heavily vegetated riparian habitats. In Douglas County, the mouse has been located in or near many drainages, including tributaries and the main stream reaches, of East and West Plum Creek. However, **any** stream reach or potential habitat within Douglas County may be subject to the requirements of the Endangered Species Act.

The mouse has also been found in Boulder, Elbert, El Paso, Jefferson and Larimer counties and in parts of Wyoming.

What activities may be considered a violation of the Endangered Species Act?

In its listing decision, the United States Fish and Wildlife Service identified activities that may result in violation of the Endangered Species Act to include:

1. Unauthorized or unpermitted collection, handling, harassing, or taking of the species;

ANY APPROVAL GIVEN BY DOUGLAS COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

2. Activities that directly or indirectly result in the actual death or injury death of the mouse, or that modify the known habitat of the species, thereby significantly modifying essential behavioral patterns (e.g., plowing, mowing, or cutting; conversion of wet meadow or riparian habitats to residential, commercial, industrial, recreational areas, or cropland; overgrazing; road and trail construction; water development or impoundment; mineral extraction or processing; off-highway vehicle use; and, hazardous material cleanup or bioremediation); and;
3. The application or discharge of agrichemicals, or other pollutants, and pesticides, onto plants, soil, ground water, or other surfaces in violation of label directions or any use following Service notification that such use, application or discharge is likely to harm the species; would be evidence of unauthorized use, application or discharge.

How to determine if a proposed activity would violate the Endangered Species Act.

Any questions regarding whether an activity will impact the Preble's meadow jumping mouse or its habitat should be directed to:

Liisa Niva
Fish and Wildlife Biologist
Ecological Services
Colorado Field Office
P.O.Box 25486, DFC (MS 65412)
Denver, CO 80225-0486
303-236-4773

Where to find more information on the Preble's meadow jumping mouse.

More information can be found at the US Fish and Wildlife Service website at:
<https://ecos.fws.gov/ecp/species/4090>

Project: District 8 – Helicopter Landing Zone
10086 S. State Highway 67, Sedalia Colorado 80135
State Parcel #: 2613-350-00-021

Owner: Douglas County Board of County Commissioners
100 3rd St.
Castle Rock, CO. 80104

Presented By: Troy Bahr
Facilities Manager
Douglas County Government
3026 Industrial Way
Castle Rock, CO. 80109

Lt. Ron Hanavan
Douglas County Sheriff's Office
4000 Justice Way
Castle Rock, CO. 80104

Description of request:

This amended Location and Extent proposal adds an access road and a Helicopter Landing Zone (LZ) to improve accessibility and emergency response capabilities for wildland firefighting and medical evacuation. Douglas County approved the Location and Extent (L&E) of Project LE2024-013 for the Bunkhouses and Emergency Services building in early 2024.

Douglas County does not own any other property in the Deckers area, and after exhausting all other potential LZs, this property was determined to be the best location. Alternatives for the LZ were considered, including Dotts Park, which is owned by Denver Water and leased to Douglas County.

Purpose of the improvements:

The addition of an access road and an LZ will significantly improve public safety in the area. This infrastructure will allow for direct wildland firefighting using helicopters and refueling capabilities. Additionally, the LZ can be utilized for medical evacuations. Together with the housing and buildings, this LZ will help establish an emergency services complex.

Summary Impacts:

The project will add to the approved L&E plans for the deputy houses and the emergency services building. The inclusion of the access road and LZ will positively affect the bunkhouses and Emergency Services site by moving 5,000 yards of dirt to construct the access road and LZ. This will reduce the number of trucks needed to remove dirt from the property, minimizing dirt hauling on the roadway.

The property is zoned Agricultural One, which requires a 100-foot setback to the front property line. As was the case with the approved housing on site, the LZ will not be able to meet this requirement. The proposed LZ has been located at 45.1 feet from the property line to minimize required grading on site.

The construction of the access road and LZ will occur concurrently with the housing and building project. We expect to start in March 2025, depending on weather conditions, with a projected completion date of January 2026.

The LZ will primarily be used during emergency situations and training exercises. The property is also surrounded by the Pike National Forest and other vacant properties. Due to the infrequent expected use and minimal development in the area, the noise impacts of helicopters in the area are expected to be minimal. The addition of the LZ is not expected to increase vehicular traffic outside of emergency situations.

