

Memorandum

Date: November 21, 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: Brett Thomas, AICP, Chief Planner
Curtis J. Weitkunat, AICP, Long Range Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **Sterling Ranch Planned Development, 13th Amendment**
Project File: **ZR2025-009**

Planning Commission Hearing:	November 3, 2025 @ 6:00 p.m.
Board of County Commissioners Hearing (continued):	November 18, 2025 @ 2:30 p.m.
Board of County Commissioners Hearing:	November 25, 2025 @ 2:30 p.m.

The attached correspondence was received after the staff report to the Board of County Commissioners was finalized on November 12, 2025.

ATTACHMENTS	PAGE
Public Correspondence Since Staff Report Finalized	2

From: Susan Meek <smeek@dcsdk12.org>

Sent: Thursday, November 20, 2025 10:37 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BOCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a current and continuing Douglas County School Board Member to provide my position as one member of our school board regarding Sterling Ranch's proposed amendment to reduce the remaining land dedication by the 26 acres donated to John Adams Academy.

First, I want to acknowledge the strong collaborative relationship we have historically had with Douglas County. Smart land-use planning is essential to serving students and protecting taxpayer resources. DCSD relies on the county's master planning process to ensure adequate school sites are secured as communities like Sterling Ranch grow.

As you know, Sterling Ranch is **only about 20% built out**. Under the original agreement, the developer was required to dedicate **110 acres** for public school purposes. We have used **12 acres** for the first elementary school. If the amendment were approved, DCSD would be left with only **approximately 72 acres**, which would be insufficient for:

- A future **elementary school**, and
- A combined **middle/high school campus**, which will be needed as the community reaches full buildout.

Our professional planning team has consistently communicated that DCSD still needs **98 additional acres** in Sterling Ranch to meet long-term enrollment needs.

It is also important to clarify a key legal concern:

Deducting land that was donated to an unaffiliated charter school from the District's required school site dedication violates state law and does not meet Douglas County's own school site dedication requirements.

Land conveyed directly to a charter school does **not** satisfy the developer's statutory obligation to dedicate land to the *school district* for the construction of public schools that serve all students. Approving such an amendment would set a precedent that undermines the legal structure that has supported responsible growth planning in Douglas County for decades.

The 26-acre parcel given to John Adams Academy was never designated as a DCSD school site, and the District had no authority over its conveyance. But allowing charter-only land to offset required public school acreage would:

- Eliminate land needed for true DCSD neighborhood schools
- Undermine long-range planning for communities like Sterling Ranch and Roxborough
- Reduce the District's ability to serve all students—including those with disabilities, English learners, and students needing specialized supports
- Create long-term financial consequences for future taxpayers

To be clear, **DCSD values our charter partners**. They play an important role in public education. But charter-specific land must not replace the land needed for district-operated schools. And if a charter operating on donated land were

ever to close, that land should revert to DCSD—not be privately held or sold—so the community does not permanently lose a school site.

From a planning, financial, and legal perspective, DCSD cannot support reducing the acreage that was originally required for Sterling Ranch. Approving this amendment would leave the District unable to meet its obligations to families who will live in this community over the next decade and beyond.

It is my understanding that our staff will be submitting written comments, and both our COO and Superintendent will offer professional testimony on the technical details. My purpose with this written comment is simply to reinforce our commitment to ensuring that every child in Sterling Ranch and Roxborough has access to safe, high-quality neighborhood schools—now and for generations to come.

Thank you for your time and for your commitment to responsible growth planning in Douglas County. We look forward to continuing our collaboration with you.

Respectfully,
Director Susan Meek



Susan Meek (she/her)

District A Director
Board of Education

email: smeek@dcsdk12.org

620 Wilcox Street, Castle Rock, CO 80104



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From: Bradford Geiger <bgeiger1@dcsdk12.org>

Sent: Friday, November 21, 2025 9:51 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Amendment 13 Sterling Ranch planned development

Commissioners,

I am writing as a current and continuing Douglas County School Board Member to provide my position as one member of our school board regarding Sterling Ranch's proposed amendment to reduce the remaining land dedication by the 26 acres donated to John Adams Academy. This simply is not a decision in accord with good county planning and support of current and future students.

The district values the strong collaborative relationship we have historically had with Douglas County. Effective long range land-use planning is essential to serving students and protecting taxpayer resources. DCSD relies on the county's master planning process to ensure adequate school sites are secured as communities like Sterling Ranch grow. In my decade of involvement in long range planning for the District we have always seen the planning department of Douglas County as an important supporter of district schools. That support is allowing us to build two new elementary schools after the voters approved a bond in 2024. Construction of neighborhood schools has the additional benefit of supporting growth in the County which will help grow the tax base. As population growth slows in the state, Douglas County needs good policies and good planning to buck this trend. New schools in growing areas are part of that planning. The evidence is clear that thriving neighborhood schools attract young families.

Currently the important Sterling Ranch development is only about 20% built out. As the development continues it is expected that area will be home to a number of new school age children. The original agreement required the developer to dedicate 110 acres for public school purposes based upon projected student numbers and the future need for neighborhood schools. We have used 12 acres for the first elementary school which will open in 2027. The remaining allocated acreage is vital for future student growth. Specifically that land is needed for a future elementary school, and a combined middle/high school campus, which will be needed as the community reaches full buildout. I need to remind the Commissioners that the current nearest middle and high school are across Santa Fe and some 20-30 minutes from Sterling Ranch. While the District has dedicated land elsewhere, the need for land specifically in the Sterling Ranch area is paramount for those students.

Our professional planning team has consistently communicated that DCSD still needs 98 additional acres in Sterling Ranch to meet long-term enrollment needs. Granting this amendment simply will deny the residents of the Sterling Ranch community a local middle and high school for the foreseeable future while likely overcrowding Ranch View and Thunderridge. I simply do not believe that homeowners in Sterling Ranch bought there believing that the County would deny them the chance to build and develop their own high school feeder. Even students that attend charter schools in kindergarten through eighth grade often attend neighborhood high schools. There is a special connection with a neighborhood high school that cannot be duplicated.

As you are aware there is a legal concern that deducting land that was donated to an unaffiliated charter school from the District's required school site dedication violates state law and does not meet Douglas County's own school site dedication requirements. This is not the kind of decision that should be based upon narrow, biased readings of the statute but instead should respect the intent of the legislature to provide appropriate land for neighborhood schools.

Land conveyed directly to a charter school does not satisfy the developer's statutory obligation to dedicate land to the *school district* for the construction of public schools that serve all students. Approving such an amendment would set a precedent that undermines the legal structure that has supported responsible growth planning in Douglas County for decades. While charter schools certainly serve a purpose, our experience is that more than 75% of parents choose neighborhood schools.

The 26-acre parcel given to John Adams Academy was never designated as a DCSD school site, and the District had no authority over its conveyance. Indeed, in front of the school board JAA committed that their land would not reduce the land available to the District. Allowing charter-only land to offset required public school acreage would eliminate land needed for DCSD neighborhood school and undermine long-range planning for communities like Sterling Ranch and Roxborough. Charter-specific land must not replace the land needed for district-operated schools. And if a charter operating on donated land were ever to close, that land should revert to DCSD—not be privately held or sold—so the community does not permanently lose a school site.

