

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: June 10, 2025
RE: County Manager Report

- **Board of County Commissioners to host more engagement meetings for Home Rule Charter proposal -**

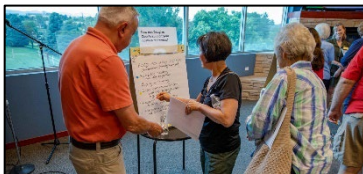


The Douglas County community is invited to two more opportunities for public engagement on Home Rule.

- During a Business Meeting on Tuesday, June 10, the Board of Douglas County Commissioners will consider a resolution in support of the formation of a Home Rule Charter Commission.
- At 6 p.m. on Tuesday, June 17, the Board will host a second Live Town Hall about Home Rule. This session will be mostly Q & A.

[Visit our webpage for details to attend these meetings.](#)

- **Learn how it's getting easier and better to age well in Douglas County -** What do you need to age well in



Douglas County? During meetings and open house events, and through surveys and one-on-one conversations, you have been telling Douglas County Commissioners what you need to age well in Douglas County. They're listening and have an update to share. [Visit our webpage for details to attend a June 11 Resource Fair and Live Town Hall.](#)

Community Services

Activity Report May 22 – June 6, 2025

- **Need a ride? Free Link On Demand now serves Highlands Ranch.** If you've ever needed a ride to a doctor's



appointment, grocery store, work or other destination, there's a new option in Highlands Ranch that might be just what you're looking for.

On Tuesday, May 27, the Board of Douglas County Commissioners joined partners from the City of Lone Tree and transportation provider Via to officially launch the Highlands Ranch expansion of Link On Demand, a free, on-demand transportation service. [Visit our webpage to learn about the service and to book your next ride.](#)

- **Senior Stroll** – Community Services staff attended the Town of Parker Recreation Department's Senior Stroll on May 28. Staff provided resources to approximately 60 participants pertaining to transportation, services for older adults and the upcoming Older Adult Town Hall event.



- **Older Adult Grant Funds and Services for April 2025:**

Grant	# Of Trips/Units	Grant \$ Expended
CDOT MMOF - Transportation	270 trips	\$9,450
DRCOG 5310 – Transportation	310 trips	\$19,102.54

DRCOG 5310 – Call Center	222 calls	
DRCOG AAA – Chore	48 units	\$66,023
DRCOG AAA – Homemaker	650 units	
DRCOG AAA – Personal Care	415 units	
DRCOG AAA – Transportation	692 trips	
DRCOG HST (FASTER) - Trips	126 trips	\$5,718.75
DRCOG HST (FASTER) – Call Center	333 calls	

- On May 29th, the Douglas County Youth Commissioners (DCYC) met with Commissioner Laydon and Commissioner Van Winkle to provide highlights from the 2024–2025 school year and present on the issue of youth vaping in Douglas County. DCYC shared firsthand observations of vaping behaviors among peers and offered thoughtful insights on effective strategies to reduce and prevent vaping in their schools and communities.



One notable recommendation was for DCYC to partner with the Douglas County Health Department to explore joint efforts in vaping prevention. This partnership represents a promising step forward in engaging youth as active stakeholders in public health efforts.

- DC Homeless Initiative:** On May 20th, Tiffany Marsitto and Melody D’Haillecourt participated in the launch of the Learning Initiative for Fighting Homelessness Together (LIFT) Academy. The LIFT Academy is accessible for organizations and communities that have been awarded Transformational Homelessness Response (THR) grants from the Division of Housing within the Colorado Department of Local Affairs. There were 64 recipients of THR funds totaling more than \$80 million in initiatives, projects, and organizations working to transform the landscape of homelessness. Over the next 16 months, the LIFT Academy will focus on the three key pillars of programmatic excellence, funding stability, and intentional inputs, to ensure that THR programs maximize outcomes and operate efficiently.



- HEART** – HEART attended the Douglas County Housing Partnership Board Meeting on May 22nd to present an overview of the Homeless Initiative and HEART’s ongoing efforts to connect individuals experiencing homelessness with essential services. During the presentation, staff highlighted the “Four C” framework, illustrating how these core principles reinforce the efforts of the Homeless Initiative.

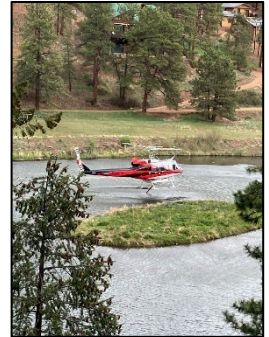
Office of Emergency Management

- Douglas County Showcases Cutting-Edge Wildfire Response Technology, Including New AI Detection System** - Douglas County, CO – Today, Douglas County leaders and emergency response partners demonstrated the County’s aggressive and forward-looking approach to wildfire preparedness, highlighting a suite of new tools including artificial intelligence (AI)-powered early wildfire detection, a Type 2 helicopter, and advanced brush truck capabilities.



