

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

- **Watch Douglas County Elected Officials take the Oath of Office live Jan. 14, 2025** - Join us at 12:30 p.m.



Tuesday, Jan. 14, as your elected Douglas County Commissioners, George Teal and Kevin Van Winkle, are sworn into office. Commissioner Abe Laydon will emcee the ceremony, and District 23 Judicial District Court Judge the Hon. Ryan Stuart will administer the oath of office. [Watch live on Douglas County's YouTube channel.](#)

Taking the oath of office on Jan. 14 are:

- Re-elected County Commissioner, District II: George Teal
- Elected County Commissioner, District III: Kevin Van Winkle

The formal proceedings will be held in the Board of County Commissioner's Hearing Room in the Philip S. Miller Building, 100 Third St., in Downtown Castle Rock beginning promptly at 12:30 p.m. The swearing-in ceremony will also be recorded and available for later viewing on [Douglas County's YouTube Channel.](#)

- From Clerk Davis: Our Douglas County Recording office located on the main level of the Wilcox Building is



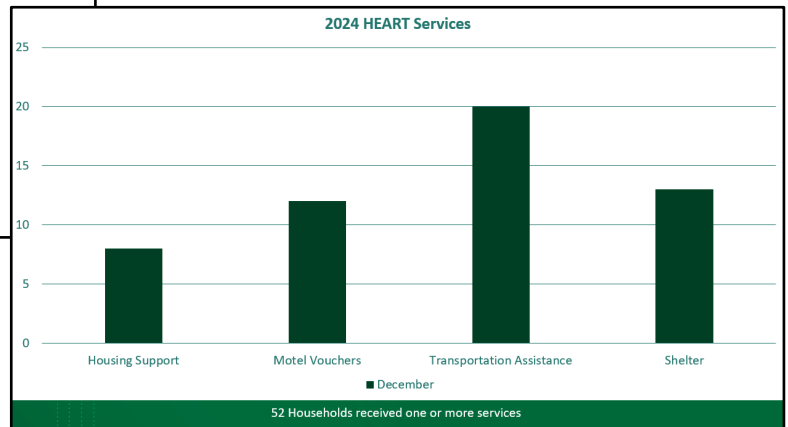
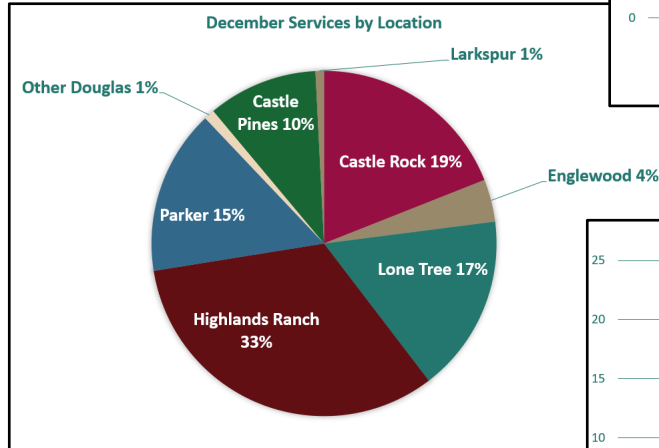
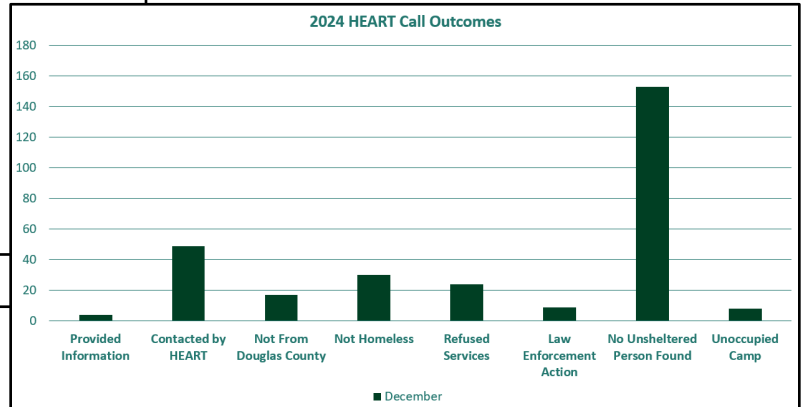
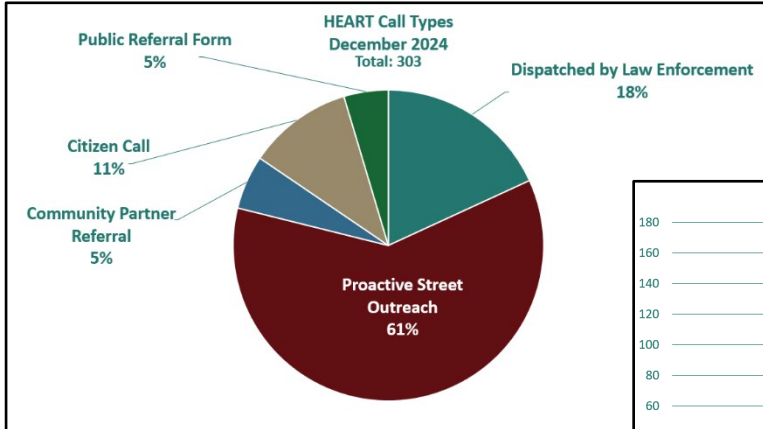
being renovated to better serve the needs of our growing community. The renovation is scheduled from January 13 – June 2025, during which time the Recording office will temporarily relocate to the Douglas County Elections office located nearby at 125 Stephanie Place.