From a planning, financial, and legal perspective, DCSD cannot support reducing the acreage that was originally required for Sterling Ranch. Approving this amendment would leave the District unable to meet its obligations to families who will live in this community over the next decade and beyond. It is surprising that the developers, having promoted this area as family friendly, now will limit the opportunities for those families.

It is my understanding that our staff will be submitting written comments, and both our COO and Superintendent will offer professional testimony on the technical details. My purpose with this written comment is to reinforce **my** commitment to ensuring that every child in Sterling Ranch and Roxborough has access to safe, high-quality neighborhood schools—now and for generations to come. This requires a long term approach that up to now the County has supported. I am writing to urge you to continue that successful collaboration.

Thank you for your time and for your commitment to responsible growth planning in Douglas County.

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Brad Geiger
Director District C

bgeiger1@dcsdk12.org

620 Wilcox Street, Castle Rock, CO 80104



From: Loreli Wright <loreli@gmail.com>

Sent: Friday, November 21, 2025 8:45 AM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Public Comment – November 25 BOCC Hearing – Item 3.a – Sterling Ranch 13th Amendment

Hi Brett,

Please include the following comment in the Supplemental Staff Memo and public record for the Sterling Ranch 13th Planned Development Amendment.

I am concerned that several aspects of the proposed 13th Amendment appear inconsistent with the requirements of **CRS § 30-28-133** governing subdivision regulations and public land dedication.

First, the statute requires that public school land dedication be tied to the **impacts of the subdivision** and occur as part of the **subdivision approval process**. The 13th Amendment instead conditions dedication on whether the school district already has **bond or capital funding available**, which creates a dedication that may never vest. This appears inconsistent with the statute's requirement that dedication be based on development impact, not on a separate governmental entity's fiscal timing.

Second, the Amendment appears to permit **privately owned or privately conveyed school sites** to effectively count toward the required public school land dedication. Colorado's subdivision statute contemplates dedication for **public use**, and it is unclear how privately controlled parcels would satisfy this requirement.

Third, several of the County's approval criteria for major PD amendments appear unsatisfied, including:

- **1520.06 (concurrency)** – public facilities must be available concurrently with development; this amendment makes school-land dedication dependent on uncertain future funding, which undermines concurrency.
- **1520.03 (public interest)** – uncertainty around school-site dedication and long-term public-school capacity adversely affects the public interest.
- **1520.04 (special benefit)** – allowing a private party to control the timing and nature of school-land dedication appears to confer a special benefit not granted to other developers in Douglas County.
- **1520.01/1520.02 (consistency with PD intent and commitments)** – the original PD commitments contemplated publicly dedicated land for district-run public schools, not conditional or private alternatives.

Finally, residents have reported concerns about the fairness of public-comment procedures at recent BOCC hearings. I respectfully request that County staff directly administer the public-comment sign-in process on November 25 to ensure a neutral and orderly procedure.

Given these issues, I respectfully ask that the Board ensure the Amendment fully complies with **CRS § 30-28-133** and with **Sections 1520.01–1520.07** of the County's approval criteria before taking action.

Thank you for including these comments in the record.

Sincerely,

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Loreli Wright

loreli@gmail.com

(405)208-1141

From: Janeen McDonald <janeenmcd@yahoo.com>

Sent: Friday, November 21, 2025 9:53 AM

To: Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>; BOCC <BOCC@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

If the land hearing scheduled for November 18th had not been moved to the 25th, I would be sharing this email in person. Sadly that meeting was moved to the busiest travel week of the year, so I, along with many others, will not be in attendance.

I moved to Sterling Ranch with my family 6 years ago when my son was in kindergarten and my daughter was in preschool. They are now in 6th and 3rd grade, so please know my concerns are for what's best for this community, and not what would benefit my own kids.

I have met with many people on staff with Sterling Ranch Development Company, the owners, and the CAB about the community and specifically school sites over these years. I learned quickly that traditional public schools were something they never had on their list for this community, even though publically they shared it was. If I knew about their "behind the scenes" plan to ideally only have charters in this neighborhood, I never would have moved my family here...and I know I'm not the only one who feels that way.

We now have facts, actual data that the majority of children in this neighborhood attend public neighborhood schools, not charter schools. This is what current and future residents want and need based off of data from across our state. 15% of children across CO attend a charter school, while 85% of children attend a neighborhood school. This is a fact, this isn't my opinion.

Why would we want our neighborhood to appeal to a smaller percentage of families instead of a larger percentage? Shouldn't a developer do things to ENCOURAGE more families to move to their development, not that DISCOURAGE families from moving there?

Amenities that seem incredibly basic in other neighborhoods like open grass areas for kids to play in, tennis courts, a skatepark, gym that more than 5 people can work out in at a time seem impossible to get in Sterling Ranch. Even after filling out a survey years ago, no movement has been made to actually do what residents want. Why would anyone move here now, and ESPECIALLY after you ensure one of the best rated school districts doesn't have access to land to build on?

A few more facts I'd like to share compared to some of the false information that was shared at the planning commission meeting.

Susan Beckman mentioned JAA being "wildly popular". I'll give you an example of how that is no where near the truth. A few weeks ago, someone posted in a moms group of about 1,300 moms in Sterling Ranch, Solistice, and Roxborough. She mentioned having a get together at her house for anyone curious about JAA. 3 moms out of 1,300 moms commented that they were interested.

Contrary to that post, sadly, the very next day, a post on our Sterling Ranch Community site from a prospective buyer asking if anyone regretted moving to Sterling Ranch based on high taxes, water bills, lack of amenities, and

schools...almost 150 comments and the majority were of people who had already moved or regretted moving here. That isn't only sad for our community. It should be a wake-up call.

A new community should be about the majority of residents. A developer can have a beautiful plan laid out and if residents think things should steer in a different direction, they should listen, as that will not only make them more money, it will keep residents in their community for years to come.

Not only will the Sterling Development Company lose money if their grand plan is put in place, but our children and residents will suffer. Second rate charter schools can not possibly offer the education most children need. Stand alone charter and private high schools are close to impossible to run due to the high costs. This puts Sterling Ranch, Roxborough, and Solstice at a huge disadvantage with the potential of not having a high school built in this area at all. Our home values will go down, less people will move here, and all of Douglas county will suffer based off of one mistake that could have been prevented.

Why is it that Sterling Ranch Development Company isn't able to do what all other developers have done across the state, and do what is right for any community?

Please know this all comes from a place of wanting this neighborhood to grow and be the successful new community it should be.

Be the leaders that residents will look up to and appreciate, and hold the Sterling Ranch Development Company accountable the way you held all previous communities accountable. Our children deserve what other neighborhoods in Douglas County have. Please deny this amendment, have our developer stay in their lane, and let the school district do what they do best and education our children.

