



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, AUGUST 11, 2026
AGENDA**

Tuesday, August 11, 2026

2:30 PM

Hearing Room

2:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Resolution for Codifying the Zoning Resolution.
Michael Cairry, Zoning Compliance Manager — *Department of Community Development*

Attachments: [Cover Page](#)
 [Staff Report - Codification Resolution](#)

3. Public Hearing Agenda Items

- a. Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan -
Project File: DR2026-002.
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: [Cover Page](#)
 [Staff Report - DR2026-002](#)

- b. Bond Authorizing Resolution for \$50,000,000.00 in Private Activity Bonds for Ponderosa Pines.

Melody D'Haillecourt, Community Programs Coordinator — *Community Services*

Attachments: [Cover Page](#)
 [Staff Report 2026_PAB_TEFRA_08.11.26 COMBINED](#)

To be Continued to the Business Meeting on August 25, 2026 at 1:30 p.m.

- c. Resolution Supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received Since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$11,756,809.

Brandi Ridgeway, Budget Analyst — *Budget*

Attachments: [Cover Page](#)
 [8.11.26 Supplemental Upload](#)

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 25, 2026 @ 2:30 p.m.

MEETING DATE: August 11, 2026

**STAFF PERSON
RESPONSIBLE:** Michael Cairry, Zoning Compliance Manager

DESCRIPTION: Resolution for Codifying the Zoning Resolution.

SUMMARY: The request is for adoption of a resolution codifying the Zoning Resolution, Subdivision Resolution, Addressing and Street Naming Manual, Matters of State Interest regulations, and licensure requirements and regulations for massage facilities, which will be known as the “Land Use Regulations of Douglas County.” This will enable use of a new online system that will provide faster, easier access to the regulations for County customers.

**STAFF
ASSESSMENT:** Staff recommends that the Resolution codifying the Land Use Regulations of Douglas County be approved by the Board of County Commissioners.

REVIEW:

Steven E Koster	Approve	7/30/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/6/2026
Doug DeBord	Approve	8/7/2026
Bryce Ryberg - FYI	Notified - FYI	8/7/2026

ATTACHMENTS:

Cover Page
Staff Report - Codification Resolution

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MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Michael Cairry, Zoning Compliance Manager

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Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/6/2026
Doug DeBord	Approve	8/7/2026

ATTACHMENTS:

Staff Report - Codification Resolution

Land Use Regulations Codification Staff Report

Date: July 30, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *SK for KCC*
CC: Michael Cairry, Zoning Compliance Manager
Steven E. Koster, AICP, Deputy Director
Subject: Land Use Regulations Codification

Board of County Commissioners Land Use Meeting: August 11, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for adoption of a resolution codifying the Zoning Resolution, Subdivision Resolution, Addressing and Street Naming Manual, Matters of State Interest regulations, and licensure requirements and regulations for massage facilities, which will be known as the “Land Use Regulations of Douglas County.” This will enable use of a new online system that will provide faster, easier access to the regulations for County customers.

II. REQUEST

A. Request

Adoption of a resolution codifying the Land Use Regulations.

B. Project Description

The County has collaborated with ICC Code Solutions to codify and publish the Land Use Regulations on the eCode360 online code platform. Currently, the 5 sets of regulations are only available as a collection of approximately 90 individual files that must each be downloaded before they can be used. This platform will provide easy online access to those same regulations for County residents, business owners, landowners, and staff; giving them the ability to easily find, research, and share the County’s regulations as needed.

The codification consists of regulations and ordinances previously adopted by the Board of County Commissioners (“Board”), including:

- The Douglas County Zoning Resolution adopted by Resolution R-999-032 and as amended through R-025-057.
- The Douglas County Subdivision Resolution adopted by Resolution R-991-123 and as amended through R-021-039.

- The Addressing and Street Naming Manual adopted by Resolution R-996-057 and as amended through R-023-002.
- Matters of State Interest adopted by Resolution R-990-107 and as amended through R-019-067.
- Business licensure requirements and regulations for massage facilities adopted by Ordinance O-023-001 and as amended through Ordinance O-024-005; and adopted by Resolution R-023-045 and as amended through R-024-124.

In compiling and preparing the Land Use Regulations for the codification and publication on the eCode360 online platform, no changes in the meaning or intent of the legislation have been made. Certain grammatical changes and other minor, nonsubstantive changes were made to the Land Use Regulations.

III. STAFF RECOMMENDATION

Staff recommends that the Resolution codifying the Land Use Regulations of Douglas County be approved by the Board of County Commissioners.

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RESOLUTION NO R-026-_____

**THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION CODIFYING THE ZONING RESOLUTION, SUBDIVISION
RESOLUTION, ADDRESSING AND STREET NAMING MANUAL, MATTERS OF STATE
INTEREST REGULATIONS, AND LICENSURE REQUIREMENTS AND REGULATIONS
FOR MASSAGE FACILITIES.**

WHEREAS the Board of County Commissioners (“Board”) previously adopted the Douglas County Zoning Resolution on March 10, 1999, by Resolution No. R-999-032, as amended through R-025-057; and

WHEREAS the Board previously adopted the Douglas County Subdivision Resolution on October 29, 1991, by Resolution No. R-991-123, as amended through R-021-039; and

WHEREAS the Board adopted the Addressing and Street Naming Manual on April 23, 1996, by Resolution No. R-996-057, as amended through R-023-002; and

WHEREAS, the Board adopted Matters of State Interest on October 19, 1987, by Resolution No. R-990-107, as amended through R-019-067; and

WHEREAS, the Board adopted business licensure requirements and regulations for massage facilities on April 11, 2023, by Ordinance No. O-023-001, as amended through O-024-005 and Resolution No. R-023-045, as amended through R-024-124; and

WHEREAS, the Department of Community Development has recommended that the Board adopt a resolution approving the codification of the resolutions and ordinances listed above, which will be known as the “Land Use Regulations of Douglas County” and hereinafter referred to as the “Regulations;” and

WHEREAS, the Regulations revised and codified, consist of:

- Chapter 1 Zoning
- Chapter 2 Subdivision
- Chapter 3 Addressing and Street Naming
- Chapter 4 Matters of State Interest
- Chapter 5 Massage Facilities; and

WHEREAS, the provisions of the Regulations, insofar as they are substantively the same as those of the resolutions and ordinances in force immediately prior to the enactment of the Regulations by this resolution, are intended as a continuation of such resolutions and ordinances and not as new enactments, and the effectiveness of such provisions shall date from the date of adoption of the prior resolution or ordinance; and

WHEREAS, in compiling and preparing the Regulations for publication, no changes in the meaning or intent of such legislation have been made. Certain grammatical changes and other minor

nonsubstantive changes were made in one or more of said pieces of legislation. It is the intention of the Board of County Commissioners that all such changes be adopted as part of the Regulations as if the resolutions and ordinances so changed had been formally amended to read as such; and

WHEREAS, additions or amendments to the Regulations, when adopted in such form as to indicate the intent of the Board of Commissioners to make them a part thereof, shall be deemed to be incorporated into such Regulations so that reference to the "Land Use Regulations of Douglas County" shall be understood and intended to include such additions and amendments; and

WHEREAS, editor's notes indicating sources of sections, giving other information or referring to the statutes or to other parts of the Regulations are inserted in the Regulations and may be inserted in supplements to the Regulations for the convenience of persons using the Regulations and are not part of the legislation; and

WHEREAS, the Board desires to codify the Regulations through adoption of this resolution.

BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Land Use Regulations of Douglas County shall be codified by the adoption of this resolution.

PASSED AND ADOPTED this _____ day of _____, 2026 in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO**

George Teal, Chair

Attest:

Hayley Hall, Clerk to the Board

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MEETING DATE: August 11, 2026

**STAFF PERSON
RESPONSIBLE:** Eric Pavlinek, Principal Planner

DESCRIPTION: Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan - Project File: DR2026-002.

SUMMARY: Approval of amendments to Douglas County Zoning Resolution Section 27, Site Improvement Plan to remove the requirement for the submittal of a SIP application for single-family attached developments when sufficient engineering, building, and fire-related details are provided at the time of plat approval.

**STAFF
ASSESSMENT:** After evaluating the proposed amendments, referral comments, staff report and public testimony, the Board may consider approval of the amendment.

REVIEW:

Steven E Koster	Approve	7/30/2026
Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Samantha Hutchison - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Staff Report - DR2026-002

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Jeff Garcia	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Staff Report - DR2026-002

Zoning Resolution Amendment Staff Report

Date: July 29, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. Debord, County Manager
From: Kati Carter, AICP, Director of Community Development *KC*
CC: Eric Pavlinek, Principal Planner
Lauren Pulver, Planning Manager
Brett Thomas, AICP, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: Douglas County Zoning Resolution Amendment to Section 27, Site Improvement Plan
Project File: DR2026-002

Planning Commission Hearing (Continued):	July 20, 2026 @ 6:00 p.m.
Planning Commission Hearing:	August 3, 2026 @ 6:00 p.m.
Board of County Commissioners Hearing:	August 11, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of proposed changes to the Douglas County Zoning Resolution (DCZR), Section 27, Site Improvement Plan (SIP). The proposed amendments will remove the requirement for the submittal of a SIP application for single-family attached developments when sufficient engineering, building, and fire-related details are provided at the time of plat approval.

II. REQUEST

A. Request

Approval of amendments to DCZR Section 27.

B. Process

Zoning Resolution amendments are processed pursuant to Section 109 of the DCZR. Per Section 109.05, "The Board shall evaluate the amendment proposal, referral agency comments, staff report, the Planning Commission recommendation, and public testimony, and approve, approve with modifications, table for further study, remand to the Planning Commission, or deny the amendment proposal."

C. Project Description

The proposed zoning resolution amendment would simplify the development process for townhomes, duplexes, paired homes, and similar single-family attached residences

where there is one lot per residence. The proposed amendments provide an option to eliminate the need for a SIP when all engineering, building permitting, fire code, and other life-safety issues are addressed during the subdivision review process.

III. PUBLIC INPUT

Staff sent the proposed amendments to the County-wide contact list and referral agency list, which consists of approximately 500 recipients. All referral agency responses are attached. Most referral agencies responding to the request provided either a no comment or no objection response.

Two referral agencies expressed concern with the removal of the ability to provide referral comments on an SIP. Other agencies commented on how they would adjust to the change in process or suggested ways to improve the process. Substantive comments provided were as follows:

- The Arapahoe County Public Airport Authority objects to the proposed changes stating that the existing SIP process provides a structured and transparent mechanism for reviewing proposed development, including residential development, and that the proposed amendment would eliminate the SIP process. Its primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have been presented or agreed to during the prior land use processes.
- Highlands Ranch Community Association (HRCA) opposes the changes in their current form. HRCA was concerned that the changes would remove the established referral mechanism through which County-recognized HOA's receive formal notice and opportunity to comment.
- Public Works Engineering (Engineering) noted that the applicants would be required to submit a detailed grading plan to ensure that the grading around each structure is adequate. Other comments were provided regarding improvement agreements and interdepartmental notifications of related approvals between Planning, Engineering, and Building Divisions.

Under the proposed amendments, detailed information on the residential project will be available at the plat stage of review and agencies will continue to have the opportunity to comment at that time. Engineering, Planning, and Building Divisions will coordinate during the plat review process to ensure all applicable standards are met. Based on the comments from Xcel Energy recommending including dry utility easement standards as a provision of the plat, staff revised the proposed Section 27 amendments to include this provision.

A public workshop was held on February 26, 2026 and no referral agencies or members of the public attended the workshop.

IV. PLANNING COMMISSION

The Planning Commission will consider the request at its August 3, 2026 public hearing. Staff will report on the outcome of the Planning Commission public hearing during its presentation to the Board on August 11, 2026.

V. PUBLIC NOTICE

Notice of the hearing before the Planning Commission and Board of County Commissioners was published in the Douglas County News Press on June 25, 2026.

VI. STAFF ASSESSMENT

After evaluating the proposed amendments, referral comments, staff report and public testimony, the Board may consider approval of the amendment.

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RESOLUTION NO. R-026-__

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION ADOPTING AMENDMENTS TO DOUGLAS COUNTY ZONING
RESOLUTION SECTION 27– SITE IMPROVEMENT PLAN (“AMENDMENTS”)**

WHEREAS, the Department of Community Development has prepared Amendments to the Douglas County Zoning Resolution, which are attached hereto and incorporated herein as Exhibit A (Project No. DR2026-002); and

WHEREAS, said Amendments were reviewed and recommended for approval by the Planning Commission on August 3, 2026; and

WHEREAS, the Board of County Commissioners considered said Amendments at a public hearing held on August 11, 2026; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Douglas County Zoning Resolution, is hereby amended to read as provided on said Exhibit A; and

FURTHER RESOLVED, that said Amendments shall be effective as of August 11, 2026.

PASSED AND ADOPTED this 11th day of August 2026, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY: _____
George Teal, Chair

ATTEST: _____
Clerk to the Board

SECTION 27 SITE IMPROVEMENT PLAN

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2701 Intent (Amended 04/13/10)

The Site Improvement Plan (SIP) process is required to ensure development will be consistent with the Comprehensive Master Plan, Subdivision Resolution, and Zoning Resolution, and all applicable federal, State, and local standards.

The process encourages sustainable design through water conservation, passive energy benefits through appropriate site design, and supports multimodal transportation options and the use of alternative energy sources, when appropriate.

2702 Applicability (Amended 8/12/14)

2702.01 An SIP shall be required for any use or change in use for which a Site Improvement Plan, Site Development Plan, or similar site approval is required pursuant to the applicable zone district or Planned Development (PD). Such uses include, but are not limited to, multifamily dwellings; single-family attached dwellings; mobile home parks; business, commercial, or industrial development; a Major Utility Facility; a Service Utility Facility; or similar uses contained within a PD.

2702.02 An SIP shall not be required for development of single-family attached dwellings that are subject to a subdivision plat when the provisions of the plat and related construction documents, plans, and permits are sufficient to encompass all applicable standards. Depending on the scope of the plat review documentation, additional information may be requested prior to building permit issuance to address the following:

- Parking standards
- Roadway design and construction standards
- Grading, erosion, and sediment control standards
- Stormwater management standards
- Building Codes
- Fire Codes
- Utility easement standards

2702.03 Building Permits shall not be issued for any development that does not have an approved SIP or is not in conformance with the approved SIP.

2702.04 Uses and structures legally established prior to February 1, 1994, shall be considered compliant with the requirements for a SIP.

2702.05 Personal Wireless Communication Sites: SIPs specific to personal wireless communication sites shall be subject to the Personal Wireless Communication Facility Design Standards section herein. The format and required process will be detailed at the required presubmittal meeting.

2702.06 Meridian: Review of proposed improvements within the boundaries of the Meridian International Business Center PD shall follow the specified requirements and procedures of the Meridian International Business Center PD.

2702.07 Major Electrical or Natural Gas Facilities: The final action on a SIP for the location, construction, or improvement of major electrical or natural gas facilities must occur within ninety (90) days after the submittal date, unless the provider and the County reach agreement on an amended time period (§29-20-108, C.R.S.). Major electrical or natural gas facilities include:

- Electrical generating facilities
- Substations used for switching, regulating, transforming, or otherwise modifying the characteristics of electricity
- Transmission lines operated at or above a voltage of 69,000 volts
- Structures and equipment associated with such electrical generating facilities, substations, or transmission lines
- Structures and equipment utilized for the local distribution of natural gas service such as compressors, gas mains, and gas laterals

2703 Approval Standards (Amended 12/07/10)

2703.01 The SIP shall be consistent with the following:

- Douglas County Comprehensive Master Plan
- Douglas County Subdivision Resolution
- Douglas County Zoning Resolution
- Planned Development, as applicable
- Douglas County Roadway Design & Construction Standards Manual
- Douglas County Storm Drainage Design & Technical Criteria Manual
- Douglas County Grading, Erosion and Sediment Control (GESC) Manual

2703.02 All required easements shall be submitted for review prior to approval of the SIP.

2703.03 All SIPs and any revisions or modifications shall comply with this Resolution.

2703.04 Use and development of the site shall conform to the approved SIP.

2703.05 The Requirements for Release of Certificate of Occupancy (CO) or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner.

2703.06 A Site Improvement Plan Improvements Agreement (SIPIA) shall be required to identify the costs of improvements necessary to implement the SIP.

2703.07 When a SIP is proposed for an unplatted parcel of land determined to be legal by Douglas County, the applicant shall demonstrate that the parcel has a sufficient water supply in terms of quantity, quality, and dependability in conformance with the applicable standards set forth in Section 1804A and Section 2705.09, herein.

2704 Process (Amended 12/07/10)

2704.01 Prior to submittal of the SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.

2704.02 Within fifteen (15) calendar days of the date that the application is date-stamped and accepted, staff shall review the application and notify the applicant if the plan contents are complete for review by staff and other agencies, and therefore ready to begin the referral process.

2704.03 Once the submittal is determined complete, staff shall notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff shall identify in the written notice which referral agencies are regulatory agencies and which referral agencies are advisory agencies. Referrals shall be sent to all County recognized HOAs within one (1) mile of the SIP site, unless the project is in the Nonurban Area, per the Comprehensive Master Plan, where referrals shall be sent to all recognized HOAs within a two (2) mile radius. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution of referral packets is preferred. Otherwise, referral packets shall be provided to the staff planner by the applicant in unsealed manila envelopes, without postage and a return address, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies. The following shall be included in the packets:

- Copy of the completed land use application form
- Project narrative (*Section 2705.08*)
- Site plan (*Section 2707*)
- Landscape plan (*Section 2708*)
- Grading and drainage plan (*Section 2709*)
- Building elevations (*Section 2710*)
- Lighting plan (*Section 2711*)
- Other reports, studies, and fees as required (*Amended 4/13/2021*)

- 2704.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*
- 2704.05 If the referral agencies elect to comment, they shall comment within 21 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency comments received will be accepted for informational purposes only and provided to the applicant. *(Amended 11/12/13)*
- 2704.05.1 The staff planner may reduce the referral period upon concurrence by Engineering Services. In the event the referral period is reduced, it is the applicant's responsibility to obtain comments from the agencies within the reduced time frame.
- 2704.05.2 Additional referral periods may be required based upon the extent of design changes initiated through the initial referral period. The length of each additional referral period shall be determined by the staff planner.
- 2704.05.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide a written response to timely comments of any and all advisory agencies. *(Amended 11/12/13)*
- 2704.06 Subsequent to the referral period(s), the applicant shall submit the revised SIP to satisfactorily address the issues raised during the referral period(s). The resubmittal shall include:
- Revised plan set
 - A written response to County and agency referral comments
 - Updated reports and studies, as necessary
 - Draft SIPIA and related exhibits, as required *(template available from Engineering Services)*

- 2704.06.1 Within ten (10) calendar days of receipt by staff of the revised SIP plan set and the applicant's written response to the referral comments, the staff planner shall contact the applicant, in writing, as to the status of its resubmittal.

If the resubmittal meets approval standards, the SIP shall be considered for approval or approval with conditions, and the staff planner shall request a final plan set.

If the resubmittal does not meet approval standards, staff shall provide written comments, detailing the deficiencies. External agencies may be contacted for additional comment, and its concerns may be included in the written comments. Additional time to receive external agency comments may be necessary.

- 2704.06.2 Based on compliance with the approval standards, the SIP shall be considered for approval, approval with conditions, denial, or closure.

- 2704.07 The final plan set shall consist of one (1) rolled set with original, notarized signatures. The Requirements for Release of CO or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to SIP approval. The SIPIA shall be fully executed by the owner and County prior to SIP approval. A SIP shall be approved by the Director (or designee) based on staff recommendations.

- 2704.08 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

- 2704.09 The final status of a SIP shall be set forth via the Notice of Action - Final Status using the following process:

- 2704.09.1 The date considered to be the final action on the SIP shall be the date on the Notice of Action - Final Status.

- 2704.09.2 Should a discrepancy exist between the dates on the SIP and Notice of Action - Final Status, the date of the Notice of Action - Final Status shall control.

- 2704.09.3 The Notice of Action - Final Status shall be mailed to the applicant, all landowners who received courtesy notices, and any homeowner's associations (HOAs) that received a referral, as described herein. The Notice of Action - Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

- 2704.10 A Notice of Action - Final Status of a SIP may be appealed to the Board of Adjustment. An appeal shall be submitted in writing to the Director within thirty (30) calendar days from the date on the Notice of Action - Final Status.
- 2704.10.1 Upon failure to request an appeal, the decision is final.
- 2704.10.2 If a SIP is denied, any new SIP shall require submittal of a new application and processing fee.
- 2704.11 SIPs that are inactive due to the applicant's failure to submit requested materials for a period of four (4) months shall be closed, and the resubmittal of a new application and fees shall be required.
- 2704.11.1 After three (3) months of inactivity, staff shall notify the applicant in writing that the application shall be closed within thirty (30) calendar days. If the applicant fails to submit all of the required materials within the thirty (30) calendar days, staff shall notify the applicant, in writing, that the SIP application is closed.
- 2704.11.2 The Director may grant time extensions to the inactive period of a SIP, not to exceed a total of twelve (12) months, upon written request by the applicant, prior to closure of the SIP.
- 2704.12 The SIP shall be effective for a period of three (3) years from the date of approval. The initial building permit shall not be issued for a SIP after the end of its effective period, unless an extension is granted, as follows:
(Amended 4/28/15)
- 2704.12.1 The Director may grant time extensions to the effective period of a SIP, not to exceed a total of three (3) years from the end of the initial effective period, upon written request by the applicant. To be eligible for an extension, the applicant shall submit the request no later than six (6) months after the end of the effective period. (Amended 4/28/15)
- 2704.12.2 The Director may include conditions with the time extension as necessary to ensure the SIP remains in compliance with approval standards. Site construction drawings that have expired shall be re-approved by Engineering Services. (Amended 4/28/15)
- 2704.13 Where a SIP brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements shall be completed within six (6) months of the Notice of Action - Final Status, unless otherwise agreed to in writing by the owner and the County.

