

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: January 13, 2026
RE: County Manager Report

- **A year of safety, progress and growth – watch the 2025 State of Douglas County presentation** - Every year,



your Board of Douglas County Commissioners reports back to you on annual accomplishments achieved with and through others during the State of the County event. Join us to take a look back at 2025. Crime is down. Our largest transportation project ever is complete – and we’ve made record investments in parks. The State of Douglas County event, held on Thursday, Dec. 11, highlights these shared achievements in Douglas

County. [Watch the entire 2025 event on our YouTube channel.](#)

- **Commissioners invest in public safety, transportation and parks as they approve a balanced 2026 budget**



Investments in public safety and transportation infrastructure make up the bulk of Douglas County’s annual budget, approved unanimously by the Board of Douglas County Commissioners during a public hearing on Tuesday, Dec. 9.

The 2026 Adopted Budget is balanced and includes ongoing investments in transportation projects and public safety measures, which Douglas County

residents continue to rank as top priorities, including public safety, transportation, parks and open spaces. [Visit our webpage for a detailed look at the budget for 2026.](#)

Community Services

Activity Report December 3 – January 8, 2026

Projects or Grants:

- **Citizen-approved funding continues to support those with disabilities** - As a result of the 2001 voter-



approved Douglas County Developmental Disabilities Mill Levy, more than \$7.3 million has now been awarded to organizations delivering local services to support residents with intellectual and developmental disabilities (I/DD) and their families, including \$500,710 awarded for use in 2026. [Visit our webpage to learn about the latest grant recipients and how](#)

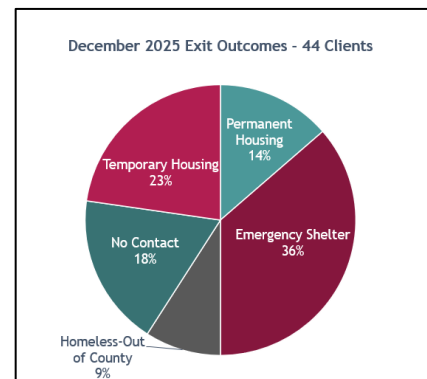
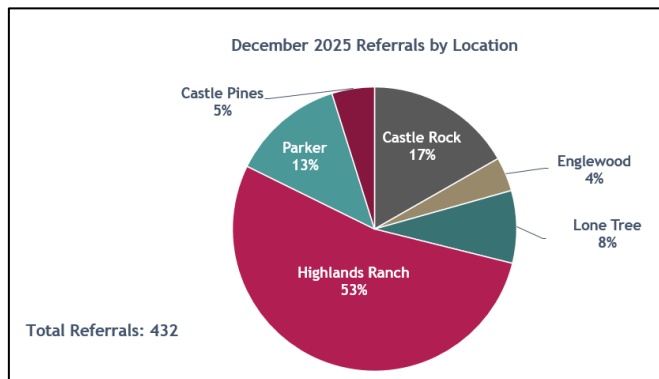
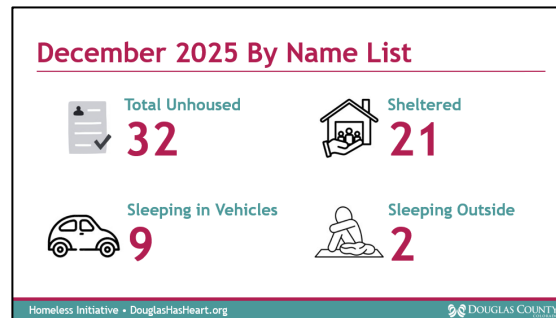
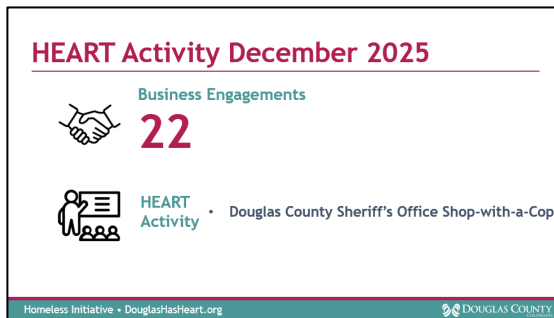
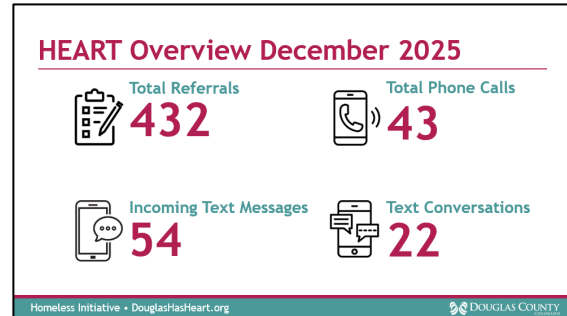
[funds will be used to serve those with I/DD.](#)

- **HEART Success Story** – On December 23, a mother and her adult daughter contacted the HEART hotline seeking assistance with food, temporary shelter, and help with a security deposit for an apartment they had recently been approved for. The mother receives monthly Social Security Disability benefits, and the

daughter recently secured employment. A limited number of motel vouchers were utilized to provide the family with a safe, warm place to stay while additional resources were coordinated.

Through a collaborative effort, three community organizations came together to provide funding for the family's security deposit. As a result, the mother and daughter were able to sign a lease for their new apartment on December 31. The family expressed deep gratitude for the support and compassion shown by HEART and the community partners involved.

- **HEART December 2025 Report:**



- **Grants for older adults for November 2025:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF – Transportation	81	\$2,703
DRCOG 5310 – Transportation	474	\$19,425
DRCOG AAA – Homemaker	380	\$14,096
DRCOG AAA – Personal Care	330	\$12,265
DRCOG AAA – Transportation	871	\$3,319
OAI – Connect and Care Calls	121	\$1,815
OAI – Transportation	296	\$8,695
OAI – Meals on Wheels	6,665	\$11,529

- **A hot meal and free community resources offered at January 2026 Strive to Thrive event** - Douglas County residents enduring hard times can take advantage of a free hot meal and more than 25 local service organizations available at the Strive to Thrive Resource and Service Fair from 4 to 6 p.m. Tuesday, Jan. 27, at Calvary Castle Rock, 1480 Canyon Drive in Castle Rock (please note, this is a new address for Calvary Church).



This free event provides attendees with information on where to access food and clothing, medical assistance and more. They may also be able to pick up food and clothing at the event. [Visit our webpage for more information and details to attend.](#)

Community Outreach:

- **Douglas County Sheriff's Office Shop-with-a-Cop** - HEART Team partners Deputy Paul Stever and Navigator Matt DuFresne attended the 22nd Annual DCSO Shop-with-a-Cop event on December 20th at the Walmart in Highlands Ranch. More than 160 children were paired with DCSO staff members present to shop for themselves and their families for the holidays.