Thank you,
Janeen McDonald
Sterling Ranch Resident

From: Robyn DePan <robyndepan@gmail.com>

Sent: Friday, November 21, 2025 8:31 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Board of County Commissioners,

I am writing to respectfully ask you to oppose the proposed 13th amendment to the Sterling Ranch Planned Development. This amendment undermines the original commitments that shaped why families like mine chose to invest in Sterling Ranch.

When my husband and I purchased our lot in 2021, we were sold a vision: a strong, connected community supported by district-led neighborhood public schools that would grow alongside our neighborhoods. This was not just marketing; it was a core commitment embedded in the development plan and reinforced through presentations and conversations with builder sales teams. Families were told to expect Douglas County School District neighborhood schools, complemented by some charter options. That vision shaped our decision to invest in Sterling Ranch.

We imagined walking our children to a neighborhood school, building friendships within the community, and benefiting from Douglas County's reputation as one of the best school districts in Colorado. For many families, the choice of a traditional neighborhood public school is essential. If Sterling Ranch becomes known as a community without a clear public school pathway, buyer confidence, property values, and the reputation of the development will suffer.

The proposed amendment raises serious concerns under the County's approval criteria:

- Consistency With Original Commitments (1520.01, 1520.02):
 - The amendment is not consistent with the original commitments requiring publicly owned land for district-run schools. Changing this core promise erodes trust and the integrity of the Planned Development.
- Efficient Development / Preservation of the PD (1520.02):
 - Removing public control over school sites is not efficient planning. Sterling Ranch cannot function as a complete community without adequate land for district schools serving all grade levels.
- Public Interest + Adjacent Land Impacts (1520.03):
 - Reducing neighborhood school options harms families and increases traffic from out-of-area commuting, impacting adjacent neighborhoods and roads.
- Special Benefit to an Individual Entity (1520.04):
 - Counting a private land conveyance as "public dedication" benefits a single private party, contradicting the purpose of public dedication requirements.
- Adequacy of Public Facilities & Services (1520.06):
 - Insufficient land for middle and high schools means future generations will face overcrowded or distant schools.
- Roadway Capacity / Level of Service (1520.07):
 - Charter and private schools typically lack bussing, increasing household traffic and congestion.
- Colorado Law — CRS § 30-28-133:
 - The amendment conflicts with statutory requirements for public school land dedication, which must occur as part of subdivision approval and be dedicated for public use, not privately controlled land.

- Practical Consideration:
 - How can a private conveyance of land (26 acres) between two private entities become a public land dedication? If those 26 acres count toward the 110 acres Sterling Ranch intends to dedicate for schools, that leaves only about 70 acres. This is not enough for a middle or high school campus. Without adequate land, Sterling Ranch families will have no feeder path and will be forced to bus children out of the community. Families will also have to drive long distances for school sports and extracurricular activities, undermining the vision of a complete, connected community.

Beyond these technical points, this issue strikes at the heart of community trust. Residents are not against Sterling Ranch; we have invested deeply and want it to thrive. What we seek is transparency, collaboration, and responsible growth. Framing engagement as hostility creates an adversarial dynamic that helps no one. Sterling Ranch has decades of build-out ahead, and we need structured engagement between the developer, residents, and the school district to ensure long-term success.

Sterling Ranch succeeds when the community succeeds. I urge you to vote against the 13th amendment and uphold the original commitments to ensure adequate public school land dedication for the future of our families and neighborhoods.

Thank you for your time and consideration.

Sincerely,

Robyn DePan

8045 Williams Fork Ave

From: Ryan Sundling <ryan.sundling@gmail.com>
Sent: Thursday, November 13, 2025 10:20 PM
To: Brett Thomas <bthomas@douglas.co.us>; Planning Commission <PlanningCommission@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>
Subject: Public Comment – Sterling Ranch 13th Amendment

Commissioners,

I'm writing because I am deeply frustrated and disappointed by what's happening with the proposed 13th PD Amendment for Sterling Ranch. This amendment is not a minor clarification. It is a fundamental rewrite of what residents were promised when we chose to build our lives and families here.

This PD amendment is the latest in a long list of **misleading communication, shifting narratives, and now an amendment that attempts to undo commitments that were made to families who invested in this community in good faith.**

1. The messaging around this amendment is deceptive and that matters.

A recent Sterling Ranch newsletter (screenshot attached) claims the amendment merely “documents current school site locations” and “aligns with planning efforts.” That is unambiguously false and misleading.

The amendment changes foundational language about school governance in a way that wasn't disclosed to residents, wasn't explained in any communications, and directly contradicts what we have been told for years about Sterling Ranch schools.

This isn't miscommunication. It is misdirection.

2. Sterling Ranch promised DCSD-run neighborhood schools not generic “public school” language enabling charter-first placement.

My wife and I began our search for a place to raise our family in 2019. Strong district run public schools were one of the most important factors in selecting our home. DCSD, as you know, has been regarded as one of the best public school systems in the state for many years. Reading through the marketing materials it seemed Sterling Ranch also valued this and was working hard to deliver DCSD run schools to further this heritage.

From Sterling Ranch's own website in 2019 (screenshot attached)

“Sterling Ranch sets aside a stipend with each lot sold in order to construct and foster a lifelong educational ecosystem for all residents, including its multiple school sites planned for the community. Douglas County School District governs these neighborhood schools and determines when and where the schools are built. There is a planned school site in Providence Village.”

This clearly communicates to residents and future residents that schools built in SR will be built and governed by DCSD. The website also goes on to list all of the public DCSD neighborhood schools in adjacent communities, providing further context as to what to expect in the way of schools.

The PD at that time (and now) specifically lists DCSD as the party land would be dedicated to. This shows there was no miscommunication. The marketing language matched the PD.

From the developer, Brock Smethills, via 2021 Town Hall:

<https://www.sterlingranchcab.com/DocumentCenter/View/557/Community-Townhall-Meeting-Chat-Questions1-05-26-2021->

Brock Smethills publicly told residents:

- “We pay per lot to DCSD and are dedicating land to the district as we plat.”
- “Charter schools have their own funding.”

Again, SR acknowledging school land is for DCSD specifically.

The 13th PD Amendment erases this commitment and replaces it with broad “public school” language designed to open the door for non-district schools to take precedence.

3. The “gift vs dedication” bait-and-switch is unacceptable.

Both Sterling Ranch and John Adams Academy have publicly stated on multiple occasions the land for JAA was “donated” not “dedicated”. This clearly signals the land was gifted in a process that was outside of what is required by the PD.

But the 13th Amendment quietly enables **dedication flexibility**, shifting the legal structure in a way that benefits developers and charter operators, not residents. This completely contradicts what the community was told. You cannot tell residents that land is “donated” and then pass an amendment allowing it to be used otherwise.

4. Charter schools significantly impact traffic — and Sterling Ranch cannot handle it.

District schools primarily serve the neighborhood. Charters do not. They import many more students from all over the region, which means:

- Hundreds of additional cars
- Large, twice-daily pickup lines
- Heavy peak-hour congestion
- Strain on roundabouts already near capacity
- Logjams at the single exit onto Santa Fe

Sterling Ranch’s road system was never designed for charter-scale traffic.