Our Recording team processed a record number of marriage licenses and new passport applications in 2024 in addition to the other critical government services it provides. The renovation of the Recording office will maximize the limited space available in the Wilcox Building to enhance our public-facing service desks and research area and provide the layout and efficiency required behind the scenes for the team to complete its important statutory work.

During the closure, statutory functions will continue on January 13-14, but no in-person service/appointments will be available on those two days. In-person Recording service begins at the new temporary location at the Elections building on Wednesday, January 15.

Community Services

- Heart Activity Report - December 2024



- HEART Success Story** - The HEART received a referral in August 2024, of a family of 10 needing assistance after an eviction. HEART Navigators provided housing support through a limited number of motel vouchers while referring the family to the Douglas County Care Compact. Multiple non-profits, faith-based, and community partners met each month to ensure the family had the appropriate supports in place to obtain employment, education, mental health, and shelter opportunities. The family was accepted and moved into the GOALS Program in late December 2024. The HEART would be remiss if we did not express gratitude for the hard work of the Care Compact, the Rock Church, Douglas County School District, All Health Network, Department of Human Services, Family Tree, AD Works, and Douglas County Youth Services. The family is thriving in their new location and grateful for the assistance they received from Douglas County.

- **A hot meal and community resources offered at 2025 Strive to Thrive event** - Douglas County residents enduring hard times can take advantage of a free hot meal and more than 20 local service organizations available at the [Strive to Thrive Resource and Service Fair](#) from 4 p.m. to 6 p.m. Tuesday, Jan. 28, at Calvary Castle Rock, 1100 Caprice Drive in Castle Rock.



This free event provides attendees with information on where to access food and clothing, medical assistance and more while providing them with the opportunity to receive many of those benefits while at the event.

Attendees can also learn about employment opportunities, how to apply for the Supplemental Nutrition Assistance Program (SNAP, formerly food stamps), and many other supportive services. Strive to Thrive is hosted by Douglas County’s Community of Care Network. For more information on the fair or about the Community of Care Network, please visit [our webpage](#) or call [303-660-7460](tel:303-660-7460). No appointment or registration is required to attend the fair.

Community Development

Planning Services

- **Douglas County Artifact Donation** - Citizen Dave Parsons, a longtime resident of Douglas County, donated artifacts he had been collecting since the 1990s. The artifacts donated range from precontact native American to historic ranching materials. A buck scraper was a part of the donation and used for ditch digging, photo shown. Other photos show the variety of artifacts donated and that many people collect, and then are housed in a shoe box. Thankfully this citizen kept track of where he found everything, included date of collection, and identified most of the artifacts. The donation is a great contribution to the repository, adds to our education collections and provides valuable display materials.



- **Called to create? Share your art with the community in 2025. Apply to 2025-26 Art Encounters by Feb. 21**



Are you a sculptor, with a work in progress or a completed piece that needs to be seen? Consider submitting your artwork to the well-established [Douglas County Art Encounters](#) public art program in 2025. ([full story](#))

Founded in 2007, Art Encounters is a year-long, outdoor sculpture exhibit showcasing sculptures, in various media and styles, displayed in highly visible areas in Castle Rock, Highlands Ranch, Lone Tree, Parker, and Roxborough. Selected sculptures are viewed by thousands of visitors annually. All chosen sculptors receive a \$1,200 stipend. Since the program’s inception, 24 pieces have been purchased or donated.

All applications must be [received online at ArtCall.org](#), or [online at CAFÉ](#) no later than Friday, Feb. 21. Selected work will be on display from May 2025 to May 2026. [Read about submission requirements on the Art Encounters webpage.](#)

Parks, Trails and Building Grounds

- **Hike at Bluffs Regional Park? Prepare for upcoming trail impacts. Work to reconstruct trail begins Friday, Dec. 20, 2024. Loop closed, but out-and-back use still available.**



Did you know an average of 500 people visit the Bluffs Regional Park Trail in Lone Tree daily? Due to this heavy traffic and our extreme Colorado weather, the trail has eroded and will need to be reconstructed. Work began Friday, Dec. 20, 2024, and will last for approximately six months.

During this time, please plan for heavy construction traffic, and intermittent safety closures on the Bluffs Regional Park Trail and East West Regional Trail. Hikers can still access the Bluffs Regional Trail out and back by starting at the trailhead and using the north portion of the 2.5-mile loop until the closure area is reached and then returning to the trailhead. [View a map of the work area](#). Stay up to date on impacts at [Bluffs Regional Park Trail on our webpage](#), Douglas County Outdoors Facebook page and by [signing up for the Douglas County Outdoors email list](#).

