

Request for PTHROS Funds for Sandstone Ranch Road Maintenance

Date: 5/26/2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Dan Dertz, Director of Open Space and Natural Resources
Subject: Budget Request for Sandstone Ranch Road Maintenance

COSAC Meeting:	3/31/2026
Board of County Commissioners:	5/26/2026

I. EXECUTIVE SUMMARY

Staff requests supplemental funding from the Open Space Operations, Maintenance and Capital Improvement Projects (O&M/CIP) Fund of the Parks, Trails, Historic Resources and Open Space (PTHROS) sales tax of up to \$90,000 to improve and maintain the main access road to the guided portion of Sandstone Ranch Open Space. This road has only received minimal maintenance since the purchase of the property in 2018. Major maintenance is currently warranted. The O&M/CIP fund has approximately \$11.2M available.

II. BACKGROUND

The PTHROS sales tax resolution provides direction on how funds are distributed between parks, historic resources, and open space. For open space projects, the O&M/CIP receives 20% of the sales tax collected, which is estimated to be approximately \$3.9M in 2026. The 2026 budget approved for Open Space and Natural Resources for O&M/CIP was approximately \$3.2M.

Maintaining this portion of road is critical for access to the guided areas of Sandstone Ranch Open Space. This portion of road is anticipated to have higher levels of use due to increased use of the guided area of Sandstone Ranch. This road is also essential for the access for the County Fall Festival, which is planned for September 26, 2026.

III. COSAC RECOMMENDATION

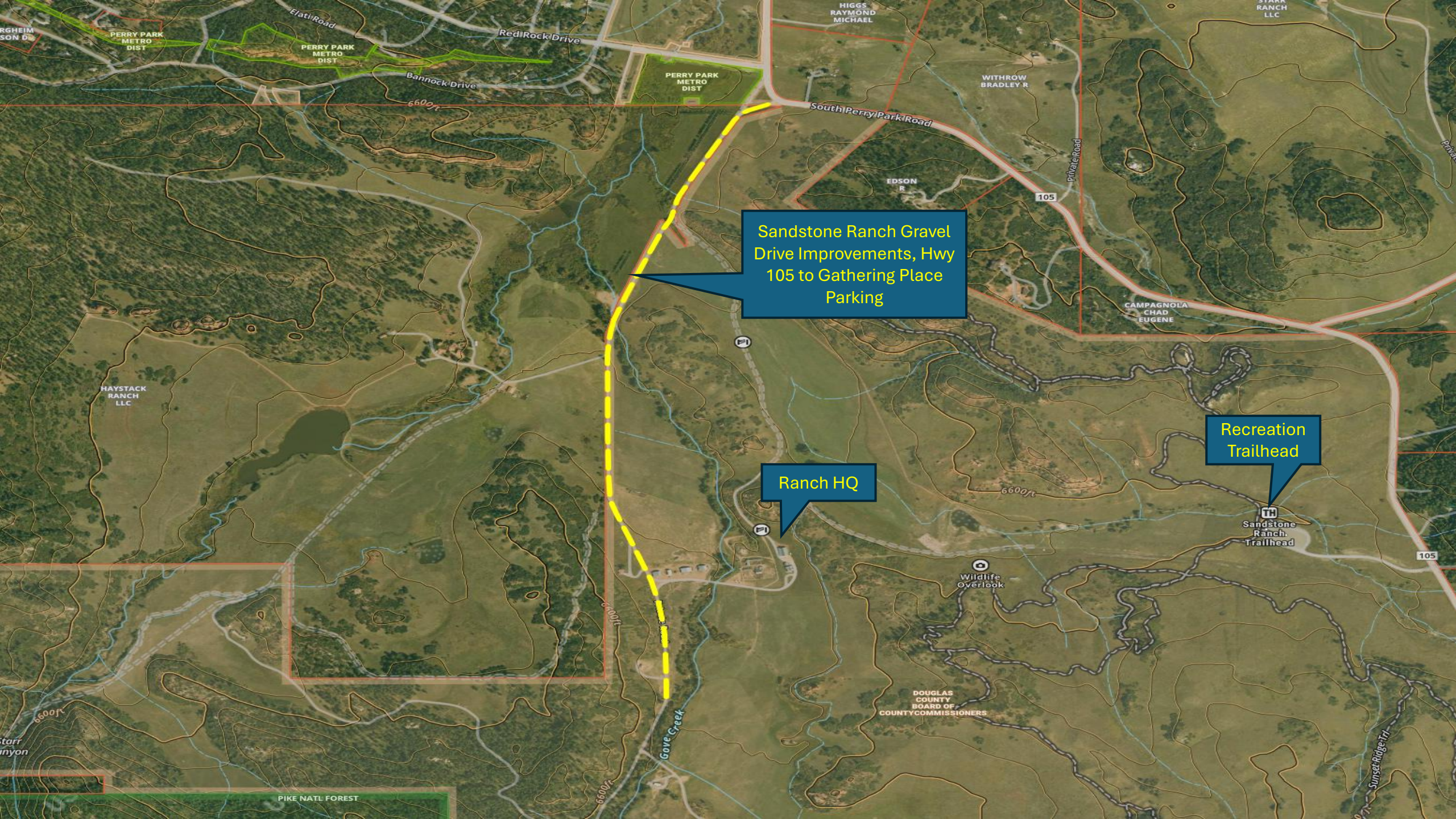
The County Open Space Advisory Committee (COSAC) reviewed this request on March 31, 2026. COSAC unanimously recommended approving this request from funds available within the Open Space O&M/CIP fund.

IV. STAFF ASSESSMENT

The Board may approve using funds up to \$90,000 from the O&M/CIP from the PTHROS sales tax to maintain the Sandstone Ranch entrance road.

ATTACHMENTS:

Map showing location of improvements



Sandstone Ranch Gravel Drive Improvements, Hwy 105 to Gathering Place Parking

Ranch HQ

Recreation Trailhead

Sandstone Ranch Trailhead