In fact, this is already an issue before the first charter school even opens. Many residents have voiced concerns over unprotected turns and poor infrastructure to handle added traffic.

<https://www.change.org/p/john-adams-academy-needs-to-change-primary-access-to-middle-fork-rd-not-snake-river-st>

5. The amendment violates the spirit and direction of the original PD.

The PD vision documented in developer statements, marketing materials, and community meetings was for:

- **Walkable, local, district-run neighborhood schools**
- **Land dedicated to DCSD**
- **A clear school governance structure**
- **Predictable traffic and infrastructure planning**

The 13th PD Amendment walks all of that back. It replaces certainty with flexibility, district governance with ambiguity, and resident expectations with developer convenience.

6 The Cash-In-Lieu Clause Is Not A Solution

The introduction of a **cash-in-lieu clause** is also entirely inappropriate and inconsistent with what Sterling Ranch was built on. From the beginning, residents were told that school sites would be **physically dedicated within the community**, not reduced to a fee that could be paid instead of honoring that commitment. Allowing a cash-in-lieu option creates an escape hatch for the developer at precisely the moment when the community most needs certainty. It converts what was promised as a tangible neighborhood asset into a check written to the district, leaving us with no guarantee that the school will actually be located where families were told it would be.

I respectfully ask the Board to reject the 13th PD Amendment.

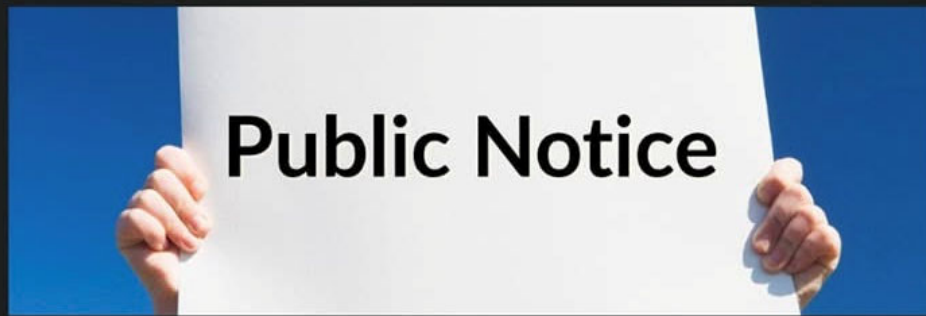
At a minimum, residents deserve a clear explanation for:

- Why the commitments made in years past are being contradicted
 - Why the amendment was misrepresented in recent community messaging
 - Why language that explicitly tied school governance to DCSD is now being stripped out
 - Why the developer believes they can rewrite foundational promises without meaningful accountability
- Until that happens, this amendment represents a breach of trust with residents and one that I vehemently oppose.

Thank you for your consideration.

Ryan Sundling

Frustrated Sterling Ranch Resident



You might have noticed some large white signs around the community this week. These signs are placed by the Sterling Ranch Development Team to notice the time and place of a public hearing for a Planned Development Amendment. The next hearing will be held before the Board of County Commissioners on November 18, 2025, at 2:30 p.m. in the Commissioners' Hearing Room, [100 Third St. Castle Rock](#). The proposed amendment is to document current school site locations in Sterling Ranch to align with current planning efforts within Sterling Ranch.

For more information please call Douglas County Planning Services at 303-660-7460.



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SCHOOLS

COMMUNITY
NATURE CENTERS

VANDERBILT
PARTNERSHIP

FUTURE
SCHOOLS

Planning for Our Future

Sterling Ranch sets aside a stipend with each lot sold in order to construct and foster a lifelong educational ecosystem for all residents, including its multiple school sites planned for the community.

Douglas County School District governs these neighborhood schools and determines when and where the schools are built. There is a planned school site in Providence Village.

SEE HOMEBUILDERS >



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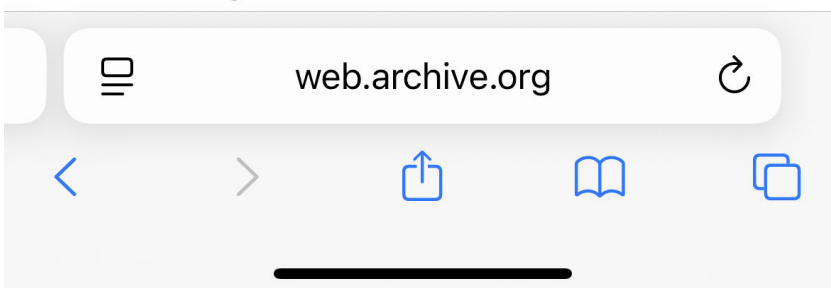
DOUGLAS COUNTY SCHOOL DISTRICT

Sterling Ranch resides in the Douglas County School District – a leader in education across Colorado. In 2015, the local district received the Colorado Department of Education’s highest district accreditation rating, “Accredited with Distinction.”

These are Sterling Ranch’s neighborhood schools in the Douglas County School District:

- Roxborough Primary (grades K-2)
- Roxborough Intermediate (grades 3-6)
- Ranch View Middle School (grades 7-8)
- ThunderRidge High School (grades 9-12)

Student transportation will be available for a minimal charge.



Brett Thomas

From: Elizabeth Jackson <lizjackson85@gmail.com>

Sent: Wednesday, November 19, 2025 10:05 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; usclerk@douglas.co.us

Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

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

Dear Commissioners,

First, I wanted to state that it has been brought to my attention, purely by word of mouth, that there is a very important meeting scheduled the week of Thanksgiving and in the middle of the day and the outcome of this meeting will effect the future of public schools for the Sterling Ranch, Roxborough, and Solstice communities.

The lack of public knowledge of this issue and its potential impact is alarming.

I am asking you to oppose the proposed Sterling Ranch 13th Amendment. How can we count privately owned land toward the required 110 acres of publicly dedicated school land? This is not consistent with what we were told and promised upon first moving here. I have lived in Sterling Ranch for almost 5 years and currently living in my second home here. We were promised public schools. I assumed that didn't only mean one public elementary school. My child is 3 without this land there will be no middle or high school for her to attend in her community. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services.

I am also concerned how this will impact our home values and future resale. No one wants to live in a community with no public schools. This needs to be the focus first the charter and private schools can come later. Douglas County Schools have great ratings, that alone increases our property value.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Sincerely,
Elizabeth Lamoureux
Sterling Ranch Resident
Sent from my iPhone

Brett Thomas

From: Veronica Morrison <vjmorr@gmail.com>

Sent: Thursday, November 20, 2025 11:42 AM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: Schools in Sterling Ranch

Dear Mr. Thomas,

There is great concern that land promised for future public schools in Sterling Ranch may be redirected for other use.

My husband and I are retired and have no school age children. But, we feel that good public schools are vital to a community. As the community grows, the need for nearby schools will become more important.

Please, agree to keep the promise of dedicated land for schools that was given to Sterling Ranch residents.