Among the participants were two young families whom Deputy Stever and Matt had worked with directly during recent periods of homelessness in Douglas County. In addition, Matt provided interpretation for several Spanish-speaking families and their assigned deputies while they shopped together.



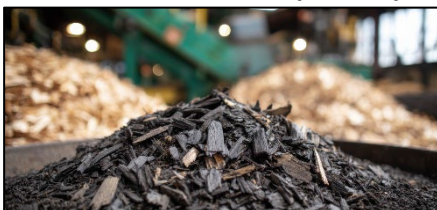
Public Works

Activity Report December 8, 2025 – January 9, 2026

- **Board of Douglas County Commissioners approves ordinance to protect homeowners and support housing** - Douglas County continues to experience a growing need for increased housing construction to provide homeownership opportunities for families of every size and at every stage of life. However, obstacles such as construction defect litigation often discourage the development of new homes of varying sizes, such as condos or townhomes, which can negatively impact first-time homebuyers. [Visit our webpage to learn about a new ordinance aimed at reducing barriers to new home construction in Douglas County.](#)



- **You're invited: Attend a public open house on nation-leading biochar facility** - Douglas County is setting a national standard for wildfire mitigation through innovation, local investment, and forward-thinking technology. This year, Douglas County will become home to the nation's first county-owned and operated biochar facility, which will convert organic material—such as slash from wildfire mitigation projects—into biochar, a carbon-rich form of charcoal that improves soil structure, nutrient and moisture retention, and microbial biomass. [Douglas County invites residents to attend a public open house](#) on Wednesday, Jan. 28, to learn more about biochar and how the new facility will benefit the community.



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

- **[County Line Road Widening and Reconstruction](#)** – Construction on County Line Road began in September 2025. Beginning Tuesday, Jan. 6, 2026, County Line Road will be fully closed for approximately 100 days between Clarkson Street and the U-Haul business access. This closure is required for crews to safely import, move and place large quantities of dirt, equal to filling 40,000 washing machines, at Lee Gulch. The fill operations, which are a key component of the widening and reconstruction work, will level out the roadway by removing the dip at Lee Gulch, improving drainage, driver line of sight and overall public safety. [Visit our webpage for closure details beginning in January 2026 and lasting through mid-April](#)



Since 2019, Douglas County has worked with partners to advance the final design, acquire right-of-way, and prepare utility relocation design for a major water line located within the project area. Douglas County is partnering with the Denver Regional Council of Governments, City of Littleton, and City of Centennial to fund the project.

- **I-25 Douglas County Monument Signs** – Cushing Terrell has begun producing construction plans for both the north and south monument signs. They have submitted the application to CDOT and are following up in its status. Once the County has CDOT approval, the project will move into the construction phase. Approval is expected to take several months.

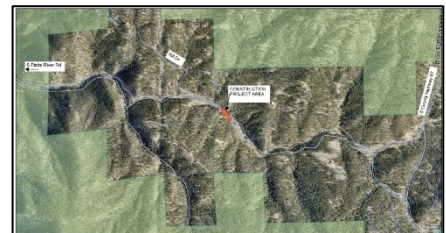
- **[Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#)** – For segment 1 of this



project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished in September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.

There have been questions from citizens about the new roundabout construction at the intersection of Crestview Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#).

- **[Pine Creek and Highway 67 Culvert Replacement Project](#)** - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson submitted the 90% design, the geotechnical report, and a cost estimate for the project. County staff is providing feedback and revisions to the plans and bid documents. The project is planned to bid before April and construction will start summer of 2026.

- **Jones Road** – Matrix Design Group was selected as the design consultant for the design of the Jones Road project. The project includes asphalt paving of the roughly 3-mile road as well as drainage improvements. The project will be constructed in phases. A concept design has been selected, and the team is working towards the final design of the first phase.

- **Grigs Road Paving Project – Phase 2** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. A virtual open house is being developed to share the concept designs and solicit feedback from the public. Survey and geotechnical work continue. This project is scheduled to be constructed in 2027.



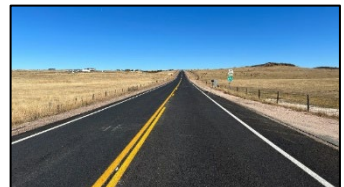
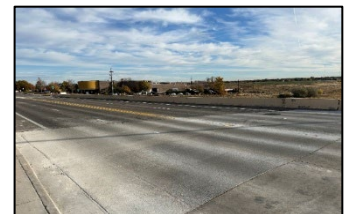
- **2023 Bannock LID** - The design consultant, TST, is working on the design, with a preliminary design expected by the end of the year. County staff have reviewed the initial roadway design and provided feedback. The consultant is continuing the roadway design and beginning the drainage design. Once the preliminary design is complete, financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners has submitted the concept designs and cost estimates, and County staff will meet in mid-December to review the designs. The concept design includes improvements from C470 to the lighted intersection south of Park Meadows Dr. The first phase of work is planned for 2026 and may include retiming of signals and upgrades to signs and striping. Basis is also working on a proposal to provide final design for a larger project that includes reconfiguring the lanes, median, and sidewalks as well as reconstruction of the pavement continuing south to Palomino Pkwy.

- **2025 Pavement Management Projects**

- The **2026 Sidewalk Repair Project** was bid on December 9th. Chato's Concrete, LLC was the apparent low bidder with a bid of \$2,279,120.00. This is 9% below the engineer's estimate. The contract is scheduled to go to the Board for approval on January 13th and work is expected to begin in March.
- The **2026 Asphalt Overlay Project** bid on December 2nd. The apparent low bidder was Martin Mareitta Materials, Inc. with a bid of \$10,230,041.55 which was 13% below the engineer's estimate. The contract will go to the Board for approval on January 13th and work is expected to begin in May.
- The **2026 Guardrail Repair Project** bid on December 16th. The apparent low bidder submitted a bid package that was found to be insufficient; the next low bidder is Cruz Construction. The bid amount from Cruz Construction was \$150,090.00 which was 25% under the engineer's estimate. The contract is scheduled to go to the Board for approval on January 13th and work will begin shortly after.



- **2023 Spring Canyon LID** – The design consultant, TST, is nearing the end of preliminary design and will continue into final design. The CDPHE approval process for the proposed lift station continues. CORE and Black Hills Energy continue to work on the designs for electric and gas services. The county has received rough construction cost estimates as well as a proposal for final design work and the project is still on schedule for mid-2026 construction bidding. TST will begin reaching out to property owners in December to discuss design considerations. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **Country Club Drive 2025 LID (Group 10) CI 2025-015:** A ballot measure regarding the proposed Group 10 Local Improvement District (LID) was included in the general election held on November 4, 2025. Eligible lot owners within the district who are registered Colorado voters participated in the election to decide whether the LID should advance to the next phase. A majority vote in favor was required for the project to proceed. The Douglas County Elections Office has confirmed that the LID ballot measure was approved by eligible voters.