The County’s Type 2 helicopter, capable of delivering 300 gallons of water per drop, took flight during the event, demonstrating how quickly it can respond to remote or fast-moving fires. The aircraft, secured through a \$1.5 million investment by the Douglas County Board of Commissioners in January 2025. Pano AI, a company providing state-of-the-art wildfire detection powered by AI and real-time camera feeds, which continuously scans the landscape, detecting fires faster than traditional methods and allowing for faster response. <https://youtu.be/A-smprYiWaw>

- Members from the Heavy Operator Equipment Team (see right) recently attended media day for the Wildland Fire Team. All members of the team have also recently completed the qualification for their Red Card and play a critical role in the County's wildfire response strategy.
- Responded to two small wildfires in the Pike National Forest area: one at Turkey Tracks and one near the North Rainbow Falls community.
- Held kickoff meetings for the Local Hazard Mitigation Plan update.
- Delivered ICS training for DCSO Command Staff



Public Works

Activity Report May 26 – June 6

Active Projects ([Cone Zone Webpage](#))

- **East Parker Road Median Project and Resurfacing** - This Project started the week of May 27, 2025 and work is now complete. In the first phase of this project, Douglas County installed traffic safety medians on the south side of East Parker Road at Miller Road. Asphalt work will start on June 11 (weather dependent).



- **Palmer Divide Avenue Paving Project** – Construction started May 5, 2025. A full road closure is in place for the duration of the project, which is anticipated to be completed on July 1, 2025. Final base course preparation is underway, and the contractor is scheduled to pave the asphalt on June 5-6, weather permitting. This project consists of extending the existing E. Palmer Divide Avenue asphalt pavement from approximately 660' west of Phoebe Grove to approximately 230' east of S. East Cherry Creek Road. This section of the roadway is currently paved in gravel. This project will also include drainage improvements by replacing five existing culvert crossings with new reinforced concrete pipe and flared end sections.



- **Kendrick Castillo Way / Plum Valley Lane Intersection Signal Project** – This project consists of installing a new traffic signal and making upgrades to meet current ADA requirements at the intersection of Kendrick Castillo Way and Plum Valley Lane. Traffic signal and roadway construction started on May 5, 2025, and traffic control will be in place until early September 2025. Traffic will be reduced to one lane in both north and southbound directions of Kendrick Castillo Way. Traffic control (which includes signage) will start at C-470 and go north to end at County Line Road.



- **Hess Road over Access Road Bridge Rehabilitation Project** – Construction started on April 14, 2025 and is complete. ahead of schedule. This Project consisted of rehabilitating approximately 258 feet of a bridge structure and roadway crossing an access road. The project included removal of portions of the present structure, asphalt milling, joint sealant, expansion device installation, waterproofing membrane, hot mix asphalt placement, concrete patching, erosion control, traffic control as well as other items.

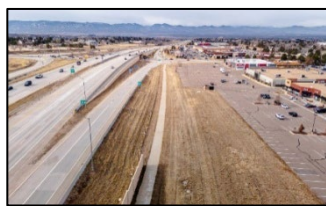


- [US 85 Widening from Highlands Ranch Parkway to C-470](#) - The US 85 Widening Project is in its final phases of construction and is expected to be completed later this year.

- [Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#) – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished by September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



- [C-470 Trail and University Blvd Pedestrian Grade Separation Project](#) - Douglas County and CDOT are partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings, across a total of eight lanes of traffic. The proposed grade separated C-470 Trail crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. HEI Civil started construction on January 27, 2025. The completion date of the project is anticipated to be on or before December 31, 2025.



- **2025 Pavement Management Projects**

- The **2025 Sidewalk Repair Project's** contract total YTD is \$15,844,619.30 and expenditures to date are \$2,017,953.05; work is 13% complete. An additional \$600,000 is scheduled to be added to the total amount under contract in a change order planned for approval at the June 10 BOCC Business Meeting.
- The **2025 Asphalt Overlay Project** has been awarded with a contract amount of \$11,011,969.30 with an additional \$2M added on May 27. Construction began on June 2.



- **Quebec and Lincoln Turn Lane (Post Office Corner)** - Muller Engineering is preparing a preliminary design and benefit analysis of the proposed turn lane. The traffic study was received on April 16 and is being reviewed. The concept design is expected mid-June.



