

TOWN OF BOW MAR
OFFICIAL NOTICE AND AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES

DATE: Monday, October 20, 2025
TIME: 6:00 p.m.
PLACE: Columbine Valley Town Hall
2 Middlefield Road
Columbine Valley, CO 80123

Board Meeting

The regular meeting of the Board of Trustees of the Town of Bow Mar will begin at 6:00 p.m.

Call to Order, Roll Call and Pledge of Allegiance – Bryan Sperry

Agenda

- Approve Agenda

Public Comment

- Speakers must sign in with the Clerk (comments are limited to 3 minutes)

Consent Agenda

- Approval of the Minutes of the Special Meeting Held on September 22, 2025 (enclosure)
- Treasurer’s Report and Payments Approval

Old Business

- Second Reading to Adopt DRB Guidelines for Recreational Zone District and Ordinance Updating Zoning Regulations
- Draft of DRB Lighting Guidelines and Possible Ordinance Updating Residential Zoning District Regulations

Commissioner’s Report

Public Safety	Mease, Cottrell (enclosure)
Finance	Chrisman (enclosure)
Building	Carlson (enclosure)
Parks and Recreation	Hinton
Public Works	Peterson
Intergovernmental	Osbourne-Manning

Clerk's Comments

- The Next Regular Meeting Will be Held on November 17, 2025
- Schedule Public Hearing to Adopt Budget November 17, 2025

Attorney's Report

Mayor's Report

New Business

- Review of Proposed 2026 Budget
- Approval of Matrix Design Group traffic consulting contract

Adjournment

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF

THE TOWN OF BOW MAR

HELD MONDAY, SEPTEMBER 22, 2025

A special meeting of the Board of Trustees of the Town of Bow Mar, Colorado was held on Monday, September 22, 2025, at 6:00 p.m., at 5350 Bison Trail, Bow Mar, Colorado.

Present:

Mayor Sperry: Bryan Sperry

Trustees: Leslie Hinton
Jim Chrisman
Chris Mease
Liz Manning
David Peterson

Absent was Trustee Jane Carlson, whose absence was excused.

Also, in attendance were:

Wilson Scarbeary, Esq.; Wilson Williams Fellman Dittman, Town Attorney
Sue Blair; CRS of Colorado
Kayla Blair, CRS of Colorado
Sergeant Jamie Milliman; Columbine Valley Police
Andrea Gioia, Resident
Jason Dawkins, Resident
Chip Mower, Resident

AGENDA:

Upon motion duly made, seconded, and unanimously carried, the agenda was approved.

PUBLIC COMMENT

Jason Dawkins thanked the Board for the opportunity to attend the meeting, stating that he was overly excited about the possibility of moving the traffic plan forward. Mr. Dawkins recapped many drunk driving wrecks within the Town, going into detail on location and the severity of the wrecks. He also noted that there were attempted break-ins on Wagon Trail. Mr. Dawkins reported that his friend, Jay, has counted 77

children living on Wagon Trail, Homestead and Prospect, and traffic needs to get addressed before a child or a mother pushing a stroller is hit. He also reported that his dog was hit. He stated that he is excited to hear the discussion regarding gates at Belleview and/or Sheridan.

Andrea Gioia would like to hear about the safety measures in the Town and thinks a solution can be made that works for everyone and thanked the Board.

Chip Mower stated that he lives on Belleview and is interested to hear more about the traffic concerns and safety measures being discussed. He also requested to have the meeting packet posted on the website before the meeting.

CONSENT AGENDA:

The consent agenda including minutes, payables and Treasurer’s report were approved as presented.

COMMISSIONERS REPORT:

Public Safety: Sergeant Jamie Milliman reviewed the August safety report. He noted it was a quiet month with the normal traffic stops. Trustee Mease noted that there has been a drone issue between neighbors. Sergeant Milliman stated that he knows more about drones, than he cares to. The FAA controls drones. The Town could pass an ordinance but could only control where drones take off and where they land. He stated that it becomes a privacy issue in many cases, which would fall under harassment. Licensing of drones for recreational flying is non-existent.