- **Parks Counter Update – as of 12/24/24:**

Location	2023 Total	2024 Total
Bayou Gulch Regional Park – Dog Park	25,539	20,042
Bingham Lake	78,815	78,193
Bluffs Regional Park	145,917	153,192
Cherry Creek Regional Trail – Pinery	40,332	29,315
East/West Regional Trail – Grigs Trailhead	41,944	46,183
East/West Regional Trail – Monarch Trailhead	N/A	19,025
East/West Regional Trail – Schweiger Ranch	5,448	14,866
East/West Regional Trail – Stepping Stone	N/A	39,189
Fairgrounds Regional Park – Dog Park	54,945	49,564
High Line Canal – West	52,384	30,954
Rueter-Hess Reservoir – Coyote Run Loop	7,001	9,506
Rueter-Hess Reservoir – Incline Trailhead	68,147	68,926
Rueter-Hess Reservoir – Newlin's Gold	N/A	1,105
Totals	520,472	560,060

- **Ranger Swearing In** - On December 19, 2025, Parks, Trails, and Rueter-Hess Park Rangers Garrett Johnson,



Patrick Latham, Mikayla Kuntzman, and Dylan Roberts were officially sworn in by the Douglas County Sheriff, Darren Weekly. This collaborative program works closely with the Sheriff's Office, Parks, Trails and Building Grounds Technicians, and other first responders to ensure safe and enjoyable outdoor recreation for all visitors. Park Rangers are trained in both recreational management and public safety. They play a crucial role in maintaining and safeguarding properties managed by the Parks, Trails, and Building Grounds Division of Community Development.

Public Works

Activities December 9, 2024 – January 9, 2025

Engineering

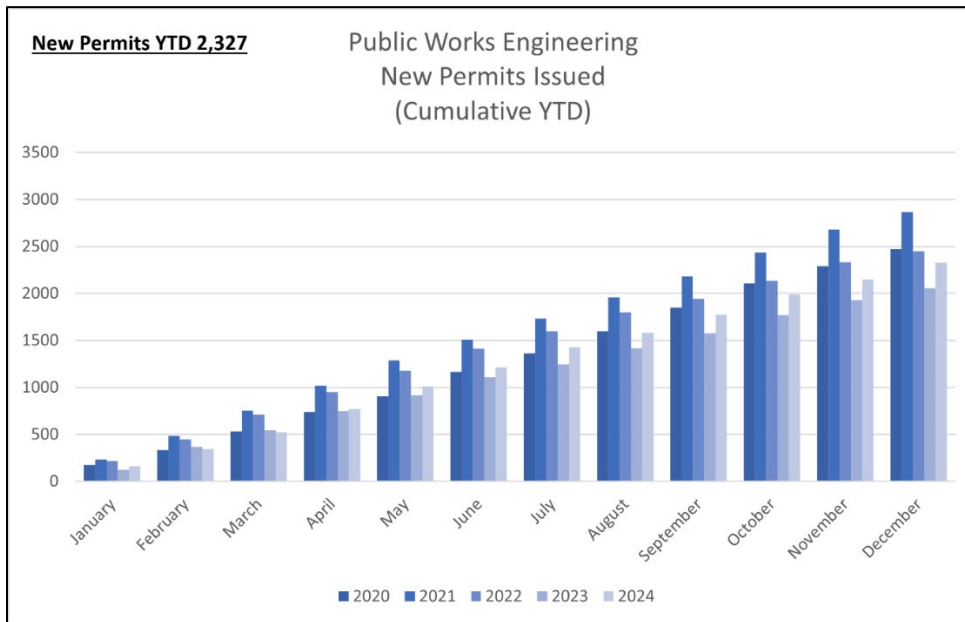
- **US 85 Widening from Highlands Ranch Pkwy to C-470 Improvements** - For project info and traffic impacts: [US 85 Widening from Highlands Ranch Parkway to C-470](#). Timeline is fall 2022 through fall 2025.



- **West Frontage Road Relocation (aka Dawson Trails Boulevard Project)** – Anticipated to be completed fall 2025. Douglas County and the Town of Castle Rock have partnered to construct the new road called Dawson Trails Blvd. For further information: [West Frontage Road Relocation Project](#)



- **2025 Neighborhood Street Paving Program** - Douglas County Neighborhood Street Paving Program includes locations in Highlands Ranch, Bell Cross, Cresthill, Lincoln Creek, Venneford Ranch, Chambers, Charter Oaks, Irish Pat Murphy, Bayou Hills, Gillian and Steele, East Palmer Divide, Homestead Hills, Ponderosa Hills, Christie Ridge, Parker Rd East, Furrow Phase 2, Rafter, Coronado, and Village. Paving schedules will be posted in February.



Building Division

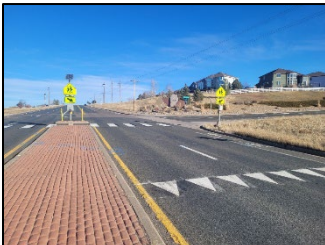
- **Letters of Credit (LOC) and Warranties:**
 - Letter of Credit held as Warranty security for Lincoln Creek Village Filing 1, 8th Amd, (DV2016-286) all phases warranty. The LOC will expire January 20, 2025, and no action will be taken if an amendment to extend the expiration date is received.
 - Canyons South Filing 2, DV2021-313, Phase 1 Warranty Performance Security. Draw on the LOC for \$70,141.95. No action will be taken if an amendment to extend the expiration date (02/05/2025) is received.
 - Canyons South Filing 3, DV2022-097, All Phases Warranty Performance Security. Draw on the LOC for \$256,751.00. No action will be taken if an amendment to extend the expiration date (02/05/2025) is received.
 - Canyons South Filing 2, Phase 1B - Crowfoot Valley Rd. Warranty Acceptance - DV2021-228
 - Canyons South Filing 2, Phase 7 – Warranty Acceptance – DV2021-313

- **Inspections, Permits and Valuations for December 2024:**

December 2, 2024 – December 31, 2024	
Inspections	
Building	1924
Electrical	1664
Mechanical/Plumbing	882
Roofing	358
Permits	
Accessory Use	35
New Commercial	12
Residential Alteration	0
New Residential	63
Roofing	92
Valuations	
Accessory Use	\$1,465,573
Commercial	\$5,609,524
Residential Alteration	\$2,743,276
New Residential	\$22,071,190

Traffic

- Traffic staff received a concern regarding the **visibility of the Rectangular Rapid Flash Beacon (RRFB) crosswalk** on Rampart Range Road at Village Circle East. Pedestrians, including students from Roxborough Intermediate School, utilize the RRFB crosswalk to cross Rampart Range Road. As the result of an engineering analysis, additional street signage and pavement markings were recommended. Advance pedestrian warning signs and shark teeth yield pavement markings were implemented to increase visibility. After implementation, staff received a thank you from the resident.