- **Quebec and Park Meadows Drive Intersection Improvements** – A kick-off meeting with Basis Partners is scheduled on May 29th, data collection and design will begin shortly afterward.
- **I-25 Douglas County Monument Signs** – The selected design firm is working on identifying site locations. A design charette took place on May 21. Next steps will include reviewing the initial designs provided by the consultant with the BCC.
- [Grigs Road Paving Project - Douglas County](#) - The Grigs Road Phase 1 Project (Daniels Park Road to the Trailhead) is anticipated to start in July and end in the fall. Phase 1 will involve the extension of the existing asphalt pavement from Daniels Park Road to the East/West Regional Trailhead and Pavilion parking lot. The

contract is scheduled to go before the BOCC on June 10, 2025 and the road closure requests is scheduled for consideration at the June 24, 2025 Business meeting.

This section of Grigs Road has a gravel road surface and roadside ditches on both sides for drainage purposes. The project will span one mile in length and will require significant earthwork, installation of new curb and gutter, and the construction of six-inch asphalt pavement. Additionally, drainage enhancements will be implemented throughout the installation of eight new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - A study is underway to develop and evaluate possible changes to roadway cross section for the corridor between Broadway and Fairview. Olsson, Inc. has been selected for design and the contract is scheduled to go before the BCC on June 10, 2025. A project kick-off meeting was held on April 30th where the consultant provided a revised scope of work and fees. Once the preferred option is selected, design will begin on the first section of the corridor. The concrete in this section is in poor condition and reconstruction is planned for 2026, so that the project is complete prior to the Broadway / Highlands Ranch Pkwy safety improvement project planned for 2027.
- **2023 Spring Canyon LID** – The contract to begin preliminary design was approved on May 27. Once preliminary design is complete (towards the end of 2025) plans will be prepared for bidding. Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.
- **County Line Road Widening and Reconstruction (University to Broadway) - Douglas County** - This project will include a new traffic signal at the Clarkson Street / County Line Road intersection, a mill and overlay for the portion of the road within the City of Littleton located between Phillips Avenue and Broadway, as well as adding sidewalks. Construction is anticipated to start in early summer 2025.
- **2023 Bannock LID** - The contract with TST for preliminary design will go before the Board on June 10th. Notice to proceed for design is June 12th. Once the preliminary design is complete (towards the end of 2025), financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing funding will be reimbursed to the County by the lender as part of the construction loan.) Construction is expected to be completed in 2027.



Development Review

- **MS4 and Stormwater Matters - South Metro Water Festival June 18, 2025** - Amphitheater at Philip S. Miller Park 2-6 pm. Our South Metro water organizations are hosting a festival to showcase all things water. Find out where your water comes from—and why it's important. How do we not get washed away in our watersheds? Get to ask experts about Colorado Scaping your yard. There will be science experiments and other interactive events to "wet" your appetite. There will be food vendors too. Geared toward the kids, but fun for everyone. Plus, the Come for the Water, Stay for the Beer After-Party, 6 to 8 p.m.



- **Sterling Ranch Filing #7-B** - Concrete Curb & Gutter is installing sidewalks. (See right)



- **Pinery Filing #1 – King Soopers** - Fiore and Sons is installing storm pipes (DV #2016-432). (See below & right)



- **Shea Helix Warehouse** - Murry and Stafford are installing storm pipe and manholes (DV #2024-378). (See right)



- **The Canyons Subdivision** - Northern Concrete is removing and replacing concrete (DV #2023-323). (See right)

- **Reata South Filing 1, 7th Amendment, 7853 Forest Keep Cir** (See below)



- **Toepfer Park** - Working with Highlands Ranch Metro District, Designsapes Colorado has begun stripping topsoil DV2025-049, 0425-0384-G (See right)



Operations and Pavement Management

- **Maintenance Projects:**

Project	Timeline	Maintenance Details
University Blvd and Dad Clark – Sidewalk Repair	June 9-10	Remove and replace concrete on University Boulevard and Dad Clark in Highlands Ranch.
Maintenance Improvements on Spruce Mountain Road	June 1 – August 4	Patching asphalt on Spruce Mountain Road from Larkspur – S. County Line.
Gravel Project on Apache Road	June 9 - 13	Regraveling, cleaning the ditch line and culverts on Apache Road.
Sandstone Observatory - Construction of T-intersection	May 27 - June 5	Excavating hillside, grading, and hauling fill material to construct emergency turnaround and constructing a new parking area.
Furrow Road - Improving Site Distance	May 27 – Mid-July	Removing trees obstructing site distance, drainage improvements, and prepping road for paving.

- **Street Sweeping Program**

- In May, 844 lane miles were swept and 226 square yards of debris was removed from County roadways.

- **Gravel Road Blading:** In May, 390 lane miles were graded for a total YTD of 1,338 lane miles.

- **Paved Surface Maintenance:** In May, 27,702 pounds of pothole patching material was applied to County roads for a YTD total of 174,094 pounds of cold mix. During the same month, 13,670 pounds of crack sealing material was used for a YTD total of 141,280 pounds of cold mix.