Compliance with the Master Plan:

The addition of an access road and an LZ to the already approved land use and development plan will not alter the land's primary residential nature. The facility's secondary purpose is partially to enhance safety in the area by providing emergency services, and the LZ will further improve public safety capabilities. More specifically, the proposed improvements are consistent with the following objectives and policies of the Comprehensive Master Plan:

Objective 5-6: Provide quality emergency services to County residents in the most efficient and cost-effective manner possible.

The proposed LZ will allow for improved wildland firefighting, medical evacuations, and improved emergency response in the area. Utilizing land already owned by the County avoids additional costs involved with purchasing or leasing property for an LZ.

Policy 3-3H.2: Support cooperative efforts to plan for natural resource protection, management, and recreational uses in the Pike National Forest.

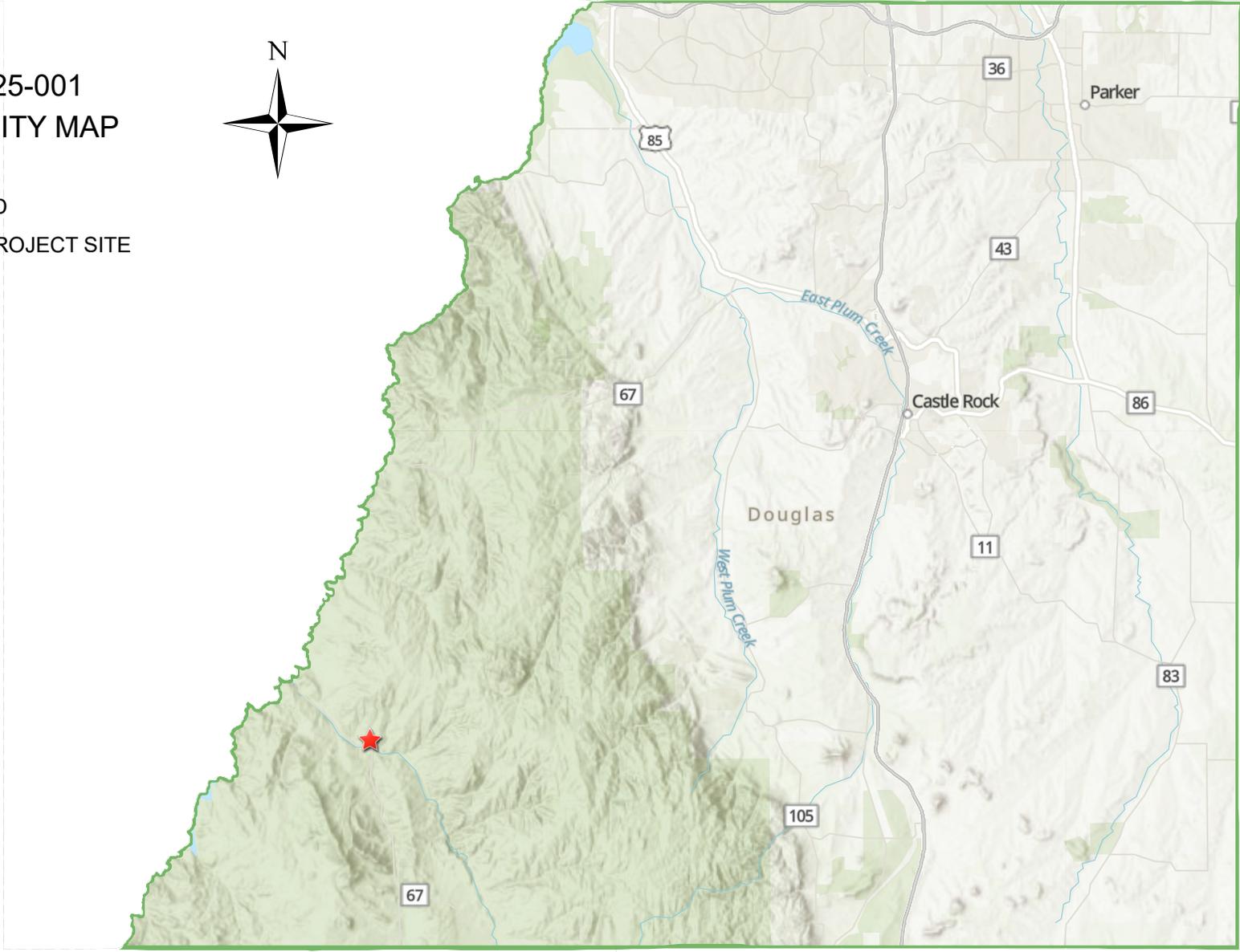
The proposed LZ will improve life and fire safety by reducing response times during fire and medical evacuation situations.