Development Review

- **Letters of Credit (LOC) and Warranties:**
 - GESC Resolution – Warranty-Metzler Castlewood DV 2018-088
 - Canyons South Filing 2, Phase 1 Pond – Warranty – DV 2021-313
 - Canyons South Filing 3 – All Phases Warranty-DV 2022-097

Traffic

- **Adopt-a-Road Program** - As of October 7, 2025, the Adopt-A-Road Program is temporarily suspended while staff reevaluates the program. In 2025, staff renewed over 80 agreements and welcomed 14 new adoptees through digital processing. Below is our Clean-Up Reporter Stats comparing 2025 to 2024, data reflects annual adoption term April 1st – March 31st. Note, this data is gathered using a self-reported post event survey; majority of longstanding volunteers do not self-report and dispose of their collected trash bags on their own.

Building

- **Inspections, Permits and Valuations for Nov 13 – Dec 3, 2025:**

Inspections	
Building	1,189
Electrical	1,196
Mechanical/Plumbing	782
Roofing	152
Permits	
Accessory Use	44
New Commercial	8
Residential Alteration	0
New Residential	39
Roofing	79
Valuations	
Accessory Use	\$1,610,392
Commercial	\$20,184,357
Residential Alteration	\$2,639,825
New Residential	\$13,642,466

Community Development

Economic Development

- **Heading into 2026, Commissioners reaffirm commitment to business community** - Douglas County has a strong history of eliminating barriers for business investment, creating effective partnerships, and maintaining a low-tax environment. The Board of Douglas County Commissioners reaffirmed its commitment to this pro-business policy during the annual State of Douglas County event on Dec. 11. [Visit our webpage to learn more about the resolution.](#)
- **Retirement** - It's with a sense of gratitude and great reflection that we announce the retirement of Terence Quinn, Director of Community Development, effective January 5, 2026. Terence has dedicated nearly 19 years of service to Douglas County, and his leadership, commitment, and institutional knowledge have had a lasting impact on our department, the County, and the many people we serve.

Terence has been instrumental in guiding this department and the County through growth and change, always with a focus on integrity, collaboration, and public service. His contributions have shaped our work and strengthened Douglas County in meaningful ways.

Parks, Trails and Building Grounds

- **Parks and Trails Updates**
 - **Counter Updates:**

Location	2024 Totals	2025 Totals
Bayou Gulch Regional Park – Dog Park	20,041	22,887
Bingham Lake	78,526	91,573
Bluffs Regional Park*	153,586	147,839
Cherry Creek Regional Trail – Pinery	29,295	39,585
East/West Regional Trail – Grigs Trailhead	46,488	44,292
East/West Regional Trail – High Point	N/A	46,093
East/West Regional Trail – Monarch Trailhead	19,101	22,058
East/West Regional Trail – Schweiger Ranch	14,903	15,567
East/West Regional Trail – Stepping Stone	39,280	49,588
Fairgrounds Regional Park – Dog Park	49,713	50,827
High Line Canal – East	N/A	12,580
High Line Canal – West	31,092	35,903
Rueter-Hess Reservoir – Coyote Run Loop	9,528	14,891
Rueter-Hess Reservoir – Incline Trailhead	69,417	71,535
Rueter-Hess Reservoir – Newlin's Gold	1,106	1,856
Totals	562,076	667,074
*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.		

Open Space and Natural Resources

- **Find a new adventure and family fun with Agents of Discovery in 2026** - Are you looking to kick off a family



adventure in 2026? How about exploring Douglas County's 65,000 acres of pristine open spaces and trails while learning about native wildlife and habitats in a fun and interactive way? Embark on a journey with us through the free Agents of Discovery app!

If you've taken part in Decode or the first year of Agents of Discovery, you'll discover new lands, trails and missions in 2026. Each mission is crafted to include people of all ages and abilities – and you can choose to take part at home or on site. [Visit our webpage to get started.](#)

- **Trail Improvement Projects** - Throughout 2025, the Department of Open Space and Natural Resources (OSNR) completed several trail improvement projects aimed at preserving the quality and safety of recreational areas. A key highlight was the installation of culverts along the Dawson Butte Loop and Swallowtail Loop trails. Culverts are critical for protecting the integrity of trails by diverting water away from the path, reducing erosion, and preventing hazardous ice buildup during winter months. The before-and-after images below illustrate the positive impact of these improvements. OSNR is committed to providing safe, year-round recreational opportunities for the citizens of Douglas County.



- **New ADA Accessible Parking Spaces at Greenland Dog Park & Spruce Meadows Open Space** - The



department of Open Space and Natural Resources (OSNR) completed the installation of two Americans with Disabilities Act (ADA) accessible parking spaces at the Greenland Dog Park and Spruce Meadows Open Space. These improvements are part of an ongoing commitment to increase access for visitors with disabilities and those with limited mobility. With the completion of this project, every Open Space parking lot now includes ADA-accessible parking, marking a significant milestone in advancing equity, inclusion, and universal access—efforts that OSNR staff

will continue to prioritize through 2026.

Emergency Management

- Staff assisted the City of Lone Tree with its community evacuation planning process.
- Staff continued supporting efforts to bring our new emergency notification vendor on board (Code Red replacement).

- Staff continue planning and preparation work for upcoming regional workshops on Wildfire Initiated Community Conflagrations
- Staff supported a week of Public Safety Power Shutoff (PSPS) concerns with communication, coordination, and EOC activations.

Administration

- **Organizational leadership updates** – In December four exciting changes took place:
 - Kati Carter’s role in Community Development was promoted from Assistant Director of Planning Resources to Director
 - Dan Avery was reorganized from Special Project Manager to Deputy County Manager
 - Holly Carrell, previously a Special Project Manager, was restructured to Director of Strategic Solutions
 - Steve Shoultz was realigned from Assistant Director of Parks, Trails and Building Grounds to Director

Facilities, Fleet and Emergency Support Services

- **A legendary voice and unforgettable experience coming to Douglas County. See Trace Adkins live at the**



Douglas County Fair & Rodeo! Your chance to get a jump on an unforgettable summer concert experience is here! The award-winning Douglas County Fair & Rodeo is welcoming legendary country artist Trace Adkins to kick off the 2026 Fair & Rodeo at 7 p.m. Friday, July 24, 2026, in Castle Rock. [Visit our webpage for a chance to get your tickets early as part of this week's exclusive presale.](#)

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events:** Mile Hi Barrels, Garcia Wedding, Church Gathering, Columbine Poodle Dog Show, Colorado Event Awards, Rebel Ratters, 4H Running Rovers, Centennial Ball, Denver Feminist Chorus, Mounted Shoot, Parker Trail Riders, Cowboys 4-H Practice, Lifeline Screening, Clerk and Recorder Annual Meeting, GOP Breakfast, Active Athletics Gymnastics Tournament, Sweet 16 Party, RMKS Sankranti Celebration

- **Event Spotlight:** In December, the National Western Stock Show held its rodeo qualifiers at the



Douglas County Fairgrounds for the first time, relocating off-site due to a highly contagious equine disease in order to protect its January events. Over the course of four days, nearly 500 contestants competed in the Indoor Arena, making the event a major success. Contestants

praised the location and facilities, and Stock Show leadership noted the positive operational impact, expressing interest in returning next year and building a strong long-term partnership.