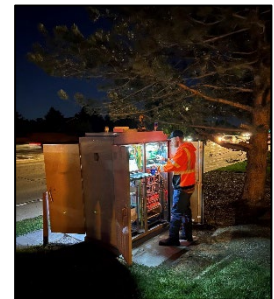


- **Culvert Inspections** - During this reporting period, culvert inspections were completed on 15 county roads. Condition reports from 242 total inspections (YTD)
 - 24 Excellent
 - 102 Good
 - 50 Fair
 - 55 Poor
 - 11 Severe



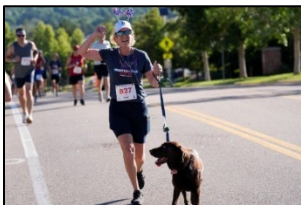
Traffic

- **Traffic signal controller upgrades** were recently completed along the University Boulevard corridor. High resolution capable traffic signal controllers were installed that will support the planned fall 2025 implementation of Advanced Traffic Signal Performance Measures (ATSPM) along that roadway. This corridor is a pilot study of ATSPM which will provide Traffic Engineers with enhanced corridor operation metrics allowing for improved corridor management. In order to minimize impacts to the traveling public, staff volunteered to work through the night to swap out this equipment.



- **Lake Gulch Rd Speed Reduced to 35mph:** Traffic Engineering implemented a speed limit reduction along the unincorporated section of Lake Gulch Road between Plum Creek Parkway and Crystal Valley Parkway from 45 MPH to 35 MPH. The reduction in the speed limit was implemented after a thorough analysis of the speeding, crashes reported and wildlife collisions along the corridor. The 35 MPH speed limit aligns with the Town of Castle Rock's posted speed limit.

- The Traffic Division is charged with administering and processing Special Event Permits in unincorporated Douglas County for events that take place on or near county roadways that due to the activity type or number of participants attending the event may have an impact on our transportation system and increase traffic congestion. On average, we approve and issue roughly 25 permits a year, with the majority of the events returning from previous years. [Additional details for Special Event Permits](#)



In review:

- 06/21/25 – New Event – ETF2025-021: HRCA Clear the Clutter
- 07/04/25 –
 - Repeat Event - ETF2025-019: HRCA Independence Day 5K
 - Repeat Event - ETF2025-006: HRCA July 4th Parade
 - Repeat Event – ETF2025-018: Deerfield Annual 4th of July Tractor and Classic Vehicle Parade
 - Repeat Event – ETF2025-023: Perry Park Metro District 4th of July Parade

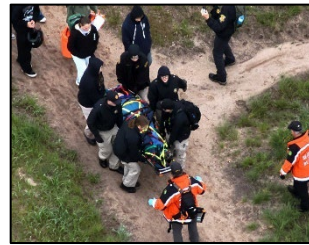
Building

May 22 – June 4, 2025

Inspections	
Building	788
Electrical	623
Mechanical/Plumbing	384
Roofing	74
Permits	
Accessory Use	33
New Commercial	7
New Residential	13
Roofing	63
Valuations	
Accessory Use	\$936,656
Commercial	\$11,315,257
Residential Alteration	\$571,556
New Residential	\$4,432,625

Open Space and Natural Resources

- Douglas County Search and Rescue hosted at Sandstone Ranch** - Douglas County Search and Rescue (SAR) along with Douglas County Sheriff's Office Youth Academy students were hosted at Sandstone Ranch on Tuesday June 3rd for a mock Search and Rescue mission. Students braved cold temperatures and rainy weather to complete their mission. They learned the basics of a SAR mission, assisted with a subject medical assessment, patient packaging and helped with litter carryout. Students also observed how drones support searches, subject communication and experienced a drone Automated External Defibrillator (AED) drop.



- 30th Anniversary of Open Space and Natural Resources** - This year marks the 30th anniversary of Open Space and Natural Resources. To celebrate, the theme will be "30 Days of Open Space" with 30 public events planned throughout the year. Events include naturalist guided hikes, mountain biking with Rangers, Astronomy events, and many more. Starting this month, the first event will be a guided hike at JA Ranch with Open Space staff, where the public will get insight to the importance of conservation in Douglas County. Open Space is looking forward to sharing this milestone with the residents of the County!



Community Development

Historic Preservation

- **Museum Exhibit at Parker Water Headquarters** - At the History Repository, more work has been completed



to prepare for the museum exhibit at Parker Water headquarters. Two lower mandible mammoth specimens from the Scott Spring site were cleaned, stabilized, and prepared for display. The lower jaws were still coated in dirt and plaster jackets from being excavated in the field. A professional fossil preparer carefully cleaned the dirt away, removed the field plaster jacket, and stabilized the fossilized jaw bones and

teeth. The final phase was creating a new permanent plaster jacket for each mandible to support and display the specimens.