2705 Submittal Requirements (Amended 12/07/10)

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- 2705.01 A completed SIP submittal checklist.
- 2705.02 A completed land use application form.
- 2705.03 Proof of ownership consisting of a current title insurance policy or title commitment no more than thirty (30) calendar days old from the date of the application, or other documentation acceptable to staff.
- 2705.04 A notarized letter of authorization from the landowner permitting a representative to process the application, unless the landowner and applicant are the same.
- 2705.05 A boundary survey of the site certified by a professional land surveyor, if the land is unplatted.
- 2705.06 Planning and Engineering Services fees. Building Services fees are collected when construction plans are submitted to Building Services.
- 2705.07 A narrative description of the project, addressing the following:
 - 2705.07.1 Name and address of the landowner, the developer or representative, and the person or firm preparing the SIP, if different than the owner.
 - 2705.07.2 The subdivision name, filing number, (planning area number when located in a Planned Development), and lot and block number; or street address and section, township, range if not in a subdivision.
 - 2705.07.3 Zoning of the site and the zoning and current uses of adjacent land.
 - 2705.07.4 Source of water and sanitation facilities. If the water source has irrigation limitations, describe the manner in which landscape irrigation is to be accomplished. If irrigation water is from an offsite source, provide the following:
 - Name, address, and phone number of water provider
 - Source of water
 - Contractual details (i.e. delivery frequency, length of contract)
 - 2705.07.5 Describe overall impacts of the proposed development to adjacent land.

- 2705.07.6 Describe how the development complies with the Comprehensive Master Plan and intent of this section.
- 2705.07.7 Describe the proposed development schedule and phases of development for all proposed construction.
- 2705.08 The applicant shall demonstrate conformance with Section 18A, Water Supply Overlay District, herein, when the proposed SIP is located on an unplatted parcel of land determined to be legal by Douglas County.
(Amended 3/26/24)
- 2705.08.1 An SIP which has no water demand except as may be temporarily necessary to establish required landscaping, shall not be required to demonstrate compliance with Section 18A, Water Supply Overlay District, herein. (Amended 3/26/24)
- 2705.08.2 An SIP located on a conforming parcel within the A-1 or LRR zone district, which has a water demand not to exceed three (3) acre-feet per year to be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for the use proposed, shall not be required to demonstrate compliance Section 18A, Water Supply Overlay District, herein. Water demands shall be estimated in accordance with the minimum Water Demand Standards defined in Section 18A. (Amended 3/26/24)
- 2705.09 Two (2) copies of the SIP plan set, to include the following:
- Site plan (Section 2707)
 - Landscape plan (Section 2708)
 - Grading and drainage plan (Section 2709)
 - Building elevations (Section 2710)
 - Lighting plan (Section 2711)

Copies of the following development reports, unless waived by Engineering Services:

- Engineered site construction drawings – two (2) copies
- Traffic study
- Phase III Drainage Report and plan
- GESC report and plan
- Utility drawing(s)
- For unplatted land, a boundary survey of the site certified by a professional land surveyor
- Offsite improvement plans, as required

- 2705.10 A colors and materials sample sheet with color photos of each material, the manufacturer's name, product number, and specifications.
- 2705.11 Detailed technical studies may be required, based upon the scale and impact of the project. These studies may include, but are not limited to, the following: soil, traffic, drainage, water, noise, wildlife, environmental, lighting, shadow, photo-simulations, or a material sample board. The County may require that an independent outside consultant be retained, at the applicant's expense, to perform such studies or review such studies when performed by the applicant.
- 2705.12 All or portions of the required SIP elements may be waived by the Director if it is determined that the use will occupy an existing structure or will not otherwise require significant public or private improvements. *(Amended 4/28/15)*

2706 General Plan Requirements *(Amended 12/07/10)*

The SIP shall be a detailed and accurate depiction of the proposed built environment. The final engineered site and architectural drawings shall be consistent with the SIP. The following information shall be required, unless otherwise noted, on all plans (except the engineered site construction and utility plans). All plans shall be prepared to generally accepted professional standards.

- 2706.01 Provide the name and legal description of the proposed development, site acreage, and project file number. The business name does not appear in the title. The name of the proposed SIP is based upon the legal description when subdivided or the street address as follows: *(Amended 4/28/15)*

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
Site Improvement Plan – SP2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – 5 acres
Site Improvement Plan – SP2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)

NW¼ Section 11, Township 8 South, Range 67 West

5 acres

Site Improvement Plan – SP2010-002

- 2706.02 Utilize a sheet size of 24"x36". Provide an information block which includes the date of preparation and revision(s); a north arrow; the scale used, including a graphic scale; sheet title, i.e., site plan, landscape plan, grading and drainage plan; business name; and preparer's name, address, and phone number.
- 2706.03 Provide a composite plan showing the entire project area, including a key sheet diagram, when more than one (1) sheet is required to delineate the project area.
- 2706.04 Include the individual sheet number and total number of sheets, i.e., 1 of 3. For plans containing multiple sheets, include a sheet index.
- 2706.05 For the purpose of scanning, provide a margin line of at least 0.5" drawn completely around the sheet.
- 2706.06 For subdivided land, label all boundary lines with bearings, distances, and curve data as shown on the final plat.
- 2706.07 For unsubdivided land, label all boundary lines with bearings, distances, and curve data as shown on the certified boundary survey prepared by, or under the supervision of, a registered Professional Land Surveyor licensed with the State of Colorado. Include a written metes and bounds legal description of the site's boundary.
- 2706.08 Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set. *(Amended 4/28/15)*

Corporate / Limited Liability Corporation Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

Engineering Services

Date

Planning Services

Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.
- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself and its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved SIP and the Douglas County Zoning Resolution.

(print corporation/LLC name)

By: _____ (Signature)

Title: _____

Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20____, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

Notary public

Individual Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

Engineering Services

Date

Planning Services

Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Final Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.

- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree(s) on behalf of himself/herself (themselves), their heirs and assigns to develop and maintain the property described hereon in accordance with this approved SIP and in compliance with the Douglas County Zoning Resolution.

(signature of owner(s))

Acknowledged before me this ____ day of _____, 20____, by _____.

My commission expires: _____

Witness my hand and official seal.

Notary Public

- 2706.09 For multiple sheet plans, provide the following abbreviated approval certificate on all subsequent sheets of the plan set:

Approval Certificate	
Engineering	_____ Initials/Date
Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee (if applicable)	_____ Initials/Date

- 2706.10 Locate, dimension, and indicate the use of all easements (existing and proposed) on or adjacent to the site. Include the reception number for all existing easements.
- 2706.11 Do not show existing or proposed utility lines on the site plan. Provide an engineered utility drawing, separate from the SIP plan set, to Engineering Services, utility providers, and the special district or water and sanitation district, as applicable.
- 2706.12 Indicate and dimension the location of all individual septic disposal system leach fields (existing and proposed), and indicate a replacement field location.

- 2706.13 Place the following statement on the SIP for all development within the Centennial Airport Review Area:

Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to or resulting from the passage of aircraft in the airspace above the property that is the subject of this Site Improvement Plan.

- 2706.14 For sites located within the Runway Safety Zone or Fan Safety Zone, as defined in this Resolution, an aviation easement in a form established by the Board, signed by the landowner, and recorded in the Office of the County Clerk and Recorder, as well as a note on the SIP indicating the book and page of the recorded easement, shall be required.

- 2706.15 Delineate all drainageways affecting the site and any 100-year floodplain on or adjacent to the site.

- 2706.16 For a SIP that is designed in detail for the first phase only, with additional phases shown conceptually:

- Show phase lines
- Add the following note to each sheet of the SIP in proximity to each approval certificate:

For all future phases, the applicant shall submit a revised Site Improvement Plan of the phase for which a permit is requested. The revised SIP shall be approved prior to issuance of a building permit.

2707 Site Plan (Amended 04/13/10)

The site plan shall be prepared as follows:

- 2707.01 Prepare the SIP at a scale that allows maximum clarity of the proposal.
- 2707.02 Include a legible vicinity map at an appropriate scale.
- 2707.03 Provide a site data chart on the SIP based on the following example:

ITEM	SQUARE FOOTAGE	% OF GROSS SITE*
Gross Site Area	20,000	100
• Building Footprint	8,000	40
• Parking and Roads (including planted interior parking islands)	<u>800</u>	<u>4</u>
HARDSCAPE TOTAL	8,800	44

- Planted Area (If applicable, include parking lot islands used for stormwater detention and water quality ponds) - Existing Vegetation - Trails and Walks - Porous Pavement	4,000 6,200 1,000 <u>0</u> 11,200	20 31 5 <u>0</u> 56
LANDSCAPE TOTAL		
ITEM	DESCRIPTION	
Building Size: 2 stories	16,000 sq. ft. TOTAL	
Parking:		
- Required - Provided	64 spaces (1/250 sq. ft.) 67 spaces	

* **NOTE:** When a portion of a site's natural vegetation is proposed as landscape area, as permitted herein, these totals may not add up to 100 percent.

- 2707.04 Label and show dimensions of all existing and proposed structures. Delineate existing buildings in detail. Show setback lines, points of ingress and egress, the building's dimensions from lot lines, and indicate any structures to be removed.
- 2707.05 Identify all adjoining land uses and zoning.
- 2707.06 Show the location of all trash enclosures. Trash enclosures are encouraged to be integrated into the mechanical or service area of structures. Locate trash enclosures away from site entries and roadways. Screen and buffer trash areas. Provide a dimensioned elevation drawing of the proposed enclosure specifying materials and colors.
- 2707.07 Locate and dimension all required off-street parking and loading areas, identify all required handicap spaces, and note the total number of parking spaces provided per row of parking, in accordance with the Planned Development or Parking Standards section.
- 2707.08 Locate and dimension all public and private streets, walks and trails, rights-of-way, curb cuts, and points of access on, or adjacent to, the proposed site. Label surface materials and location of traffic directional arrows, signage, and markings.
- 2707.09 Show the location and dimensions of all existing and proposed signs, if known. Signs and their locations shown on the SIP are not approved by the SIP review process. Final approval of signs and their location require the issuance of a sign permit, in accordance with the Sign Standards section herein.
- 2707.10 Show location of all fire hydrants. If none exist on site, note the distance and direction of the closest hydrant adjacent to the site within 500'.

- 2707.11 When necessary to ensure consistency with SIP approval standards, notes may be added to the exhibit which establish operational limits applicable to the proposed use. *(Amended 4/28/15)*

2708 Landscape Plan *(Amended 12/07/10)*

A sustainable landscape plan is a component of a complete SIP application. The intent is to conserve water, reduce runoff, enhance water quality, buffer development from adjoining sites or streets, and ensure compatibility with adjacent development. Landscape enhances the site by moderating temperature and humidity, and mitigating noise and wind.

2708.01 Landscape Materials and Irrigation

Environment-appropriate, water-conserving plant materials are required, except as permitted herein, to conserve natural, cultural, and fiscal resources. Efficient irrigation of landscape materials promotes growth and plant health, resulting in the appropriate use of water resources, enhancement of the built environment, and reduced maintenance costs.

- 2708.01.1 The minimum area to be landscaped with live plant material shall be fifteen (15) percent of the gross site area, unless offsite landscaping is supported; the site is located within a Planned Development wherein additional landscaping has been provided; or the Director waives the requirement due to compatible land uses, severe site constraints, or other extraordinary circumstance. For SIP applications pursuant to a Use by Special Review, the gross site area may be determined to be the permit area.

- (1) A landscape buffer shall be required when adjacent to residential uses, and shall count toward a maximum fifty (50) percent of the minimum fifteen (15) percent landscape requirement.
- (2) Based on adjacent uses, views, and potential impacts, a landscape buffer shall be required between the following:
 - Residential use and adjacent nonresidential parking
 - Parking facility located adjacent to a street
 - Outside storage and adjacent uses

Options for buffering may include all or some of the following:

- Layered vegetation with a four (4') foot effective height or greater

- Berms and plantings with a four (4') foot effective height or greater
 - Solid fences or decorative walls
 - Deciduous and coniferous trees and large shrubs
 - Combinations of these options
- (3) Restoration, conservation, and preservation of undeveloped portions of a site with natural vegetation that provides buffering, screening, or valuable wildlife habitat or movement corridors shall count towards the minimum fifteen (15) percent landscape requirement.
- (4) Based upon the scale and impact of a project, additional landscape materials may be required in the public right-of-way. A license agreement with Douglas County may be required to allow the owner to install and maintain the landscaping within the public right-of-way.
- 2708.01.2 High-water-use plants, as defined by the Colorado Nursery and Greenhouse Association, are discouraged but may be a maximum of 1.5 percent of the gross site area. For multifamily projects, a maximum of five (5) percent of the gross site area may include high-water-use plants to accommodate recreational areas. Areas of high-water-use plants shall be depicted on the landscape plan with a callout to identify the square footage of each high-water-use planted area.
- 2708.01.3 The required quantity and size of plant materials shall be based upon the proposed use, design, adjacent uses, and overall impact and scale of the project.
- 2708.01.4 Where screening is required, it shall be provided through the use of fences, walls, hedges, berms, or a combination thereof. *(Amended 3/26/24)*
- 2708.01.5 The following shall be the acceptable minimum plant size:

PLANT TYPE	MINIMUM SIZE
Deciduous • Canopy Tree • Ornamental Tree	2.0" minimum caliper ^{1, 2} 1.5" caliper ¹
Coniferous Tree	6' minimum height ²
Shrubs	5 gallon container Minimum 24" height at installation Multiple canes for deciduous shrubs
Vines	1 gallon container
Groundcover	5 gallon if horizontal shrubs (maturity less than 24") 1 gallon if perennials

	Space to provide 80% ground coverage in 2-3 yrs.
Mulch	Minimum 4" depth for all plant groupings and trees ³

¹ Measure caliper using Diameter at Breast Height (DBH).

² Larger sizes may be required where buffering or compatibility issues exist, in accordance with Section 2708.01.1(4) herein.

³ Impermeable sheet plastic shall not be permitted under mulched areas.

2708.01.6 Sources of irrigation water and types of irrigation shall be noted on the landscape plan. Automatic irrigation systems shall be required unless the only water available is from an offsite source. In the event the site is served by a well that prohibits outdoor usage, hand watering may be required. The applicant shall be required to obtain an offsite water source and provide acceptable documentation of such source (i.e., pre-paid weekly contract).

2708.02 Landscape Plan Requirements

Prior to the issuance of a CO or certificate of final inspection, the onsite landscaping shall be consistent with the approved SIP. The landscape plan shall be prepared as follows:

- 2708.02.1 Identify planted areas by name, size, and quantity of material to be used. Identify and describe hardscape materials.
- 2708.02.2 Depict plant materials at approximately three-fourths mature size.
- 2708.02.3 Identify walkways, pedestrian-oriented areas, and landscape elements such as fences, walls, border edge treatments, signs, bike racks, trash enclosures, street furniture, and recreational facilities, as applicable.
- 2708.02.4 Depict the location of all pole-mounted, wall-mounted, and ground-mounted light fixtures.
- 2708.02.5 Show the contour lines depicting final grades as solid lines (screening acceptable).
- 2708.02.6 Label all streets, rights-of-way, and points of access on or adjacent to the proposed site.
- 2708.02.7 Show sight distance triangles at all intersections in accordance with the Douglas County Roadway Design and Construction Standards.
 - 2708.02.7.1 Any landscaping within the County right-of-way shall comply with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria Manual.

2708.02.7.2 Trench drains are required for irrigated landscaping along public streets, in accordance with the Douglas County Roadway Design and Construction Standards.

2708.02.8 Screen transformers, ground-mounted HVAC units, utility pedestals, and similar features, and place the following note on the landscape plan:

If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.

2708.02.9 Provide a landscape legend similar to the example below:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HIGH-WATER-USE
WC	6	Catalpa Erubescens	Western Catalpa	2.5" caliper	No
BS	7	Pinus Ponderosa	Ponderosa Pine	8' height	No
AWS	10	Spirea bumalda	Anthony Waterer	5 gallon	No
	300 ft ²	---	Pole Peeling Mulch	4" depth	NA
NOTE: In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.					

2708.02.10 Place the following maintenance statement on the plan:

Landscaping shall be planted and maintained by the owner, successor, and/or assigns. Should any plant material die, it shall be replaced with similar plant material within one planting season.

2708.03 Parking Lot Islands

2708.03.1 All parking areas in excess of forty (40) spaces shall contain landscape islands typically located interior to the perimeter of the parking area. The ratio of required parking lot islands shall be as follows:

Number of Parking Spaces	Ratio of Parking Lot Islands
40 – 120	1 per 20 parking spaces
120 – 500	1 per 15 parking spaces
500+	1 per 10 parking spaces

2708.03.2 Each parking lot island shall be a minimum two (2) parking spaces in size and contain some combination of trees, shrubs, and

groundcover. High-water-use plants are prohibited in parking lot islands.

- 2708.03.3 Islands may be aggregated to meet site specific needs for screening, buffering, water conservation, or water quality. The required islands need not be physically located at each interval noted (i.e., 20, 15, or 10 spaces). Generally, all required islands shall be located internal to the parking area.

2709 Grading and Drainage Plan *(Amended 04/13/10)*

The grading and drainage plan shall be prepared at the same scale as the landscape plan. Please note that this plan is separate and distinct from the GESC plan required by Engineering Services. The grading and drainage plan shall be prepared as follows:

- 2709.01 Label proposed and existing buildings, structures, fences, walls, walks, trails, parking and loading areas, and streets. Proposed retaining walls shall be no greater than four (4') feet in height, unless necessary due to site specific constraints. Walls in excess of four (4') feet in height, as measured from the bottom of the foundation, require a structural design and building permit. If multiple parallel retaining walls are proposed, a minimum five (5) feet wide horizontal separation should be required between the faces of adjacent walls. Design this separation to accommodate plants that will buffer the vertical planes of the walls. *(Amended 3/26/24)*
- 2709.02 Retaining walls in excess of thirty (30") inches in height (as measured from the lowest ground surface adjacent to the wall) used in conjunction with detention areas or ponds, or located adjacent to a pedestrian access or walking surface, shall require permanent barriers, consistent with building code height requirements, for the purpose of protecting the public from potential hazards.
- 2709.03 Development sites are required to balance earthwork quantities onsite in accordance with the GESC Manual.
- 2709.04 Show existing contour lines as dashed lines (screening acceptable), and proposed contour lines as solid lines. The contour interval shall be no more than two (2') feet unless otherwise approved by the staff planner.
- 2709.04.1 Distinguish existing grades greater than a 4:1 slope (25 percent).
- 2709.04.2 Proposed grades shall be no steeper than a 3:1 slope (33.3 percent).
- 2709.05 Label low and high points.
- 2709.06 Show flow direction arrows.

2709.07 Show and label the required drainage easements with detention, water quality facilities, and storm sewer infrastructure.

2709.08 Label the top of wall and bottom of wall elevations at twenty (20') foot intervals along all retaining walls.

2710 Building Elevations (Amended 12/07/10)

The building elevations shall be prepared as follows:

2710.01 Prepare elevations at a scale that allows for maximum clarity of the proposal.

2710.02 Label and dimension all building features.

2710.03 Label all building materials and finishes with the manufacturers' colors and numbers to correspond with the colors and materials sample sheet.

2710.04 Identify the location of all wall-mounted light fixtures.

2710.05 When applicable, depict the roof plane, behind the wall, as dashed lines.

2710.06 When applicable, depict all ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories (including satellite TV, electronic data dishes and antennae) behind the wall, as dashed lines. All ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories shall be screened. The screening of rooftop equipment shall not be required to exceed the maximum elevation of the rooftop equipment.

Provide the following note on elevation sheets:

The building elevations shown and approved hereon are intended to demonstrate how all HVAC shall be screened according to Douglas County Zoning Resolution requirements. It is the applicant's responsibility to ensure that screening occurs in the field as demonstrated by these plans, regardless of curb requirements, mechanical plan changes, or other circumstances. Failure to provide screening may result in delay of final inspections and/or issuance of a certificate of occupancy.

2711 Lighting Plan (Amended 04/13/10)

All fixtures and lamping shall be consistent with the requirements of the Lighting Standards section herein. The following lighting information is required to be included on the lighting plan, unless the applicant clearly provides the information on another sheet of the SIP plan set:

2711.01 Provide a luminaire schedule similar to the following example:

LUMINAIRE SCHEDULE						
QTY	Lamp Type	Mounting Height	Lumens	LLF	Color	Description
10	21W CF	10'	1650	1.00	Bronze	Visa Lighting OW1342 1FS21
5	400W MH	24'	36000	1.00	Bronze	Visionaire American Series AME-2 T5400 M 6 BOA
4	150W MH	12'	13000	1.00	Dk Bronze	Gardco 101WT 150MH Quad BRP

* **NOTE:** A Light Loss Factor (LLF) of 1.0 shall be utilized.

2711.02 Include a copy of the manufacturers catalog sheet, product number and Illuminating Engineering Society of North America type description.

2711.03 Include the following note on the plan set:

Prior to issuance of a certificate of occupancy or conducting final inspections, Douglas County shall conduct an evening site visit to ensure illumination levels generated by the lighting: meet all County criteria as well as those indicated on the approved Site Improvement Plan; do not create disability glare on adjacent properties; and that all fixtures are full cutoff as defined by the Illuminating Engineering Society of North America. In the event lighting levels do not meet these criteria, remedial action may include re-lamping with lower wattage bulbs, relocating fixtures, shielding fixtures, removing fixtures, or replacing fixtures. It shall be the responsibility of the applicant to ensure all site lighting complies with Lighting Standards section of the Douglas County Zoning Resolution prior to requesting issuance of a certificate of occupancy and/or final inspections.

2712 Post Approval SIP Procedures and Requirements (Amended 04/13/10)

2712.01 Prior to the issuance of a CO, the applicant shall submit as-built plans to Engineering Services for any required detention pond and water quality facilities, as well as an Engineer's certification stating that the detention pond and water quality facilities have been constructed in accordance with the approved drainage report and plan.

After approval of the SIP and issuance of a building permit, a CO may be issued if the construction of all buildings is completed and all parking, drainage improvements, and landscaping elements are installed in accordance with the approved SIP, as determined by a site inspection performed by County staff. Submit final easement documents to Engineering Services for acceptance prior to issuance of a CO. The applicant shall perform the tasks required by the Requirements for Release of CO prior to scheduling any final site inspections.