Facilities:

- **Fairgrounds:**
 - Fairgrounds Admin office remodel (100% complete) (see right)
 - Fire panel replacements: multipurpose barn (50% complete), indoor arena (50% complete)
- **Justice Center**
 - Electric Fire Pump Controller Update (100% complete)
 - Patrol Briefing Room Wall Divider (100% complete)
 - BAS Hardware Upgrade (90% complete)
- **LED Lighting Conversions:**
 - Elections (100% complete)



- Miller (100% complete)
- Parker Yard Truck Wash (100% complete)

Fleet

- **Working On:**
 - Fuel site controller/pedestal upgrades with IT
 - Replacing old diagnostic laptops with newer assets with IT
 - Sheriff's Office Harley Davidson service IFB
 - County Attorney Vehicle acquisition
 - 2026 asset acquisition specifications
- **Recently Completed:**
 - In-serviced units 2421, 2425, 2434, 24057, 2519, 2511 and 2513
 - Decommissioned units 1315 and 1428.
- **Fleet Acquisitions:**
 - 2024 Asset Replacements & ADDs
 - Budgeted (69) – 9 at upfitter, 60 Received.
 - 2025 Asset Replacements & ADDS
 - Budgeted (64) – 38 at upfitter, 26 received.
 - 2026 Asset Replacements & ADDS
 - Budgeted (60) – 60 in Progress

Safety and Security/Emergency Support Services:

- Security camera upgrades in progress
- 2026 security projects are being planned
- 2026 Workplace Safety and Security training courses are being scheduled. Watch your email for more information and a schedule of classes being offered.

Arapahoe/Douglas Works!

Events/Workshops

- Jamie Fisher, Arapahoe/Douglas Works! Business Services Manager, graduated from the US Chamber Talent Pipeline Academy and is now a Certified TPM Administrator. She will be working with her team addressing **employer/jobseeker mis-match in the technology and aerospace sectors**. Arapahoe/Douglas Works! is welcoming employers to join kick-off discussions on January 21st. Get your ticket [here](#).
- Arapahoe/Douglas Works! is excited to begin participating in the 23rd Judicial District Juvenile Services Planning Committee starting in January 2026.
- Arapahoe/Douglas Works! is proud to once again table at the Stive to Thrive event later this month.
- As summer youth hiring is approaching, Arapahoe/Douglas Works! will host a virtual Youth Employment Law Workshop on January 27th at 10:00am. Details and registration can be found at: <https://www.adworks.org/event/youth-employment-law-workshop-virtual/>
- On January 27th, Arapahoe/Douglas Works! will host a virtual job fair from 11:00am-2:00pm. Spots are still available for businesses! Please contact Dee (DWittmer@arapahoegov.com) for additional information.

Successes/Highlights

- **Success Story (highlighted in the Division of Vocational Rehabilitation Project SEARCH January 2026 Newsletter):** “William ‘Jacob’ Baca has always known he wanted a career in healthcare where he could help others. However, he was unsure what that path would look like due to social anxiety and challenges in novel

situations. His participation in Project SEARCH broadened his understanding of the healthcare field and helped him explore roles that aligned with his strengths.

- During Project SEARCH, Jacob completed two internships and consistently stepped outside his comfort zone. Jacob quickly became known as a hardworking, reliable, and personable young man. His dedication to going above and beyond earned him the respect and affection of staff in both departments. He also emerged as a natural mentor, supporting fellow interns in the workroom and serving as a resource when they needed guidance.
- After completing Project SEARCH, Jacob continued exploring career pathways, considering both phlebotomy and sterile processing certification. With support from his job coach, he applied to perioperative technician and sterile processing positions and ultimately accepted a role in the Sterile Processing Department at Sky Ridge Medical Center.
- Jacob has steadily gained confidence in all areas of the department, including decontamination—a task he did not have the opportunity to experience at UCHHealth. Sky Ridge also offers a certification pathway, and Jacob has begun taking classes while working full time. Although he finds the coursework challenging, he reports that hands-on experience at work has strengthened his understanding and reinforced what he is learning.
- The Arapahoe/Douglas Works! WIOA Young Adult Program supported this customer by engaging him in career exploration conversations to identify strengths and interests, collaborating with the Project SEARCH job coach on strategies to support his success, and assisting Project SEARCH staff with interview practice and financial literacy instruction.



Commissioner Work Session – December 8, 2025

- **Legal Updates** - The Board unanimously voted to go into executive session to receive legal advice regarding two possible regulatory changes, pursuant to C.R.S. 24-6-402(4)(b) and (c). The motion was properly made, seconded, and approved by a unanimous voice vote.

Commissioner Work Session – December 9, 2025

- **Zebulon** - The Board unanimously voted to go into executive session to discuss potential contracts, a matter subject to negotiation, pursuant to C.R.S. 24-6-402(4)(e). The motion was properly made, seconded, and approved by a unanimous voice vote. Following the executive session, the Board noted that the meeting was productive and part of an ongoing conversation. No decisions were made during the executive session.

Commissioner Work Session – December 15, 2025

- **Denver South Regional Partnership** - David Worley and Becky Nelson from Denver South Economic Development provided an update on its economic development and transportation efforts along the I-25 South corridor, highlighting its five-pillar regional strategy and \$9.2 million invested in Douglas County projects since 2022 through the SPIMD matching fund program. These investments have supported

transportation improvements, trail connections, placemaking, mobility services such as Link on Demand, and regional branding and business attraction. The update noted a significant shortage of light industrial space in the county, which limits the ability to attract new businesses despite fast permitting and strong quality-of-life advantages. Commissioners voiced support for continued regional collaboration and encouraged pursuit of partnership funding opportunities for expanded mobility services, potential gateway signage along I-25, and future formal support related to the County's construction defect ordinance once adopted.