Parks, Trails and Building Grounds

- **Volunteer Program Update:** Six events were hosted in May.
 - A trail corridor pruning event on May 9th at the High Line Canal was attended by one person who provided two hours of service and cleared one mile of trail.
 - The tree planting event on May 17th at Fairgrounds Regional Park was attended by four people who planted three trees, providing six hours of service.
 - One volunteer provided an hour of service for shoreline cleanup at Bingham Lake on May 21st. Two bags of trash were collected.
 - From May 28th to May 30th three flower planting events were attended by 10 people at Bayou Gulch, Challenger, and Fairgrounds Regional Parks. They provided 20 hours of service and planted flowers that add remarkable beauty to the entrances of these parks!



- **Volunteer Statistics for 2025**

2025	Number of Hosted Events	Number of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Beds Maintained	Miles of Trail Maintained
March	2	6	12	5	-	-	-
April	3	86	243	14	45	-	-
May	6	116	35	2	3	3	1
Totals	11	108	290	21	48	2	1

The volunteer program is offering the following events in June:

- 6/5 – Plant Replacement at Challenger Regional Park
- 6/11 – Plant Replacement at Fairgrounds Regional Park
- 6/12 – Trail Underpass Painting at the East/West Regional Trail
- 6/14 – Tree Planting at Bayou Gulch Regional Park
- 6/18 – Shoreline Cleanup at Bingham Lake
- 6/25 – Pullin' Mullein at Bayou Gulch Regional Park
- 6/26 – Pullin' Mullein at Bayou Gulch Regional Park

- **Counter Update as of 5/27/2025**

Location	2024 totals through May	2025 totals through May
Bayou Gulch Regional Park – Dog Park	8,222	9,612
Bingham Lake	26,039	29,254
Bluffs Regional Park*	53,775	36,545
Cherry Creek Regional Trail – Pinery	10,716	12,096
East/West Regional Trail – Grigs Trailhead	16,811	16,112
East/West Regional Trail – High Point	N/A	12,236
East/West Regional Trail – Monarch Trailhead	4,620	5,960
East/West Regional Trail – Schweiger Ranch	3,792	5,316
East/West Regional Trail – Stepping Stone	9,258	13,966
Fairgrounds Regional Park – Dog Park	20,888	20,882
High Line Canal – East	-	717
High Line Canal – West	15,415	18,001
Rueter-Hess Reservoir – Coyote Run Loop	3,618	3,469
Rueter-Hess Reservoir – Incline Trailhead	26,629	27,739
Rueter-Hess Reservoir – Newlin's Gold	314	450
Totals	200,097	212,355
*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.		

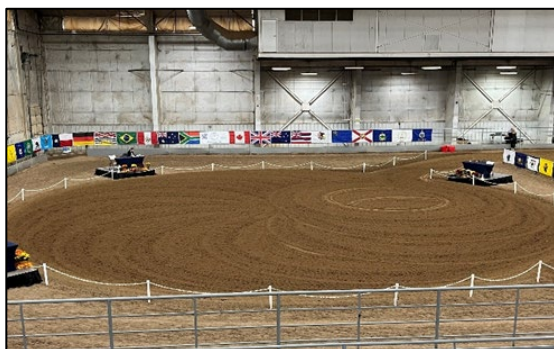
Rueter-Hess Reservoir Updates

- **Basic Marine Operation Training Attendee Responds to Real-Life Emergency** - On May 21, 2025, Park Ranger Dylan Roberts participated in the Basic Marine Operation Training course at Boyd Lake State Park. During the course, Ranger Roberts and Colorado Parks and Wildlife Officer Scott Reffel responded to a real-life emergency on the water, successfully saving the life of a local boater. Although this incident did not occur in Douglas County, Ranger Roberts and Officer Reffel exemplified dedication, skill, and composure, demonstrating their unwavering commitment to public safety.

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events:** CPI Cup Horse Show (Pictured), Picardo Communion, Barrels Jackpot, 4-H Cowboys



Rehearsal

Club, Plum Creek Kennel Club, Honor Guard, Open Riding, DCSO Community Event, Elite K-9, Guntermann Graduation Party, 4-H Horse Ride Night, 4-H Parker Barkers, Douglas Conserves Workshop, Senior Life Expo, Open Riding, FFESS Spring Potluck, Church Gathering, Dads of Castle Rock Blood Drive, Noah's Graduation Party, 4-H June Show, 4-H Summer Outreach, 4-H Goat Clinic, GOP Breakfast, Plum Creek Farmers Market, Graduation Party, 4-H Poultry ID Day, 4-H Horse Camp, Public Works Training, 4-H Llama Show, 4-H Rabbit ID Day, Luau Dress