2712.01.1 Occupancy of the site shall not be permitted until the site is clean, safe, and free of all construction debris, as determined by Douglas County.

2712.01.2 If adverse weather immediately preceding the CO request prevents the installation of parking, drainage, or landscaping elements, a temporary certificate of occupancy (TCO) may be issued (for nonresidential projects) after the applicant provides an irrevocable letter of credit, or other acceptable security as allowed by the SIPIA. Bonds are not acceptable.

- (1) The security shall be equal to 115 percent of the cost of the unfinished work, in accordance with the cost estimates contained in the SIPIA, and shall be submitted prior to the issuance of a TCO. The security shall be held by Douglas County and released, as set forth in the SIPIA, when the work is deemed complete by Douglas County.
- (2) When a TCO is issued, based on security as provided for herein, prior to the completion of all site improvements, the time for the completion of site improvements shall not exceed six (6) months.
- (3) Failure by the applicant to complete the work or to request a time extension shall result in a forfeiture of the security and shall cause Douglas County to initiate the construction of such improvements, as detailed in the SIPIA. The Director may grant a one time extension of not more than six (6) months upon receipt of a written request accompanied by an extension of the financial security.

2712.02 When a CO is not required, the following shall apply regarding approvals and security:

2712.02.1 When a building addition or modification is proposed, all building improvements and all site improvements such as drainage, parking, landscaping, and lighting shall be fully completed prior to final building inspections. The applicant shall perform the tasks required by the Requirements for Release of Final Inspections form prior to scheduling any final site inspections.

2712.02.2 If the scale, impact, or phasing of the proposed development warrants, a letter of credit equal to 115 percent of the estimated cost of improvements may be required at the time of SIP approval to ensure the required improvements are completed.

2712.02.3 The security shall be held by Douglas County and released, as set forth in the SIPIA, when all site improvements identified on the SIP, are deemed completed by Douglas County.

2713 Revision to an Approved SIP (Amended 12/07/10)

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2713.01 Applicability

A revision shall be for the purpose of additional review and referral based on the scale and impacts of the proposed changes. In general, a revision impacts grading, drainage, parking, access, building footprint, or landscaping. These impacts typically require the entire site be brought into conformance with the current Zoning Resolution.

2713.02 Approval Standards

Approval of a revision to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2713.03 Process

A revision shall follow the full SIP process as described herein, however, the referral period for a revision shall be twenty-one (21) calendar days.

2713.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- New plan sets, as necessary, to depict the proposed revision
- Development reports in accordance with Section 2705.10
- Detailed technical studies in accordance with Section 2705.12, if applicable
- Current title commitment or insurance policy (*Section 2705.03*)
- Notarized letter of authorization from the property owner, if applicable (*Section 2705.04*)
- A written narrative explanation of the revision (*Section 2705.08*)
- Letter from HOA and architectural control committee, if applicable

2713.05 The legal description for a revision to the SIP shall be consistent with the originally approved SIP, except as otherwise provided for below. (*Amended 4/28/15*)

For Revisions:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – **1st Revision**
 NW¼ Section 11, Township 8 South, Range 67 West
 5 acres
 SP2010-002 (**Revision to SP2003-049**)

For Revision on Lot with Amended Legal Description:

SPRUCE SUMMIT, Filing No. 3, **1st Amendment**, Lot 14-A – **1st Revision**
 NW¼ Section 11, Township 8 South, Range 67 West
 5 acres
 SP2010-002 (**Revision to SP2003-049**)

2714 Modification to an Approved SIP (Amended 12/07/10)

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2714.01 Applicability

A modification shall be for the purpose of minor changes to the approved SIP. In general, a modification shall not increase the building footprint, impervious surface, or affect fire access.

2714.02 Approval Standards

Approval of a modification to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2714.03 Process

2714.03.1 Prior to submittal of a modification to an approved SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.

2714.03.2 Staff shall have up to seven (7) calendar days from the date that the application is date-stamped and accepted, for internal review of a modification.

If the submittal meets approval standards, the modification will be considered for approval, and the staff planner shall prepare a Modification Affidavit for approval.

If the submittal does not meet approval standards, staff shall provide the applicant with written comments, detailing the deficiencies.

2714.03.3 Based on compliance with the approval standards, the modification will be considered for approval, approval with conditions, denial, or closure.

2714.03.4 In place of the final plan set, the applicant may provide a legible redlined copy of the approved SIP, detailing the modification. The Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to approval of a modification. A Modification Affidavit shall be approved by the Director (or designee) based on staff recommendations. The proposed changes may require Building permits.

2714.03.5 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

2714.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- A redlined copy of the approved SIP, and other exhibits as necessary, to depict the proposed modification
- Notarized letter of authorization from the property owner, if applicable (*Section 2705.04*)
- A brief written narrative explanation of the modification
- Letter from HOA and architectural control committee, if applicable.

SECTION 27 SITE IMPROVEMENT PLAN

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2701 Intent (Amended 04/13/10)

The Site Improvement Plan (SIP) process is required to ensure development will be consistent with the Comprehensive Master Plan, Subdivision Resolution, and Zoning Resolution, and all applicable federal, State, and local standards.

The process encourages sustainable design through water conservation, passive energy benefits through appropriate site design, and supports multimodal transportation options and the use of alternative energy sources, when appropriate.

2702 Applicability (Amended 8/12/14)

2702.01 An SIP shall be required for any use or change in use for which a Site Improvement Plan, Site Development Plan, or similar site approval is required pursuant to the applicable zone district or Planned Development (PD). Such uses include, but are not limited to, multifamily dwellings; single-family attached dwellings; mobile home parks; business, commercial, or industrial development; a Major Utility Facility; a Service Utility Facility; or similar uses contained within a PD.

2702.02 An SIP shall not be required for development of single-family attached dwellings that are subject to a subdivision plat when the provisions of the plat and related construction documents, plans, and permits are sufficient to encompass all applicable standards. Depending on the scope of the plat review documentation, additional information may be requested prior to building permit issuance to address the following:

- Parking standards.
- Roadway design and construction standards.
- Grading, erosion, and sediment control standards.
- Stormwater management standards.
- Building codes.
- Fire codes.
- Utility easement standards

2702.03 Building Permits shall not be issued for any development that does not have an approved SIP or is not in conformance with the approved SIP.

2702.04 Uses and structures legally established prior to February 1, 1994, shall be considered compliant with the requirements for a SIP.

2702.05 Personal Wireless Communication Sites: SIPs specific to personal wireless communication sites shall be subject to the Personal Wireless

Communication Facility Design Standards section herein. The format and required process will be detailed at the required presubmittal meeting.

2702.06 Meridian: Review of proposed improvements within the boundaries of the Meridian International Business Center PD shall follow the specified requirements and procedures of the Meridian International Business Center PD.

2702.07 Major Electrical or Natural Gas Facilities: The final action on a SIP for the location, construction, or improvement of major electrical or natural gas facilities must occur within ninety (90) days after the submittal date, unless the provider and the County reach agreement on an amended time period (§29-20-108, C.R.S.). Major electrical or natural gas facilities include:

- Electrical generating facilities
- Substations used for switching, regulating, transforming, or otherwise modifying the characteristics of electricity
- Transmission lines operated at or above a voltage of 69,000 volts
- Structures and equipment associated with such electrical generating facilities, substations, or transmission lines
- Structures and equipment utilized for the local distribution of natural gas service such as compressors, gas mains, and gas laterals

2703 Approval Standards (Amended 12/07/10)

2703.01 The SIP shall be consistent with the following:

- Douglas County Comprehensive Master Plan
- Douglas County Subdivision Resolution
- Douglas County Zoning Resolution
- Planned Development, as applicable
- Douglas County Roadway Design & Construction Standards Manual
- Douglas County Storm Drainage Design & Technical Criteria Manual
- Douglas County Grading, Erosion and Sediment Control (GESD) Manual

2703.02 All required easements shall be submitted for review prior to approval of the SIP.

2703.03 All SIPs and any revisions or modifications shall comply with this Resolution.

2703.04 Use and development of the site shall conform to the approved SIP.

2703.05 The Requirements for Release of Certificate of Occupancy (CO) or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner.

- 2703.06 A Site Improvement Plan Improvements Agreement (SIPIA) shall be required to identify the costs of improvements necessary to implement the SIP.
- 2703.07 When a SIP is proposed for an unplatted parcel of land determined to be legal by Douglas County, the applicant shall demonstrate that the parcel has a sufficient water supply in terms of quantity, quality, and dependability in conformance with the applicable standards set forth in Section 1804A and Section 2705.09, herein.

2704 Process (Amended 12/07/10)

- 2704.01 Prior to submittal of the SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.
- 2704.02 Within fifteen (15) calendar days of the date that the application is date-stamped and accepted, staff shall review the application and notify the applicant if the plan contents are complete for review by staff and other agencies, and therefore ready to begin the referral process.
- 2704.03 Once the submittal is determined complete, staff shall notify the applicant in writing of the number of copies of the submittal information required for distribution to referral agencies. Staff shall identify in the written notice which referral agencies are regulatory agencies and which referral agencies are advisory agencies. Referrals shall be sent to all County recognized HOAs within one (1) mile of the SIP site, unless the project is in the Nonurban Area, per the Comprehensive Master Plan, where referrals shall be sent to all recognized HOAs within a two (2) mile radius. The mailing addresses of the referral agencies shall be provided to the applicant. Electronic distribution of referral packets is preferred. Otherwise, referral packets shall be provided to the staff planner by the applicant in unsealed manila envelopes, without postage and a return address, addressed to the appropriate referral agency, with submittal information properly folded and compiled. Staff shall include a referral response sheet and distribute the referral packets to the referral agencies. The following shall be included in the packets:
- Copy of the completed land use application form
 - Project narrative (Section 2705.08)
 - Site plan (Section 2707)
 - Landscape plan (Section 2708)
 - Grading and drainage plan (Section 2709)
 - Building elevations (Section 2710)
 - Lighting plan (Section 2711)
 - Other reports, studies, and fees as required (Amended 4/13/2021)

- 2704.04 Staff shall send a courtesy notice of an application in process and applicable contact information to all abutting landowners and owners of land separated by 300 feet or less from the property by a platted tract. In Nonurban Areas, staff shall send a courtesy notice of an application in process to the entity or entities responsible for ownership and maintenance of a shared private access. The applicant shall reimburse the County for the cost of materials. Errors in the courtesy notice shall not negatively impact the determination of public notice compliance set forth herein. *(Amended 4/13/2021)*
- 2704.05 If the referral agencies elect to comment, they shall comment within 21 calendar days of the date the referral packets were mailed or electronically distributed, unless the applicant grants, in writing, an extension of no more than 30 calendar days. After the 21 calendar days, if no extension is granted, any referral agency comments received will be accepted for informational purposes only and provided to the applicant. *(Amended 11/12/13)*
- 2704.05.1 The staff planner may reduce the referral period upon concurrence by Engineering Services. In the event the referral period is reduced, it is the applicant's responsibility to obtain comments from the agencies within the reduced time frame.
- 2704.05.2 Additional referral periods may be required based upon the extent of design changes initiated through the initial referral period. The length of each additional referral period shall be determined by the staff planner.
- 2704.05.3 All referral agency comments shall be provided by staff to the applicant upon receipt. The applicant shall address the comments of all regulatory agencies received within the 21 calendar day referral period, or as extended by the applicant, by identifying in writing the extent to which the project has been revised in response to the comments. The applicant is strongly encouraged to provide a written response to timely comments of any and all advisory agencies. *(Amended 11/12/13)*
- 2704.06 Subsequent to the referral period(s), the applicant shall submit the revised SIP to satisfactorily address the issues raised during the referral period(s). The resubmittal shall include:
- Revised plan set
 - A written response to County and agency referral comments
 - Updated reports and studies, as necessary
 - Draft SIPIA and related exhibits, as required *(template available from Engineering Services)*

- 2704.06.1 Within ten (10) calendar days of receipt by staff of the revised SIP plan set and the applicant's written response to the referral comments, the staff planner shall contact the applicant, in writing, as to the status of its resubmittal.

If the resubmittal meets approval standards, the SIP shall be considered for approval or approval with conditions, and the staff planner shall request a final plan set.

If the resubmittal does not meet approval standards, staff shall provide written comments, detailing the deficiencies. External agencies may be contacted for additional comment, and its concerns may be included in the written comments. Additional time to receive external agency comments may be necessary.

- 2704.06.2 Based on compliance with the approval standards, the SIP shall be considered for approval, approval with conditions, denial, or closure.

- 2704.07 The final plan set shall consist of one (1) rolled set with original, notarized signatures. The Requirements for Release of CO or Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to SIP approval. The SIPIA shall be fully executed by the owner and County prior to SIP approval. A SIP shall be approved by the Director (or designee) based on staff recommendations.

- 2704.08 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

- 2704.09 The final status of a SIP shall be set forth via the Notice of Action - Final Status using the following process:

- 2704.09.1 The date considered to be the final action on the SIP shall be the date on the Notice of Action - Final Status.

- 2704.09.2 Should a discrepancy exist between the dates on the SIP and Notice of Action - Final Status, the date of the Notice of Action - Final Status shall control.

- 2704.09.3 The Notice of Action - Final Status shall be mailed to the applicant, all landowners who received courtesy notices, and any homeowner's associations (HOAs) that received a referral, as described herein. The Notice of Action - Final Status shall be mailed via first class mail, within three (3) calendar days of final determination.

2704.10 A Notice of Action - Final Status of a SIP may be appealed to the Board of Adjustment. An appeal shall be submitted in writing to the Director within thirty (30) calendar days from the date on the Notice of Action - Final Status.

2704.10.1 Upon failure to request an appeal, the decision is final.

2704.10.2 If a SIP is denied, any new SIP shall require submittal of a new application and processing fee.

2704.11 SIPs that are inactive due to the applicant's failure to submit requested materials for a period of four (4) months shall be closed, and the resubmittal of a new application and fees shall be required.

2704.11.1 After three (3) months of inactivity, staff shall notify the applicant in writing that the application shall be closed within thirty (30) calendar days. If the applicant fails to submit all of the required materials within the thirty (30) calendar days, staff shall notify the applicant, in writing, that the SIP application is closed.

2704.11.2 The Director may grant time extensions to the inactive period of a SIP, not to exceed a total of twelve (12) months, upon written request by the applicant, prior to closure of the SIP.

2704.12 The SIP shall be effective for a period of three (3) years from the date of approval. The initial building permit shall not be issued for a SIP after the end of its effective period, unless an extension is granted, as follows:
(Amended 4/28/15)

2704.12.1 The Director may grant time extensions to the effective period of a SIP, not to exceed a total of three (3) years from the end of the initial effective period, upon written request by the applicant. To be eligible for an extension, the applicant shall submit the request no later than six (6) months after the end of the effective period. (Amended 4/28/15)

2704.12.2 The Director may include conditions with the time extension as necessary to ensure the SIP remains in compliance with approval standards. Site construction drawings that have expired shall be re-approved by Engineering Services. (Amended 4/28/15)

2704.13 Where a SIP brings an existing use into compliance with applicable regulations, or is designed to correct a Notice of Violation, all improvements shall be completed within six (6) months of the Notice of Action - Final Status, unless otherwise agreed to in writing by the owner and the County.

2705 Submittal Requirements (Amended 12/07/10)

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- 2705.01 A completed SIP submittal checklist.
- 2705.02 A completed land use application form.
- 2705.03 Proof of ownership consisting of a current title insurance policy or title commitment no more than thirty (30) calendar days old from the date of the application, or other documentation acceptable to staff.
- 2705.04 A notarized letter of authorization from the landowner permitting a representative to process the application, unless the landowner and applicant are the same.
- 2705.05 A boundary survey of the site certified by a professional land surveyor, if the land is unplatted.
- 2705.06 Planning and Engineering Services fees. Building Services fees are collected when construction plans are submitted to Building Services.
- 2705.07 A narrative description of the project, addressing the following:
 - 2705.07.1 Name and address of the landowner, the developer or representative, and the person or firm preparing the SIP, if different than the owner.
 - 2705.07.2 The subdivision name, filing number, (planning area number when located in a Planned Development), and lot and block number; or street address and section, township, range if not in a subdivision.
 - 2705.07.3 Zoning of the site and the zoning and current uses of adjacent land.
 - 2705.07.4 Source of water and sanitation facilities. If the water source has irrigation limitations, describe the manner in which landscape irrigation is to be accomplished. If irrigation water is from an offsite source, provide the following:
 - Name, address, and phone number of water provider
 - Source of water
 - Contractual details (i.e. delivery frequency, length of contract)
 - 2705.07.5 Describe overall impacts of the proposed development to adjacent land.

- 2705.07.6 Describe how the development complies with the Comprehensive Master Plan and intent of this section.
- 2705.07.7 Describe the proposed development schedule and phases of development for all proposed construction.
- 2705.08 The applicant shall demonstrate conformance with Section 18A, Water Supply Overlay District, herein, when the proposed SIP is located on an unplatted parcel of land determined to be legal by Douglas County.
(Amended 3/26/24)
- 2705.08.1 An SIP which has no water demand except as may be temporarily necessary to establish required landscaping, shall not be required to demonstrate compliance with Section 18A, Water Supply Overlay District, herein. (Amended 3/26/24)
- 2705.08.2 An SIP located on a conforming parcel within the A-1 or LRR zone district, which has a water demand not to exceed three (3) acre-feet per year to be supplied by a groundwater well which has or is capable of receiving a permit from the Colorado Division of Water Resources for the use proposed, shall not be required to demonstrate compliance Section 18A, Water Supply Overlay District, herein. Water demands shall be estimated in accordance with the minimum Water Demand Standards defined in Section 18A. (Amended 3/26/24)
- 2705.09 Two (2) copies of the SIP plan set, to include the following:
- Site plan (Section 2707)
 - Landscape plan (Section 2708)
 - Grading and drainage plan (Section 2709)
 - Building elevations (Section 2710)
 - Lighting plan (Section 2711)
- Copies of the following development reports, unless waived by Engineering Services:
- Engineered site construction drawings – two (2) copies
 - Traffic study
 - Phase III Drainage Report and plan
 - GESC report and plan
 - Utility drawing(s)
 - For unplatted land, a boundary survey of the site certified by a professional land surveyor
 - Offsite improvement plans, as required

- 2705.10 A colors and materials sample sheet with color photos of each material, the manufacturer's name, product number, and specifications.
- 2705.11 Detailed technical studies may be required, based upon the scale and impact of the project. These studies may include, but are not limited to, the following: soil, traffic, drainage, water, noise, wildlife, environmental, lighting, shadow, photo-simulations, or a material sample board. The County may require that an independent outside consultant be retained, at the applicant's expense, to perform such studies or review such studies when performed by the applicant.
- 2705.12 All or portions of the required SIP elements may be waived by the Director if it is determined that the use will occupy an existing structure or will not otherwise require significant public or private improvements. *(Amended 4/28/15)*

2706 General Plan Requirements *(Amended 12/07/10)*

The SIP shall be a detailed and accurate depiction of the proposed built environment. The final engineered site and architectural drawings shall be consistent with the SIP. The following information shall be required, unless otherwise noted, on all plans (except the engineered site construction and utility plans). All plans shall be prepared to generally accepted professional standards.

- 2706.01 Provide the name and legal description of the proposed development, site acreage, and project file number. The business name does not appear in the title. The name of the proposed SIP is based upon the legal description when subdivided or the street address as follows: *(Amended 4/28/15)*

Subdivided land:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
Site Improvement Plan – SP2010-002

Within a PD:

SPRUCE SUMMIT, Filing No. 3, Lot 14
NW¼ Section 11, Township 8 South, Range 67 West
Planning Area 63 – 5 acres
Site Improvement Plan – SP2010-002

When unplatted:

(STREET ADDRESS – Address available from County Addressing Specialist)

NW¼ Section 11, Township 8 South, Range 67 West

5 acres

Site Improvement Plan – SP2010-002

- 2706.02 Utilize a sheet size of 24"x36". Provide an information block which includes the date of preparation and revision(s); a north arrow; the scale used, including a graphic scale; sheet title, i.e., site plan, landscape plan, grading and drainage plan; business name; and preparer's name, address, and phone number.
- 2706.03 Provide a composite plan showing the entire project area, including a key sheet diagram, when more than one (1) sheet is required to delineate the project area.
- 2706.04 Include the individual sheet number and total number of sheets, i.e., 1 of 3. For plans containing multiple sheets, include a sheet index.
- 2706.05 For the purpose of scanning, provide a margin line of at least 0.5" drawn completely around the sheet.
- 2706.06 For subdivided land, label all boundary lines with bearings, distances, and curve data as shown on the final plat.
- 2706.07 For unsubdivided land, label all boundary lines with bearings, distances, and curve data as shown on the certified boundary survey prepared by, or under the supervision of, a registered Professional Land Surveyor licensed with the State of Colorado. Include a written metes and bounds legal description of the site's boundary.
- 2706.08 Provide either a corporate/limited liability corporation (LLC) or individual approval certificate on the first sheet of the plan set. *(Amended 4/28/15)*

Corporate / Limited Liability Corporation Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

Engineering Services

Date

Planning Services

Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.
- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself and its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved SIP and the Douglas County Zoning Resolution.

(print corporation/LLC name)

By: _____ (Signature)

Title: _____

Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20____, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

Notary public

Individual Approval Certificate:

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH DOUGLAS COUNTY REGULATIONS.

Engineering Services

Date

Planning Services

Date

- Failure to obtain a building permit within three (3) years after the date of SIP approval, as noted on the Notice of Final Action – Final Status, shall cause the unbuilt portion of this SIP to be null and void, unless an extension was granted.

- Acceptance of site construction drawings by Douglas County Engineering Services shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree(s) on behalf of himself/herself (themselves), their heirs and assigns to develop and maintain the property described hereon in accordance with this approved SIP and in compliance with the Douglas County Zoning Resolution.

(signature of owner(s))

Acknowledged before me this ____ day of _____, 20____, by _____.