- **Douglas County Economic Development Corporation (EDC)** - Ellie Reynold from DCEDC reported a strong year of economic development activity, estimating approximately \$550 in economic impact generated for every \$1 of County investment, with about 2,500 direct jobs created, 12 major projects announced or underway, and a development pipeline exceeding \$1 billion in potential capital investment. The update identified a shortage of existing light industrial buildings as a significant challenge, limiting the County's ability to accommodate companies needing space on short timelines. International business recruitment was highlighted as an important growth opportunity, driven in part by federal tariffs prompting companies to locate in the United States, supported by the EDC's global outreach efforts and continued partnership with OCO Global. Commissioners expressed support for continued County investment in the EDC and noted plans for the EDC, in partnership with Denver South, to convene a summit of site selectors, developers, and stakeholders to explore solutions for industrial space development. Financial updates included \$69,950 raised at the State of the County event and a \$50,000 CHIPS grant secured for a semiconductor market study.
- **Economic Development – Executive Session – No Notes**
- **Private Dog Park Rental Service** - The work session addressed a citizen inquiry regarding a rural property owner renting part of their land as a private dog park through an online platform. Staff ultimately determined the use is allowed under existing zoning by treating it similarly to dog or horse training lessons, which are permitted up to 14 times per week, and the immediate issue was resolved. However, the Board expressed a clear policy direction to avoid future ambiguity and reaffirmed its philosophy of maximizing private property rights while considering neighborhood impacts and zoning context. Staff was directed to research and bring back proposed zoning code amendments that would explicitly allow private dog park-type uses in appropriate zones, so property owners do not need to seek appeals for similar activities in the future.
- **State Regulations on Non-Functional Turf** - The Board reviewed proposed updates to county landscape regulations in response to new 2024–2025 state legislation restricting “non-functional turf” in new commercial and multifamily developments (12+ units) and redevelopments affecting 50% or more of a site, with residential-related provisions beginning in 2028. Board members expressed strong concerns about state overreach, problematic definitions, and the lack of any clear enforcement mechanism or penalty and agreed not to rush adoption. The Board approved sending the proposed redlined regulations out for referral, with targeted outreach to apartment and commercial developers and property owners, water providers, and EDCs staff is to compile comments and return to the Board for review; the materials and feedback are then to be forwarded to the Water Commission for a formal recommendation. If the Board chooses to proceed after that, the item will move to the Planning Commission and back to the Board for a public hearing and vote.
- **Personnel Discussion – Executive Session – No Notes**

Commissioner Work Session – January 6, 2026

- **Zebulon** – The Board unanimously voted to go into executive session to discuss Zebulon, a matter subject to negotiation, pursuant to C.R.S. 24-6-402(4)(e). The motion was properly made, seconded, and approved by a unanimous voice vote. Following the executive session, the Board unanimously approved a motion directing staff to begin formal negotiations with KT Development to establish a comprehensive agreement for the design, construction, and long-term operation of the Zebulon Regional Sports Complex, advancing a public-private partnership aligned with the board’s long-term community vision.

Commissioner Work Session – January 6, 2026

- **Colorado Retail Council** – The Board of County Commissioners met with the Sheriff, District Attorney, and representatives from the Colorado Retail Council and major retailers to discuss a proposed retail theft reporting ordinance aimed at deterring organized retail crime and reinforcing that theft will not be tolerated in the county. County leadership emphasized the ordinance is intended to support retailers, not penalize victims, and reaffirmed a commitment to respond to all reported thefts regardless of dollar amount. Retailers raised concerns about operational burdens, employee safety, potential fines against victimized businesses, and the 96-hour reporting requirement. The Board directed the County Attorney’s Office to revise the ordinance to clarify reporting timelines, add protections for retailers acting in good faith, focus enforcement on willful non-compliance, and explore online reporting options and collaborative enforcement efforts.

Commissioner Work Session – January 6, 2026

- **Sheriff’s Office – Executive Session – No Notes**

Commissioner Work Session – January 6, 2026

- **Human Services** – Douglas County Human Services provided an informational briefing on its fraud prevention, quality assurance, and investigation processes for public assistance programs, emphasizing extensive upfront verification, multi-layered audits, and close coordination with the District Attorney’s Office. Staff reported that these measures keep confirmed fraud rates below 0.3% across more than 10,000 cases, while allowing for recovery of misallocated funds. In 2025, 275 referrals resulted in 81 Intentional Program Violations and two criminal filings, including one case involving approximately \$75,000 in childcare assistance fraud. The briefing was intended to inform the Board and public about existing safeguards and enforcement effectiveness.

Commissioner Work Session – January 6, 2026

- **2050 Douglas County Water Plan and Next Steps** – The Board of County Commissioners reviewed a preliminary draft of the Douglas County Water Plan, which concludes that while current water supplies exceed demand, the margin is narrowing, and proactive implementation is necessary to ensure long-term sustainability. The plan identifies groundwater as a critical drought reserve and highlights the effectiveness of existing land use policies that direct growth to areas with established water service. The Board directed staff and consultants to proceed with implementation planning, including enhanced mapping of growth and service areas, improved data visualization, refinement of conservation strategies, and a structured public engagement process involving Water Commission workshops, targeted stakeholder focus groups, and a public open house in spring 2026. The Board also discussed strengthening the Water Commission’s role in land use reviews. A formal motion was made and unanimously approved to adopt the Water Commission’s 2026 meeting schedule, continuing meetings on the fourth Monday of each month.

Public Works Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
2026 Asphalt Overlay Project CI 2026-003	Nov. 10, 2025	Nov. 19, 2025	Dec. 2, 2025 <i>7 bids received & under review</i>	Jan. 13, 2026
<i>This project consists of placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.</i>				
2026 Sidewalk Repair and Curb Ramp Retrofit Project CI 2026-001	Nov. 17, 2025	Nov. 26, 2025	Dec. 9, 2025 <i>3 bids received & under review</i>	Jan. 13, 2026
<i>This project consists of placement of sidewalks, curb, and gutter at various locations throughout Douglas County. Bid items include the removal of sidewalk, replacement of sidewalk, curb ramp retrofit, removal and replacement of concrete pavement, emergency repairs and erosion control.</i>				
2026 Guardrail Repair Project CI 2026-002	Nov. 24, 2025	Dec. 3, 2025	Dec. 16, 2025 <i>3 bids received & under review</i>	Jan 13, 2026
<i>This project consists of repairing or replacing guardrail components within unincorporated Douglas County.</i>				
Pine Drive and Pine Lane Improvements CI 2020-019 and CI 2020-020	Dec. 22, 2025	Jan. 14, 2026	Jan. 27, 2026	Mar. 10, 2026
<i>This project consists of extending the 4-lane roadway section north from Lincoln Avenue to approximately 700-ft north of the intersection with Pine Lane and includes installing traffic signals at Ponderosa Drive and Pine Lane Intersections; and widening Pine Lane from a 2-lane roadway section (one through lane in each direction) to include a center two-way left-turn lane between Dixon Drive and Pine Drive and provide a westbound right-turn deceleration lane at Dixon Drive.</i>				
Crowfoot Valley Road / Macanta Blvd. Temp Signal Project TF 2025-023	Jan. 12, 2026	Jan. 21, 2026	Feb. 3, 2026	Mar. 10, 2026
<i>This project consists of repairing or replacing guardrail components within unincorporated Douglas County.</i>				