- **Fair & Rodeo Committee Meetings:** Fair Board 6/26, Show Management 6/4, Livestock Sale 6/4, Marketing 6/9, Guest Services 6/9, Rodeo 6/11, Admin 6/12, Entertainment 6/12, Executive 6/12

Facilities Projects:

- **Fairgrounds:**
 - Kirk Hall Exterior Painting – 50% complete
 - Fence Staining – 10% complete
- **Justice Center:**
 - Elevator Modernization J, K, L, M – 80% complete
 - DCSO Lobby Control and Records Remodel – 95% complete (pictured)
- **Wilcox:**
 - Clerk and Recorder Remodel Phase II – 100% complete
- **Lansing Point** - Diversion, Probation, CJS and Health Dept – 90% complete
- **Douglas County Safehouse Remodel** - 15% complete
- **PMC:** Fire panel replacement – 20% complete



Fleet

- **Recently Completed:**
 - In Served units 25002, 25020, 25024, 25025 and 25030
 - Decommissioned units 1110, 23801, 23802 and 13018
 - 2025 Budget Capital and forecasts
 - IFB for shop supplies has been submitted for posting
 - Annual rental Bobcat trade-outs (pictured)
 - Wrap of DCSO Hazmat Truck (pictured)
- **Working On:**
 - 2025 Budget asset and upfit specs
 - 2026 Budget Fleet Replacements
 - Reviewing options for additional vehicle upfitters given the extensive backlog
 - Receiving and in-servicing several new vehicles to replace leased units
- **Fleet Acquisitions:**
 - 2023 Asset Replacements & ADDs (72 Assets): 1 at upfitter
 - 2024 Asset Replacements & ADDs (84 assets)
 - Budgeted – 2 PO; 30 at upfitter, 37 received
 - Additional/Unbudgeted – 4 at upfitter, 8 received
 - Risk Mgt Replacement – 3 received
 - 2025 Asset Replacements & ADDs (70 assets)
 - Budgeted – 10 in process, 21 PO, 13 at upfitter, 20 received
 - Additional/Unbudgeted – 1 PO, 3 received
 - Risk Management – 1 at upfitter, 1 received



Safety and Security / Emergency support Services

- Standard Response Protocol training will be offered to County leadership and then to all county staff.
- Check your email for sign-up links for various Workplace Safety and Security training offerings.

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/23/25	Stroh Ranch Filing 16 Tract C	Town of Parker - restructure Stroh Road to accommodate additional traffic.	External Referral	RE2025-097

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/23/25	Dawson Trails Amendment 2	Town of Castle Rock for Dawson Trails Minor Planned Development (PD) Amendment 2.	External Referral	RE2025-095
2	05/23/25	HH Subdivision 1st Amendment, Lot 1	Town of Castle Rock for an administrative replat of the HH Subdivision.	External Referral	RE2025-094
3	05/27/25	Chatfield Farms Filing 1A, 2 nd Amd, Lot 117D, 1 st Mod	Request to remove and replace equipment on existing tower.	SIP Modification	SP2025-031
	05/28/25	County Line Annexation	Notice from Town of Palmer Lake for the County Line Annexation ROW in DC	External Referral	RE2025-083
2	05/28/25	Buc-ee's-County Line Annexation-Zoning-Sketch Plan	Referral request from the Town of Palmer Lake for the annexation, zoning, and sketch plan for Buc-ee's.	External Referral	RE2025-089
3	05/30/25	Cherokee Ridge Estates Filing 1, Lot 16	Adjust the building envelope to allow for construction of a detached garage and pool.	Administrative Replat	SB2024-061
3	06/02/25	Solstice Filing 1, 3rd Amendment	Lot line adjustment to move an existing line between two tracts.	Administrative Replat	SB2025-014