My commission expires: _____

Witness my hand and official seal.

Notary Public

- 2706.09 For multiple sheet plans, provide the following abbreviated approval certificate on all subsequent sheets of the plan set:

Approval Certificate	
Engineering	_____ Initials/Date
Planning	_____ Initials/Date
Owner	_____ Initials/Date
Lessee (if applicable)	_____ Initials/Date

- 2706.10 Locate, dimension, and indicate the use of all easements (existing and proposed) on or adjacent to the site. Include the reception number for all existing easements.
- 2706.11 Do not show existing or proposed utility lines on the site plan. Provide an engineered utility drawing, separate from the SIP plan set, to Engineering Services, utility providers, and the special district or water and sanitation district, as applicable.
- 2706.12 Indicate and dimension the location of all individual septic disposal system leach fields (existing and proposed), and indicate a replacement field location.
- 2706.13 Place the following statement on the SIP for all development within the Centennial Airport Review Area:

Owner waives, remises, and releases any right or cause of action it may now have or which it may have in the future against the County of Douglas, its officers, employees, and agents related to or resulting from the passage of aircraft in the airspace above the property that is the subject of this Site Improvement Plan.

- 2706.14 For sites located within the Runway Safety Zone or Fan Safety Zone, as defined in this Resolution, an aviation easement in a form established by the Board, signed by the landowner, and recorded in the Office of the County Clerk and Recorder, as well as a note on the SIP indicating the book and page of the recorded easement, shall be required.
- 2706.15 Delineate all drainageways affecting the site and any 100-year floodplain on or adjacent to the site.
- 2706.16 For a SIP that is designed in detail for the first phase only, with additional phases shown conceptually:
- Show phase lines
 - Add the following note to each sheet of the SIP in proximity to each approval certificate:

For all future phases, the applicant shall submit a revised Site Improvement Plan of the phase for which a permit is requested. The revised SIP shall be approved prior to issuance of a building permit.

2707 Site Plan (Amended 04/13/10)

The site plan shall be prepared as follows:

- 2707.01 Prepare the SIP at a scale that allows maximum clarity of the proposal.
- 2707.02 Include a legible vicinity map at an appropriate scale.
- 2707.03 Provide a site data chart on the SIP based on the following example:

ITEM	SQUARE FOOTAGE	% OF GROSS SITE*
Gross Site Area	20,000	100
• Building Footprint	8,000	40
• Parking and Roads (including planted interior parking islands)	<u>800</u>	<u>4</u>
HARDSCAPE TOTAL	8,800	44
• Planted Area (If applicable, include parking lot islands used)	4,000	20
	6,200	31

for stormwater detention and water quality ponds)	1,000	5
• Existing Vegetation	<u>0</u>	<u>0</u>
• Trails and Walks	11,200	56
• Porous Pavement		
LANDSCAPE TOTAL		
ITEM	DESCRIPTION	
Building Size: 2 stories	16,000 sq. ft. TOTAL	
Parking:		
• Required	64 spaces (1/250 sq. ft.)	
• Provided	67 spaces	

* **NOTE:** When a portion of a site's natural vegetation is proposed as landscape area, as permitted herein, these totals may not add up to 100 percent.

- 2707.04 Label and show dimensions of all existing and proposed structures. Delineate existing buildings in detail. Show setback lines, points of ingress and egress, the building's dimensions from lot lines, and indicate any structures to be removed.
- 2707.05 Identify all adjoining land uses and zoning.
- 2707.06 Show the location of all trash enclosures. Trash enclosures are encouraged to be integrated into the mechanical or service area of structures. Locate trash enclosures away from site entries and roadways. Screen and buffer trash areas. Provide a dimensioned elevation drawing of the proposed enclosure specifying materials and colors.
- 2707.07 Locate and dimension all required off-street parking and loading areas, identify all required handicap spaces, and note the total number of parking spaces provided per row of parking, in accordance with the Planned Development or Parking Standards section.
- 2707.08 Locate and dimension all public and private streets, walks and trails, rights-of-way, curb cuts, and points of access on, or adjacent to, the proposed site. Label surface materials and location of traffic directional arrows, signage, and markings.
- 2707.09 Show the location and dimensions of all existing and proposed signs, if known. Signs and their locations shown on the SIP are not approved by the SIP review process. Final approval of signs and their location require the issuance of a sign permit, in accordance with the Sign Standards section herein.
- 2707.10 Show location of all fire hydrants. If none exist on site, note the distance and direction of the closest hydrant adjacent to the site within 500'.

- 2707.11 When necessary to ensure consistency with SIP approval standards, notes may be added to the exhibit which establish operational limits applicable to the proposed use. *(Amended 4/28/15)*

2708 Landscape Plan *(Amended 12/07/10)*

A sustainable landscape plan is a component of a complete SIP application. The intent is to conserve water, reduce runoff, enhance water quality, buffer development from adjoining sites or streets, and ensure compatibility with adjacent development. Landscape enhances the site by moderating temperature and humidity, and mitigating noise and wind.

2708.01 Landscape Materials and Irrigation

Environment-appropriate, water-conserving plant materials are required, except as permitted herein, to conserve natural, cultural, and fiscal resources. Efficient irrigation of landscape materials promotes growth and plant health, resulting in the appropriate use of water resources, enhancement of the built environment, and reduced maintenance costs.

- 2708.01.1 The minimum area to be landscaped with live plant material shall be fifteen (15) percent of the gross site area, unless offsite landscaping is supported; the site is located within a Planned Development wherein additional landscaping has been provided; or the Director waives the requirement due to compatible land uses, severe site constraints, or other extraordinary circumstance. For SIP applications pursuant to a Use by Special Review, the gross site area may be determined to be the permit area.

- (1) A landscape buffer shall be required when adjacent to residential uses, and shall count toward a maximum fifty (50) percent of the minimum fifteen (15) percent landscape requirement.
- (2) Based on adjacent uses, views, and potential impacts, a landscape buffer shall be required between the following:
 - Residential use and adjacent nonresidential parking
 - Parking facility located adjacent to a street
 - Outside storage and adjacent uses

Options for buffering may include all or some of the following:

- Layered vegetation with a four (4') foot effective height or greater

- Berms and plantings with a four (4') foot effective height or greater
 - Solid fences or decorative walls
 - Deciduous and coniferous trees and large shrubs
 - Combinations of these options
- (3) Restoration, conservation, and preservation of undeveloped portions of a site with natural vegetation that provides buffering, screening, or valuable wildlife habitat or movement corridors shall count towards the minimum fifteen (15) percent landscape requirement.
- (4) Based upon the scale and impact of a project, additional landscape materials may be required in the public right-of-way. A license agreement with Douglas County may be required to allow the owner to install and maintain the landscaping within the public right-of-way.
- 2708.01.2 High-water-use plants, as defined by the Colorado Nursery and Greenhouse Association, are discouraged but may be a maximum of 1.5 percent of the gross site area. For multifamily projects, a maximum of five (5) percent of the gross site area may include high-water-use plants to accommodate recreational areas. Areas of high-water-use plants shall be depicted on the landscape plan with a callout to identify the square footage of each high-water-use planted area.
- 2708.01.3 The required quantity and size of plant materials shall be based upon the proposed use, design, adjacent uses, and overall impact and scale of the project.
- 2708.01.4 Where screening is required, it shall be provided through the use of fences, walls, hedges, berms, or a combination thereof. *(Amended 3/26/24)*
- 2708.01.5 The following shall be the acceptable minimum plant size:

PLANT TYPE	MINIMUM SIZE
Deciduous	
• Canopy Tree	2.0" minimum caliper ^{1, 2}
• Ornamental Tree	1.5" caliper ¹
Coniferous Tree	6' minimum height ²
Shrubs	5 gallon container Minimum 24" height at installation Multiple canes for deciduous shrubs
Vines	1 gallon container
Groundcover	5 gallon if horizontal shrubs (maturity less than 24") 1 gallon if perennials

	Space to provide 80% ground coverage in 2-3 yrs.
Mulch	Minimum 4" depth for all plant groupings and trees ³

¹ Measure caliper using Diameter at Breast Height (DBH).

² Larger sizes may be required where buffering or compatibility issues exist, in accordance with Section 2708.01.1(4) herein.

³ Impermeable sheet plastic shall not be permitted under mulched areas.

- 2708.01.6 Sources of irrigation water and types of irrigation shall be noted on the landscape plan. Automatic irrigation systems shall be required unless the only water available is from an offsite source. In the event the site is served by a well that prohibits outdoor usage, hand watering may be required. The applicant shall be required to obtain an offsite water source and provide acceptable documentation of such source (i.e., pre-paid weekly contract).

2708.02 Landscape Plan Requirements

Prior to the issuance of a CO or certificate of final inspection, the onsite landscaping shall be consistent with the approved SIP. The landscape plan shall be prepared as follows:

- 2708.02.1 Identify planted areas by name, size, and quantity of material to be used. Identify and describe hardscape materials.
- 2708.02.2 Depict plant materials at approximately three-fourths mature size.
- 2708.02.3 Identify walkways, pedestrian-oriented areas, and landscape elements such as fences, walls, border edge treatments, signs, bike racks, trash enclosures, street furniture, and recreational facilities, as applicable.
- 2708.02.4 Depict the location of all pole-mounted, wall-mounted, and ground-mounted light fixtures.
- 2708.02.5 Show the contour lines depicting final grades as solid lines (screening acceptable).
- 2708.02.6 Label all streets, rights-of-way, and points of access on or adjacent to the proposed site.
- 2708.02.7 Show sight distance triangles at all intersections in accordance with the Douglas County Roadway Design and Construction Standards.
- 2708.02.7.1 Any landscaping within the County right-of-way shall comply with the Douglas County Roadway Design and Construction Standards and the Douglas County Storm Drainage Design and Technical Criteria Manual.

2708.02.7.2 Trench drains are required for irrigated landscaping along public streets, in accordance with the Douglas County Roadway Design and Construction Standards.

2708.02.8 Screen transformers, ground-mounted HVAC units, utility pedestals, and similar features, and place the following note on the landscape plan:

If any transformers, ground-mounted HVAC units, utility pedestals, and similar features are not shown on the SIP, additional landscaping and screening may be required based upon field conditions during the site inspection prior to issuance of the certificate of occupancy, or final inspection, as applicable.

2708.02.9 Provide a landscape legend similar to the example below:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HIGH-WATER-USE
WC	6	Catalpa Erubescens	Western Catalpa	2.5" caliper	No
BS	7	Pinus Ponderosa	Ponderosa Pine	8' height	No
AWS	10	Spirea bumalda	Anthony Waterer	5 gallon	No
	300 ft ²	---	Pole Peeling Mulch	4" depth	NA
NOTE: In the event of a discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.					

2708.02.10 Place the following maintenance statement on the plan:

Landscaping shall be planted and maintained by the owner, successor, and/or assigns. Should any plant material die, it shall be replaced with similar plant material within one planting season.

2708.03 Parking Lot Islands

2708.03.1 All parking areas in excess of forty (40) spaces shall contain landscape islands typically located interior to the perimeter of the parking area. The ratio of required parking lot islands shall be as follows:

Number of Parking Spaces	Ratio of Parking Lot Islands
40 – 120	1 per 20 parking spaces
120 – 500	1 per 15 parking spaces
500+	1 per 10 parking spaces

2708.03.2 Each parking lot island shall be a minimum two (2) parking spaces in size and contain some combination of trees, shrubs, and

groundcover. High-water-use plants are prohibited in parking lot islands.

- 2708.03.3 Islands may be aggregated to meet site specific needs for screening, buffering, water conservation, or water quality. The required islands need not be physically located at each interval noted (i.e., 20, 15, or 10 spaces). Generally, all required islands shall be located internal to the parking area.

2709 Grading and Drainage Plan *(Amended 04/13/10)*

The grading and drainage plan shall be prepared at the same scale as the landscape plan. Please note that this plan is separate and distinct from the GESC plan required by Engineering Services. The grading and drainage plan shall be prepared as follows:

- 2709.01 Label proposed and existing buildings, structures, fences, walls, walks, trails, parking and loading areas, and streets. Proposed retaining walls shall be no greater than four (4') feet in height, unless necessary due to site specific constraints. Walls in excess of four (4') feet in height, as measured from the bottom of the foundation, require a structural design and building permit. If multiple parallel retaining walls are proposed, a minimum five (5) feet wide horizontal separation should be required between the faces of adjacent walls. Design this separation to accommodate plants that will buffer the vertical planes of the walls. *(Amended 3/26/24)*
- 2709.02 Retaining walls in excess of thirty (30") inches in height (as measured from the lowest ground surface adjacent to the wall) used in conjunction with detention areas or ponds, or located adjacent to a pedestrian access or walking surface, shall require permanent barriers, consistent with building code height requirements, for the purpose of protecting the public from potential hazards.
- 2709.03 Development sites are required to balance earthwork quantities onsite in accordance with the GESC Manual.
- 2709.04 Show existing contour lines as dashed lines (screening acceptable), and proposed contour lines as solid lines. The contour interval shall be no more than two (2') feet unless otherwise approved by the staff planner.
- 2709.04.1 Distinguish existing grades greater than a 4:1 slope (25 percent).
- 2709.04.2 Proposed grades shall be no steeper than a 3:1 slope (33.3 percent).
- 2709.05 Label low and high points.
- 2709.06 Show flow direction arrows.

2709.07 Show and label the required drainage easements with detention, water quality facilities, and storm sewer infrastructure.

2709.08 Label the top of wall and bottom of wall elevations at twenty (20') foot intervals along all retaining walls.

2710 Building Elevations (Amended 12/07/10)

The building elevations shall be prepared as follows:

2710.01 Prepare elevations at a scale that allows for maximum clarity of the proposal.

2710.02 Label and dimension all building features.

2710.03 Label all building materials and finishes with the manufacturers' colors and numbers to correspond with the colors and materials sample sheet.

2710.04 Identify the location of all wall-mounted light fixtures.

2710.05 When applicable, depict the roof plane, behind the wall, as dashed lines.

2710.06 When applicable, depict all ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories (including satellite TV, electronic data dishes and antennae) behind the wall, as dashed lines. All ground-, wall-, and roof-mounted mechanical equipment, HVAC, emergency generators, and other accessories shall be screened. The screening of rooftop equipment shall not be required to exceed the maximum elevation of the rooftop equipment.

Provide the following note on elevation sheets:

The building elevations shown and approved hereon are intended to demonstrate how all HVAC shall be screened according to Douglas County Zoning Resolution requirements. It is the applicant's responsibility to ensure that screening occurs in the field as demonstrated by these plans, regardless of curb requirements, mechanical plan changes, or other circumstances. Failure to provide screening may result in delay of final inspections and/or issuance of a certificate of occupancy.

2711 Lighting Plan (Amended 04/13/10)

All fixtures and lamping shall be consistent with the requirements of the Lighting Standards section herein. The following lighting information is required to be included on the lighting plan, unless the applicant clearly provides the information on another sheet of the SIP plan set:

2711.01 Provide a luminaire schedule similar to the following example:

LUMINAIRE SCHEDULE						
QTY	Lamp Type	Mounting Height	Lumens	LLF	Color	Description
10	21W CF	10'	1650	1.00	Bronze	Visa Lighting OW1342 1FS21
5	400W MH	24'	36000	1.00	Bronze	Visionaire American Series AME-2 T5400 M 6 BOA
4	150W MH	12'	13000	1.00	Dk Bronze	Gardco 101WT 150MH Quad BRP

* **NOTE:** A Light Loss Factor (LLF) of 1.0 shall be utilized.

2711.02 Include a copy of the manufacturers catalog sheet, product number and Illuminating Engineering Society of North America type description.

2711.03 Include the following note on the plan set:

Prior to issuance of a certificate of occupancy or conducting final inspections, Douglas County shall conduct an evening site visit to ensure illumination levels generated by the lighting: meet all County criteria as well as those indicated on the approved Site Improvement Plan; do not create disability glare on adjacent properties; and that all fixtures are full cutoff as defined by the Illuminating Engineering Society of North America. In the event lighting levels do not meet these criteria, remedial action may include re-lamping with lower wattage bulbs, relocating fixtures, shielding fixtures, removing fixtures, or replacing fixtures. It shall be the responsibility of the applicant to ensure all site lighting complies with Lighting Standards section of the Douglas County Zoning Resolution prior to requesting issuance of a certificate of occupancy and/or final inspections.

2712 Post Approval SIP Procedures and Requirements (Amended 04/13/10)

2712.01 Prior to the issuance of a CO, the applicant shall submit as-built plans to Engineering Services for any required detention pond and water quality facilities, as well as an Engineer's certification stating that the detention pond and water quality facilities have been constructed in accordance with the approved drainage report and plan.

After approval of the SIP and issuance of a building permit, a CO may be issued if the construction of all buildings is completed and all parking, drainage improvements, and landscaping elements are installed in accordance with the approved SIP, as determined by a site inspection performed by County staff. Submit final easement documents to Engineering Services for acceptance prior to issuance of a CO. The applicant shall perform the tasks required by the Requirements for Release of CO prior to scheduling any final site inspections.

2712.01.1 Occupancy of the site shall not be permitted until the site is clean, safe, and free of all construction debris, as determined by Douglas County.

2712.01.2 If adverse weather immediately preceding the CO request prevents the installation of parking, drainage, or landscaping elements, a temporary certificate of occupancy (TCO) may be issued (for nonresidential projects) after the applicant provides an irrevocable letter of credit, or other acceptable security as allowed by the SIPIA. Bonds are not acceptable.

- (1) The security shall be equal to 115 percent of the cost of the unfinished work, in accordance with the cost estimates contained in the SIPIA, and shall be submitted prior to the issuance of a TCO. The security shall be held by Douglas County and released, as set forth in the SIPIA, when the work is deemed complete by Douglas County.
- (2) When a TCO is issued, based on security as provided for herein, prior to the completion of all site improvements, the time for the completion of site improvements shall not exceed six (6) months.
- (3) Failure by the applicant to complete the work or to request a time extension shall result in a forfeiture of the security and shall cause Douglas County to initiate the construction of such improvements, as detailed in the SIPIA. The Director may grant a one time extension of not more than six (6) months upon receipt of a written request accompanied by an extension of the financial security.

2712.02 When a CO is not required, the following shall apply regarding approvals and security:

2712.02.1 When a building addition or modification is proposed, all building improvements and all site improvements such as drainage, parking, landscaping, and lighting shall be fully completed prior to final building inspections. The applicant shall perform the tasks required by the Requirements for Release of Final Inspections form prior to scheduling any final site inspections.

2712.02.2 If the scale, impact, or phasing of the proposed development warrants, a letter of credit equal to 115 percent of the estimated cost of improvements may be required at the time of SIP approval to ensure the required improvements are completed.

2712.02.3 The security shall be held by Douglas County and released, as set forth in the SIPIA, when all site improvements identified on the SIP, are deemed completed by Douglas County.

2713 Revision to an Approved SIP (Amended 12/07/10)

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2713.01 Applicability

A revision shall be for the purpose of additional review and referral based on the scale and impacts of the proposed changes. In general, a revision impacts grading, drainage, parking, access, building footprint, or landscaping. These impacts typically require the entire site be brought into conformance with the current Zoning Resolution.

2713.02 Approval Standards

Approval of a revision to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2713.03 Process

A revision shall follow the full SIP process as described herein, however, the referral period for a revision shall be twenty-one (21) calendar days.

2713.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- New plan sets, as necessary, to depict the proposed revision
- Development reports in accordance with Section 2705.10
- Detailed technical studies in accordance with Section 2705.12, if applicable
- Current title commitment or insurance policy (*Section 2705.03*)
- Notarized letter of authorization from the property owner, if applicable (*Section 2705.04*)
- A written narrative explanation of the revision (*Section 2705.08*)
- Letter from HOA and architectural control committee, if applicable

2713.05 The legal description for a revision to the SIP shall be consistent with the originally approved SIP, except as otherwise provided for below. (*Amended 4/28/15*)

For Revisions:

SPRUCE SUMMIT, Filing No. 3, Lot 14 – 1st Revision NW¼ Section 11, Township 8 South, Range 67 West

5 acres
SP2010-002 (**Revision to SP2003-049**)

For Revision on Lot with Amended Legal Description:

SPRUCE SUMMIT, Filing No. 3, **1st Amendment**, Lot 14-A – **1st Revision**
NW¼ Section 11, Township 8 South, Range 67 West
5 acres
SP2010-002 (**Revision to SP2003-049**)

2714 Modification to an Approved SIP (*Amended 12/07/10*)

Proposed changes to an approved SIP shall be reviewed for scale and impact to determine whether the changes will be processed as a revision or modification to an approved SIP.

2714.01 Applicability

A modification shall be for the purpose of minor changes to the approved SIP. In general, a modification shall not increase the building footprint, impervious surface, or affect fire access.

2714.02 Approval Standards

Approval of a modification to an approved SIP shall be in accordance with Section 2703 and applicable provisions contained herein.

2714.03 Process

2714.03.1 Prior to submittal of a modification to an approved SIP, a presubmittal meeting shall be required with staff to discuss the procedures and submittal requirements.

2714.03.2 Staff shall have up to seven (7) calendar days from the date that the application is date-stamped and accepted, for internal review of a modification.

If the submittal meets approval standards, the modification will be considered for approval, and the staff planner shall prepare a Modification Affidavit for approval.

If the submittal does not meet approval standards, staff shall provide the applicant with written comments, detailing the deficiencies.

2714.03.3 Based on compliance with the approval standards, the modification will be considered for approval, approval with conditions, denial, or closure.

2714.03.4 In place of the final plan set, the applicant may provide a legible redlined copy of the approved SIP, detailing the modification. The Requirements for Release of Final Inspections form, as applicable, shall be executed and submitted to the staff planner prior to approval of a modification. A Modification Affidavit shall be approved by the Director (or designee) based on staff recommendations. The proposed changes may require Building permits.

2714.03.5 If the SIP is denied, written findings shall be provided by staff to the applicant within seven (7) calendar days of the denial.

2714.04 Submittal Requirements

The applicant shall be required to submit the following information to Planning Services. Incomplete applications shall not be accepted for processing.