Sincerely,

Veronica Morrison

8621 Big Thompson Road

Brett Thomas

From: Jessica Coffee <coffee.jessica@gmail.com>

Sent: Thursday, November 20, 2025 10:40 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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

Dear Commissioners,

I live in the Solstice development and have 3 elementary-aged children. Two of them are on IEPs and are flourishing under the support of the public school teams at Coyote Creek Elementary. I want them to continue their growth and education in Douglas County Public Schools, with licensed teachers and in environments where all students are welcomed and supported. There are many families like mine that believe in the public school system and want nearby K-12 public schools for their children to attend. If you open up dedicated land in Sterling Ranch in a way that could eliminate future public DCSD schools, I worry about how that will affect not only my children's educational options, but how it will make our neighborhoods unattractive for potential buyers in the future. Living in a school desert without trusted public schools could harm property values and will shrink our pool of interested future buyers.

For this reason, I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.

I am additionally concerned that counting a private transaction as "public dedication" confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,

Jessica Hearn

Solstice Resident

From: Tyler Hogan <thogan32@gmail.com>

Sent: Wednesday, November 19, 2025 2:03 PM

To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Proposed Amendment to the ZR2025 - 009

Dear Douglas County Planning Commission and Board of County Commissioners,

As a resident of Sterling Ranch, Ascent Village, I strongly urge you to **deny** the proposed 13th Amendment to the Sterling Ranch Planned Development (ZR2025-009).

This amendment would fundamentally weaken the binding commitments made to our community regarding public school sites. It allows the developer to delay or entirely avoid dedicating reserved land to the Douglas County School District (DCSD) until DCSD can prove it has full funding in hand to construct schools. If funding is not secured, the developer may retain the land or substitute a cash payment, opening the door for:

- Indefinite delays or complete elimination of planned public schools,
- Charter or private schools being used to satisfy what was promised as **public-school land**,
- Future DCSD land purchases at market rates — potentially increasing taxes for all Douglas County residents.

When my family chose Sterling Ranch, we relied on the approved Planned Development documents that clearly required dedicated sites for **district-run public schools**, not just any school. This change erodes that promise and the trust thousands of homeowners placed in the County's approvals.

Please honor the original commitments, protect the quality of life we were promised, and **vote NO** on ZR2025-009.

Thank you for listening to residents and putting our community first.

Sincerely,

Tyler Hogan

7967 Williams Fork Ave

Thogan32@gmail.com

From: Jesse Reigle (Alumni) <jreigle@mines.edu>

Sent: Wednesday, November 19, 2025 9:10 PM

To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>

Subject: Oppose the 13th Amendment—Changing the Rules After the Community Was Built

Commissioners,

I'm writing as a homeowner in Sterling Ranch to urge you to reject the proposed 13th Amendment to the Planned Development. This amendment rewrites the standards that our community was built on.

When Sterling Ranch was first approved, the developer committed to dedicating 110 acres for public schools specifically to Douglas County or Douglas County School District. That was not an abstract commitment. It was built into the long-range planning, used in communications to buyers, and assumed by families when deciding to live here.

Now, after construction is well underway and thousands of residents have moved in, the developer is trying to retroactively change that agreement. Instead of dedicating land, they sold 25+ acres to a charter school operator. They profited from that sale. Now they want credit for it as if a private land sale meets the standard of a public dedication. It doesn't.

If this had been their intent from the beginning, it should have been presented that way up front. But it wasn't. They are attempting to change the terms after the fact, and the only thing standing between the community and that rewrite is your vote.

What's more, the timing of the hearing scheduled for November 25, the Tuesday before Thanksgiving gives the impression that this is being pushed through quietly, while many residents are away or unavailable. That's not acceptable for a proposal with countywide implications.

If approved, this amendment sets a precedent: it opens the door for other developers to reduce their school land obligations by selling to private operators and calling it a "dedication." That is not what was promised, and not what families across Douglas County expect from land-use policy.

This is not about being for or against any school. It's about keeping land that was promised for public schools in public hands and holding the developer to the standards they agreed to when this project began.

Please reject this amendment.

Sincerely,

Jesse Reigle

Douglas County Resident

Brett Thomas

From: Colleen W. Crawley <cwedepohl@gmail.com>

Sent: Wednesday, November 19, 2025 6:18 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Please OPPOSE the Sterling Ranch 13th Amendment

Dear Commissioners,

I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.

I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because:

- This amendment moves Sterling Ranch away from what I believe makes a successful, thriving neighborhood.
- My family chose this community based on the availability of district-run schools and the commitments made during approval.
- Strong district-run schools are essential to property values, healthy development, and long-term stability.
- A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch.
- This change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,

Colleen Crawley

Sterling Ranch Resident

From: Jennifer Grothe <jennifer.grothe@gmail.com>

Sent: Wednesday, November 19, 2025 5:59 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Reject the proposed 13th amendment

As a longtime resident of Douglas County and a parent living in Sterling Ranch, I urge the county to reject the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment may conflict with state statute. It may reduce the number of neighborhood schools available in an area that definitely needs more. And the process of conveying land privately should not count as "public" land dedication.

My kids have attended charter and neighborhood schools. I work at a neighborhood school in the district as well. I appreciate school choice -- but the importance of neighborhood schools should never be minimized, nor should opportunities for parents to have them as an option for their kids.

Neighborhood schools meet needs that charter schools do not: the convenience of walking to school, the chance to have neighbors as classmates, and most importantly, the in-depth support that some charter schools are not able to provide for students with special needs.

Please don't privatize more and more of our local schools in Sterling Ranch. That strategy might benefit some private entities, but neighborhood *public* schools are meant to benefit all the families in an area. Our kids deserve that.

Thank you for your consideration.

Sincerely,
Jennifer Grothe
9771 Eagle River St.
Littleton, CO 80125

From: Liza Cabrera <shadry311@yahoo.com>

Sent: Thursday, November 20, 2025 5:23 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BOCC Special Land Use Hearing — do not disappoint your constituents!!!

Dear Douglas County Commissioners,

As a resident and taxpayer in the Solstice community—neighboring Sterling Ranch—I urge you to oppose any amendment that would allow public land to be sold or transferred to private or charter education entities or any other third parties.

I truly cannot emphasize this enough that this amendment is NOT what tax paying voters want. In fact this amendment is wrong, dishonest, and deeply disappointing for the community at large.

Our area is growing rapidly. While one public elementary school is being built based on bond approval, we will soon need additional elementary, middle, and high schools to serve our families. Land that was allocated for public education must remain just that—public.

Families like mine have invested heavily in these communities with the understanding that this land was set aside for DCSD public schools. Diverting it for private or charter school use would betray that commitment and undermine equitable access to education.

Frankly, all of this even being under question makes this up-and-coming area in Douglas county seem completely deceptive and thus EXTREMELY unattractive to young families— which, I'm sure you'll agree, should be of the utmost concern for county officials such as yourselves.

Please:

1. **Reject** any amendment allowing public land transfers to private or charter schools or other third party entities.
2. **Affirm** support for future DCSD-operated schools in Solstice and Sterling Ranch.

Public land should stay public—serving every family, every child, and the future of our community.

Sincerely,

Liza Cabrera

Solstice Resident.