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/07/25	Estates At Park Meadows, 5th Amd	Dog use area and outdoor amenities for an existing multi-family development.	Admin USR Amendment	US2025-007
2	05/07/25	Bears Den Rural Site Plan Ex, 17th Amd	Request to adjust residential building envelope.	Exemption	EX2025-002
2	05/07/25	Hemphill Subdivision, 2nd Amendment	Request to subdivide the 30-acre lot into 10 and 20 acre lots.	Replat	SB2025-013
1	05/09/25	Inverness Filing 7, 5th Amd, Lot 2D-1, 2 nd Rev	Request for a change of occupancy Site Improvement Plan Revision.	SIP Revision	SP2025-026
3	05/14/25	Sterling Ranch Planned Dev, 9th Amd	Alter current building height language and to update language and tables related to parks.	Planned Dev - Admin Amd	ZR2025-002
1	05/15/25	Piney Lake Trails Metropolitan District 1 & 2, 1st Amd	Piney Lake Trails Metropolitan District Nos. 1 and 2, 1st Amendment.	Material Modification	SV2025-001
2	05/15/25	Ramblewood Metropolitan District	New Service Plan for Ramblewood Metropolitan District.	New Service Plan	SV2025-002
1	05/16/25	Meridian Int'l Bus Center Filing 6, 8 th Amd Lot4A-1, 1 st Rev	Request to add automated vehicle inspection element to existing warehouse and distribution facility.	SIP Revision	SP2025-027
3	05/19/25	5970 N US Hwy 85, 2nd Amendment	Request for an expansion of the Sedalia Recycling Center and Depository.	USR Amendment	US2025-001
3	05/22/25	Reynolds Industrial Park, Lot 21	Request to construct a lumber storage and office structure.	Site Imp Plan	SP2025-025
3	05/23/25	Solstice Filing 5, Tract A	Begin development of park amenities for Fun Shade Park.	Location and Extent	LE2025-006
1	05/29/25	Pinery Meadows Metropolitan District	New Service Plan for Pinery Meadows Metropolitan District.	New Service Plan	SV2025-003
3	05/30/25	6490 N. US Hwy 85, 1st Amendment	Request for minor operational changes to existing wildlife rescue facility.	Administrative Amendment	US2025-006

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	06/16/25	Accessory Dwelling Unit, DCZR Amd, Sections 3-7 & 36	Proposed amendments to allow for Accessory Dwelling Units (ADUs)	Document and Regulation	DR2024-001
	06/16/25	Natural Medicine Businesses, DCZR Amd Sections 11-14 & 21	Proposed amendments for Natural Medicine Business Regulations.	Document and Regulation	DR2024-003
3	06/16/25	Solstice Filing 5, Tract A	Begin development of park amenities for Fun Shade Park.	Location and Extent	LE2025-006

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	06/10/25	Fee Waiver Request from DCSD Nutrition Services	Fee Waiver Request (\$250) for the use of Challenger Regional Park May 28 - August 2 for the Free Summer Lunch Program.	Fee Waiver	
2	06/10/25	Fee Waiver Request from the Amateur Radio Emergency Service of Douglas and Elbert Counties	Fee Waiver Request in the amount of \$1,560 for the annual Amateur Radio Relay Field Days June 27-29 at Rueter-Hess Reservoir.	Fee Waiver	
1	06/10/25	Fee Waiver Request from Highlands Ranch Community Assoc.	Fee Waiver Request in the amount of \$7,260 for the Annual Race Series at the East-West Regional Trail.	Fee Waiver	
3	06/10/25	Fee Waiver Request from HRCA	Fee Waiver Request for \$8,470 for the 2025 Concert Series at Highland Heritage Reg Park	Fee Waiver	
1	06/10/25	Fee Waiver Request from HRCA	Fee Waiver Request for \$2,420 for the Haunted Forest at the EWRT Oct 18-19	Fee Waiver	
1	06/10/25	Inverness Filing 9, Lot 3	Waiver of certain provisions of Section 19, CARA Overlay District of the DCZR	Use by Special Review	US2024-011
2	06/10/25	2096 S. Interstate 25	Change to the LI and A1 zone boundaries on a split-zoned lot.	Zone Map Change	DR2025-002
2	06/10/25	Cross Mountain	17.9 acres to preserve the top of Cross Mountain from future development.	Zone Map Change	DR2025-001
2	06/10/25	Happy Canyon Filing 4, Tracts F and G	Request for approval of a zone map change for two tracts in Happy Canyon Filing 4.	Zone Map Change	DR2024-005
2	06/24/25	Use Fee Modification from \$875 to \$500 at Rueter-Hess Reservoir	Request for a fee modification from the Girl Scouts of Colorado for \$875 to \$500 for a 5-day camp at Rueter-Hess Reservoir 7/14-18	Fee Modification	
1	06/24/25	Fee Waiver Request for SP2023-068, 6793 Scott Avenue	Waive Planning and Engineering review fees, building permit fees, and ROW permit fees	Fee Waiver	SP2023-068
	06/24/25	Accessory Dwelling Unit, DCZR Amd Sects 3-7 & 36	Proposed amendments to allow for Accessory Dwelling Units (ADUs)	Document and Regulation	DR2024-001

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	06/24/25	Natural Medicine Businesses, DCZR Amd Sections 11-14 & 21	Proposed amendments for Natural Medicine Business Regulations.	Document and Regulation	DR2024-003
1	07/22/25	Pinery Planned Development 31 st Major Amendment	Increase dwelling units in Planning Area 63 from 15 single-family detached lots to 44 single-family detached lots.	Planned Dev - Major Amendment	ZR2023-022