- Completed land use application and fee
- A redlined copy of the approved SIP, and other exhibits as necessary, to depict the proposed modification
- Notarized letter of authorization from the property owner, if applicable (*Section 2705.04*)
- A brief written narrative explanation of the modification
- Letter from HOA and architectural control committee, if applicable.

Referral Agency Response Report**Page 1 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Arapahoe County Engineering Services Division	02/11/2026	Received: No comment (verbatim).	No response required.
Arapahoe County Public Airport Authority-Centennial	02/11/2026	Summary of attached response letter: The Arapahoe County Public Airport Authority respectfully objects to the proposed changes since the existing SIP process provides a structured and transparent mechanism for reviewing proposed development, including residential development and that the proposed amendment would eliminate the SIP process. Its primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have been presented or agreed to during prior land use processes.	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Density and intensity of the use are determined at the plat stage of review. The Airport will have an opportunity to comment on the plat and identify issues of concern to the airport. All provisions of the CARA overlay district are applicable to the plat. The plat application provides sufficient engineering, fire, and building-related details for referral agencies to comment on the residential use. If the required details provided in proposed Section 2702.02 are not available at the time of platting, an SIP application would subsequently be required.
Arapahoe County PWD/Planning	02/09/2026	Received: No comment (verbatim).	No response required.
Castle Rock Fire and Rescue Department	02/10/2026	Received: No comment (verbatim).	No response required.
CDPHE - All Referrals	02/25/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 2 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	02/09/2026	Verbatim response: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for DR2026-002, Zoning Resolution Amendment - Section 27 have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.	No response required.
City of Centennial	02/17/2026	Received: No comment (verbatim).	No response required.
Colorado Department of Transportation	02/10/2026	Received: No comment (verbatim).	No response required.
Colorado Division of Water Resources	02/21/2026	Received: No comment (verbatim).	No response required.
Colorado Geological Survey	03/02/2026	Received: No comment (verbatim).	No response required.
Colorado Parks and Wildlife	02/21/2026	Received: No concerns with this development as it pertains to any wildlife issues. (verbatim).	No response required.
CORE Electric Cooperative	03/10/2026	Received: No comment (verbatim).	No response required.
Douglas County Addressing Analyst	02/12/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 3 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County Assessor	02/09/2026	Received: please be aware of the following comments: None (verbatim).	No response required.
Douglas County Building Services	02/09/2026	Received: No comment (verbatim).	No response required.
Douglas County Conservation District	03/03/2026	Received: No comment (verbatim).	No response required.
Douglas County Department of Community Services	02/11/2026	Received: No comment (verbatim).	No response required.
Douglas County Engineering Services	04/01/2026	Summary of attached response letter: Public Works Engineering noted that applicants would be required to submit a detailed grading plan to ensure that the grading around each structure is adequate. Engineering will work with each builder to complete any required improvements agreements if a builder proposes additional private storm sewer drainage needed for a project. Engineering will need to coordinate with Planning and Building Divisions on a process to notify Building that the detailed area grading plan and related GESC Permit have been issued by Engineering.	As required for all plats, improvements agreements and other engineering approvals must be accomplished prior to plat approval. For plats proposing single family attached dwellings, additional engineering, building, and fire-related plans are required to forego the SIP process in accordance with proposed Section 2702.02. At the time of building permit application for these projects, staff from the Planning, Engineering and Building Divisions will coordinate to ensure all applicable standards are being met.
Douglas County Health Department	03/11/2026	Received: No comment (verbatim).	No response required..
Douglas County Historic Preservation	03/11/2026	Received: No comment (verbatim).	No response required.
Douglas County Office of Emergency Management	02/23/2026	Received: No comment (verbatim).	No response required.
Douglas County Public Works Operations	02/24/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 4 of 8**

Project Name: Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27

Project File #: DR2026-002

Date Sent: 02/09/2026

Date Due: 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Douglas County School District RE 1	03/11/2026	Summary of attached response letter: The Douglas County School District has no objection to the proposed changes as long as school fees and land dedications have been met through the subdivision process.	Required school fees will be paid at the time of plat recordation if applicant is not planning to go through the SIP process.
El Paso County Planning and Community Development Department	02/24/2026	Received: No comment (verbatim).	No response required.
Franktown FD	03/04/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 5 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Highlands Ranch Community Association	03/02/2026	The Highlands Ranch Community Association (HRCA) appreciate the opportunity to review and opine on the proposed amendments to streamline review of single-family attached residential developments. The HRCA respectfully opposes DR2026-002 in its current form. The proposed elimination of the Site Improvement Plan requirement for single-family attached development removes the established referral mechanism through which County-recognized HOAs receive formal notice and opportunity to comment. Within a master-planned community operating under a comprehensive Planned Development framework and recorded Community Declaration, this procedural safeguard has historically supported coordinated and orderly development. HRCA urges the County to preserve a mandatory referral and comment mechanism equivalent to the existing SIP process for single-family attached projects. This request is procedural in nature and is not intended to restrict housing type, but to preserve structured coordination within Highlands Ranch. (verbatim)	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Nothing in these regulatory amendments is intended to eliminate required design review as established per private covenants. Rather, the changes are intended to eliminate duplicative County review processes for one, specific type of residential use category - attached single family (duplex and townhome) projects. Staff will continue to direct applicants to HRCA for design review prior to submittal of any building permit application. HRCA's referral comments on the plat could further emphasize its design review requirements as well.
Highlands Ranch Metro District	02/17/2026	Received: No comment (verbatim).	No response required.
Highlands Ranch Water and Sanitation District	02/17/2026	Received: No comment (verbatim).	No response required.
Jefferson County Planning and Zoning	02/10/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 6 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Lincoln Park Metropolitan District/Stonegate North Villages Metropolitan District	03/11/2026	On behalf of the District, we have no comments. Please change district name from Lincoln Park Metropolitan District to Stonegate North Villages Metropolitan District. Thank you! (verbatim).	The District name was updated.
Littleton	02/13/2026	Received: No comment (verbatim).	No response required.
Louviers Conservation Partnership	02/24/2026	Received: No comment (verbatim).	No response required.
Meridian DCC, Meridian Village Metro District, Meridian Metro Districts	03/11/2026	The Meridian Design Control Committee will review per the PD Amendments. The Meridian Metro District will coordinate with the Meridian DCC regarding open space requirement needs to satisfy the District's Reg. 84 permit. (verbatim)	Projects in Meridian are not currently subject to the Section 27, Site Improvement Plan process. These amendments do not change the unique site plan review process as established in the Meridian PD.
Mile High Flood District	02/24/2026	Received: No comment (verbatim).	No response required.
Misty Pines HOA	02/23/2026	Received: No comment (verbatim).	No response required.
Mountain View Electric Association	03/11/2026	MVEA has no objection to the Amendments. (verbatim).	No response required.
Parker Water & Sanitation District	02/09/2026	Received: No comment (verbatim).	No response required.
Perry Park Metropolitan District	02/18/2026	Received: No comment (verbatim).	No response required.
Plum Creek Water Reclamation Authority	02/13/2026	Received: No comment (verbatim)	No response required.

Referral Agency Response Report**Page 7 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	03/09/2026	Project Name: Douglas County Zoning Resolution Amendment - Section 27 - DR2026-002 - 1st Submittal Department Comments Bus Operations: No exceptions Bus Stop Program: No exceptions Commuter Rail: No exceptions Construction Management: No exceptions Engineering: No exceptions Light Rail: No exceptions Real Property: No exceptions Service Development: No exceptions Transit Oriented Development: No exceptions Utilities: No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. (verbatim).	No response required.
South Metro Fire Rescue	02/17/2026	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed regulation change. (verbatim).	No response required.
Southeast Metro Stormwater Authority	02/09/2026	Received: No comment (verbatim).	No response required.
Teller County Community Development Services	02/09/2026	Received: No comment (verbatim).	No response required.
The Pinery HOA	03/11/2026	Received: No comment (verbatim).	No response required.
Town of Castle Rock	02/26/2026	Received: No comment (verbatim).	No response required.
Town of Larkspur	02/13/2026	Received: No comment (verbatim).	No response required.
Town of Parker Development Review	02/20/2026	Received: No comment (verbatim).	No response required.

Referral Agency Response Report**Page 8 of 8****Project Name:** Single Family Attached Residential Development Process Streamlining, Douglas County Zoning Resolution Amendment, Section 27**Project File #:** DR2026-002**Date Sent:** 02/09/2026**Date Due:** 03/11/2026

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Public Works	02/20/2026	Received: No comment (verbatim).	No response required.
West Douglas County FD	03/02/2026	Received: No comment (verbatim).	No response required.
Xcel Energy-Right of Way & Permits	03/03/2026	Summary of attached response letter: Xcel Energy recommended that dry utility easement standards be added as a provision of the plat and related construction documents, plans, and permits.	The plat which establishes the lots for the proposed attached single family residential use will continue to be subject to the referral agency review process. Utility easements are specifically reviewed and defined at the time of platting. Utility provider comments inform the location and dimension of easements required for each specific project.

From: [Joseph Boateng](#)
To: [Eric Pavlinek](#)
Subject: DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS
Date: Wednesday, February 11, 2026 11:06:30 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,
Engineering services division does not have any comment.

Joseph Boateng, PE
Engineer III
Arapahoe County Public Works & Development
6924 S Lima St, Centennial, CO 80112-3853
Direct: 7208746575 | Main: 720-874-6500
jboateng@arapahoegov.com <http://www.arapahoegov.com>



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

February 11, 2026

Eric Pavlinek
Douglas County Community Development Department
100 Third St.
Castle Rock, CO 80104

Re: DR2026-002 – Douglas County Zoning Resolution Amendment – Section 27

Dear Mr. Pavlinek,

Thank you for the opportunity to review and comment on the proposed code changes. The Arapahoe County Public Airport Authority has carefully reviewed the draft materials and must respectfully object to the proposed zoning resolution amendments as currently written.

Centennial Airport is a critical regional transportation asset and economic driver, and land use decisions in the surrounding area, particularly within the Centennial Airport Review Area (CARA), have long term implications for airport operations, safety, and compatibility. The existing Site Improvement Plan (SIP) process provides a structured and transparent mechanism for reviewing proposed development, including residential uses, and allows the Airport Authority the opportunity to evaluate and comment on potential impacts such as noise exposure, aircraft overflight activity, and height restrictions.

Our primary concern is that the proposed zoning changes could significantly alter the density and intensity of residential development beyond what may have originally been contemplated or presented during prior planning processes. Increased residential density within CARA raises several important airport related concerns.

Higher density residential development in proximity to the airport increases the number of residents exposed to aircraft noise and frequent overflights.

For these reasons, the Airport Authority believes it is essential to maintain a robust and airport coordinated review process for residential development within CARA. Any changes that streamline or reduce oversight or substantially increase residential density should be carefully reconsidered to ensure they do not undermine the safety, operational integrity, and economic contribution of Centennial Airport.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabehart
Senior Planner - Noise & Environmental

Connecting people, places, and product

From: [Terri Maulik](#)
To: [Eric Pavlinek](#)
Cc: [Referrals](#)
Subject: FW: AC CASE NO. 026-022 RE: DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS
Date: Monday, February 9, 2026 12:59:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
Importance: High

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



ARAPAHOE COUNTY

Terri Maulik (she/her/hers)

Planning Technician

Planning Division

Department of Public Works and Development

6924 S Lima St., Centennial, CO 80112

O: 720-874-6840

tmaulik@arapahoegov.com

www.arapahoeco.gov



From: Terri Maulik <TMaulik@arapahoegov.com>
Sent: Monday, February 9, 2026 10:41 AM
To: Joseph Boateng <JBoateng@arapahoegov.com>; Ava Pecherzewski <APecherzewski@arapahoegov.com>; Eva Maines <EMaines@arapahoegov.com>; James Katzer <JKatzer@arapahoegov.com>; Michelle Dwyer <MDwyer@arapahoegov.com>; Referrals <Referrals@arapahoegov.com>; Roger Harvey <RHarvey@arapahoegov.com>; Ryan Seacrist <RSeacrist@arapahoegov.com>
Subject: AC CASE NO. 026-022 RE: DOUGLAS REF / DR2026-002 / ZONING AMD TO ELIMINATE CERTAIN SITE IMPROVEMENT PLAN REQUIREMENTS

From: [Alayna Moore](#)
To: [Eric Pavlinek](#)
Subject: RE: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Tuesday, February 10, 2026 8:28:44 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello,
CRFD has no comments or concerns with this amendment.
Thank you

Respectfully,

Alayna Moore, CFM, FA
Fire Prevention Officer



[Form Center • Request a Construction Inspection or Reinspect \(crgov.com\)](#)



Life Safety Division
Castle Rock Fire and Rescue Department
300 Perry Street
Castle Rock, CO 80104
303.663.3120 Office
e-mail FPO@crgov.com



An internationally accredited Fire/Rescue agency since 2012

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If you are unable to access any portion of this email or attachments due to a disability as defined under [Colorado House Bill 21-1110](#), we are here to help. Please call us at 303-663-

From: [Cicione - CDPHE, Brendan](#)
To: [Eric Pavlinek](#)
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Wednesday, February 25, 2026 1:33:46 PM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,
Brendan Cicione (*he/him*)
Air Quality and Transportation Planner


4300 Cherry Creek Drive S. | Denver, CO 80246-1530 brendan.cicione@state.co.us | <https://cdphe.colorado.gov/>

On Thu, Feb 19, 2026 at 10:23 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

Good Morning

Please review the email below and provide comments by 3/9.

Thank you.

----- Forwarded message -----

From: <cpavlinek@douglas.co.us>
Date: Mon, Feb 9, 2026 at 9:44 AM
Subject: Douglas County eReferral (DR2026-002) Is Ready For Review
To: <cdphe_localreferral@state.co.us>

There is an eReferral for your review. Please use the following link to log on to your account:

https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_?!!PUG2raq7KtCZwBkYm6bphqdNBpYZguJYDhLOOJJZW92IWllpFHwiWNm03RkPqaE8t62NxwncHKPFnBV0stpcXhv6YvkLougG0GGfPIG:15NXb8GQ5

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

--


cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: [Varner - CDOT, Jessica](#)
To: [Eric Pavlinek](#)
Cc: [Steven Loeffler - CDOT](#); [Joseph Tripple - CDOT](#)
Subject: Case Number:DR2026-002
Date: Tuesday, February 10, 2026 7:59:17 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi Eric,

I have reviewed the referral for the Douglas County Zoning Resolution (Zoning Resolution) Section 27, and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1



P [720.541.0441](tel:720.541.0441) | F [303.757.9053](tel:303.757.9053)
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

From: Loeffler - CDOT, Steven
To: Eric Pavlinek
Cc: Joseph Trindle - CDOT; Jessica Varner - CDOT
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Tuesday, February 10, 2026 8:36:44 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

I have reviewed the proposed amendments to Section 27 of the Zoning Resolution and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Mon, Feb 9, 2026 at 9:44 AM <epavlinek@douglas.co.us> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!dvFnR7PemZyOuN6DYyRvx0r_mbAhZ8Qgm61ckYXv-0TXJf6AcPz11lbhiFdwRTKFlmMxbwXdM1f_P3EJfu11sxBT_AJ5iQ\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!dvFnR7PemZyOuN6DYyRvx0r_mbAhZ8Qgm61ckYXv-0TXJf6AcPz11lbhiFdwRTKFlmMxbwXdM1f_P3EJfu11sxBT_AJ5iQ$)

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

From: [Vargas-Johnson - DNR, Javier](#)
To: [Eric Pavlinek](#)
Subject: DR2026-002
Date: Tuesday, February 10, 2026 8:04:13 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Dear Mr. Pavlinek,

The Colorado Division of Water Resources does not have any comments regarding the proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Section 27, project file number DR2026-002.

Sincerely,

Javier Vargas-Johnson, P.E.
Chief of Water Supply, Designated Basins



P 303-866-3581 x8265
1313 Sherman Street, Room 821, Denver, CO 80203
javier.vargasjohnson@state.co.us | <https://dwr.colorado.gov/>

From: [Olson - DNR, Justin](#)
To: [Eric Pavlinek](#)
Cc: [Matt Martinez](#); [Melanie Kaknes](#); [Westbrook, Casey](#); [Katie Doyle - DNR](#); [Dodd - DNR, Sean](#); [Wayne Soong - DNR](#)
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Saturday, February 21, 2026 10:38:42 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good morning Mr. Pavlinek,

Thank you for including Colorado Parks and Wildlife in the referral request process for the development proposal in Douglas County for the project listed above. We have reviewed the documents and referral request and wanted to inform you that we have no concerns with this development as it pertains to any wildlife issues. If you have any further questions or need more information, do not hesitate to let us know. Thank you for your time.

Justin Olson
District Wildlife Manager
Littleton District - Area 5



P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us



On Mon, Feb 9, 2026 at 9:44 AM <cpavlinek@douglas.co.us> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!ZrmdNc4pmbATQwMf-MVjDuWvrhKzC9GYkce6ShhT7Oa8roYqjTarXeUCPRqBzoPwOPipL__pyNzPEABsI4Lkh-ET-Y\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!ZrmdNc4pmbATQwMf-MVjDuWvrhKzC9GYkce6ShhT7Oa8roYqjTarXeUCPRqBzoPwOPipL__pyNzPEABsI4Lkh-ET-Y$)

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

From: [Jennifer Eby](#)
To: [Eric Pavlinek](#)
Subject: Re: Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Wednesday, February 11, 2026 7:24:28 AM

Thanks Eric,

I have no comments on this.

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

Get [Outlook for Android](#)

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42:22 AM
To: Jennifer Eby <JEby@douglas.co.us>
Subject: Douglas County eReferral (DR2026-002) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

From: [Bradley Jackson](#)
To: [Eric Pavlinek](#)
Subject: DR2026-002, Single Family SIP Process
Date: Wednesday, April 1, 2026 1:59:34 PM

Eric,

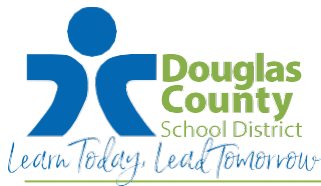
Here are engineering's notes regarding the new single family SIP process.

1. Engineering will require the builders to submit a detailed area grading plan to assure that the grading around each unit/building to ensure there is adequate drainage around each building.
2. Engineering will work with each builder to complete an Improvements agreement if the builder proposes additional private storm drainage outside what was constructed at the time of the original subdivision construction.
3. Engineering will need to coordinate with Planning and Building to figure out the best way to notify building that the detailed area grading plan and associated GESD Permit have been issued by Engineering. Previously Planning would notify building once the SIP was approved.

Please let me know if you have any questions.

Thanks,

Brad Jackson, P.E. | Development Review Supervisor
Douglas County Department of Public Works
Engineering Services
Address | 100 Third St., Castle Rock, CO 80104
Main | 303-660-7490 **Cell** | 303-916-7675
Email | bjackson@douglas.co.us



620 Wilcox Street
Castle Rock, Colorado 80104

March 11, 2026

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
epavlinek@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Section 27 (DR2026-002)

Mr. Pavlinek,

Thank you for the opportunity to respond to the above referenced Application. It is Douglas County School District's ("School District") understanding that Douglas County is proposing regulations to the site improvement plan review requirements for single-family dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process.

Douglas County subdivision resolution Article 10 requires that payment of cash-in-lieu fees as well as school land dedication occur at the time of final plat and prior to plat recordation. With this in mind, DCSD has no objection to the removal of site plan review requirements for single family residential developments granted school fees and land dedications requirements have been met through the subdivision process.

Shavon Caldwell, Planning Manager
DCSD Planning & Construction
scaldwell2l@dcsdk12.org
303.387.0417

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

February 24, 2026

To: Douglas County Planning

County File: OAR 265 Douglas County Zoning Resolution Amendment - Section 27 DR2026-002

Planning Division

Planning has no comments

Reviewed by:

Joe Letke

Planner

JoeLetke@elpasoco.com

Department of Public Works Division

Engineering Division

EPC Development Services has no comments.

Reviewed by:

Charlene Durham, PE

charlenedurham@elpasoco.com

Stormwater Division

Stormwater comments pending at: <https://epcdevplanreview.com/Public/ProjectComments/212135>

Reviewed by:

Glenn Reese

Engineer - Stormwater

719.339.5053

GlennReese@elpasoco.com



February 17, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Zoning Resolution Amendment - Section 27

Project File: DR2026-002

Review Date: March 11, 2026

Project Summary: Proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

The District appreciated the opportunity to review and comment on the proposed project. District staff have reviewed the proposed application for its impacts on our facilities and offer no comments.



February 17, 2026

Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third Street
Castle Rock, CO 80104

Project name: Douglas County Zoning Resolution Amendment - Section 27

Project File #:DR2026-002

Review Date: March 11, 2026

Project Summary: Proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

The District appreciated the opportunity to review and comment on the proposed project. District staff has reviewed the proposed application for its impacts on our facilities and offers no comments.

From: [Lindsey Wire](#)
To: [Eric Pavlinek](#); [Referrals](#)
Subject: Re: DR2026-002
Date: Tuesday, February 10, 2026 2:41:54 PM
Attachments: [Outlook-Jefferson .png](#)

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hello,

Thank you for the referral.

There are no comments from Jefferson County Planning and Zoning.

-Lindsey

Lindsey Wire (she/her)
Engineering Supervisor
Planning & Zoning
o 303-271-8717
lwire@jeffco.us | planning.jeffco.us



Help us shape the future of Jefferson County by visiting the Together Jeffco website!
<https://togetherjeffco.com>

From: Eric Pavlinek <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:46 AM
To: Referrals <Referrals@co.jefferson.co.us>
Subject: --{EXTERNAL}-- DR2026-002

Date: February 9, 2026

To: Interested Parties

From: Eric Pavlinek

RE: Douglas County Zoning Resolution Amendment – Section 27, DR2026-002

Request for Review:

Please review the following proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Section 27 and forward any comments to me by **March 11, 2026**. The full text of this update can be obtained by contacting this office, or by accessing the Douglas County website at www.douglas.us/PRO [apps.douglas.co.us] and entering the project file number DR2026-002 in the search tool.