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/02/26	CDOT Mobility Hub	Town of Castle Rock for transportation hubs along I-25 for buses and bikes.	External Referral	RE2025-190
2	01/02/26	Dawson Trails Blvd North Infrastructure	Town of Castle Rock for the Roadway Construction Plans for the northernmost segment of Dawson Trails Blvd.	External Referral	RE2025-189
3	01/05/26	Highlands Ranch Filing 142, 1 st Amd, Lot 6A, 4 th Rev, 4th Modification	Request to add security fencing (phase 4) at existing private school campus.	SIP Modification	SP2025-099

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/05/26	Promenade at Castle Rock Filing 1, Lot 3A-1 Block 4	Town of Castle Rock for a Site Development Plan for Whataburger.	External Referral	RE2025-187
2	01/05/26	Castle Pines Filing 1A, Block 5, Lot 30	Request for an Administrative Replat for a Parking Easement Vacation.	Administrative Replat	SB2025-051
2	12/08/25	Dawson Trails, Amendment 3	Town of Castle Rock for Dawson Trails Planned Development (PD) Amendment 3.	External Referral	RE2025-177
2	12/09/25	Pine Canyon Pre-Application	Town of Castle Rock for a pre-application proposing 135 residential lots	External Referral	RE2025-182
1	12/09/25	Pinery Village Filing 1, 1 st Amd, Lot 1A-1, 1 st Mod	Request for a Site Improvement Plan Modification to reflect a Lot Line Vacation.	SIP Modification	SP2025-084
2	12/09/25	Crystal Valley Ranch, Amendment 7	Town of Castle Rock to allow for new residential development in Parcel 2.	External Referral	RE2025-184
	12/09/25	Pikes Peak Ranch	Teller County for a Special Use Permit for an event center and short-term rentals.	External Referral	RE2025-185
3	12/09/25	Lambert Ranch Rural Site Plan Exemption	Request for a residential building envelope adjustment on parcel 17.	Exemption	EX2025-009
2	12/10/25	The Villages at Castle Rock, 2nd Amd, Liberty Village Portion, 8 th Amd	Referral from the Town of Castle Rock for a final plat.	External Referral	RE2025-183
2	12/10/25	The Oaks Filing 2 and 2B, Amendment 1	Town of Castle Rock for the Oaks Filing 2 and 2B, Amendment 1 Plat.	External Referral	RE2025-179
2	12/10/25	Dawson Trails King Soopers	2 nd referral request from Town of Castle Rock for SDP for King Soopers.	External Referral	RE2025-178
2	12/10/25	The Lanterns, Filing 3, Amendment 1	Town of Castle Rock for a replat in the Lanterns subdivision.	External Referral	RE2025-181
1	12/10/25	Cottonwood Highlands Ranch Filing 6, Amd 1, Lot 2-2A	Referral request from the Town of Parker for a Site Plan for a 7,685 square foot auto parts store.	External Referral	RE2025-175
1	12/12/25	Travois Filing 1, Lot 4, 5, and 6	Technical plat correction to lot number typo in approval certificate.	Administrative Replat	SB2025-050
2	12/12/25	Bear Ridge	Technical Plat Correction to revise access easement and utility easement.	Administrative Replat	SB2025-044
2	12/16/25	Dawson Trails Filing 2, Amendment 4	Town of Castle Rock for Dawson Trails Filing 2, Amendment 4 Plat.	External Referral	RE2025-186
	12/16/25	Jefferson County Wildfire Resiliency Code	Jefferson Co for updates to their building code and CO Wildfire Resiliency Code.	External Referral	RE2025-176
3	12/18/25	6222 and 6226 East Roxborough Drive	Colorado Dept of Natural Resources request for a 6,493 maintenance and fleet building at Roxborough State Park.	Location and Extent	LE2025-022
3	12/18/25	Range Metropolitan District	Range Metropolitan District Service Plan, 1st Amendment.	Material Modification	SV2025-007
3	12/18/25	Range Metro District Offsite Utilities Project	RMD proposes off-site water and sewer lines	Location and Extent	LE2025-024
	12/19/25	Snell Plat Amendment	Elbert County for a plat amendment	Ext Referral	RE2025-191
2	12/19/25	Crystal Valley Ranch Filing 18, Tract C	Referral request from the Town of Castle Rock for a Site Development Plan.	External Referral	RE2025-192

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	12/19/25	Highlands Ranch Filing 114, 12 th Amd, Part Lot 1A, 1 st Mod	Request to add five new light poles along landscaped area adjacent to Home Depot.	SIP Modification	SP2025-097
3	12/22/25	3280 Redstone Park Cir, 6th Revision	Remove and replace an existing cell facility approx.. 7' from the existing location.	SIP Revision	SP2025-054
3	12/22/25	9609F S University Blvd, 2nd Modification	Eligible facilities request (EFR) to replace existing antennas and equipment supporting antennas on a cell tower.	SIP Modification	SP2025-058
	12/22/25	Ensign EDZ SDP	Elbert County for the Ensign Economic Development Zone Site Development Plan.	External Referral	RE2025-195
2	12/22/25	Perry Park Filing 2, Block 9, Lot 15	Request to adjust a drainage easement on a residential lot.	Administrative Replat	SB2025-038
2	12/22/25	Liberty Village Minor PDP Amendment	Town of Castle Rock for an amendment to The Villages at Castle Rock PD	External Referral	RE2025-196
1	12/22/25	Pinery Village Filing 1, 2nd Amendment	Create 1 lot and 3 tracts from 2 existing lots in preparation for development.	Administrative Replat	SB2025-034
2	12/22/25	Pinewood Knolls, Lot 62 and Lot 63	Lot Line Vacation to combine 2 properties to construct a garage on the vacant lot.	Administrative Replat	SB2025-039
3	12/24/25	Sterling Ranch Planned Dev, 13th Amd	Revise Section S-1.2 pertaining to school land dedication.	Planned Dev - Major Amd	ZR2025-009
2	12/26/25	Public Improvement Construction Plan Soleana	Town of Castle Rock for construction plans for the Soleana Site, formerly Alexander Way Planned Development.	External Referral	RE2025-174
1	12/26/25	20 Mile Station Condominium	Referral request from the Town of Parker for the 20 Mile Station Condominium Plat.	External Referral	RE2025-180
	12/30/25	Bighorn Ridge Final Plat	Elbert County - Bighorn Ridge Final Plat.	Ext Referral	RE2025-188
1	12/30/25	Elementary School 50 Site Improvement Plan	City of Lone Tree for a Site Improvement Plan detailing a school site.	External Referral	RE2025-197
1	12/30/25	Pinery Village Filing 1, 1st Amd, Lots 1A and 1B	Request to vacate lot lines between 2 commercial lots.	Administrative Replat	SB2025-043
2	12/30/25	Castleton Center Filing 2, Lot LI-7, 3rd Mod	Request to expand a dog run enclosure at existing kennel.	SIP Modification	SP2025-100
2	12/30/25	Bears Den RSP, 2 nd Ex	Keeping of more than 4 household pets.	USR	US2025-012
3	12/31/25	Owens Industrial Park Filing 1, 1 st Amd, Lot 1A and M/B Parcel 3 rd Amd	Request for Brannon Sand and Gravel asphalt batch plant.	Use by Special Review	US2021-002