- **Surveying:**
 - Assisted the Douglas County Sheriff’s Office with their Emergency Vehicle Operations Center (EVOC) and the 2025 Law Enforcement Driving Skill Training Program Manual. Staked out the placement of nearly 1,000 traffic cones, making up various Cumulative Skills Evaluation courses comprised of a combination of seventeen Colorado Peace Officer Standards and Training (POST) and International Association of Directors of Law Enforcement Standards and Training (IADLEST) training exercises.
 - Revisited and Re-established Control Points for the first phase of Grigs Road Improvements.
 - Assisted C.I.P. with locating property boundaries in The Pinery adjoining a Douglas County-owned parcel for a Lot Line Adjustment. Created working Exhibit(s) and staked out numerous property corners. Work included hours of office research and field reconnaissance for markers. Additional appurtenances were found, inventoried, and cataloged (i.e. G.I.S. & NGS Monuments).
 - Research and setting of control for Sedalia Elementary Schools’ sidewalk improvements and new design along Rio Grande Avenue.


Arapahoe/Douglas Works!

- Successes/Highlights - Jamie Fisher, Business Services Manager, was one of three individuals who received the Cosmic Contributor Award from the [Colorado Space Business Roundtable](#) in December at the Space Roundup. This award was a result of efforts to create and execute a statewide Teacher Externship Program in Aerospace.

- The Douglas County Youth Employment Program Workforce Specialist at Arapahoe/Douglas Works! is now credentialed and has met almost all the participants on the caseload. She will be focusing on enrolling new participants and conducting outreach to community partners (including an upcoming presentation to The Rock Church).

- Events/Workshops
 - Arapahoe/Douglas Works! Business Services is partnering with Douglas County Legacy Campus to host a Job Fair on January 31st for all district students. Business outreach is targeted towards those offering full-time employment or internships in one of their pathways.
 - Arapahoe/Douglas Works! has implemented the Money Matters workshop. The team looks forward to the workshop attendance growing as it is promoted to community partners and being a workshop on regular monthly rotation.
 - On Thursday, December 12th, Sasha Easton, Workforce Director and Division Manager, and Emily Tapia, Workforce Administrator, attended the Douglas County Economic Development Corporation's 2024 State of Douglas County. This year's theme was "Celebrating Partnerships and Elevating Economic Vitality" and achieved record-breaking attendance.


Office of Emergency Management

- Contract helicopter 5TA was placed on Modified Availability 12/29 – 12/30 in response to Red Flag Warnings and widespread high fire danger risk, on the third anniversary of the Marshall Fire.
- Staff met with [Veoci](#), a virtual EOC vendor, to research the potential of bringing their capability to Douglas County. Further demos and research will continue and may lead to future work sessions.
- Staff hosted representatives from Lone Tree in the Douglas County EOC, providing information and advice to the municipality as they look to develop their own hybrid EOC.
- Staff is preparing for our functional IMT/EOC exercise on Friday, January 24th, which will test our response to a critical power outage.


Facilities, Fleet and Emergency Support Services

Facilities (County-wide)

- Justice Center:
 - Radio Communications Remodel/New Office - 97% complete
 - Clerk of Courts Phase III, IV and V - complete
 - DA's remodel – 99% complete
 - K9 Memorial, entrance – 90% complete
 - Elevator Modernization J, K, L, M – 33% complete

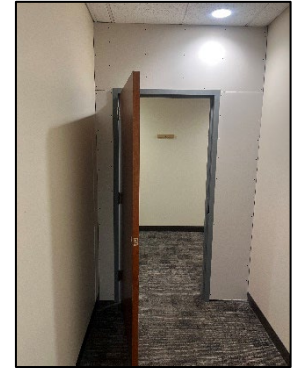
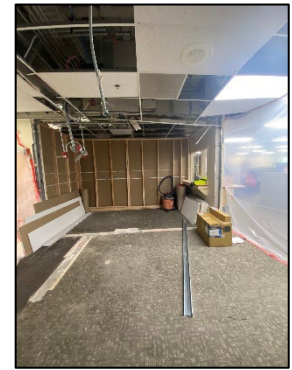
- DCSO Lobby Control and Records Remodel – 25% complete (upper right)

- **Wilcox:**

- Clerk and Recorder Remodel Phase One – complete
- Building LED Retrofit Project – 45% complete

- Fleet Shop Parts Room Remodel – 5% complete

- Lansing Point 1st Floor (Probation and Diversion) – furniture and update changes – complete (see lower right)



Fleet

- **Recently Completed:**

- In-serviced units 2357, 23057, 24034, 25002, 24056 and 23055.
- Decommissioned units 15044 and 1732.

- **Working on:**

- In Servicing all FY2023 Road and Bridge plow trucks.
- Fuel site management automatic tank gauge upgrades are in process: five sites complete
- Trello, project management software implementation.
- RFQ's for Tires and Shop Supplies.
- Assisting Public Works Operations with sander calibrations.
- 2025 Budget: working on asset specs and upfit specs.