Synopsis of Regulation Change:

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

Amendment Process

Douglas County staff will conduct a public workshop on Thursday, February 26, 2026, at 5:30 p.m. in the first-floor conference rooms (Phillip S. Miller Building, 1st Floor, 100 Third Street, Castle Rock). Please contact Eric Pavlinek (epavlinek@douglas.co.us or 303-814-4377) if you plan to attend the public workshop or if you have any questions.

Once comments from this referral process have been received, a work session will be scheduled with the Board of County Commissioners to review the comments.

Final consideration of the proposed regulations will occur at a public hearing with the Board, following a Planning Commission recommendation. Future hearings date(s) may be obtained by calling 303-660-7460 or by accessing the project information at www.douglas.us/PRO [apps.douglas.co.us].



February 13, 2026

Eric Pavlinek
303-814-4377
email: epavlinek@douglas.co.us

RE: Douglas County Zoning Resolution Amendment – Section 27, DR2026-002

Eric,

This letter comes in response to your request for a review for:

Douglas County Zoning Resolution Amendment – Section 27, DR2026-002

City of Littleton planning staff have reviewed the above referral request and have **no comments**.

Thank you,

Rachel Vigil

Community Development

Planner I

rvigil@littletonco.gov

303.795.3721

February 24, 2026

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10014027

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Douglas County Zoning Resolution Amendment- Section 27 (Partner Case No. DR2026-002)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.

Project Manager, Mile High Flood District

lhinds@mhfd.org

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Douglas County Zoning Resolution Amendment – Section 27
Project File #: **DR2026-002**
S Metro Review #: REFOTH26-00045

Review date: February 17, 2026

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed regulation change.

From: [Daniel Swallow](#)
To: [Eric Pavlinek](#)
Subject: RE: [EXTERNAL] Douglas County eReferral (DR2026-002) Is Ready For Review
Date: Monday, February 9, 2026 9:50:52 AM

Caution: This email originated outside the organization. Be cautious with links and attachments.

Eric,

Teller County has no comments regarding this amendment.

Dan Swallow, MBA
Teller County Government
Community Development Director
800 Research Drive
Woodland Park, Colorado
swallowd@tellercounty.gov
(719)686-5406

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, February 9, 2026 9:42 AM
To: Daniel Swallow <Swallowd@tellercounty.gov>
Subject: [EXTERNAL] Douglas County eReferral (DR2026-002) Is Ready For Review

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

DR2026-002

Douglas County Zoning Resolution Amendment - Section 27

Douglas County is proposing regulations to eliminate the site improvement plan review requirements for single-family attached dwellings when the necessary infrastructure and improvement agreements can be reviewed and approved through the subdivision process. The regulations propose amendments to Section 27 of the Zoning Resolution that would implement a streamlining initiative.

This referral will close on, Wednesday, March 11, 2026.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street



Homeowners Association, Inc.

A COLORADO NON-PROFIT CORPORATION

8170 Hillcrest Way

Parker, CO 80134

303-841-8572

March 11, 2026

Eric Pavlinek

Principal Planning Services

RE: DR2025-002

The Pinery Homeowners' Association appreciates the opportunity to review the proposed amendments to streamline review of single-family attached residential developments.

We have no comments regarding this amendment.

Respectfully,

Sonia Eyre

Board President

The Pinery Homeowners' Association



Right of Way & Permits

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

March 3, 2026

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

Attn: Eric Pavlinek

**Re: Douglas County Zoning Resolution Amendment - Section 27
Case # DR2026-002**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned amendment and have the following comment (in red).

2702.01 An SIP shall be required for any use or change in use for which a Site Improvement Plan, Site Development Plan, or similar site approval is required pursuant to the applicable zone district or Planned Development (PD). Such uses include, but are not limited to, multifamily dwellings; single-family attached dwellings; mobile home parks; business, commercial, or industrial development; a Major Utility Facility; a Service Utility Facility; or similar uses contained within a PD.

2702.02 An SIP shall not be required for development of single-family attached dwellings that are subject to a subdivision plat when the provisions of the plat and related construction documents, plans, and permits are sufficient to encompass all applicable:

- Parking standards.
- Roadway design and construction standards.
- Grading, erosion, and sediment control standards.
- Stormwater management standards.
- Building codes.
- Fire codes.
- **Dry utility easements standards (coordinate with the applicable utility provider).**

Formatted: List Paragraph, Justified, Indent: Left: 1.06",
First line: 0.06", Bulleted + Level: 1 + Aligned at: 0.75"
+ Indent at: 1"

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Melody D'Haillecourt, Community Programs Coordinator

DESCRIPTION: Bond Authorizing Resolution for \$50,000,000.00 in Private Activity Bonds for Ponderosa Pines.

SUMMARY: The Douglas County Housing Partnership (DCHP) is currently positioned to issue \$50,000,000 in Private Activity Bonds (PAB) Cap to support the construction of Ponderosa Pines, a workforce housing community that will provide rental units for individuals working in Douglas County who earn below 60% Area Median Income (AMI). Section 147(f) of the Internal Revenue Code requires a publicly elected body to first authorize the issuance of the tax-exempt bonds at a public hearing, which is in the purview of the Douglas County Board of County Commissioners (BCC). Approval of this resolution authorizing the issuance of these bonds creates no debt or liability for Douglas County.

RECOMMENDED ACTION: Staff recommends that the BCC approve the Bond Authorizing Resolution.

REVIEW:

Jennifer Eby	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026
Jennifer Eby - FYI	Notified - FYI	8/6/2026

ATTACHMENTS:

Cover Page
Staff Report 2026_PAB_TEFRA_08.11.26 COMBINED

www.douglas.co.us

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Melody D'Haillecourt, Community Programs Coordinator

DESCRIPTION: Bond Authorizing Resolution for \$50,000,000 in Private Activity Bonds for Ponderosa Pines.

SUMMARY: The Douglas County Housing Partnership (DCHP) is currently positioned to issue \$50,000,000 in Private Activity Bonds (PAB) Cap to support the construction of Ponderosa Pines, a workforce housing community that will provide rental units for individuals working in Douglas County who earn below 60% Area Median Income (AMI). Section 147(f) of the Internal Revenue Code requires a publicly elected body to first authorize the issuance of the tax-exempt bonds at a public hearing, which is in the purview of the Douglas County Board of County Commissioners (BCC). Approval of this resolution authorizing the issuance of these bonds creates no debt or liability for Douglas County.

RECOMMENDED ACTION: Staff recommends that the BCC approve the Bond Authorizing Resolution.

REVIEW:

Jennifer Eby	Approve	7/27/2026
Jeff Garcia	Escalated	8/3/2026
Amy Williams	Approve	8/4/2026
Christie Guthrie	Approve	8/5/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Staff Report 2026_PAB_TEFRA_08.11.26 COMBINED

Private Activity Bond Staff Report

Date: July 23, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Jennifer L. Eby, AICP, Director of Community Services
CC: Melody D'Haillecourt, Community Programs Coordinator
Tiffany Marsitto, Community Services Supervisor
Rand M. Clark, CCAP, NCRT, Assistant Director of Community Services
Subject: **Bond Authorizing Resolution for \$50,000,000 in Private Activity Bonds for Ponderosa Pines.**

Board of County Commissioners' Public Hearing

August 11, 2026 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The Douglas County Housing Partnership (DCHP) is currently positioned to issue \$50,000,000 in Private Activity Bonds (PAB) Cap to support the construction of Ponderosa Pines, a workforce housing community that will provide rental units for individuals working in Douglas County who earn below 60% Area Median Income (AMI). Section 147(f) of the Internal Revenue Code requires a publicly elected body to first authorize the issuance of the tax-exempt bonds at a public hearing, which is in the purview of the Douglas County Board of County Commissioners (BCC). Approval of this resolution authorizing the issuance of these bonds creates no debt or liability for Douglas County.

II. REQUEST

Approval of a Bond Authorizing Resolution approving the issuance of \$50,000,000 in PAB by the DCHP to finance Ponderosa Pines, solely for the purpose of satisfying Section 147(f) of the Internal Revenue Code of 1986, as amended.

III. BACKGROUND

PABs can be issued to encourage private investment in housing, higher education, jobs, solid and hazardous waste treatment and water and sewer facilities. Allocations of tax-exempt bonding authority are granted to the states annually. The Department of Local Affairs (DOLA) administers Colorado's PAB allocation. Fifty percent of the allocation is given to statewide authorities, and the other fifty percent is distributed to local issuing authorities based on population.

The (DCHP), as the PAB issuer, authorized the issuance of PABs not to exceed \$50,000,000 for Ponderosa Pines. Tax exempt bonds will finance at least 25% of the project's aggregate basis, which qualified the project for 4% federal low-income housing tax credits. The Colorado Housing and Financing Authority (CHFA) allocated 4% of \$4,442,978 and noncompetitive Colorado State credits of \$700,000. The closing is anticipated for August 2026. Multifamily Housing Revenue bonds and associated interest will never constitute the debt or indebtedness of DCHP, the County, the State of Colorado or any other political subdivision and will not give rise to a pecuniary liability

of DCHP, the County, the State or any other political subdivision, or charge against their general credit or taxing powers.

This public hearing is being conducted by the County to comply with requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, for the issuance of the proposed bonds on a tax-exempt basis. DCHP is currently positioned to issue PAB CAP for the construction of Ponderosa Pines once it is authorized to do so by an elected body at a public hearing. The DCHP Board (Board) lacks the authority to approve the attached Bond Authorizing Resolution because the Board is appointed by its members rather than elected. As the highest, local elected body, the authorization is within the purview of the BCC. Pursuant to the requirements of Section 147(f), a notice of this public hearing was published on July 30, 2026, in the Douglas County News Press.

IV. DISCUSSION

Ponderosa Owner, LLC has requested that the DCHP issue qualified PAB in an amount up to \$50,000,000 for tax-exempt financing of the Ponderosa Pines. The proceeds of the bonds will be used to support the construction, improvements, necessary reserves, and issuance costs incurred by the borrower in connection with the project. The apartments will be located at 6793 Scott Blvd. along South Parker Road just North of the intersection with Bayou Gulch Road. The complex will include 204 units of workforce housing for individuals and families who are employed in Douglas County that earn less than 60% of AMI. The project will preserve affordability for all units for at least 30 years. Planned community amenities include a fitness center, a business center, dedicated play areas for children, and ample green space for residents.

V. RECOMMENDED ACTION

Staff recommends that the BCC approve the Bond Authorizing Resolution.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Bond Authorizing Resolution	3

RESOLUTION NO. R-_____

**BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, COLORADO**

A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE DOUGLAS COUNTY HOUSING PARTNERSHIP, A MULTIJURISDICTIONAL HOUSING AUTHORITY, TO FINANCE PONDEROSA PINES PROJECT, SOLELY FOR THE PURPOSE OF SATISFYING SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986; REPEALING ANY PRIOR ACTION THAT IS IN CONFLICT WITH THIS RESOLUTION; AND AUTHORIZING OFFICIALS OF THE COUNTY TO DO ALL OTHER THINGS NECESSARY OR ADVISABLE TO COMPLETE THE TRANSACTION APPROVED IN THIS RESOLUTION.

WHEREAS, Douglas County, Colorado, (the “County”) is a county and political subdivision duly organized and validly existing under the laws and Constitution of the State of Colorado (the “State”) and the Douglas County Housing Partnership (“DCHP”) is a multijurisdictional housing authority pursuant to C.R.S. § 29-1-204.5, as amended; and

WHEREAS, the City of Lone Tree, the City of Castle Pines, the Town of Castle Rock, the Town of Parker, and the County (collectively, the “Members”) entered into an Amended and Restated Establishing Intergovernmental Agreement for the DCHP, dated December 20, 2020, (the “IGA”) for the purpose of delegating DCHP as the issuer of the private activity bond volume cap for all of these respective cities and towns; and

WHEREAS, DCHP is authorized by C.R.S. § 29-1-204.5, as amended, the Member’s IGA, and the Colorado Supplemental Public Securities Act, C.R.S. § 11-57-201 *et seq.*, as amended, to finance one or more housing projects to provide dwelling accommodations within the means of families of low or moderate income; and

WHEREAS, representatives of DCHP and Ponderosa Ownership LLC, a Colorado limited liability company, including any subsidiaries, affiliates, successors, or assigns thereof, (the “Borrower”) have requested that the Board, solely for the purpose of satisfying the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), approve the issuance by DCHP of up to \$50,000,000 (and a like amount of refunding bonds) of the DCHP Multifamily Housing Revenue Bonds, bonds, or other instruments (Ponderosa Pines Project) in one or more series (the “Bonds”) to finance a portion of the costs of the acquisition, construction, improvement, and equipping of an affordable housing facility, consisting of approximately 204 units, which provides dwelling accommodations within the means of families of low or moderate income and is located within the boundaries of the County at 6793 Scott Avenue, Parker, CO 80134, to be known as “Ponderosa Pines” (or such other name as designated by the Borrower, and referred to herein as the “Project”), to fund certain reserves, if any, and to pay certain costs incurred by the Borrower in connection with the Project and the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO:

Section 1. ***Public Hearing and Approval.*** Pursuant to Section 147(f) of the Code, the Board conducted a public hearing relating to the proposed issuance of the Bonds to finance the Project. The public hearing was conducted at the Board's Hearing Room, Philip S. Miller Building, 100 Third Street, Castle Rock, Colorado 80104, on August 11, 2026, which public hearing commenced at 2:30 p.m. or shortly thereafter, and was preceded by public notice in the form attached hereto as Exhibit A. Public notice was published on July 30, 2026, in the *Douglas County News Press*. [No one] appeared before the Board to speak for or against the Project to be financed with the proceeds of the Bonds. The Board hereby approves the issuance of the Bonds in an amount not to exceed \$50,000,000 to finance the Project; provided that Bonds will only be issued in the amount of private activity bond volume cap allocated to the Project.

Section 2. ***Ratification of Prior Action; Capitalized Terms.*** All action not inconsistent with the provisions of this Resolution heretofore taken by the Board and other officials of the County, relating to the approval of the issuance of the Bonds to finance the Project for the purposes herein set forth, is hereby ratified, approved, and confirmed.

Section 3. ***No Pecuniary Liability.*** Nothing contained in this Resolution, the Bonds, or any other instrument shall give rise to a pecuniary liability of, or a charge upon the general credit or taxing powers of, DCHP, the Members, the County, the State or any county, municipality, or political subdivision of the State.

Section 4. ***Immunity of Officers.*** No recourse for the payment of any part of the principal of, premium, if any, or interest on the Bonds, for the satisfaction of any liability arising from, founded upon or existing by reason of the issue, purchase or ownership of the Bonds, shall be had against any official, officer, member or agent of DCHP, the Members, the County or the State, all such liability to be expressly released and waived as a condition of and as a part of the consideration for the issue, sale, and purchase of the Bonds.

Section 5. ***Captions.*** The captions or headings in this Resolution are for convenience only and in no way define, limit, or describe the scope or intent of any provisions or sections of this Resolution.

Section 6. ***Irrepealability.*** After the Bonds are issued, this Resolution shall be and remain irrepealable until the Bonds and the interest thereon shall have been fully paid, canceled and discharged.

Section 7. ***Severability.*** If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

Section 8. ***Inconsistent Actions Repealed.*** All bylaws, orders and resolutions, or parts thereof, inconsistent herewith and with the documents hereby approved, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, or resolution or part thereof.

Section 9. *Effectiveness.* This Resolution shall take effect immediately.

ADOPTED AND APPROVED this 11th day of August, 2026.

THE BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, COLORADO

By _____
George Teal, Chair

Attest:

Clerk to the Board

EXHIBIT A

FORM OF TEFRA NOTICE

NOTICE OF PUBLIC HEARING CONCERNING THE ISSUANCE OF TAX-EXEMPT BONDS BY THE DOUGLAS COUNTY HOUSING PARTNERSHIP FOR PONDEROSA PINES

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of County Commissioners of Douglas County, Colorado (the “County”) on Tuesday, August 11, 2026, at 2:30 p.m., in the Commissioners’ Hearing Room, 100 Third Street, Castle Rock, Colorado, concerning the approval of a plan of finance entailing the issuance by the Douglas County Housing Partnership, a Multijurisdictional Housing Authority (“DCHP”) of tax-exempt Douglas County Housing Partnership Multifamily Housing Revenue Bonds, bonds or other instruments (Ponderosa Pines Project), in one or more series (the “Bonds”), in an aggregate principal amount not to exceed \$50,000,000 (and a like amount of refunding bonds). Proceeds of the Bonds will be loaned by DCHP to and used by Ponderosa Owner LLC, a Colorado limited liability company], including any subsidiaries, affiliates, successors or assigns thereof (the “Borrower”), to finance a portion of the costs of the acquisition, construction, improvement, and equipping of an affordable housing facility, consisting of approximately 204 units, which provides dwelling accommodations within the means of families of low or moderate income. Such facility will be known as “Ponderosa Pines” (or such other name as designated by the Borrower, and referred to herein as the “Project”) and is located within the boundaries of the County at 6793 Scott Avenue, Parker, CO 80134. The proceeds of the Bonds will also fund certain reserve funds, if any, and will pay certain costs of issuance of the Bonds. The Project will be owned, operated, and principally used by the Borrower.

DCHP is authorized by C.R.S. § 29-1-204.5, as amended, the Member’s IGA, and the Colorado Supplemental Public Securities Act, C.R.S. § 11-57-201 *et seq.*, as amended, to finance one or more housing projects to provide dwelling accommodations within the means of families of low or moderate income. The Bonds will constitute a special limited obligation of DCHP payable solely from revenues derived by DCHP pursuant to one or more financing agreements, by and among DCHP, the Borrower and the purchaser of the Bonds, and certain related loan documents under which the Borrower has repayment obligations to DCHP, and, by assignment, to the respective purchasers of the Bonds.

THE BONDS AND THE INTEREST THEREON SHALL NEVER CONSTITUTE THE DEBT OR INDEBTEDNESS OR A MULTIPLE FISCAL YEAR OBLIGATION OF DCHP, THE MEMBERS, THE COUNTY, THE STATE OF COLORADO (THE “STATE”) OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY PROVISION OR LIMITATION OF THE CONSTITUTION OR STATUTES OF THE STATE AND SHALL NOT CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF DCHP, THE MEMBERS, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF OR A CHARGE AGAINST THEIR GENERAL CREDIT OR TAXING POWERS.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. All interested parties are invited to attend and present comments at the public hearing regarding the plan of finance, the proposed issuance of the Bonds and the Project. The public hearing will be held on Tuesday, August 11, 2026 at 2:30 p.m. in the Commissioners' Hearing Room, 100 Third Street, Castle Rock, Colorado. Written comments to be presented at the meeting may be sent to, or additional information may be requested from, DCHP at 9350 Heritage Hills Circle, Lone Tree, Colorado 80124, to the attention of Deborah Degroff, Development and Asset Manager.

DOUGLAS COUNTY, COLORADO

www.douglas.co.us

MEETING DATE: August 11, 2026

**STAFF PERSON
RESPONSIBLE:** Brandi Ridgeway, Budget Analyst

DESCRIPTION: Resolution Supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received Since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$11,756,809.

SUMMARY: This resolution, through this 4th supplemental budget, amends fiscal year 2026 Adopted Budget by increasing appropriations for new revenues via grants and reimbursements not anticipated in the 2026 Adopted Budget, and appropriated restricted, committed, assigned and unassigned fund balance for new 2026 initiatives. The breakdown by fund is as follows:

\$652,790	General Fund
\$84,697	Law Enforcement Authority Fund
\$200,000	District Attorney JD23 Fund
\$3,094,559	Road Sales & Use Tax Fund
\$19,763	Justice Center Sales & Use Tax Fund
\$260,000	Parks & Open Space Sales & Use Tax Fund
<u>\$7,445,000</u>	Solid Waste Disposal Fund

\$11,756,809 Total

The total request for the fourth supplemental is \$11,756,809. The new amended budget for Douglas County will be \$768,732,172 or a 18.1% increase to the 2026 adopted budget.

Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

**RECOMMENDED
ACTION:** Approve Resolution

REVIEW:

Martha Marshall	Approve	8/3/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/6/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

Cover Page

8.11.26 Supplemental Upload

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**Resolution Supplementing the 2026 Adopted Budget for the County of Douglas,
Colorado to Recognize New Revenues Received Since Annual Budget Adoption,
Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in
the Amount of \$11,756,809.**

WHEREAS, the Board of County Commissioners adopted the 2026 annual County budget in accordance with Colorado law; and

WHEREAS, pursuant to section 29-1-109(1)(b), C.R.S., the Board of County Commissioners may authorize the expenditure of unanticipated revenues or revenues not assured at the time of the adoption of the budget by enacting a supplementary budget and appropriation; and

WHEREAS, notice of this supplemental appropriation has been published as provided by law and considered at a public meeting of the Board of County Commissioners held on Tuesday, August 11, 2026 at 100 Third Street, Castle Rock, Colorado, beginning at 2:30 PM or as soon thereafter as possible.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, Colorado that the 2026 appropriations and budgets be supplemented as follows:

\$652,790	General Fund
\$84,697	Law Enforcement Authority Fund
\$200,000	District Attorney JD23 Fund
\$3,094,559	Road Sales & Use Tax Fund
\$19,763	Justice Center Sales & Use Tax Fund
\$260,000	Parks & Open Space Sales & Use Tax Fund
<u>\$7,445,000</u>	Solid Waste Disposal Fund

\$11,756,809 Total

PASSED AND ADOPTED this 11 day of August 2026, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:

GEORGE TEAL, Chair

ATTEST:

HAYLEY HALL, Clerk to the Board

www.douglas.co.us

MEETING DATE: August 11, 2026

STAFF PERSON RESPONSIBLE: Brandi Ridgeway, Budget Analyst

DESCRIPTION: Resolution Supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received Since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$11,756,809.