10086 S State Hwy 67, 1st Revision

LE2025-001
VICINITY MAP



LEGEND
★ PROJECT SITE



County of Douglas, CO, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, NASA, NGA, USGS

10086 S State Hwy 67, 1st Revision

LE2025-001
Aerial Map



LEGEND

-  PROJECT SITE
-  Roads
-  Parcels - PARCELS



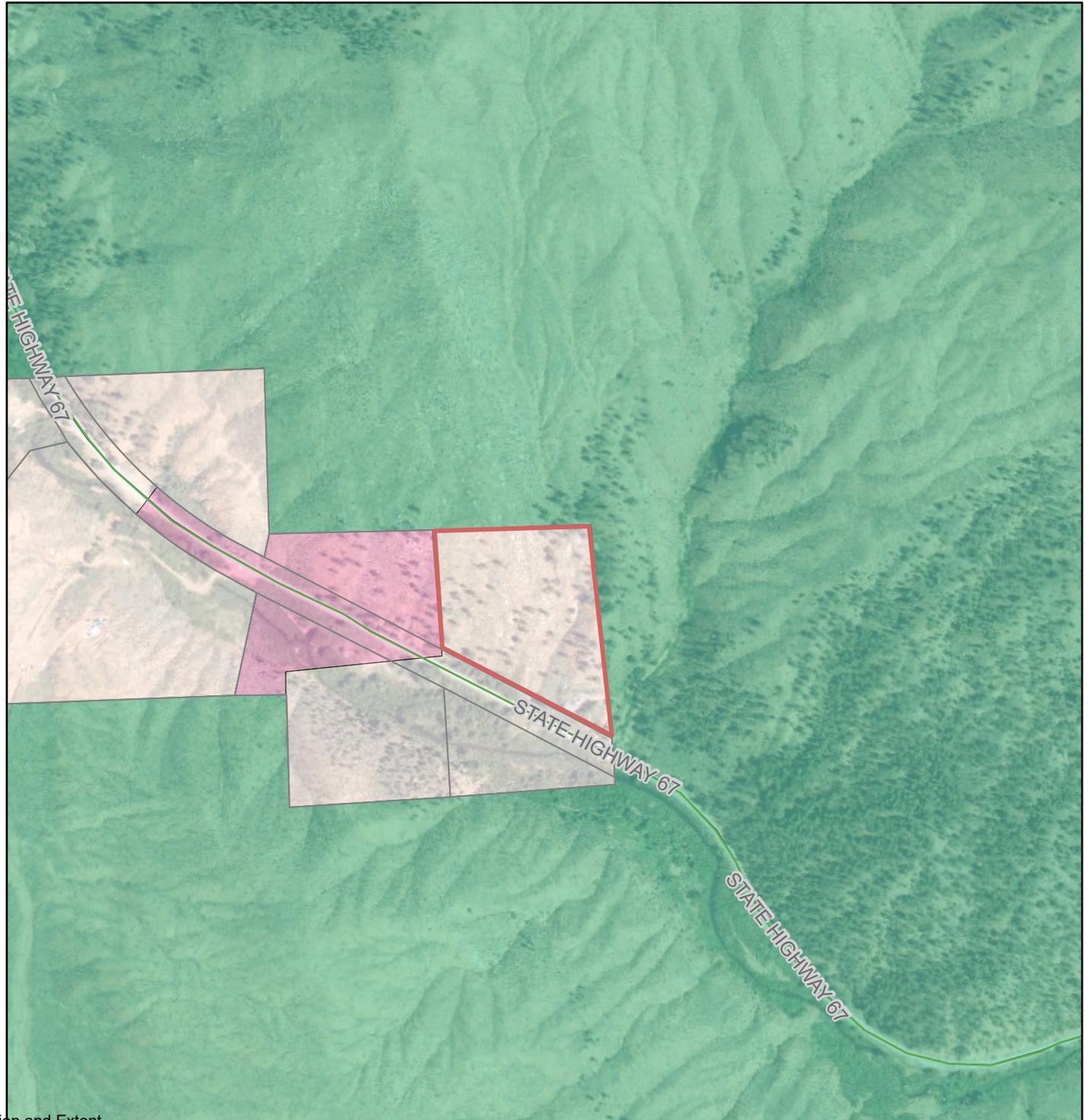
10086 S State Hwy 67, 1st Revision

LE2025-001 Zoning Map



LEGEND

- PROJECT SITE
- Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- B - BUSINESS
- NF - NATIONAL FOREST



Referral Agency Response Report**Project Name:** 10086 S State Hwy 67, 1st Revision**Project File #:** LE2025-001**Date Sent:** 01/10/2025**Date Due:** 01/24/2025

Agency	Date Received	Agency Response	Response Resolution
AT&T Long Distance - ROW	01/15/2025	This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 10086 S State Hwy 67 Sedalia, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Please feel free to contact us with any questions or concerns.	No response necessary
Addressing Analyst	01/10/2025	No Comment	No response necessary
Black Hills Energy		Awaiting referral response	
Building Services	01/10/2025	No Comment	No response necessary
Colorado Department of Transportation CDOT HQ		Awaiting referral response	
Comcast		Awaiting referral response	
Engineering Services		Awaiting referral response	
CORE Electric Cooperative		Awaiting referral response	
North Fork Fire Protection District		Awaiting referral response	
Office of Emergency Management		Awaiting referral response	
Pike National Forest – US Forest Service		Awaiting referral response	
CenturyLink		Awaiting referral response	
Sheriff's Office	01/10/2025	Deputy Jeff Pelle, with the Douglas County Sheriff's Office, reviewed this project. I have no comments or concerns about the request at this time.	No response necessary
Sheriff's Office E911		Awaiting referral response	
Wildfire Mitigation		Awaiting referral response	