- **Fleet Acquisitions:**

- 2023 Asset Replacements & ADDs (72 Assets)
 - 1 at upfitter
- 2024 Asset Replacements & ADDs (84)
 - Budgeted – 12 P.O.d; 33 at upfitter, 20 received
 - Additional/Unbudgeted – 4 in process, 8 received
 - Risk Mgt Replacement – 3 received



Douglas County Fairgrounds and James R. Sullivan Events Center

- **Projects:**

- Event Center Conference Room Updates – complete
- Clamshell Stage Improvements – complete (see right)

- **Fairgrounds Events:** Emmaus Anglican Church, St. Francis of Assisi Christmas Service, Rebel Ratters, Barrels New Years Race, church gathering, Poodle Club, Grandey-Gedney Wedding, birthday party, barrels practice, Open Riding, Centennial Ball, Mounted Shoot, Elite K-9, birthday party, Aurora Horseman banquet, District 3 Jamboree 4-H, Honor Guard, 4-H Cowboy Club, Mile High Youth Corp, 4-H Running Rovers, Gymnastics Australian Shepherds, GOP breakfast

Commissioner Work Session – November 25, 2024

- **ARPA Funding Discussion Continued** – Brief update on the \$10 million one-time ARPA funds that have been allocated, updates on those projects and what is remaining for additional consideration:

- **Biomass Processing Opportunities** – Staff presented the results of the Request for Expression of Interest. Discussion included what vendors responded, the estimated costs and revenue ranges, available grants, overview of operations and materials, community and industry benefits, environmental considerations.
Motion – Approve the recommendation of staff for \$1.5-\$3m building and equipment cost for the biomass processing project. Motion passes 2-1. Commissioner Thomas opposed to the County getting involved in the business.
- **Lansing Point** – Staff provided the information on the building lease and the option to set aside \$5m/year toward the purchase of the building in year three versus a \$3m per year lease for 10 years. Discussion included the uses and services the County has intended for the building.
Motion – Set aside \$5m from the \$10m one-time funds for the future purchase of the Lansing Point Building. Motion passes 3-0.

Commissioner Work Session – November 26, 2024

- **2025 Budget Review** – The Board had the final review of the proposed 2025 budget that will be approved at the December 10 Public Hearing.
- **Fairgrounds and Fair & Rodeo Updates** – Discussion included the change to ticket pricing to establish a standard price of \$35 for all rodeo seats; lower gate admission fee but expand the dates admission is required; discussion of artists and the method for engaging them; the significant awards received for the rodeo this year; and finally a discussion of fairgrounds expansion project, estimated costs, and process that will include taking it to the Parks Advisory Board in first quarter 2025.

Commissioner Work Sessions – December 17, 2024

- **Water Commission – Water Plan RFP Response Recommendation & RFI Process Information** – Staff presented the Water Commission’s recommendation on the Water Plan Request for Proposal. Three firms responded and the Commission recommended Forsgren Associates, Inc. Discussion of the recommendation ensued. There was a late submittal and Commissioner Laydon asked if that could be considered by the Water Commission and asked that staff be directed to provide some information on that firm and allow them to inform the Water Commission of what they could potentially bring to the process and let the Commission make a recommendation if they choose. Staff suggested that perhaps they could be asked to review and provide feedback as the Plan is developing with suggestions on how the final product could be enhanced or refined. Commissioners agreed with that approach.
Motion – Move forward with the recommendation of Forsgren Associates, Inc. to do the Water Plan. Motion passes 2-0.
- **Natural Medicine Businesses – Proposed Regulations** – Draft regulations were presented that reflect the Board’s direction on tighter restrictions on where the businesses can be located that will still comply with State law. Commissioner Teal stated that he could not support the recommendations of staff because he felt they were still not restrictive enough. A lengthy discussion was had.
Motion – Direct staff to examine the most restrictive methods to institute in compliance with State law and direct staff to bring back evidence and peer reviewed research on the efficacy of the drugs. Motion passes 2-0.
- **BOCC Administration Meeting:**
 - **Board of Health Appointments** – Motion made to appoint Kevin Van Winkel to the Board that will be formally approved at the December 17 Business Meeting.
 - **Parks Sales Tax Requests for Consideration to be Referred to the Parks Advisory Board for Further Evaluation** – A lengthy discussion was had about a particular proposal from Legacy Sports Village

and whether it should be referred to the Parks Board before it is presented directly to the Commissioners which led to a request for a series of consecutive parks work sessions in January that could include bringing in the municipalities and review by Parks Board for feedback on the larger vision. Scheduling to begin second week in January. Time ran out to discuss the other projects so they will be brought back to a future work session.

- **Funding Request to Front Design for Proposed Veterans Hall** – Staff presented a request from the Hero’s Hall Foundation for design and construction funding to enable them to begin their fundraising campaign. The pros and cons of both options being requested was discussed. \$400,000 would be for just the site development plan; \$850,000 would include comprehensive construction documents for both site and facility design fully prepared for contractor bidding. The later would enable them to do more aggressive fundraising. Commissioners committed to fund \$400,000 toward the development design with the challenge to Foundation to raise \$400,000 and if successful the County would match another \$450,000 to get the full construction design completed.
- **JD23 JSPC Appointments for 2025** – Approved and email sent.