SUMMARY: This resolution, through this 4th supplemental budget, amends fiscal year 2026 Adopted Budget by increasing appropriations for new revenues via grants and reimbursements not anticipated in the 2026 Adopted Budget, and appropriated restricted, committed, assigned and unassigned fund balance for new 2026 initiatives. The breakdown by fund is as follows:

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\$260,000	Parks & Open Space Sales & Use Tax Fund
<u>\$7,445,000</u>	Solid Waste Disposal Fund

\$11,756,809 Total

The total request for the fourth supplemental is \$11,756,809. The new amended budget for Douglas County will be \$768,732,172 or a 18.1% increase to the 2026 adopted budget.

Within the BOCC packet, all funding requests have been identified, along with funding sources and description / nature of expenditure. Additionally, fund summaries documenting the ability to absorb individual appropriations have been provided as well.

RECOMMENDED ACTION: Approve Resolution

REVIEW:

Martha Marshall	Approve	8/3/2026
Jeff Garcia	Approve	8/6/2026
Christie Guthrie	Approve	8/6/2026
Doug DeBord	Approve	8/6/2026

ATTACHMENTS:

8.11.26 Supplemental Upload

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**Resolution Supplementing the 2026 Adopted Budget for the County of Douglas,
Colorado to Recognize New Revenues Received Since Annual Budget Adoption,
Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in
the Amount of \$11,756,809.**

WHEREAS, the Board of County Commissioners adopted the 2026 annual County budget in accordance with Colorado law; and

WHEREAS, pursuant to section 29-1-109(1)(b), C.R.S., the Board of County Commissioners may authorize the expenditure of unanticipated revenues or revenues not assured at the time of the adoption of the budget by enacting a supplementary budget and appropriation; and

WHEREAS, notice of this supplemental appropriation has been published as provided by law and considered at a public meeting of the Board of County Commissioners held on Tuesday, August 11, 2026 at 100 Third Street, Castle Rock, Colorado, beginning at 2:30 PM or as soon thereafter as possible.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, Colorado that the 2026 appropriations and budgets be supplemented as follows:

\$652,790	General Fund
\$84,697	Law Enforcement Authority Fund
\$200,000	District Attorney JD23 Fund
\$3,094,559	Road Sales & Use Tax Fund
\$19,763	Justice Center Sales & Use Tax Fund
\$260,000	Parks & Open Space Sales & Use Tax Fund
<u>\$7,445,000</u>	Solid Waste Disposal Fund
\$11,756,809	Total

PASSED AND ADOPTED this 11 day of August 2026, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY:

GEORGE TEAL, Chair

ATTEST:

HAYLEY HALL, Clerk to the Board

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #04-26
For Adoption on August 11, 2026



Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
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GENERAL FUND - 100

Sheriff - Support Services / Technology Section - 21350	New Revenues		\$17,169	\$17,169	\$0 A	\$17,169 - New revenues received on March 18, 2026 from Roller & Associates, Inc. from the sale of old equipment. This additional revenue will be used to purchase upgraded equipment required for Sheriff's Office Support Services.
Sheriff - Investigations / Major Crimes Section - 23150	New Revenues		\$8,871	\$8,871	\$0 A	\$8,871 - New revenues received on April 15, 2026 from Roller & Associates, Inc. from the sale of seized assets. This additional revenue will be used for training purposes for the Investigations Division.
Sheriff - Jail Based Behavior Incentives	New Revenues	04/28/26	\$560,000	\$560,000	\$0 A	\$560,000 of new revenues to be received through the Colorado Department of Human Services, Office of Behavioral Health for Jail Based Behavioral Health Services (JBBS), for the expenditures related to the inmate mental health counseling, substance abuse counseling, competency enhancement, and re-entry services. This is for the grant period of July 1, 2026 through June 30, 2027.
Sheriff - Colorado Correctional Treatment Board (CTB)	New Revenues	06/11/26	\$30,000	\$30,000	\$0 A	\$30,000 - New revenues will be received from the Colorado Correctional Treatment Board (CTB) to provide funding for transportation, backpacks, recovery support items, housing, and education materials for reintegration clients with community resources relevant to their situation. The grant period is July 1, 2026 through June 30, 2027.
Sheriff - Detentions - 21500	Unassigned Fund Balance	05/19/26	\$36,750	\$0	\$36,750 B	\$36,750 - Use of unassigned fund balance for initial start up costs for biometric screening hardware and software to include the annual ongoing maintenance.

TOTAL GENERAL FUND - 100

\$652,790	\$616,040	\$36,750
		\$616,040 A
		\$36,750 B

New Revenues
Prior Year Fund Balance

* The new amended budget for the General Fund is \$254,585,238.

LAW ENFORCEMENT AUTHORITY FUND - 220

Sheriff - Other DUI Enforcement Grants	New Revenues	06/23/26	\$65,000	\$65,000	\$0 A	\$65,000 - New revenues were accepted by the BOCC on June 23, 2026 and need to be recognized prior to the funds being spent. Funding will be received from Colorado Department of Transportation (CDOT) for working High Visibility Enforcement (HVE) / Driving Under the Influence (DUI) enforcement operations within Douglas County. The grant period is July 1, 2026 through June 30, 2027.
Sheriff - Detentions SO LEAF Grant	New Revenues	07/14/26	\$19,697	\$19,697	\$0 A	\$19,697 - New revenues were accepted by the BOCC on July 14, 2026 and need to be recognized. Funding will be received from the Colorado Department of Transportation (CDOT) for the Law Enforcement Assistance Funding Award Grant (LEAF) which will be used to purchase DUI enforcement equipment. The grant period is July 1, 2026 through December 31, 2026.

TOTAL LAW ENFORCEMENT AUTHORITY FUND - 220

\$84,697	\$84,697	\$0
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* The new amended budget for the Law Enforcement Authority Fund is \$40,044,342.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #04-26
For Adoption on August 11, 2026



Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
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DISTRICT ATTORNEY JD23 FUND - 223

District Attorney - District MO Allocation - 28001	Fund Balance	06/23/26	\$200,000	\$200,000	\$0	\$200,000 - Per IGA with the former 18th District where the remaining assets will be transferred to Douglas County in 2026. This will cover the IT costs associated with transferring digital evidence from the 18th to the 23rd.
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TOTAL DISTRICT ATTORNEY JD23 FUND - 223

\$200,000 \$200,000 \$0

* The new amended budget for the District Attorney JD23 Fund is \$17,158,303.

ROAD SALES & USE TAX FUND - 230

CIP - County Line Rd Widening - 31382	New Revenues		\$3,094,559	\$3,094,559	\$0	\$3,094,559 - CDOT Reimbursement for the County Line Road Widening Project for Invoices #5 & #6 being reimbursed from state funds for Project Number STU C470-044(23677). This is for County Line Road Improvements from Broadway to University. These funds will be used to reimburse the balance of our project for portions of CDOT's project costs.
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TOTAL ROAD SALES & USE TAX FUND - 230

\$3,094,559 \$3,094,559 \$0

* The new amended budget for the Road Sales & Use Tax Fund is \$113,094,424.

JUSTICE CENTER SALES & USE TAX FUND - 240

DSO Communications Network - Simulcast Project - 33220	New Revenues		\$19,763	\$19,763	\$0 A	\$19,763 - New revenues received from Denver Water for 50% cost share of the generator for the Deckers Radio Tower Project. The generator was purchased by Douglas County through Motorola Solutions.
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TOTAL JUSTICE CENTER SALES & USE TAX FUND - 240

\$19,763 \$19,763 \$0

* The new amended budget for the Justice Center Sales & Use Tax Fund is \$37,999,504.

Supplemental Appropriation - 2026 Budget Amendment

Resolution No. #04-26
For Adoption on August 11, 2026



Department (Division)	Source of Funding	Briefing Date to BOCC	Requested Expenditure Amount	New Revenue Received	Use of Fund Balance	Description / Nature of Expenditure
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PARKS & OPEN SPACE SALES & USE TAX FUND - 250

Open Space - Sandstone Ranch - 53500	Fund Balance	05/26/26	\$90,000	\$0	\$90,000	\$90,000 - The project allocates \$90,000 to improve and maintain the main access road leading to the guided portion of Sandstone Ranch Open Space. Since the property was acquired in 2018, this road has received only minimal maintenance. \$90,000 will be used from restricted Open Space Operations & Maintenance fund balance.
Open Space - Spruce Mountain - 53500	Fund Balance	05/26/26	\$80,000	\$0	\$80,000	\$80,000 - Funding is requested to improve and maintain the forest access road serving Spruce Mountain Open Space. This road is essential for emergency access and is required under the Forest Legacy Conservation Easement Agreement. \$80,000 of restricted Open Space Operations & Maintenance fund balance will be used.
Open Space - Wildfire and Prescription Fire Equipment - 53500	Fund Balance	05/26/26	\$90,000	\$0	\$90,000	\$90,000 - Funding is requested to purchase personal protective equipment and other gear needed for wildfire response and prescribed fire operations for open space ranger staff, especially given the heightened risks from extreme drought and the mountain pine beetle outbreak. Under the direction of Douglas County's Office of Emergency Management, all rangers have earned their Incident Qualification Card and are trained to provide essential support during both wildfires and prescribed burns. \$90,000 of Restricted Open Space Operations & Maintenance fund balance will be used.

TOTAL OPEN SPACE SALES & USE TAX FUND - 250	\$260,000	\$0	\$260,000
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* The new amended budget for the Parks and Open Space Sales & Use Tax Fund is \$35,038,061.

SOLID WASTE DISPOSAL FUND - 275

Solid Waste Disposal Fund - 32600	Fund Balance	12/09/25	\$100,000	\$0	\$100,000	\$100,000 - Request to recognize funds that were received on December 16, 2025 from the City of Aurora based on a previously approved IGA. The City of Aurora contributed this money towards the development of the Douglas County Biochar and Waste Diversion Site specifically to purchase equipment and the starting and maintaining of the new facility. \$100,000 of restricted fund balance will be used.
Solid Waste Disposal Fund - 32600	Transfer from R&B		\$7,345,000	\$7,345,000	\$0	\$7,345,000 - Request to transfer savings from road projects to fund infrastructure and construction of Biochar facility.

TOTAL SOLID WASTE DISPOSAL FUND - 275	\$7,445,000	\$7,345,000	\$100,000
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* The new amended budget for the Solid Waste Fund is \$10,268,142.

TOTAL ALL FUNDS - 2026 SUPPLEMENTAL	\$11,756,809	\$11,360,059	\$396,750
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Douglas County Government
2026 Amended Budget Rollforward

Funds	2026 Adopted Budget	#26-01 Amended (3/24/26)	#26-02 Amended (5/12/26)	#26-03 Amended (6/23/26)	#26-04 Amended (8/11/26)	#26-05 Amended		Total Amended Budget	% Change Adopted Budget
<u>Revenues</u>									
100 General	193,473,464		7,737,049	1,334,596	616,040			203,161,149	5.0%
200 Road & Bridge	68,004,400		222,822					68,227,222	0.3%
210 Human Services	62,579,929							62,579,929	0.0%
215 Developmental Disabilities	10,398,500							10,398,500	0.0%
217 DC Health Department	992,315			2,082,104				3,074,419	100.0%
220 Law Enforcement Authority	30,851,400			62,834	84,697			30,998,931	0.5%
221 Safety and Mental Health	7,912,049							7,912,049	100.0%
223 District Attorney JD23	2,087,533				200,000			2,287,533	
225 Infrastructure Fund	0							0	
230 Road Sales & Use Tax	49,495,080		1,509,494	4,896,716	3,094,559			58,995,849	19.2%
235 Transportation Infrastructure Sales & Use Tax	21,897,800		849,838					22,747,638	3.9%
240 Justice Center Sales & Use Tax	28,946,925				19,763			28,966,688	0.1%
245 Rueter-Hess Recreation	716,000							716,000	100.0%
250 Parks and Open Space Sales & Use Tax	20,042,909		595,000	20,000				20,657,909	3.1%
260 Conservation Trust	1,700,000							1,700,000	0.0%
265 Lincoln Station Sales Tax Improvement	50,000							50,000	0.0%
275 Waste Disposal	200,000		1,271,600		7,345,000			8,816,600	4308.3%
280 Woodmoor Mountain	41,590							41,590	0.0%
295 Rocky Mountain HIDTA	1,244,871		2,220,702					3,465,573	178.4%
296 American Rescue Plan Act (ARPA)	0	18,931,662						18,931,662	100.0%
297 Property Tax Relief	0							0	
330 Capital Expenditures	1,559,800							1,559,800	0.0%
350 LID Capital Construction	85,200							85,200	0.0%
390 Capital Replacement	0							0	0.0%
410 Debt Service	0							0	0.0%
620 Employee Benefits Self-Insurance	2,757,400							2,757,400	0.0%
630 Liability and Property Self-Insurance	4,663,700							4,663,700	0.0%
640 Medical Insurance Self-Insurance	35,536,083							35,536,083	0.0%
Total All Funds	545,236,948	18,931,662	14,406,505	8,396,250	11,360,059	0		598,331,424	9.7%
	2026 Adopted Budget	#26-01 Amended (3/24/26)	#26-02 Amended (5/12/26)	#26-03 Amended (6/23/26)	#26-04 Amended	#26-05 Amended	Adjustments	Total Amended Budget	% Change
<u>Expenditures</u>									
100 General	195,744,400	5,846,668	20,401,612	898,304	652,790			223,543,774	14.2%
200 Road & Bridge	84,034,627	3,526,920	2,269,213					89,830,760	6.9%
210 Human Services	66,594,132							66,594,132	0.0%
215 Developmental Disabilities	10,398,500			534,272				10,932,772	5.1%
217 DC Health Department	3,458,767			2,163,164				5,621,931	100.0%
220 Law Enforcement Authority	39,468,025	428,786		62,834	84,697			40,044,342	1.5%
221 Safety and Mental Health	9,555,395		316,833					9,872,228	3.3%
223 District Attorney JD23	16,928,303	30,000			200,000			17,158,303	1.4%
225 Infrastruce Fund	442,802		41,063					483,865	9.3%
230 Road Sales & Use Tax	93,698,671		10,386,954	5,164,240	3,094,559			112,344,424	19.9%
235 Transportation Infrastructure Sales & Use Tax	46,936,399		4,106,333					51,042,732	8.7%
240 Justice Center Sales & Use Tax	3,547,497	2,187,669	3,000,000		19,763			8,754,929	146.8%
245 Rueter-Hess Recreation	1,245,526	29,537	83,380					1,358,443	100.0%
250 Parks and Open Space Sales & Use Tax	23,285,711	1,003,280	10,045,020	194,050	260,000			34,788,061	49.4%
260 Conservation Trust	8,073,251		70,000					8,143,251	0.0%
265 Lincoln Station Sales Tax Improvement	50,000							50,000	0.0%
275 Waste Disposal	860,000	644,125	1,319,017		7,445,000			10,268,142	1094.0%
280 Woodmoor Mountain	48,310							48,310	0.0%
295 Rocky Mountain HIDTA	1,219,971		2,220,702					3,440,673	182.0%
296 American Rescue Plan Act (ARPA)	0	28,371,217						28,371,217	100.0%
297 Property Tax Relief	0							0	
330 Capital Expenditures	1,224,497	249,101						1,473,598	20.3%
350 LID Capital Construction	2,500	596,446						598,946	23857.8%
390 Capital Replacement	0							0	0.0%
410 Debt Service	0							0	0.0%
620 Employee Benefits Self-Insurance	2,757,400							2,757,400	0.0%
630 Liability and Property Self-Insurance	4,663,700	10,156						4,673,856	0.2%
640 Medical Insurance Self-Insurance	36,536,083							36,536,083	0.0%
Total All Funds	650,774,467	42,923,905	54,260,127	9,016,864	11,756,809	0		768,732,172	18.1%

Detailed explanations for each supplemental budget can be found at <http://www.douglas.co.us/finance/> under the section titled "Budget Division".

General Fund (Fund 100)						
Fund Summary						
	2024	2025	2025	2025	2026	2026
	Audited	Adopted	Amended	Estimated	Adopted	Amended
	Actuals	Budget	Budget	Actuals	Budget	Budget
1 Beginning Fund Balance	\$ 51,413,343	\$ 33,288,064	\$ 61,630,742	\$ 61,630,742	\$ 36,546,502	\$ 69,373,353
Revenues						
2 <i>Taxes</i>	\$ 113,769,987	\$ 139,056,500	\$ 139,056,500	\$ 137,989,761	\$ 145,662,100	\$ 145,662,100
3 <i>Licenses and Permits</i>	8,972,885	8,481,700	8,481,700	7,186,404	7,104,000	7,104,000
4 <i>Intergovernmental</i>	7,429,909	1,986,750	13,454,208	7,517,819	492,750	492,750
5 <i>Charges for Services</i>	29,242,934	26,294,425	26,791,825	30,652,888	30,466,964	30,466,964
6 <i>Fines and Forfeits</i>	181,520	156,200	180,111	212,827	197,800	197,800
7 <i>Earnings on Investments</i>	15,929,449	6,500,000	6,500,000	7,459,640	6,500,000	6,500,000
8 <i>Donations and Contributions</i>	506,245	260,000	260,000	321,604	260,000	260,000
9 <i>Other Revenues</i>	7,793,601	2,396,300	2,570,825	9,574,939	2,789,850	2,789,850
<i>Transfers In:</i>						
10 <i>Capital Replacement Fund</i>	990,000	603,000	603,000	603,000	399,922	399,922
11 <i>Road & Bridge Fund</i>	107,000	440,821	440,821	440,821	466,825	466,825
12 <i>Transportation Fund</i>	500,000	500,000	500,000	500,000	500,000	500,000
13 <i>Justice Center Sales Tax Fund</i>	26,663,462	27,729,150	28,046,100	28,229,072	29,244,575	29,244,575
14 <i>Parks and Open Space Sales & Use Tax Fund</i>			1,679,009	1,676,009	0	0
15 <i>Road Sales Tax Fund-Engineering Svc</i>	750,000	750,000	750,000	750,000	750,000	750,000
16 <i>RMHIDTA</i>	24,900	24,900	24,900	24,900	24,900	24,900
17 <i>American Recovery Plan Act Fund</i>	0	0	830,000	830,000	0	0
18 <i>Property Tax Relief Fund</i>	0	0	48,609	48,609	0	0
19 <i>LID Capital Construction Fund</i>	894,000	85,000	85,000	85,000	85,000	85,000
20 <i>Medical Self-Insurance Fund</i>	0	2,000,000	2,000,000	2,000,000	0	0
21 <i>Total Transfers In</i>	29,929,362	32,132,871	35,007,439	35,187,411	31,471,222	31,471,222
22 <i>Supplemental Appropriation - #2 (5-12-26)</i>						7,737,049
23 <i>Supplemental Appropriation - #3 (6-23-26)</i>						1,334,596
24 <i>Supplemental Appropriation - #4 (8-11-26)</i>						616,040
25 Total Revenues and Transfers In	\$ 213,755,893	\$ 217,264,746	\$ 232,302,608	\$ 236,103,292	\$ 224,944,686	\$ 234,632,371
Expenditures by Function						
26 <i>Personnel</i>	\$ 125,326,367	\$ 133,829,689	\$ 137,713,110	\$ 132,555,782	\$ 135,842,837	\$ 135,842,837
27 <i>Supplies</i>	7,887,968	7,638,134	8,041,893	7,430,860	7,602,096	7,602,096
28 <i>Controllable Assets</i>	407,675	1,180,378	717,963	583,244	1,182,578	1,182,578
29 <i>Purchased Services</i>	45,380,472	34,880,662	57,281,854	36,851,298	43,890,754	43,890,754
30 <i>Building Materials</i>	346	0	0	0	0	0
31 <i>Fixed Charges</i>	9,736,914	12,186,225	13,421,247	10,917,996	13,369,495	13,369,495
32 <i>Debt Service</i>	5,725,972	0	0	5,507,804	0	0
33 <i>Grants and Contributions</i>	2,355,684	986,470	1,592,784	907,251	786,656	786,656
34 <i>Intergovernmental Support</i>	592,929	603,548	606,668	556,844	603,548	603,548
35 <i>Interdepartmental Charges</i>	(11,547,502)	(11,494,167)	(11,494,167)	(11,601,809)	(11,203,564)	(11,203,564)
36 <i>Capital Outlay</i>	4,646,776	5,134,950	2,052,423	9,047,983	0	0
37 <i>Computer Equipment</i>	1,136,629	2,086,000	2,891,286	1,149,008	2,000,000	2,000,000
38 <i>Vehicle Replacements</i>	1,396,843	1,485,000	1,506,898	1,204,719	670,000	670,000
39 <i>Contingency</i>	0	2,000,000	610,148	0	1,000,000	1,000,000
<i>Transfers Out</i>						
40 <i>To Law Enforcement Authority Fund</i>	2,923,400	7,774,019	7,774,019	7,774,019	8,380,417	8,380,417
41 <i>To Security and Mental Health Fund</i>	625,000	200,000	200,000	200,000	780,000	780,000
42 <i>To District Attorney Fund</i>	0	12,580,171	12,849,375	12,849,375	14,840,770	14,840,770
43 <i>To Capital Expenditures Fund</i>	88,000	0	3,435,000	3,435,000	0	0
44 <i>To Solid Waste Disposal Fund</i>	275,950	0	3,000,000	3,000,000	0	0
45 <i>To LID Capital Construction Fund</i>	0	0	0	0	0	0
46 <i>To Human Services Fund</i>	3,858,140	4,195,916	4,195,916	3,884,871	3,573,825	3,573,825
47 <i>To Medical Self-Insurance Fund</i>	2,500,000	0	0	0	1,000,000	1,000,000
48 <i>To Health Fund</i>	2,123,247	2,106,435	2,106,435	2,106,435	2,466,452	2,466,452
49 <i>Total Transfers Out</i>	12,393,737	26,856,541	33,560,745	33,249,700	31,041,464	31,041,464
50 <i>Encumbrances Re-appropriated (Supplemental #01-26)</i>						5,846,668
51 <i>Supplemental Appropriation - #2 (5-12-26)</i>						20,401,612
52 <i>Supplemental Appropriation - #3 (6-23-26)</i>						898,304
53 <i>Supplemental Appropriation - #4 (8-11-26)</i>						652,790
54 Total Expenditures and Transfers Out	\$ 205,440,810	\$ 217,373,430	\$ 248,502,852	\$ 228,360,681	\$ 226,785,864	\$ 254,585,238
55 <i>Change In Fund Balance</i>	8,315,083	(108,684)	(16,200,244)	7,742,611	(1,841,178)	(19,952,867)
56 Ending Fund Balance	\$ 59,728,426	\$ 33,179,380	\$ 45,430,498	\$ 69,373,353	\$ 34,705,324	\$ 49,420,486
Fund Balance Detail						
57 <i>Non-spendable Fund Balance</i>	\$ 3,108,325	\$ 4,281,147	\$ 3,108,325	\$ 4,714,674	\$ 3,108,325	\$ 4,714,674
58 <i>Restricted Fund Balance</i>	19,686,825	11,379,319	13,387,222	13,680,949	13,375,462	13,288,883
59 <i>Committed Fund Balance</i>	3,724,698	5,000,000	5,000,000	12,915,795	5,000,000	2,650,000
60 <i>Assigned Fund Balance - Required Per Policy</i>	7,696,913	8,425,722	6,689,054	8,924,366	6,689,054	7,083,188
61 <i>Assigned Fund Balance - Carry Forward</i>	4,723,045	0	0	9,091,890	0	100,000
62 <i>Assigned Fund Balance - Initiatives</i>	20,625,000	6,500,000	12,125,000	16,771,095	6,350,000	21,100,000
63 <i>Unassigned Fund Balance Available</i>	2,099,837	15,706	5,120,897	3,274,584	182,483	483,741
64 <i>Unrealized Gains & Losses Adjustment</i>	(1,936,216)	(2,422,514)	0	0	0	0
65 Ending Fund Balance	\$ 59,728,426	\$ 33,179,380	\$ 45,430,498	\$ 69,373,353	\$ 34,705,324	\$ 49,420,486