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	12/08/25	Sterling Ranch Planned Development, 15 th Amd	Rezone 595 acres to PD and the addition of 4,000 units.	Planned Dev - Major Amd	ZR2025-014
3	12/09/25	Range Filing 1	Create 315 single-family residential lots.	Final Plat	SB2025-036
1	12/12/25	Pinery Meadows	136 residential lots in the Pinery Meadows Planned Development.	Final Plat	SB2025-045
1	12/12/25	10098 South Chambers Rd	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-034

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	12/12/25	Agritourism Opportunities, DCZR Amendment, Sections 3, 4, 22B, and 36	Proposed amendments for Agritourism Opportunities.	Document and Regulation	DR2025-006
2	12/15/25	Castle Pines Filing 1A, Block 5, Lot 30	Request for an Administrative Replat for a Parking Easement Vacation.	Administrative Replat	SB2025-051
3	12/15/25	Hier Exemption, 1st Amendment, Parcel A2	Town of Castle Rock - Sewer Lift Station and 12" force main to serve Sedalia.	Location and Extent	LE2025-026
3	12/16/25	7440 North US Highway 85	Range Metropolitan District for two water pump stations and a water storage tank.	Location and Extent	LE2025-027
1	12/17/25	Parker Hills Estates, Most of Lot 7, 5 th Amd	Request to update USR management plan to reflect current church operations.	Admin USR Amendment	US2025-018
2	12/18/25	5054 Crowfoot Valley Rd	Expand church from 349 to 850 seats with a 10,860 SF addition & include a preschool facility within the church building.	Use by Special Review	US2025-016
2	12/22/25	Bellum Pines, 1st Amendment, Lot 5	No-Build Zone Adjustment to for construction of an accessory building.	Administrative Replat	SB2025-046
2	12/22/25	Lambert Ranch RSP Exemption, 8 th Amd	Amend residential building envelope on Parcel 25.	Exemption	EX2025-010

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/12/26	Chatfield Urban Area Expansion	Expand the Chatfield Urban Area.	CMP Amendment	DR2025-011
3	01/12/26	Sterling Ranch Planned Development, 15th Amendment	Rezone 595 acres to PD and the addition of 4,000 units.	Planned Development - Major Amd	ZR2025-014
2	01/12/26	Echo Valley Road Zone Map Change	Zone Map Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009
3	02/02/26	EVOC - Zebulon Infrastructure	Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
	02/02/26	2050 Transportation Plan	Request for the adoption of the 2050 Douglas County Transportation Plan.	MI	MI2025-023
3	02/02/26	7440 North US Highway 85	Request for two water pump stations and a water storage tank.	Location and Extent	LE2025-027
2	02/23/26	Ramblewood Preliminary Plan	Request to subdivide into 70 single family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
1	02/23/26	Pinery Village Filing 2, Minor Development	Request to establish four commercial lots and six tracts in Pinery Village.	Minor Development	SB2021-049
3	03/02/26	Highlands Ranch Filing 159	Plat one multi-family residential lot for a future senior apartment development.	Minor Development	SB2023-022

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/13/26	High Line Canal Conservancy Parks Funding Agreement	Funding agreement between Douglas County & High Line Canal Conservancy for the construction of the Origins Trailhead.	Funding Agreement	
	01/13/26	Public Contract for Repository Mgt Services with Interpret Site, LLC	A public contract with Interpret Site, LLC in the amount of \$75,000 for professional consulting services.	Public Contract for Services	
1	01/13/26	State Historical Fund Grant Agreement for Site Stewardship Project 5DA.265	Request for approval to accept the award of \$249,994 and enter into a grant agreement with the State Historical Fund.	Grant Agreement	
3	01/13/26	Sterling Ranch Filing 7B – Recordation Extension	Extension to the recordation period for Sterling Ranch Filing 7B.	Extension	XT2025-008
3	01/13/26	Town of Sedalia, Block 7, Lots 9 through 14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009
2	01/13/26	Echo Valley Road Zone Map Change	Zone Map Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009
3	01/27/26	Sterling Ranch Planned Development, 15 th Amd	Rezone 595 acres to PD and increase the total number of dwelling units.	Planned Dev – Major Amd	ZR2025-014
2	03/10/26	Ramblewood Preliminary Plan	Request to subdivide into 70 single-family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
3	03/10/26	Highlands Ranch Filing 159	P one multi-family residential lot for a future senior apartment development.	Minor Development	SB2023-022
1	03/10/26	Pinery Village Filing 2, Minor Development	Request to establish four commercial lots and six tracts in Pinery Village.	Minor Development	SB2021-049

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/06/26	Tract in NW ¼ 3-7-68	Install a South Metro Fire Dist heated enclosure for a fire pump and associated equipment.	Administrative USR Amendment	PS2025-271
2	12/03/25	Morning Star at Castle Pines, Building 6, Unit 1	Condominium map change for a garage addition and covered walk.	Administrative Replat	PS2025-256
3	12/12/25	6359 Airport Rd	Three 2026 ticketed outdoor concerts each for approximately 20,000 attendees.	Major Ent Event	PS2025-262
3	12/16/25	Highlands Ranch Filing 61B, 1st Amd, lot 1D	Change of use from retail to restaurant and retail.	SIP Revision	PS2025-265

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	01/06/26	Canyons South Filing 5, Lots 95 & 96	Lot Line Adjustment to fit the homes on the site within the setback requirements.	Administrative Replat	PS2025-276
2	12/19/25	Castleton Center Filing 2, Lot LI-7	Expand a dog run enclosure beyond the approved limits.	SIP Revision	PS2025-275

