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Date: August 21, 2026

To: Interested Parties

From: Trevor Bedford, AICP

RE: Douglas County Zoning Resolution Amendment – Wildfire Resiliency Code Reference
DR2026-006

Request for Review:

Please review the following proposed update to the Douglas County Zoning Resolution (Zoning Resolution) Wildfire Resiliency Code Reference and forward any comments to me by **September 21, 2026**. The full text of this update can be obtained by contacting this office, or by accessing the Douglas County website at www.douglasco.gov/PRO and entering the project file number DR2026-006 in the search tool.

Synopsis of Regulation Change:

Douglas County recently adopted a Wildfire Resiliency Code that contains requirements for development in the Wildland-Urban Interface that are separate from the Douglas County Zoning Resolution (DCZR) and the County's building and fire codes. Individual fire districts are also required to adopt and enforce a Wildfire Resiliency Code within their jurisdictions. This amendment to the DCZR would add the following reference to the Wildfire Resiliency Code in the Intent statement for each zone district "Portions of Douglas County are also subject to the Wildfire Resiliency Code ("WRC"). For more information on the WRC and its applicability to a property, please consult with the Douglas County Building Division or the local fire protection district.". No new regulations would be imposed by this DCZR amendment.

The proposed statement would be added to following sections of the DCZR:

- 1 – A-1 - Agricultural One District
- 4 – LRR - Large Rural Residential District
- 5 – RR - Rural Residential District
- 6 – ER – Estate Residential District
- 7 – SR – Suburban Residential District
- 8 – MF – Multifamily District
- 9 – MH – Mobile Home District
- 11 – B – Business District
- 12 – C – Commercial District
- 13 – LI – Light Industrial District
- 14 – GI – General Industrial District
- 14A – CMTY – Sedalia Community District
- 14B – D – Sedalia Downtown District
- 14C – HC – Sedalia Highway Commercial District
- 14D – MI – Sedalia Mixed Industrial District
- 15 – PD – Planned Development District
- 16 – OS – Open Space Conservation District

Amendment Process

Douglas County staff will conduct a public workshop on Thursday September 10, 2026, at 5:00 p.m. in the first-floor conference rooms (Phillip S. Miller Building, 1st Floor, 100 Third Street, Castle Rock). Please contact Trevor Bedford (tbedford@douglasco.gov or 303-814-4372) if you plan to attend the public workshop or if you have any questions.

Once comments from this referral process have been received, a work session will be scheduled with the Board of County Commissioners to review the comments.

Final consideration of the proposed regulations will occur at a public hearing with the Board, following a Planning Commission recommendation. Future hearings date(s) may be obtained by calling 303-660-7460 or by accessing the project information at www.douglasco.gov/PRO.

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Date: August 21, 2026

To: Interested Parties

From: Matt Jakubowski, AICP

**RE: Douglas County Zoning Resolution and Subdivision Resolution Amendment –
Douglas County Water Commission Land Use Review, DR2026-007**

Request for Review:

Please review the following proposed update to the Douglas County Zoning Resolution (Zoning Resolution) and Douglas County Subdivision Resolution (Subdivision Resolution) and forward any comments to me by **September 21, 2026**. The full text of this update can be obtained by contacting this office, or by accessing the Douglas County website at www.douglas.us/PRO and entering the project file number DR2026-007 in the search tool.

Synopsis of Regulation Change:

Douglas County has developed a policy for soliciting comments from the Douglas County Water Commission regarding land use applications for which a determination will be made regarding the sufficiency of a water supply. This also includes appeals to the water supply standards in Zoning Resolution Section 18A. Proposed amendments to the Zoning Resolution and Subdivision Resolution are intended to codify the policy for review procedures for relevant land use application types for the Water Commission. The proposal would amend the following sections of the Zoning and Subdivision Resolutions:

Zoning Resolution:

- 18A – Water Supply Overlay District
- 21 – Use by Special Review
- 27 – Site Improvement Plan

Subdivision Resolution:

- 4 – Preliminary Plan
- 6 – Minor Development: Single Family Residential
- 6A – Minor Development: Nonresidential and Multifamily

Amendment Process

Douglas County staff will conduct a public workshop on Thursday September 10, 2026, at 5:00 p.m. in the first-floor conference room (Phillip S. Miller Building, 1st Floor, 100 Third Street, Castle Rock). Please contact Matt Jakubowski (mjakubow@douglasco.gov or 303-814-4324) if you plan to attend the public workshop or if you have any questions.

Once comments from this referral process have been received, a work session will be scheduled with the Board of County Commissioners to review the comments.

Final consideration of the proposed regulations will occur at a public hearing with the Board, following a Planning Commission recommendation. Future hearings date(s) may be obtained by calling 303-660-7460 or by accessing the project information at www.douglas.us/PRO.