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/23/25	9315 Sand Creek Rd	Create a second residential building lot.	Minor Dev Residential	PS2025-106
2	05/23/25	Castle Oaks Filing 1, Part Tract A	Non-Administrative Replat to allow construction of a single family residential.	Replat	PS2025-104
1	05/29/25	Ponderosa Hills Filing 1, Lot 16, Block 12	Increase the number of dog agility training lessons to 30 lessons per week.	Use by Special Review	PS2025-109
2	05/29/25	9358 Hilltop Rd	Establish an Event Center with various buildings and sites on the property	Use by Special Review	PS2025-095
3	05/29/25	Highlands Ranch Filing 57A, Lots 1 and 3	Establish a QuikTrip gas and convenience store.	SIP Revision	PS2025-107

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	06/03/25	9998 S. Perry Park Rd	Change from Rural Residential (RR) to Agriculture One (A1) zoning.	Zoning Map Change	PS2025-114
2	06/03/25	Solitude Colorado RSP Parcel 21	Building Envelope Adjustment to achieve better views.	Administrative Replat	PS2025-113

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/22/25	Solstice Filing 5, Tract A	Begin development of park amenities for Fun Shade Park.	Location and Extent	LE2025-006
2	05/23/25	Canyons South Filing 1, 4th Amendment	Request to adjust road and tract boundaries.	Replat	SB2025-018
2	05/23/25	Surrey Ridge, Lot 12A, Block B, 7th Mod	Request to modify an existing wireless communications facility.	SIP Modification	SP2025-036
2	05/27/25	Canyonside Prelim Plan 1, Amd 1	City of Castle Pines for the Canyonside Preliminary Plan 1, Amendment 1.	External Referral	RE2025-098
2	05/27/25	Dawson Trails Filing 3	Town of Castle Rock - final plat	Ext Referral	RE2025-099
1	05/28/25	Pinery Meadows Metropolitan District	New Service Plan for Pinery Meadows Metropolitan District.	New Service Plan	SV2025-003
3	05/29/25	Highlands Ranch Filing 16, Lot 4	Davey Jones Fireworks, 2550 E County Line Rd.	Seasonal Use	SU2025-001
1	05/30/25	Looking Glass Filing 32	Town of Parker - final plat	Ext Referral	RE2025-100
1	05/30/25	Looking Glass Filing 33	Town of Parker - final plat	Ext Referral	RE2025-101
1	06/02/25	Cottonwood Metropolitan District	First Amendment to the Cottonwood Metropolitan District Service Plan.	Material Modification	SV2025-004

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	06/02/25	New Horizon Filing 1, Block 1, Lot 1	Town of Parker - replat of the New Horizon Subdivision to allow for future development.	External Referral	RE2025-102
1	06/02/25	Reata North Filing 1, Tract T	Town of Parker – construct a building & piping to support an existing well house.	External Referral	RE2025-103
2	06/03/25	Sundown Oaks Metropolitan District	New Service Plan for Sundown Oaks Metropolitan District.	New Service Plan	SV2025-005

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/23/25	13960 Furrow Rd, Tobler	Primary residence, 5 bedrooms, 9 occupants maximum	Short-Term Rental	MI2025-013

New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/28/25	Metes and Bounds Parcel	Grace Chapel - 933 Evalena Rd	Sign Permit	SG2025-063 & 2025-064
3	06/02/25	Highlands Ranch Filing 127A, 4 th Amd, Lot 10A-1A	Area 51 Smoke and Vape - 9249 S Broadway Unit #100	Sign Permit	SG2025-065

Liquor Licenses

Dist.	Date	License Type	Business Name & Address	License No.
3	06/03/25	Hotel and Restaurant - Transfer	On The Border Mexican Grill & Cantina - 8555 S Quebec St	LL2025-035

Engineering Services Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Grigs Road Paving Project – CI 2021-032	April 7, 2025	April 16, 2025	April 29, 2025 <i>Bids under review</i>	June 10, 2025

Phase 1 of the Grigs Road Paving Project will involve the extension of the existing asphalt pavement from Daniels Park Road to the East/West Regional Trailhead & Pavilion parking lot. Currently, this section of Grigs Road has a gravel road surface and has roadside ditches on both sides for drainage purposes. The project will span 1 mile in length and will require significant earthwork, the installation of new curb and gutter, and the construction of six-inch asphalt pavement. Additionally, drainage enhancements will be implemented throughout the installation of eight (8) new inlet structures. The existing metal pipe culvert crossings will be replaced with upgraded reinforced concrete pipes and flared-end sections.

County Line Road - CI 2020-013	Mar. 31, 2025	Apr. 9, 2025	May 6, 2025 <i>Bids under review</i>	TBD
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This project consists of widening and reconstruction of County Line Road between Broadway and University. County Line Road will be widened from one lane to two lanes in each direction and the project will install a new traffic signal at the intersection of Clarkson Street and provide noise mitigation on the north side of County Line Road.