Finance: Trustee Chrisman reviewed the monthly financials with the Board.

Building: No report was given.

Parks and Recreation: Trustee Hinton reported that the Town had the opening ceremony of Brianna’s Park yesterday and everyone did an excellent job. She also reported that a large tree fell across the path in Mary’s Meadow. It has been cleared from the path and will the branches will be hauled off.

Public Works: Trustee Peterson reported that 95% of the roads are done, with a couple of punch list items. He also noted that he feels extremely comfortable with the budget and feels like the project is going to be spot on. Trustee Peterson distributed a recap of the project, noting the following:

Total Project Funds	\$2,380,500 (including \$455,550 in grant funds)
Approved Contract	\$1,929,647.40
Net Paid by Town	\$1,474,147.40

Trustee Peterson noted that there are no change orders. The Board thanked Trustee Peterson for his efforts. Trustee Peterson requested that the Town’s engineer, Jason Miner, be requested to attend the next meeting so that the Board can offer their appreciation for his incredible work on this project.

Intergovernmental: Trustee Manning reported that the Grant Ranch fence has been completed. She is working with the Town’s attorney on a temporary easement with Grant Ranch to mow along the new fence line. Also, Grant Ranch notified her about complaints from neighbors about the retention pond being odorous and proposed adding a few agents to the pond to address the issue. Trustee Manning suggested we wait until next spring to address this if it continues and reminded Bowles Metro district

that both the Town of Bow Mar and BMOI are extremely cautious about what is put into the pond given its proximity to the Lake. She is working with the town attorney to amend the existing trash contract which we hope to have finalized by next meeting.

Clerk's Comment: Ms. Blair confirmed the next regular meeting is scheduled for October 20, 2025. She has provided a draft 2026 budget to Trustee Christman. The budget hearing will be held at the November regular meeting of the Board.

ATTORNEY'S REPORT: None.

MAYOR'S REPORT: Mayor Sperry reported that he met with several Jefferson County Mayors last month in Bow Mar, to discuss various ideas within their communities. He stated that the Town has very good relations with neighboring communities and it is important that Bow Mar be a good neighbor and maintain strong relationships with other community leaders. Mayor Sperry stated that the ceremony at Briana's Park was beautiful, and it was a very moving event. He loved how Trustee Hinton turned an underutilized piece of town land into something both beautiful and meaningful. He thanked her for all of her efforts. Next, Mayor Sperry thanked Trustee Peterson for the roads project and what an enormous success it has been this summer. Now the Town is ready to implement the long-term maintenance plan for the roads in order to extend their useful life for years to come. He also stated that the Bow Mar residents have a huge sense of community spirit and that spirit was certainly on display for the recent opening of Briana's Park.

OLD BUSINESS:

Continued Public Hearing to Adopt DRB Guidelines for Recreational Zone District and Ordinance Updating Zoning Regulations: Mayor Sperry opened the continued public hearing at 6:57 pm. Trustee Christman thanked the public for being at the meeting and spoke about version 5 of the guidelines and what changes have been made. He went over the docks and deck guidelines and noted that there are two separate guidelines for these so there is no confusion. He clarified some exhibits and let everyone know that the disclaimers have been updated. He also spoke about the energy declarations and that the DRB has been working on the lighting guidelines. He told the Board and the public that this version has gone to the BMOI and the DRB and both entities are good with the changes.

Andrea Gioia asked the Board on how and when this document can be modified. The Mayor answered that if future boards want to make changes, then that is something that can possibly happen. He mentioned that if there were proposed changes in the future, then to reach out to a trustee or the mayor to discuss or attend a meeting of the trustees and make recommendations during public comment and further, he reminded her that anyone can request a variance to the guidelines at any point. Ms. Gioia offered to assist the Town in whatever way she can to increase communications. The Mayor encouraged the residents to check out the town's website and attend the monthly meetings.