Douglas County Tax Payer & VOTER.

Sent from my iPhone

Brett Thomas

From: jrnylst <jrnylst@yahoo.com>

Sent: Wednesday, November 19, 2025 11:01 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am trying not to use an entire form letter, but it feels like you often intentionally rob Douglas County residents of the opportunity to participate in these forums, and form letters may be the best we can do to make our feelings known. Please know that we are not happy.

I am a Douglas County resident extremely concerned about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Please, please give us reason to believe our voices can be heard and that you actually care about protecting public trust.

Sincerely,

[Deborah Atkinson

jrnylst@yahoo.com

Roxborough and Douglas County Resident

From: Sarah Turbow <sarahturbow@gmail.com>

Sent: Thursday, November 20, 2025 12:00 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Protect Public School Access in Sterling Ranch - November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I'm writing as a Sterling Ranch resident who cares deeply about creating a successful, thriving neighborhood. Public school access is a cornerstone of that vision, and I'm concerned that the proposed 13th Amendment moves us away from that goal.

Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments or intent of the original Planned Development. Families were promised publicly owned land for district-run schools—not private land that the public cannot control.

With only about 70 acres remaining for Douglas County School District, Sterling Ranch will not have the land needed for future public school facilities as our community grows. This change undermines efficient development and long-term stability.

Strong district-run schools are essential to property values, traffic management, and community desirability. Limiting public school access discourages families from choosing Sterling Ranch and erodes trust in the development process.

This matters to me because I believe public schools are key to making Sterling Ranch a vibrant, family-friendly neighborhood. My family chose this community based on those commitments, and I want to see them honored.

For these reasons, I respectfully ask you to reject or significantly revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Sarah Turbow Allan
Sterling Ranch Resident

From: Krista Horn <klhorn4@gmail.com>

Sent: Thursday, November 20, 2025 8:36 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Sterling Ranch Amendment 13 Public Comment

Dear Commissioners,

I am writing to you to urge you to deny the changes proposed Sterling Ranch Amendment 13 as they exist today. Changing the development commitment and planned dedication of 110 acres from Douglas County Public Schools to possible privately held schools—whether public or private in school access—causes me concern that the school district will not be able to build here.

As DCSD stated in their letter during the Land Planning Commission phase, bonds take a while to pass and there is low confidence that one will pass in time to get the land. I understand that some land that was set aside for the district had sat empty for decades and that this is a concern of the developer. While at some point there needs to be options for that land to be used for something else, this should not be done at this early of a stage in a new community. I will be open – I don't have kids right now but I do want them eventually, and I believe very probable effects of the changes proposed in this amendment will cause me to truly question whether or not Sterling Ranch is the place to be with a family.

I'm a big proponent of public schools and believe neighborhood district schools help build a strong community. What's going to be the attraction for families looking for a new community if there are no neighborhood district schools?

Something I had asked in the land planning public comment that I don't believe I've seen an answer to is what happens to this land if a privately held public school shuts down? Does the land go to the school district for possibility of dedication? As it's written in the amendment, there leaves a giant opening for the land to be turned around and sold to non-academic entities for profit.

Look, I understand the frustration from Sterling Ranch developers of the possibility of land sitting empty for years... But I think there needs to be some major revision to the amendment to give the school district more time and opportunity to establish some schools here so that **everyone** can have access to quality education, this includes those that have learning disabilities as private and charter schools don't always have to accommodate these students.

Thank you for reading and taking in my concerns, please deny the Sterling Ranch Amendment 13 to allow for more time and consideration to the concerned residents in the community.

Krista Horn
SR Resident
8724 Hotchkiss St

Brett Thomas

From: s.yuan1087@gmail.com <s.yuan1087@gmail.com>

Sent: Thursday, November 20, 2025 9:02 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

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

Dear Commissioners,

I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.

I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because this amendment moves Sterling Ranch away from what I believe makes a successful, thriving neighborhood. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. This change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,

Stacey Yuan

Sterling Ranch Resident

Brett Thomas

From: Loreli Randolph <loreli@gmail.com>

Sent: Thursday, November 20, 2025 6:36 PM

To: Clerk <Clerk@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; kerri compton <kcompy@yahoo.com>; Janeen Mcdonald <janeenmcd@yahoo.com>; Lenaya Dotseth <lenaya.dotseth@gmail.com>; Dawn Caldwell <dcaldwell011@comcast.net>; George Jackson 1st Vice Chair DougCo Dems <1stViceChair@dougcodems.org>; Robyn DePan <robyndepan@gmail.com>

Subject: Request for BOCC to Manage Public Comment Sign-In Directly on Nov. 25

Dear Commissioners and Clerk,

We have been informed that outside groups may attempt to control or pre-fill the public-comment sign-in sheets for the Nov. 25 hearing.

We respectfully request that:

- BOCC staff, not private individuals, manage the sign-in process;
- Sign-in sheets be placed on the table only when staff is present;
- No one be permitted to pre-fill names, hold multiple spaces, or add duplicate entries.

Our goal is simply a fair and orderly process where all residents—regardless of viewpoint—have equal access to public comment.

Thank you for ensuring transparency and fairness in this important public hearing.

Lori D. Wright

From: Lynette Lierman <lslierman@gmail.com>

Sent: Thursday, November 20, 2025 1:09 PM

To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>

Subject: Sterling Ranch 13 Amendment: Please Oppose

Commissioners,

Thank you for your time in reading this email. The Douglas County School Board shared in a recent meeting that more than 70% of Sterling Ranch residents prefer public schools. This amendment does not honor that preference.

As you all know, requiring DCSD to have cash on hand at the time the developer considers selling land closes the door for public schools. We just saw 5b take 2 election cycles to pass, even though numbers prove that existing school capacity is critically overextended.

Saying yes to this amendment would undermine the existing measures in-place to deliver public education to the Sterling Ranch community. Please oppose this amendment.

Thanks again for taking the time to hear my voice!
Lynette

Brett Thomas

From: Joey Sikes <sikes@me.com>

Sent: Wednesday, November 19, 2025 10:53 PM

To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.

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

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Joey Sikes
Sterling Ranch Resident

From: Jennifer Crane <jennifer.ranea@gmail.com>

Sent: Wednesday, November 19, 2025 7:27 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.A

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Jennifer Crane

Roxborough Resident

Brett Thomas

From: Daniel M. Harter <dan.mcch@gmail.com>

Sent: Wednesday, November 19, 2025 8:33 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject:

Dear Commissioners,

I am asking you to oppose (or at minimum significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on.