Commissioner Work Sessions – December 31, 2024

- **Lockheed Paying for Sheriff Deputy** - Undersheriff presented the request from Lockheed Martin to contract a full time Resource Deputy to serve its facilities located within unincorporated Douglas County. Discussion included the purpose and scope of the security to be provided, and that the initial start-up costs will be approx \$316,300, with an annual cost of \$189,200, fully paid by Lockheed Martin.
Motion - Support the recommendation of the Sheriff to assign a Resource Deputy to Lockheed Martin, to be paid fully by Lockheed at their request. Motion passes 3-0.
- **Natural Medicine Regulations Follow Up** – Staff presented the revised regulations based on direction from the Board on December 17. A lengthy discussion was had that included the restrictions allowed by State law, what areas the facilities could be located in, licensing requirements, enforcement authority, application and referral process that could identify any issues that may need considering.
Motion - Support the 1,500' distance buffer to comply with State law. Motion Passes 3-0.
- **Boards and Commissions Appointments** - Discussed at the Administrative Meeting. Pending decisions on Planning Commission appointments are Dist 1 - reappointment of John Griffith, vacancies in Dist 1 and 2 - reappointment of Priscilla Rahn, Dist 3.
Motion #1 - Appoint Jeff Toborg to the Planning Commission, District 1. **Motion #2** - Reappoint C.J. Garbo to the Planning Commission, District 2. **Motion #3** - Reappoint Mike McKesson to the Planning Commission, District 3. All motions pass 3-0.
- **Legal Updates - Executive Session**
Motion - Adhere to the recommendations of the County Attorney. Motion passes 3-0.

Commissioner Work Session – January 6, 2025

- **Administrative Discussion** – Primary focus was on Legal Updates in Executive Session. Secondary discussion was had on a couple of Commissioner assignment changes to external boards.

Commissioner Work Session – January 7, 2025

- **Parks Projects Presentations (First in a series of presentations on project funding requests):**
Lone Tree - High Note Park – The Board heard a lengthy presentation from the City of Lone Tree and South Suburban Parks and Recreation representatives on the proposed park, its amenities, estimated cost, and economic benefit. Commissioner questions/comments included identifying what the county funding would

specifically go toward and suggested a phasing of the funding over time and the request was made to submit a plan for the phasing of the funding, to include a cost breakdown of the various amenities and possibly input on the design to ensure it meets the needs identified by the citizens. It was reported that the overall project has been submitted to the PAB and COSAC and scored at 91% - 75% parks and 25% open space but it comes in at \$12 million instead of the \$8 million originally proposed. Commissioner Laydon expressed support for the initial \$8 million and asked that the additional \$4 million be referred back to the PAB for additional evaluation.

Motion – Integrate the Lone Tree High Note Park into the County Strategic Master Plan for investment as a Board priority and a #1 priority for the City of Lone Tree. Motion passes 3-0.

- **Zebulon Concept** - Commissioner Laydon presented information on a sports complex (aka Zebulon) concept and described the amenities it would include. Discussion was had about the where, what, how to begin, to include the County’s investment being requested in the amount of \$12 million and how long it take for a return on the investment. Sterling Ranch was suggested as a possible location – it has the land and supports to concept and that the County would need to be an active partner in the project to ensure a county wide benefit is being met for the investment. Next steps discussed are to bring partners in for feedback and what is needed to start with. All agreed that there is a lot to be discussed related to this project; i.e, water, financing, and partnerships.

Motion – Integrate the Zebulon Sports Village into the County Strategic Master Plan as a Commissioner directed priority. Motion passes 3-0.

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/02/25	6206-C S State Hwy 83, 3 rd Rev, 4 th Mod	Request to install a backup generator at existing cell site.	SIP Modification	SP2024-091
3	01/06/25	Sedalia, Block 6, Part of Lots 5-8 and Block 21, Lots 3 and 4	Request to vacate lot lines of 5 lots to combine into 1 larger lot accommodating the canopy addition over fuel pumps.	Administrative Replat	SB2023-018
1	01/06/25	Compark Village South 2 nd Amd Filing 1	Town of Parker - condominium plat for buildings 1,2 and 5.	External Referral	RE2024-155
1	01/06/25	Salisbury Park North, 2 nd Amd Lot 1 Phase 1	Town of Parker - site plan for an expansion to Salisbury Park including baseball fields, park amenities and parking.	External Referral	RE2024-154
2	01/06/25	Brickyard Filing 1	Town of Castle Rock - plat for The Brickyard development.	External Referral	RE2024-158
2	01/06/25	Praxis Street, Phase IB	Town of Castle Rock - road extension from Brickyard through Millers Landing	External Referral	RE2024-159
2	01/06/25	The Meadows 21, Lot 1	Town of Castle Rock – PD amendment to rezone from Multi-Family and Town Center to just Town Center zoning.	External Referral	RE2024-160
2	01/07/25	Chateau Valley	Town of Castle Rock - SDP of 402 residential lots.	External Referral	RE2024-157

Referrals					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	01/06/25	Spring Creek Ranch, Lot 4	Request for residential building envelope adjustment.	Administrative Replat	SB2024-071
3	01/06/25	Highlands Ranch Filing 130A, Lots 1 & 2	Highlands Ranch Metro District proposes various park improvements to Toepfer Park.	Location and Extent	LE2024-032
3	01/06/25	Struby Resurvey, Lots 7-11	Request to rezone from General Industrial to Light Industrial.	Rezoning	ZR2024-008

