

Memorandum

Date: June 18, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. Debord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Marcco Higham, Planner
Lauren Pulver, Planning Supervisor
Jeanette Bare, AICP, Planning Manager
Michael Cairy, Zoning Compliance Manager
Kati Carter, AICP, Assistant Director of Planning Resources
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: Douglas County Zoning Resolution Amendments to Allow Accessory Dwelling Units

Project File: DR2024-001

Planning Commission Hearing: June 16, 2025 @ 6:00 p.m.

Board of County Commissioners Hearing: June 24, 2025 @ 2:30 p.m.

EXECUTIVE SUMMARY

Staff has provided a summary of the Planning Commission (PC) hearing on June 16, 2025, and attached additional public comment received after the submission of the June 10, 2025, staff report.

PLANNING COMMISSION HEARING

The project was presented to the PC on June 16, 2025. Three members of the public provided comment in opposition to the proposed Douglas County Zoning Resolution (DCZR) amendments citing concerns about increased density and growth; impacts to infrastructure, traffic, and water supply; and changes to existing rural character. The PC asked questions regarding impacts to density and zoning enforcement. The PC commented with concerns that broader public outreach is necessary and that the proposed amendments will increase density in a way that is contrary to Comprehensive Master Plan policies. The PC recommended denial by a vote of 5 to 0.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Additional Public Comment	2

From: [Planning Commission](#)
To: [Marco Higham](#); [Lauren Pulver](#); [Kati Carter](#); [Steve Koster](#)
Subject: FW: ADU folly
Date: Monday, June 16, 2025 3:56:27 PM

See below- I will print for the commissioners to have at the meeting.

From: denniswerskine@gmail.com <denniswerskine@gmail.com>
Sent: Monday, June 16, 2025 8:56 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: ADU folly

ALCON:

While ADUs may be appropriate for some areas within the county, caution should be exercised in limiting some areas. Frankly, if nothing else, I'd want to see Ponderosa Hills be carved out of any zoning or other means allowing ADUs.

Ten acre and smaller lots on septic systems should NOT be allowed to add one or more ADUs to the property. Recognize current septic system code requires septic systems be sized according to the number of bedrooms and other criteria established by the County and State of Colorado. Notably a Use Permit (Septic Systems) require permitting upon the additional of a separate home or any addition of bedrooms. An ADU is a separate home and an addition of bedrooms. There should be no relaxing of tank capacity nor leech field requirements with the additional of one or more ADUs. As occurred in Jefferson County years ago in Aspen Park, too many septic systems on smaller lots contaminated well water.

The allowance of ADUs in the County will serve to increase population density. As massive growth and development has been encouraged, I wonder if "we're sorry" will be an adequate response when the water runs out or becomes contaminated.

Dennis Erskine
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Parker, CO 80138



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