I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because my family chose this community based on the availability of district-run schools and the commitments made during approval. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. And, perhaps most importantly, this change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Daniel Harter
Sterling Ranch Resident

Brett Thomas

From: Alan Emanuel <aemanuel0877@gmail.com>

Sent: Wednesday, November 19, 2025 4:13 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Alan Emanuel

J. Alan Emanuel

aemanuel0877@gmail.com

512-632-3922

From: Yubi Ghiardi <lzghiardi@hotmail.com>

Sent: Wednesday, November 19, 2025 5:57 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Ljubitz Ghiardi
Sterling Ranch Resident

Brett Thomas

From: Lauren Hardy <itslaurenhardy@gmail.com>

Sent: Wednesday, November 19, 2025 9:53 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Lauren Hardy, MSPAS, PA-C
Sterling Ranch Resident

From: Laura Harter <laura.a.harter@gmail.com>

Sent: Wednesday, November 19, 2025 8:16 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am asking you to oppose (or at minimum significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control. This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows. The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on. I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure. This matters to me because my family chose this community based on the availability of district-run schools and the commitments made during approval. Strong district-run schools are essential to property values, healthy development, and long-term stability. A community should support more families rather than fewer; narrowing public school access discourages families from choosing Sterling Ranch. And, perhaps most importantly, this change erodes trust and harms public confidence in the development process.

For all these reasons, I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,
Laura Harter
Sterling Ranch Resident

From: Rachel Iwata <iwata.converse@gmail.com>

Sent: Wednesday, November 19, 2025 6:22 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Brett Thomas

From: Abby Thorn <abbythorn419@gmail.com>

Sent: Wednesday, November 19, 2025 6:54 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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

Dear Commissioners,

I am writing as a Douglas County and Sterling Ranch resident to formally express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Abby Jackson
Sterling Ranch Resident

Sent from my iPhone

From: ADA C <ada2000@msn.com>

Sent: Wednesday, November 19, 2025 8:13 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: *NO* to Amendment 13! November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Cheers, Ada Lischka

Mom, Gramma, Sterling Ranch Resident, Douglas County Constituent

From: Julie Mares <jenzaldo@gmail.com>

Sent: Wednesday, November 19, 2025 8:46 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Julie Mares, Sterling Ranch Resident and Concerned Parent

From: Laura Meissner <laura.jean.meissner@gmail.com>

Sent: Wednesday, November 19, 2025 6:02 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Laura Meissner

Sterling Ranch Resident and Mother of two

Laura Meissner

Brett Thomas

From: Sophia Meza <soph480@gmail.com>

Sent: Wednesday, November 19, 2025 4:46 PM

To: Brett Thomas <bthomas@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioner,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Sophia Meza

Sterling Ranch

From: Alysha Nagar <alyshanagar@gmail.com>

Sent: Wednesday, November 19, 2025 7:40 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Alysha Nagar
Sterling Ranch Community

From: Samantha Sikes <samanthajsikes@icloud.com>

Sent: Wednesday, November 19, 2025 10:47 PM

To: Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Samantha Sikes
Sterling Ranch Resident

From: Laura T <laura.trued@gmail.com>

Sent: Wednesday, November 19, 2025 4:21 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Laura Trued

Sterling Ranch Resident
Littleton, CO 80125

Brett Thomas

From: Betty Bennett <coloradobennett2@comcast.net>

Sent: Thursday, November 20, 2025 10:22 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

We would like to add that public schools add a sense of community that charter schools do not. Since Sterling Ranch and Solstice are relatively new communities, it is important to establish that community within our public schools.

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Steve and Betty Bennett
Solstice Neighborhood
9516 Stonewash Dr.
Littleton, CO 80125

From: Katie Biersmith <katiebiersmith@gmail.com>

Sent: Thursday, November 20, 2025 9:00 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Katie Biersmith

9616 Taylor River Cir

Littleton, CO 80125

Brett Thomas

From: Lee Allison Clark <leeclark@live.ca>

Sent: Thursday, November 20, 2025 1:35 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as "public" dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado's subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Lee Clark and Matt Nimey
Sterling Ranch - Providence

Lee Allison Clark, MBA(c), MSc, BSocSc, Hon BHSc, PMPC

Brett Thomas

From: Bianca Kovalenko <biancajkovalenko@gmail.com>

Sent: Thursday, November 20, 2025 11:15 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Bianca Kovalenko

Brett Thomas

From: pklee8566 <pklee8566@comcast.net>

Sent: Thursday, November 20, 2025 8:32 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Patricia Lee
9772 Taylor River Circle
Littleton, CO. 80125
Sterling Ranch

From: Alyssa Little <alymarlittle@gmail.com>

Sent: Thursday, November 20, 2025 12:32 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: Sterling Ranch Proposed 13th Amendment

Commissioners,

As a Douglas County resident, Sterling Ranch homeowner, and parent of a young child, I'm writing to share my concerns regarding the proposed 13th Amendment to the Sterling Ranch Planned Development.

From my understanding, the amendment would change the established approach to public school land dedication by tying the dedication to future conditions, allowing privately transferred parcels to qualify as "public," and leaving unclear when—if ever—land for public schools will actually be secured. These changes create real uncertainty for long-term school capacity planning, broader community development, and consistency with Colorado's subdivision requirements (CRS 30-28-133).

Reducing clarity around public school sites runs counter to the spirit of school choice. Families can only exercise meaningful choice when all school options—including neighborhood public schools—are properly planned for and supported. Delayed or uncertain land dedication undermines that foundation.

I respectfully ask the Board of County Commissioners to either reject the amendment in its current form or require revisions that guarantee school land dedication is timely, assured, and aligned with state law.

Thank you for your attention and for your continued commitment to serving the public.

Sincerely,

Alyssa Little, Sterling Ranch

From: Laurie Lorenz <laurie.lorenz@icloud.com>

Sent: Thursday, November 20, 2025 11:39 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as "public" dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado's subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Laurie Lorenz
8141 Arapahoe Peak St, Littleton, CO 80125
Sterling Ranch Resident

Sent from my iPhone

From: Alyssa Lunsford <alyssa.sudermann@gmail.com>

Sent: Thursday, November 20, 2025 12:25 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,
Alyssa Lunsford
VCW, Roxborough

--

Alyssa Lunsford
(720) 275-5538

Brett Thomas

From: Jacquelyn Hildebrand <jmhildebrand14@gmail.com>

Sent: Wednesday, November 19, 2025 6:05 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Jacquie Hildebrand

Sterling Ranch community

From: Andrew Tuttle <tuttl1am@gmail.com>

Sent: Wednesday, November 19, 2025 3:48 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Andy Tuttle

Sterling Ranch Resident

From: Daisy Lee <daaasily@gmail.com>

Sent: Thursday, November 20, 2025 9:53 PM

To: Clerk <Clerk@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; BOCC <BOCC@douglas.co.us>

Subject: Please Oppose the Sterling Ranch 13th Amendment - November 25th BOCC Land Use Hearing Item 3.a

Dear Commissioners,

I am asking you to oppose (or significantly revise) the proposed Sterling Ranch 13th Amendment. Counting privately owned land toward the required 110 acres of publicly dedicated school land is not consistent with the commitments, development standards, or intent of the original Planned Development. Families were promised publicly owned land for district-run schools, not private land that the public cannot control.

This amendment does not support the efficient development or long-term preservation of the Planned Development. With only about 70 acres remaining for DCSD, Sterling Ranch will not have the land necessary for future public school facilities or services that must be available as the community grows.