Referral Agency Response Report

Project Name: 10086 S State Hwy 67, 1st Revision

Project File #: LE2025-001

Date Sent: 01/10/2025

Date Due: 01/24/2025

Xcel Energy-Right of Way & Permits	01/22/2025	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for 10086 S State Hwy 67 and currently has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Information forwarded to applicant
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PROJECT AREA

N. State Hwy 67

N. State Hwy 67





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

January 22, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Trevor Bedford

Re: 10086 S State Hwy 67, Case # LE2025-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **10086 S State Hwy 67** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

- NOTES:
- 1) FAA AC 150-5390-2C (2023) AND NSHO Ch. 8 APPLIED IN DESIGN
 - 2) CDOT HAS PREVIOUSLY REVIEWED, APPROVED, AND PERMITTED THE DESIGN, SUPPORTING THE GRADING SHOWN IN THE CDOT ROW.
 - 3) LANDING ZONE (LZ) SURFACE ELEVATION IS 62' ABOVE THE DC 67 SURFACE. THIS PROVIDES 54 VERTICAL FEET OF CLEARANCE FROM 8 FOOT TALL VEHICLES TO THE BOTTOM OF AIRCRAFT LANDING GEAR.

CITY & COUNTY OF DENVER
(DENVER WATER)
Account Number:
R0349313
State Parcel Number:
26133500022

HUEY
BELL UH-1
(FOR SCALE)

DOUGLAS COUNTY
BOARD OF COUNTY COMMISSIONERS
10086 S STATE HWY 67
SEDALIA CO 80135

PARCEL # 26133500021

MAY BE HARD SURFACED
OR AGGREGATE PER FAA
Ø77.0
EL. 6627'

FULLY APPROVED
GRADING IN CDOT ROW

CITY & COUNTY OF DENVER
(DENVER WATER)
Account Number:
R0349314
State Parcel Number:
26133500019

CITY & COUNTY OF DENVER
(DENVER WATER)
Account Number:
R0349840
State Parcel Number:
26133500020



Rev	Date	Description

DOUGLAS COUNTY
COLORADO

Engineering Division
100 Third Street
Castle Rock, Colorado 80104
(303) 660-7490

**DISTRICT 8
LANDING ZONE**

Design	Drawn	Checked	Date	Created	Date	Modified	Scale	Job No.