<u>Dist.</u>	<u>Date</u>	<u>Project Title</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Project No.</u>
	01/07/25	Natural Medicine Businesses, DCZR Amendment, Sections 11, 12, 13, 14, and 21	Proposed amendments for Natural Medicine Business Regulations.	Document and Regulation	DR2024-003
1	12/20/24	9315 Sand Creek Road	Request to rezone from Agricultural One to Large Rural Residential.	Rezoning	ZR2024-030
1	12/20/24	9315 Sand Creek Road	Request to rezone from Agricultural One to Large Rural Residential.	Rezoning	ZR2024-030

Upcoming BOA Hearings

<u>Dist.</u>	<u>Date</u>	<u>Project Title</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Project No.</u>
3	01/27/25	13059 N US Highway 85	Reduction in north setback from 25' to 10' to build a veterinary clinic & dog daycare facility.	Variance	VA2024-006

Upcoming PC Hearings

<u>Dist.</u>	<u>Date</u>	<u>Project Title</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Project No.</u>
3	01/27/25	Highlands Ranch Filing 130A, Lots 1 & 2	Highlands Ranch Metro District proposes various park improvements to Toepfer Park.	Location and Extent	LE2024-032

Upcoming BCC Land Use Hearings or Meetings

<u>Dist.</u>	<u>Date</u>	<u>Project Title</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Project No.</u>
2	01/14/25	Public Contract for Services - Purchase of Three Modular Docks for Rueter-Hess Reservoir	Request for approval to enter a public contract for services with Mountain States Recreation, Inc. for three modular docks to be utilized at Rueter-Hess Reservoir in an amount not to exceed \$123,835.	Public Contract for Services	
	01/14/25	2025 CDOT Federal Transit Administration 5310 Grant Application	Approval of the 2025 Federal Transit Administration 5310 grant application in the amount of \$84,000 to enhance the mobility of seniors and individuals with disabilities.	Grant Application	
2	01/14/25	Curtis / Stewart Exemption, 1st Amd	Request to adjust property lines for two exempt parcels.	Exemption	EX2024-003
2	01/14/25	Retreat at Perry Park Filing 1	Create 24 fee-simple lots (multifamily for duplex) and one tract.	Minor Dev Residential	SB2023-034
1	01/14/25	Tallman Gulch Metro District - 2 nd Amd	Request for continuance to March 25, 2025.	Material Modification	SV2024-003
3	01/28/25	Sterling Ranch Filing 7B	75 single-family lots, 72 townhome lots and 2 superblock lots for future development.	Final Plat	SB2024-052
3	01/28/25	Established District Determination - DWSD	Request to designate the Dominion Water & Sanitation District an Established District.	MI	MI2024-026
2	01/28/25	Pinery Planned Development, 31 st Amendment	Request to increase dwelling units in PA 63 for future development of up to 45 residential lots. <i>Continued from December 10, 2024.</i>	Planned Development - Major Amd	ZR2023-002
1	03/25/25	Tallman Gulch Metropolitan District - 2 nd Amendment	2 nd Amendment to the Tallman Gulch Metro District Service Plan. <i>Continued from January 14, 2025.</i>	Material Modification	SV2024-003

Streamline Pre-submittals

<u>Dist.</u>	<u>Date</u>	<u>Project Title</u>	<u>Project Description</u>	<u>Project Type</u>	<u>Project No.</u>
2	01/06/25	Sage Port Filing 4, 1st Amd, Lots 25, and 50	The applicant proposes a Lot Line Vacation to combine two lots.	Administrative Replat	PS2024-257

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/02/25	Highlands Ranch Filing 130A Lots 1 & 2	Highlands Ranch Metro District proposes various park improvements to Toepfer Park.	Location and Extent	LE2024-032
1	01/03/25	Park Meadows Town Center #1A, 3 rd Amd Lot 2	City of Lone Tree - SIP for the redevelopment of a sit-down restaurant.	External Referral	RE2025-001
1	01/06/25	Looking Glass Filing 27	Referral request from the Town of Parker for the final plat of Looking Glass Filing 27.	External Referral	RE2025-002
1	01/06/25	Looking Glass Filing 28	Referral request from the Town of Parker for the final plat of Looking Glass Filing 28.	External Referral	RE2025-003
2	01/06/25	Bell Mountain Ranch Filing 1, Lots 44 & 45	Applicant proposes a Lot Line Adjustment between lots 44 and 45.	Administrative Replat	SB2024-069
2	01/06/25	Bella Mesa North Site Dev Plan and Plat	Town of Castle Rock - SDP for 525 single-family lots, parks, and open space	External Referral	RE2025-005
2	01/06/25	Parker Pointe Filing 1, 1st Amd, Lot 4A	Town of Parker - Site Plan for a coffee shop with a drive-thru.	External Referral	RE2025-004
3	01/06/25	Highlands Ranch, Most Lot 6F, 1st Mod	Request from T-Mobile to make changes to the existing equipment.	SIP Modification	SP2025-002
1	01/07/25	Inverness Filing 6, 3rd Amd, Lot 1A Block 20, 3rd Mod	Request to install a generator and remove 2 parking spaces.	SIP Modification	SP2025-001
3	01/07/25	Country Palace, 3 rd Amd Lot 1A-1A 5 th Amd	Use by Special Review Amendment to lease the facility to a private school.	Administrative Amendment	US2024-017
1	12/30/24	Pinecrest Community Church	Request to subdivide the into two lots.	Minor Dev Residential	SB2024-070
1	12/30/24	Spring Creek Ranch, Lot 4	Request for residential building envelope adjustment.	Administrative Replat	SB2024-071