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	01/05/26	Highlands Ranch Filing 20, 17 th Amd, Lot 2A-4A, 3 rd Mod	Addition of a roof top mechanical unit with a screen wall.	SIP Modification	SP2026-001
2	12/09/25	Perry Park Filing 1, Lot 1A, 10th Amendment	Request to subdivide one residential lot into two lots.	Replat	SB2025-048
2	12/09/25	Dawson Trails Filing 2, Amendment 4	Town of Castle Rock for Dawson Trails Filing 2, Amendment 4 Plat.	External Referral	RE2025-186
2	12/10/25	Oak Bluff Subdivision	Request for a Final Plat for 21 single family lots.	Final Plat	SB2025-049
2	12/10/25	8635 S State Highway 83, 2nd Amendment	Minor changes to wall & facade materials, light fixtures types, and other elements at approved event center facility.	Administrative USR Amendment	US2025-017
1	12/10/25	Parker Hills Estates, Most of Lot 7, 5th Amd	Request to update USR management plan to reflect current church operations.	Administrative USR Amd	US2025-018
3	12/11/25	Hier Exemption, 1st Amendment, Parcel A2	Castle Rock request for Sewer Lift Station and 12" force main to serve Sedalia.	Location and Extent	LE2025-026
2	12/11/25	Promenade at Castle Rock Filing 1, Lot 3A-1 Block 4	Referral request from the Town of Castle Rock for a Site Development Plan for Whataburger.	External Referral	RE2025-187
2	12/11/25	Lambert Ranch RSP Exemption, 8 th Amd	Administrative exemption amendment to residential building envelope on Parcel 25.	Exemption	EX2025-010
1	12/11/25	Travois Filing 1, Lot 4, 5, and 6	Technical plat correction to correct lot number typo in approval certificate.	Administrative Replat	SB2025-050
3	12/12/25	7440 North US Highway 85	Range Metropolitan District for two water pump stations and a water storage tank.	Location and Extent	LE2025-027
3	12/15/25	Highlands Ranch Filing 114, 12th Amd, Part Lot 1A, 1st Mod	Request to add five new light poles along landscaped area adjacent to Home Depot.	SIP Modification	SP2025-097
3	12/15/25	Highlands Ranch Filing 122C, 3rd Amd, 2nd Rev, 2nd Mod	Request for an Eligible Facilities Request to replace existing equipment on AT&T roof mounted antennas.	SIP Modification	SP2025-096
3	12/15/25	Louviers Industrial Park, Lots 9-12	Document existing site improvements for an existing industrial use.	Site Imp Plan	SP2025-098
2	12/15/25	Castle Pines Filing 1A, Block 5, Lot 30	Parking Easement Vacation.	Administrative Replat	SB2025-051
	12/16/25	Bighorn Ridge Final Plat	Elbert County - Bighorn Ridge Final Plat.	Ext Referral	RE2025-188
3	12/16/25	Country Palace, 3rd Amd, Lot 1A-1A, 6th Amd	Request for 18,000 sf addition to church and worship area expansion by 400 seats.	USR Amendment	US2025-019
	12/17/25	Snell Plat Amendment	Referral request from Elbert County for a plat amendment to the Snell Plat.	External Referral	RE2025-191
2	12/17/25	Dawson Trails Blvd North Infrastructure	Town of Castle Rock - Roadway Construction Plans for the northernmost segment of Dawson Trails Blvd.	External Referral	RE2025-189
2	12/17/25	CDOT Mobility Hub	Castle Rock for a set of transportation hubs along I-25 for buses and bikes.	External Referral	RE2025-190
2	12/17/25	Crystal Valley Ranch Filing 18, Tract C	Referral request from the Town of Castle Rock for a Site Development Plan.	External Referral	RE2025-192

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	12/18/25	Jefferson Co Wildfire Resiliency Code	Jefferson County - updates to the building code and Wildfire Resiliency Code.	External Referral	RE2025-193
1	12/19/25	Elementary School 50 Site Improvement Plan	City of Lone Tree for a Site Improvement Plan detailing a school site.	External Referral	RE2025-197
2	12/19/25	Dawson Trails Filing 2, Amendment 1	Referral from the Town of Castle Rock for a replat.	External Referral	RE2025-194
2	12/19/25	Liberty Village Minor PDP Amendment	Town of Castle Rock - amendment to The Villages at Castle Rock PD	External Referral	RE2025-196
	12/19/25	Ensign EDZ SDP	Elbert County - Ensign Economic Development Zone Site Development Plan.	External Referral	RE2025-195
3	12/22/25	Highlands Ranch Filing 142, 1st Amd, Lot 6A, 4th Rev, 4th Mod	Request to add security fencing (phase 4) at existing private school campus.	SIP Modification	SP2025-099
1	12/22/25	13682 A N SH 83, 11th Amd, 2nd Rev, 6th Mod	Equip a cell tower with a generator.	SIP Modification	SP2025-101
2	12/22/25	Castleton Center Filing 2, Lot LI-7, 3rd Mod	Request to expand a dog run enclosure at existing kennel.	SIP Modification	SP2025-100
1	12/23/25	Hillcamp Southridge Preliminary Plan	City of Lone - proposing 343 single-family detached lots.	External Referral	RE2025-199
1	12/23/25	Hillcamp Ridgeway Preliminary Plan	City of Lone Tree - proposing 261 single family detached lots.	External Referral	RE2025-200
1	12/23/25	Hillcamp Sub-Area Plan	City of Lone Tree - creation of a sub-area plan comprised of two previous Planned Development Districts (PDD).	External Referral	RE2025-198
1	12/24/25	Hillcamp Drive Filing 1	Referral request from the City of Lone Tree for a final plat of Hillcamp Drive.	External Referral	RE2025-201

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	12/10/25	5147 Mesa Dr, Chugh	STR Application for Primary Residence, 3 bedrooms, 6 occupants max.	Short-Term Rental	MI2025-025
3	12/16/25	Castle Rock Water and Sanitation Lift Station	Site application for Lift Station in Sedalia.	MI	MI2025-026
2	12/22/25	7866 Beverly Blvd, Schrantz & Demeny	STR application for primary residence, 5 bedrooms, 9 occupants max.	Short-Term Rental	MI2025-027

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
3	12/11/25	Highlands Ranch Filing 142, Lot 5	Amazing Lash Studio - 9579 S University Blvd Bldg #5 Unit #270	SG2025-168
3	12/22/25	Highlands Ranch Filing 153, 2nd Amd, Lot 1B	McDonald Nissan - 1320 Plum Valley Ln	SG2025-161 – 2025-167
	12/23/25	Highlands Ranch Filing 105A, 2nd Amd, Lot 10B	Enterprise Rent a Car - 9139 Commerce Center Cir	SG2025-171
3	12/23/25	Highlands Ranch Filing 2, Lot 3A	Egg Harbor Cafe - 9579 S University Blvd Bldg #3A Unit #600A	SG2025-169 & 2025-170

Special Event Liquor Permits				
------------------------------	--	--	--	--

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
2	12/10/25	Dave Jarvis Retirement Party - Rainbow Trail Lutheran Camp	Rainbow Trail Lutheran Camp - 14771 Spruce Mountain Rd	LL2025-086
3	12/15/25	Game Show Night	Highlands Ranch Comm Assoc - 4800 McArthur Ranch Rd	LL2025-087
3	12/16/25	Valentine's Wine Tasting	Highlands Ranch Cultural Affairs Assoc - 4800 McArthur Ranch Rd	LL2025-088