Mayor Sperry then moved to close the public hearing at 7:11 p.m. Upon motion duly made, seconded, and unanimously carried, the first reading of the DRB Guidelines for Recreational Zone District and Ordinance Updating Zoning Regulation were approved.

Review Draft of DRB Lighting Guidelines and Possible Ordinance Updating Residential Zoning District Regulations: Mayor Sperry told the public that he has been working with the DRB since this spring on this matter and the subject had been tabled while further progress was made on the recreational zone

design review guidelines. Trustee Chrisman went over the latest version of the draft DRB lighting guidelines with the Board. Trustee Hinton noted that these guidelines need to follow the Town's already existing ordinance and would like holiday lighting to stay up until after the National Western Stock Show which ends the last week of January. Trustee Manning asked about lights and American flags. Mayor Sperry told the Board that these guidelines need to be looked at very carefully and that Trustee's Chrisman, Manning and the Town's attorney are working on an updated draft for public review at the next meeting.

Discussion on David Evans & Associates Traffic Volume Study: Mayor Sperry told the Board that it has been over five years since the Town's last traffic study and then proceeded to review the David Evans & Associates recent traffic report dated September 19, 2025. He stated that according to the report, traffic has increased across the Board, with some areas of the Town up by 50%. He summarized some of the crashes in the community and the entrance walls being hit. He noted that this issue is certainly not new to the Town and goes back according to his research to almost 1960. He emphasized that the time has come to review the Town's traffic issues again based on the recent data and he would like the Trustees to make genuine efforts towards a resolution. He mentioned that at the beginning of the summer, the Town began utilizing its existing flock cameras for traffic analysis, and this data has been extremely helpful in getting accurate daily traffic counts. The information received to date from the cameras appears to confirm the traffic data reported by David Evans & Associates. Discussion ensued about traffic control through the use of timed gates at both the Belleview entrance along with a new idea presented in the most recent report from David Evans & Associates at Prospect and Bow Mar Drive. Following discussion, the mayor indicated that the current preference by the trustees would be to focus on the entrance at Belleview. Mayor Sperry thanked everyone for their input and indicated that discussions would continue with the scheduling of a proposed public hearing at the next meeting of the trustees on October 20th at 6pm.

NEW BUSINESS:

Upon motion duly made, seconded, and unanimously carried, the snow maintenance contract , holiday lights proposal and the Lifescapes OSA for Briana's Park and the Belleview Entrance contracts were unanimously approved.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.

Bryan Sperry, Mayor

Sue Blair, Town Clerk

Town of Foxfield Traffic Control Gate Policy

Revised September 2022

The Town of Foxfield has four (4) traffic control gates. Two (2) at South Richfield Street and Hinsdale Ave and two (2) at East Fremont Avenue and Easter Way. Tags are available to Foxfield residents for a fee.

Foxfield residents may purchase RFID tags on the Town of Foxfield website. A current vehicle registration will be required for each tag purchased. Once the purchase has been completed and property ownership has been verified, tags will be made available to the resident.

The Cherry Creek School District will be provided no more than three (3) RFID tags for their buses to access the bus stops located in the Town.

Our Lady of Loreto and Kingdom Hall of Jehovah's Witnesses will each be provided with no more than two (2) RFID tags issued to non-resident members or employees of those institutions.

TAG PURCHASE AND REQUIREMENTS

- Tags will only be issued to Department of Motor Vehicle Registered vehicles. Temporary registrations may be used for new vehicle applications.
- The vehicle must be either registered to a Town resident, a carpool participant or it may be registered to a company; provide that, the company has submitted an attestation, on company letterhead, stating that the vehicle is to be solely used by the employee and/or any authorized person. The attestation must be presented along with the vehicle registration.
- The Town must be notified when a vehicle or property is sold, or a resident is no longer part of a carpool so that the RFID tags can be inactivated.
- If the RFID tag is not working, please do not remove it. Contact the Town of Foxfield so staff can troubleshoot the problem. If the tag is removed, it will be destroyed, and a replacement will need to be purchased.