The proposal also adversely affects the public interest. Removing district-run school capacity hurts home values, increases traffic, reduces community desirability, and limits the ability of families to access the neighborhood schools that most Colorado families rely on. I am additionally concerned that counting a private transaction as “public dedication” confers a special benefit on a private party, rather than serving the public good the dedication is meant to ensure.

This matters to me because, as a member of the neighboring Roxborough community, the decisions made at Sterling Ranch impacts my family's well-being significantly. We've watched Sterling Ranch grow for many years now and can only request that Sterling Ranch makes decisions that is best for the entirety of its surroundings, not just the homes within Sterling Ranch. Strong district-run schools are essential to property values, healthy development, and long-term stability. I respectfully ask you to reject or revise the 13th Amendment and uphold the original commitments made to the public.

Thank you for protecting public land and public trust.

Sincerely,

Daisy McKee

Roxborough Resident

Brett Thomas

From: Suzanne Miller <suzannemiller7@gmail.com>

Sent: Thursday, November 20, 2025 10:51 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

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

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Dr. Suzanne Miller
Parker

Brett Thomas

From: Jordan Rice <jordanrice303@gmail.com>

Sent: Thursday, November 20, 2025 8:12 PM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3a.

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Jordan Rice

Solstice Neighborhood Resident

Brett Thomas

From: Tatty Betty <tatti.betti@yahoo.com>
Sent: Thursday, November 20, 2025 10:59 AM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Strong Opposition to land amendment

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

Dear Planning Commission,

As a Douglas County taxpayer and Sterling Ranch resident, I strongly oppose any amendment that would allow public land—originally set aside for public schools—to be transferred or used by private or charter education entities. We as taxpayers would like to see a strong public schools K thru 12 built in our community for our children to walk to school and play sports with neighbors not to bus for 45 minutes on highways!

Public land should remain dedicated to Douglas County School District (DCSD) schools that serve all children K–12. Diverting taxpayer-funded land to private interests undermines public trust and weakens our community's investment in quality public education. School choice is only great when the base is built and available.

Please protect public resources and keep public land for public schools only.

Sincerely,
Tatiana Shadrin
8529 Arriba Dr
Sterling Ranch Resident & Douglas County Taxpayer
Sent from my iPhone

Brett Thomas

From: Bianca Smith <biancacbsmith@gmail.com>

Sent: Thursday, November 20, 2025 8:26 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Commissioners,

I am writing as a Douglas County resident to express my concerns about the proposed 13th Amendment to the Sterling Ranch Planned Development.

This amendment appears to alter long-established expectations for public school land dedication by delaying or conditioning dedication on future uncertainties, allowing privately conveyed parcels to count as “public” dedication, and creating ambiguity about when or whether land for public schools will be secured. These issues raise concerns about long-term school capacity, community planning, and alignment with Colorado’s subdivision statute (CRS 30-28-133).

I respectfully urge the Board of County Commissioners to either deny the amendment as written or require revisions that ensure school land dedication is timely, guaranteed, and compliant with state law.

Thank you for your consideration and for protecting public trust.

Sincerely,

Bianca Smith

Highlands Ranch Resident and Homeowner

From: Matthew DePan <matthewdepan@gmail.com>

Sent: Friday, November 21, 2025 9:32 AM

To: BOCC <BOCC@douglas.co.us>; Brett Thomas <bthomas@douglas.co.us>; Clerk <Clerk@douglas.co.us>

Subject: November 25th BCC Special Land Use Hearing Item 3.a

Dear Commissioners,

I am writing to you today to ask that you oppose the proposed thirteenth amendment to the Sterling Ranch Planned Development. I believe this amendment is not consistent with original commitments made to prospective residents of Sterling Ranch, does not align with the overwhelming values of the residents of Douglas County, and poses unnecessary risks to infrastructure and the overall sustainability of the development. I also question the legality of such a measure at the state level.

When my wife and I chose to build our home in Sterling Ranch four years ago, we were assured of our access to district run, public community schools in our neighborhood. This weighed heavily into our decision to choose this community to raise our family. I see this proposed amendment as a threat to that assertion. Under the current Planned Development, land designated for school use is to be used for district run public schools serving all age groups.

This amendment would allow that land to be retained and developed by Sterling Ranch Development Co. if it is deemed (and the amendment is vague on who would make this determination) that the school district “has not shown a reasonably necessary need for the site or has not demonstrated the ability to fund and construct a school on that site...” by the time of Final Plat. This will then allow Sterling Ranch Development Co. to propose an alternative, potentially non-district controlled school site, or provide “cash-in-lieu” to the county (no longer to the school district for district usage) for the site. All options that Sterling Ranch Development Co. would have at their disposal for development of that site following cash-in-lieu status remains unclear to me.

The above paragraph paints a grim picture. If it is deemed that the school district has not demonstrated a need for a district run public school on a particular site, and/or the district does not have the funds immediately available to build such a school at the time of Final Plat (which can be difficult to assure in a county where school bond approval historically is far from guaranteed), there is a real risk of the total loss of future district run public schools in this neighborhood, of which residents were assured.

I also believe this amendment is not in standing with the overall feelings toward school choice that has been demonstrated but Douglas County residents, which I believe can reasonably be supposed of Sterling Ranch as it is a part of Douglas County. 75% of children who reside within Douglas County are educated in DCSD run public schools. The other 25% are educated elsewhere, either by private schools or non-district controlled charter schools within the county, or other schools outside the district. In a state where parents have the option to send their children to any school, public or private, in any district they wish, the fact that 75% of Douglas County residents choose to have their children educated by the DCSD speaks volumes. This amendment would limit the availability of those types of schools within our neighborhood.

There would also be negative impacts to infrastructure within the community. Having district run schools within the neighborhood would allow local students to be bussed to school, drastically reducing the overall traffic of parents needing to drive their kids to school. On the other hand, if sites planned as county run public schools instead were inhabited by private or non-county run public schools (where potentially students residing in the community do not have preference of enrollment over students who live outside the community), more parents would be forced to drive their children to school both from outside the community into the area, and parents looking for district run options would be forced to drive their children to other schools outside the community. This increase in traffic would put unnecessary strain on roads, increase traffic overall, and potentially lead to an increase in traffic related accidents.

I also have concerns for what this amendment could mean for the overall sustainability of this development. As I stated earlier, the prospect of a wealth of district run public schools weighed heavily into our decision to move to Sterling Ranch, as it does for many other families. If this amendment prevented adequate development of DCSD run schools, it could keep families from

seeing Sterling Ranch as a viable option to raise a family and educate their children. This could negatively impact property values which I believe is a concern for all residents, not just those with school aged children.

Lastly, I am concerned about the legality of such an amendment at the state level. The amendment determines land dedication decisions on DCSD's ability to secure funding which CRS § 30-28-133 does not allow. The amendment also allows privately owned or conveyed parcels to count toward the public school land dedication requirement, even though state law requires that dedication be reserved specifically for public use. Acceptance of a measure such as this amendment could put the county in the position where they have approved of acts which violate state law.

I thank you for your consideration on this important matter, and for your continued service to the residents of Douglas County.

Sincerely,
Matt DePan
Sterling Ranch Resident