Douglas County Government
Law Enforcement Authority Fund (Fund 220)
Fund Summary

	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 7,645,303	\$ 7,835,110	\$ 8,457,982	\$ 8,457,982	\$ 7,776,358	\$ 9,628,190
<u>Revenues</u>						
2 Taxes	\$ 28,141,359	\$ 27,987,600	\$ 27,987,600	\$ 27,877,432	\$ 27,312,000	\$ 27,312,000
3 Intergovernmental	65,858	0	89,000	84,561	0	0
4 Charges for Services	2,209,656	2,166,800	2,166,800	2,313,969	2,249,000	2,249,000
5 Fines and Forfeits	954,923	1,005,400	1,005,400	958,913	960,400	960,400
6 Earnings on Investments	630,059	400,000	400,000	627,427	300,000	300,000
7 Donations and Contributions						
8 Miscellaneous Revenues	4,681	0	7,301	64,794	0	0
9 Other Financing Sources	66,225	0	0	42,550	30,000	30,000
10 Transfers In - General Fund	2,923,400	7,774,019	7,774,019	7,774,019	8,380,417	8,380,417
11 Supplemental Appropriation (#3 June 23, 2026)						62,834
12 Supplemental Appropriation (#4 August 11, 2026)						84,697
13 Total Revenues and Transfers In	\$ 34,996,161	\$ 39,333,819	\$ 39,430,120	\$ 39,743,664	\$ 39,231,817	\$ 39,379,348
<u>Expenditures by Function</u>						
14 Personnel	\$ 27,773,772	\$ 31,901,173	\$ 31,895,673	\$ 30,957,227	\$ 33,263,610	\$ 33,263,610
15 Supplies	637,908	831,100	884,231	770,670	611,450	611,450
16 Controllable Assets	48,218	104,400	123,705	149,294	40,000	40,000
17 Purchased Services	673,574	997,700	1,150,300	770,104	985,850	985,850
18 Fixed Charges	2,957,271	3,000,377	3,175,610	3,169,515	2,958,115	2,958,115
19 Debt Service	137,548	0	0	135,100	0	0
20 Grants and Contributions	2,245	60,000	60,100	60,114	0	0
21 Capital Outlay	1,952,946	2,495,100	2,779,236	2,561,433	1,509,000	1,509,000
22 Contingency	0	100,000	24,900	0	100,000	100,000
23 Encumbrances Re-appropriated (Supplemental #01-26)						428,786
24 Supplemental Appropriation (#3 June 23, 2026)						62,834
25 Supplemental Appropriation (#4 August 11, 2026)						84,697
26 Total Expenditures and Transfers Out	\$ 34,183,482	\$ 39,489,850	\$ 40,093,755	\$ 38,573,456	\$ 39,468,025	\$ 40,044,342
27 Change In Fund Balance	812,679	(156,031)	(663,635)	1,170,208	(236,208)	(664,994)
28 Ending Fund Balance	\$ 8,457,982	\$ 7,679,079	\$ 7,794,347	\$ 9,628,190	\$ 7,540,150	\$ 8,963,196
<u>Fund Balance Detail</u>						
29 Non-spendable Fund Balance	\$ 9,010	\$ 17,392	\$ 17,392	\$ 26,959	\$ 0	\$ 26,959
30 Restricted Fund Balance - Required per policy	7,520,700	6,983,306	7,364,669	8,735,670	7,193,306	8,070,676
31 Restricted Available - Available	928,272	678,381	412,286	865,561	346,844	865,561
32 Committed Fund Balance	0	0	0	0	0	0
33 Ending Fund Balance	\$ 8,457,982	\$ 7,679,079	\$ 7,794,347	\$ 9,628,190	\$ 7,540,150	\$ 8,963,196

**Douglas County Government
District Attorney JD23 Fund (Fund 223)
Fund Summary**

	2025 Adopted Budget	2025 Amended Actuals	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 165,147
<u>Revenues</u>					
2 Intergovernmental	\$ 1,665,711	\$ 2,183,321	\$ 2,373,079	\$ 1,987,533	\$ 1,987,533
3 Charges for Services	53,500	53,500	0	100,000	100,000
4 Fines & Forfeits	0	0	186,422	0	0
5 Earnings on Investments	0	0	0	0	0
6 Other Revenues	0	0	21,696	0	0
7 Transfer-In General Fund	12,580,171	12,849,375	12,849,375	14,840,770	14,840,770
8 Supplemental Appropriation (#4 August 11, 2026)					200,000
9 Total Revenues and Transfer In	\$ 14,299,382	\$ 15,086,196	\$ 15,430,572	16,928,303	\$ 17,128,303
<u>Expenditures by Function</u>					
10 Personnel	\$ 13,889,682	\$ 13,831,292	\$ 13,926,927	\$ 16,044,906	\$ 16,044,906
11 Supplies	56,970	81,091	61,215	81,091	81,091
12 Controllable Assets	0	0	0	0	0
13 Purchased Services	278,480	819,865	918,649	599,802	599,802
14 Fixed Charges	19,250	79,137	72,201	57,504	57,504
15 Interdepartmental Charges	0	0	17,095	0	0
16 Capital	55,000	274,811	269,339	145,000	145,000
17 Contingency	0	0	0	0	0
18 Encumbrances Re-appropriated (Supplemental #01-26)					30,000
19 Supplemental Appropriation (#4 August 11, 2026)					200,000
20 Total Expenditures and Transfers Out	\$ 14,299,382	\$ 15,086,196	\$ 15,265,426	\$ 16,928,303	\$ 17,158,303
21 Change In Fund Balance	0	0	165,147	0	(30,000)
22 Ending Fund Balance	\$ 0	\$ 0	\$ 165,147	\$ 0	\$ 135,147
<u>Fund Balance Detail</u>					
23 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24 Restricted Fund Balance	0	0	0	0	0
25 Committed Fund Balance	0	0	0	0	0
26 Assigned Fund Balance	0	0	165,147	0	135,147
27 Ending Fund Balance	\$ 0	\$ 0	\$ 165,147	\$ 0	\$ 135,147

Douglas County Government
Road Sales and Use Tax Fund (Fund 230)
Fund Summary

	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 105,668,807	\$ 96,605,934	\$ 102,253,053	\$ 102,253,053	\$ 99,442,672	\$ 110,560,995
<u>Revenues</u>						
2 Taxes	\$ 42,681,098	\$ 44,045,200	\$ 44,367,700	\$ 45,185,315	\$ 45,995,080	\$ 45,995,080
3 Intergovernmental	682,112	0	0	6,933,093	0	0
4 Earnings on Investments	3,679,814	2,200,000	2,200,000	4,049,871	3,500,000	3,500,000
5 Other Revenues	3,476,726	0	2,893,943	2,894,203	0	0
6 Transfers In	0	0	0	0	0	0
7 Supplemental Appropriation - #2 (5-12-26)						1,509,494
8 Supplemental Appropriation - #3 (6-23-26)						4,896,716
9 Supplemental Appropriation - #4 (8-11-26)						3,094,559
10 Total Revenues and Transfers In	\$ 50,519,750	\$ 46,245,200	\$ 49,461,643	\$ 59,062,482	\$ 49,495,080	\$ 58,995,849
<u>Expenditures by Function</u>						
11 Purchased Services	2,660,058	2,820,000	8,229,380	4,992,612	4,260,562	4,260,562
12 Intergovernmental Support	30,702,928	27,515,732	27,514,892	21,642,966	21,243,117	21,243,117
13 Interdepartmental Charges	0	0	0	0	0	0
14 Capital Projects/Re-Appropriation	10,972,115	68,091,203	69,668,465	23,368,962	68,194,992	68,194,992
15 Transfers Out:						
16 To General Fund	750,000	750,000	750,000	750,000	750,000	750,000
17 To Infrastructure Fund	8,850,402	0	0	0	0	0
18 Total Transfers Out	9,600,402	750,000	750,000	750,000	750,000	750,000
19 Supplemental Appropriation - #2 (5-12-26)						10,386,954
20 Supplemental Appropriation - #3 (6-23-26)						5,164,240
21 Supplemental Appropriation - #4 (8-11-26)						3,094,559
22 Total Expenditures and Transfers Out	\$ 53,935,503	\$ 99,176,935	\$ 106,162,737	\$ 50,754,541	\$ 94,448,671	\$ 113,094,424
23 Change In Fund Balance	(3,415,754)	(52,931,735)	(56,701,094)	8,307,941	(44,953,591)	(54,098,575)
24 Ending Fund Balance	\$ 102,253,053	\$ 43,674,199	\$ 45,551,959	\$ 110,560,995	\$ 54,489,081	\$ 56,462,420
<u>Fund Balance Detail</u>						
25 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26 Restricted Fund Balance - Required Per Policy	64,084,610	4,824,520	5,146,164	6,106,248	5,149,508	5,149,508
27 Restricted Fund Balance - Available	38,168,444	38,849,679	40,405,795	104,454,746	49,339,573	51,312,912
28 Committed Fund Balance	0	0	0	0	0	0
29 Assigned Fund Balance	0	0	0	0	0	0
30 Ending Fund Balance	\$ 102,253,053	\$ 43,674,199	\$ 45,551,959	\$ 110,560,995	\$ 54,489,081	\$ 56,462,420

Douglas County Government
Justice Center Sales and Use Tax Fund (Fund 240)
Fund Summary

	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 21,602,586	\$ 7,856,607	\$ 16,514,220	\$ 16,514,220	\$ 9,561,392	\$ 12,538,004
Revenues						
2 Taxes	\$ 26,675,687	\$ 27,528,250	\$ 27,845,200	\$ 28,240,822	\$ 28,746,925	\$ 28,746,925
3 Intergovernmental	0	0	0	0	0	0
4 Charges for Services	66,325	0	0	147,100	0	0
5 Earnings on Investments	561,262	300,000	300,000	384,320	200,000	200,000
6 Other Revenues	0	0	1,057,911	1,038,148	0	0
7 Supplemental Appropriation #4-26 - (August 11, 2026)						19,763
8 Total Revenues and Transfers In	\$ 27,303,274	\$ 27,828,250	\$ 29,203,111	\$ 29,810,390	\$ 28,946,925	\$ 28,966,688
Expenditures by Function						
9 Supplies	\$ 47,787	\$ 0	\$ 38,964	\$ 54,471	\$ 340,000	\$ 340,000
10 Controllable Assets	39,393	1,071,200	64,778	16,978	843,700	843,700
11 Purchased Services	59,816	0	68,013	59,033	28,000	28,000
12 Fixed Charges	493,175	547,747	553,747	552,441	586,797	586,797
13 Grants, Contributions, Indemnities	0	0	0	0	0	0
14 Debt Service (Lease Payment)	0	0	0	0	0	0
15 Intergovernmental Support	5,788	12,000	9,742	5,918	10,000	10,000
16 Interdepartmental Charges	0	0	0	0	0	0
17 Capital Outlay	5,082,220	1,693,600	7,374,585	4,868,694	1,639,000	1,639,000
18 Contingency	0	100,000	10	0	100,000	100,000
19 Transfers Out:						
20 To General Fund	26,663,462	27,729,150	28,046,100	28,229,072	29,244,575	29,244,575
21 Total Transfers Out	26,663,462	27,729,150	28,046,100	28,229,072	29,244,575	29,244,575
22 Encumbrances Re-appropriated (Supplemental #01-26)						2,187,669
23 Supplemental Appropriation #2-26 - (5-12-26)						3,000,000
24 Supplemental Appropriation #4-26 - (August 11, 2026)						19,763
25 Total Expenditures and Transfers Out	\$ 32,391,640	\$ 31,153,697	\$ 36,155,939	\$ 33,786,607	\$ 32,792,072	\$ 37,999,504
26 Change In Fund Balance	(5,088,366)	(3,325,447)	(6,952,828)	(3,976,216)	(3,845,147)	(9,032,816)
27 Ending Fund Balance	\$ 16,514,220	\$ 4,531,160	\$ 9,561,392	\$ 12,538,004	\$ 5,716,245	\$ 3,505,188
Fund Balance Detail						
28 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
29 Restricted Fund Balance - Required Per Policy	4,690,611	3,277,312	3,277,312	2,597,317	2,352,284	3,277,312
30 Restricted Fund Balance - Initiatives	0	0	3,000,000	3,000,000	3,000,000	0
31 Restricted Fund Balance - Available	11,823,609	1,253,848	3,284,080	6,940,687	363,961	227,876
32 Committed Fund Balance	0	0	0	0	0	0
33 Assigned Fund Balance	0	0	0	0	0	0
34 Ending Fund Balance	\$ 16,514,220	\$ 4,531,160	\$ 9,561,392	\$ 12,538,004	\$ 5,716,245	\$ 3,505,188

Douglas County Government
Parks and Open Space Sales and Use Tax Fund (Fund 250)
Fund Summary

	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 49,512,339	\$ 45,258,195	\$ 55,751,331	\$ 55,751,331	\$ 52,558,168	\$ 57,884,244
<u>Revenues</u>						
2 <i>Taxes</i>	\$ 18,139,467	\$ 18,719,209	\$ 18,794,209	\$ 19,203,759	\$ 19,547,909	\$ 19,547,909
3 <i>Intergovernmental</i>	6,434	0	896,633	293,538	0	0
4 <i>Charges for Services</i>	0	25,000	25,000	0	0	0
5 <i>Earnings on Investments</i>	3,003,252	400,000	2,900,000	3,154,251	400,000	400,000
6 <i>Other Revenues</i>	618,909	85,000	85,000	150,006	95,000	95,000
7 <i>Other Financing Sources</i>	0	0	0	439,835	0	0
8 <i>Transfer In</i>	0	0	0	0	0	0
9 <i>Supplemental Appropriation - #2 (5-12-26)</i>						595,000
10 <i>Supplemental Appropriation - #3 (6-23-26)</i>						20,000
11 Total Revenues and Transfers In	\$ 21,768,061	\$ 19,229,209	\$ 22,700,842	\$ 23,241,389	\$ 20,042,909	\$ 20,657,909
<u>Expenditures by Function</u>						
12 <i>Personnel</i>	\$ 1,942,358	\$ 2,380,738	\$ 2,422,920	\$ 2,210,982	\$ 2,355,416	\$ 2,355,416
13 <i>Supplies</i>	164,221	423,330	265,680	167,260	423,330	423,330
14 <i>Controllable Assets</i>	36,168	0	0	4,339	0	0
15 <i>Purchased Services</i>	1,359,883	934,500	2,374,201	1,300,641	934,500	934,500
16 <i>Fixed Charges</i>	286,385	267,084	267,084	235,504	247,883	247,883
17 <i>Debt Service</i>		0	0	91,000	0	0
18 <i>Grants, Contributions, Indemnities</i>	5,500,000	0	9,050,000	8,478,072	10,250,000	10,250,000
19 <i>Intergovernmental Support</i>	4,332,072	3,748,842	3,833,842	4,607,152	3,914,582	3,914,582
20 <i>Capital Outlay</i>	1,483,296	0	7,211,446	1,963,378	4,695,000	4,695,000
21 <i>Vehicle Replacements</i>	174,687	0	123,081	124,140	365,000	365,000
22 <i>Contingency</i>	0	100,000	90,000	0	100,000	100,000
23 <i>Transfers Out:</i>						
24 <i>General Fund</i>	0	0	1,676,009	1,676,009	0	0
25 <i>Rueter Hess Recreation Area</i>	250,000	250,000	250,000	250,000	250,000	250,000
26 <i>Total Transfers Out</i>	<u>250,000</u>	<u>250,000</u>	<u>1,926,009</u>	<u>1,926,009</u>	<u>250,000</u>	<u>250,000</u>
27 <i>Encumbrances Re-appropriated (Supplemental #01-26)</i>						1,003,280
28 <i>Supplemental Appropriation - #2 (5-12-26)</i>						10,045,020
29 <i>Supplemental Appropriation - #3 (6-23-26)</i>						194,050
30 <i>Supplemental Appropriation - #4 (8-11-26)</i>						260,000
31 Total Expenditures and Transfers Out	\$ 15,529,069	\$ 8,104,494	\$ 27,564,263	\$ 21,108,477	\$ 23,535,711	\$ 35,038,061
32 <i>Change In Fund Balance</i>	6,238,992	11,124,715	(4,863,421)	2,132,913	(3,492,802)	(14,380,152)
33 Ending Fund Balance	\$ 55,751,331	\$ 56,382,910	\$ 50,887,910	\$ 57,884,244	\$ 49,065,366	\$ 43,504,092
<u>Fund Balance Detail</u>						
34 <i>Non-spendable Fund Balance</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
35 <i>Restricted Fund Balance - Required Per Policy</i>	<u>2,416,228</u>	<u>875,449</u>	<u>1,016,373</u>	<u>4,454,490</u>	<u>887,571</u>	<u>987,899</u>
36 <i>Restricted Fund Balance - Available</i>	<u>53,335,103</u>	<u>55,507,461</u>	<u>49,871,537</u>	<u>53,429,754</u>	<u>48,177,795</u>	<u>42,516,193</u>
37 <i>Committed Fund Balance</i>	0	0	0	0	0	0
38 <i>Assigned Fund Balance</i>	0	0	0	0	0	0
39 Ending Fund Balance	\$ 55,751,331	\$ 56,382,910	\$ 50,887,910	\$ 57,884,244	\$ 49,065,366	\$ 43,504,092

Douglas County Government
Solid Waste Disposal Fund (Fund 275)
Fund Summary

	2024 Audited Actuals	2025 Adopted Budget	2025 Amended Budget	2025 Estimated Actuals	2026 Adopted Budget	2026 Amended Budget
1 Beginning Fund Balance	\$ 6,417	\$ 157,095	\$ 430,842	\$ 430,842	\$ 507,796	\$ 1,252,823
<u>Revenues</u>						
2 Taxes	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3 Intergovernmental	0	0	0	100,000	0	0
4 Charges for Services	76,932	65,000	189,580	160,196	125,000	125,000
5 Intergovernmental	0	0	0	0	0	0
6 Earnings on Investments	0	0	0	0	0	0
7 Other Revenues	203,466	20,000	20,000	173,932	75,000	75,000
8 Transfers In						
9 Transfer In - General Fund	275,950	0	3,000,000	3,000,000	0	0
10 Transfer In - Road & Bridge	0	0	432,875	432,875	375,000	375,000
11 Total Transfers In	275,950	0	3,432,875	3,432,875	375,000	375,000
12 Supplemental Appropriation - #2 (5-12-26)						1,271,600
13 Supplemental Appropriation - #4 (8-11-26)						7,345,000
14 Total Revenues and Transfers In	\$ 556,348	\$ 85,000	\$ 3,642,455	\$ 3,867,003	\$ 575,000	\$ 9,191,600
<u>Expenditures by Function</u>						
15 Personnel	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16 Supplies	0	0	0	0	0	0
17 Purchased Services	21,376	0	0	68,120	300,000	300,000
18 Fixed Charges	110,547	110,000	234,580	401,920	560,000	560,000
19 Intergovernmental Support	0	0	0	0	0	0
20 Interdepartmental Charges	0	0	0	0	0	0
21 Capital Outlay	0	0	3,432,875	2,574,983	0	0
22 Contingency	0	0	0	0	0	0
23 Transfers Out - General Fund	0	0	0	0	0	0
24 Encumbrances Re-appropriated (Supplemental #01-26)						644,125
25 Supplemental Appropriation - #2 (5-12-26)						1,319,017
26 Supplemental Appropriation - #4 (8-11-26)						7,445,000
27 Total Expenditures and Transfers Out	\$ 131,923	\$ 110,000	\$ 3,667,455	\$ 3,045,022	\$ 860,000	\$ 10,268,142
28 Change In Fund Balance	424,425	(25,000)	(25,000)	821,981	(285,000)	(1,076,542)
29 Ending Fund Balance	\$ 430,842	\$ 132,095	\$ 405,842	\$ 1,252,823	\$ 222,796	\$ 176,281
<u>Fund Balance Detail</u>						
30 Non-spendable Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
31 Restricted Fund Balance	0	0	0	0	0	0
32 Committed Fund Balance	0	0	0	0	0	0
33 Assigned Fund Balance	430,842	132,095	405,842	1,252,823	222,796	176,281
34 Ending Fund Balance	\$ 430,842	\$ 132,095	\$ 405,842	\$ 1,252,823	\$ 222,796	\$ 176,281