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/06/25	2450 S Platte River Rd, STR - Simmons	STR Application - Primary Residence, 2 Bedrooms, 4 occupant's max	MI	MI2025-001
2	12/26/24	8558 Tanglewood DR, STR - Havilscovo Holding Company LLC	STR Application Primary Residence, 3 Bedrooms, 6 occupant's max	MI	MI2024-034

New Sign Permits

3	01/03/25	Highlands Ranch Filing 133A, Most Lot 1	Pure Auto Wash - 3650 E Highlands Ranch Pkwy.	Sign Permit	SG2025-001 - 2025-007
3	01/07/25	Metes and Bounds Parcel	Peak Collision - 9777 N US Highway 85.	Sign Permit	SG2025-008 - 2025-009

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	01/07/25	Game Show Night	Highlands Ranch Community Assoc. - 4800 Mcarthur Ranch Rd	LL2025-001

Engineering Services Bid Calendar (Updated 12/4/24)

2025 Concrete Crushing and Recycling Project: CI 2025-004	Nov. 4, 2024	Nov. 13, 2024	Nov. 26, 2024 <i>Four bids received & under review</i>	Jan. 14, 2025
--	--------------	---------------	---	---------------

This project above consists of the crushing and screening of used concrete materials at the Moore Road Facility, located at 8500 N Moore Road, Littleton, CO.

2025 Asphalt Overlay Project: CI 2025-003	Nov. 18, 2024	Nov. 27, 2024	Dec. 10, 2024 <i>Five bids received & under review</i>	Jan. 14, 2025
--	---------------	---------------	---	---------------

This project above consists of placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.

Hess Road Over Access Road Bridge Improvements Project: CI 2024-016	Nov. 25, 2024	Dec. 4, 2024	Dec. 17, 2024 <i>Four bids received & under review</i>	Jan. 28, 2025
--	---------------	--------------	---	---------------

This project above consists of rehabilitating portions of a bridge structure and roadway crossing an Access Road. The project includes removing portions of the present structure, asphalt milling, sawing and sealing bridge joints, a waterproofing membrane, hot mix asphalt placement, concrete pavement and patching, erosion control, traffic control, and other items.

2025 Guardrail Repair Project: CI 2025-002	Nov. 26, 2024	Dec. 18, 2024	Jan. 7, 2025 <i>One bid received & under review</i>	Feb. 11, 2025
---	---------------	---------------	--	---------------

This project consists of repairing or replacing guardrail components within unincorporated Douglas County.

2025 Sidewalk Repair and Curb Ramp Retrofit Project CI 2025-001	Monday, Dec. 23, 2024	Wednesday, Jan. 8, 2025	Tuesday, Jan. 21, 2025	Tuesday, Feb. 25, 2025
--	--------------------------	----------------------------	---------------------------	---------------------------

This project consists of placement of sidewalks, curb, and gutter at various locations throughout Douglas County. Bid Items include removal of sidewalk, replacement of sidewalk, cur rant retrofit, removal and replacement of concrete pavement, emergency repairs and erosion control.

Local Improvement District Status (Updated 12/4/24)

**Spring Canyon LID
(Group 2) CI 2023-019**

- **Next Step** – County to issue an RFP for direct bank loan financial services in January 2025, with proposals due in February 2025.
- **County to procure a contract for consultant services for preliminary design.** The LID Election was held on November 5, 2024 and required 51% YES votes to pass. At this time, the unofficial results indicate the LID passed. We anticipate being under contract in the next month or so, with the goal of having a preliminary design complete by the middle of 2025. We will then be able to formally solicit financing. If financing is obtained, we proceed to final design and advertise for construction at the end of 2025. Critical points are 1) Obtaining financing, and 2) Construction bids within the financing cap. We expect the most critical step will be whether adequate financing can be obtained.

Webpage created to keep citizens up to date on project [2023 Spring Canyon Local Improvement District \(LID\) - Douglas County](#)

Spring Canyon LID is a group of 74 lot owners who are interested in having a LID. If approved the LID project would consist of grading, water, and sanitary sewer infrastructure, storm sewer infrastructure, aggregate base course, curb & gutter, hot mix asphalt, and erosion control as the major construction items.

2023 Bannock Drive LID

(Group 7) CI 2023-032

- **Next Step** – County to issue an RFP for direct bank loan financial services in January 2025, with proposals due in February 2025.
- **County to procure a contract for consultant services for preliminary design.** The LID Election was held on November 5, 2024 and required 51% YES votes to pass. At this time, the unofficial results indicate the LID passed. We anticipate being under contract in the next month or so, with the goal of having a preliminary design complete by the middle of 2025. We will then be able to formally solicit financing. If financing is obtained, we proceed to final design and advertise for construction at the end of 2025. Critical points are 1) Obtaining financing and 2) Construction bids within the financing cap. **Webpage created to keep citizens up to date on project [2023 Bannock Drive Local Improvement District \(LID\) - Douglas County](#).**

2023 Bannock Drive LID is a group of 40 lot owners who are interested in having a LID. These lots are in the Perry Park West region on Bannock Drive east of Cheyenne Drive, along Quivas Road, and Delaware Drive southwest of Elati Road. If approved, the LID project would consist of grading, water, and sanitary sewer infrastructure, storm sewer infrastructure, aggregate base course, curb & gutter, hot mix asphalt, and erosion control as the major construction items.