CARPOOL PROGRAM

- A maximum of 40 tags will be available to carpool participants
- There will be a \$25 yearly fee and \$8 per RFID tag
- A Foxfield resident must be a participant of the carpool
- A maximum of three (3) non-resident participants in a single carpool can receive RFID tags.
- The Foxfield resident participating in the carpool, that uses a route affected by the gates, will need to complete a document that lists all carpool participants' (names and addresses) and purpose for carpool (ie. school, work, after school activities). The Foxfield resident will need to attest that the information on the document is correct. They will be responsible for making the payment and delivering RFID tags to the carpool participants.

HOURS OF OPERATION

The gates will be in operation during rush hour from 6:00 A.M. until 9:00 A.M and from 4:00 P.M. until 7:00 P.M. Monday through Friday. The Town may adjust these hours at any time as needed.

Gates may be raised for inclement weather, federal holidays or traffic emergencies.

EMERGENCY ACCESS

The gates have a Fire Strobe system for emergency access. This provides rapid access to the gates and opens them when activated by an emergency vehicle properly equipped. The keypad is for Law Enforcement use only.

ACCESS AND RETENTION OF GATE DATA

The only data recorded in the gate system is an RFID tag number and time the tag was read. The data is retained for approximately 8,000 cycles and then it is overwritten. The data will only be retrieved for Town traffic studies, gate maintenance or if a timely CORA request is received. Data will be downloaded when required by the Town Administrator, Town Clerk, Mayor or a Trustee. Downloaded data will be retained in accordance with the Town's record retention schedule.

ACCESS AND RETENTION OF GATE CAMERA DATA

Data will be retained in the camera until the camera storage reaches maximum capacity; at which time it will automatically be overwritten. Camera data storage is approximately six days. Data will only be retrieved in the case of a violation, such as but not limited to, the gate being hit, the use of the keypad by an unauthorized user, driving around the gates in the Right-ofWay (ROW), damage to the gate or gate components in any way, traffic studies or a timely CORA request. Data will be downloaded by the Town Administrator, Town Clerk, Mayor or a Trustee. The Town Administrator and the Town Clerk will have access to the gate camera data. Downloaded data will be retained in accordance with the Town's record retention schedule.

VIOLATION PROCEDURE

A letter will be sent to the vehicle owner in the case of a violation. The letter will detail the date, time, description of damage (if applicable), fine(s) and costs of damage (if applicable). If the fine(s) and costs of the damage (if applicable) is not paid by the due date on the letter, the Town may choose to undertake enforcement action to recover the fine and the cost of damages. The Town may impose fines based solely upon the data obtained from the Town's systems. If a violation of this policy occurs an RFID tag may be revoked by the Town Administrator.

FINES

1. Hitting the gate arm and damaging breakaway components or driving around the gates, and unauthorized use of the keypad but no damage to gate arm, gate system/components or ROW property:

1st violation: \$250
2nd violation: \$300
3rd violation: \$350
4 or more violations: \$500

The number of violations shall be determined by vehicle license plate regardless of driver.

2. Damage to gate arm, gate system/components or ROW property:

\$500.00 fine, in addition to restitution for actual repair costs.

**TOWN OF BOW MAR, COLORADO
ORDINANCE NO. _____**

**AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR
AMENDING THE ZONING REGULATIONS FOR THE RESIDENTIAL ZONE
DISTRICT**

WHEREAS, the Town of Bow Mar, Colorado (the “Town”) is a statutory town incorporated pursuant to C.R.S. §§ 31-4-301, *et seq.*;

WHEREAS, the Town is authorized by C.R.S. §§ 31-23-301, *et seq.*, to regulate zoning and land use within the Town’s boundaries;

WHEREAS, the Town’s current zoning regulations are adopted in Article 16 of the Bow Mar Municipal Code (the “Code”);

WHEREAS, a copy of the Town’s official zoning district map, adopted pursuant to Section 16-4 of the Code, and incorporated herein by this reference (the “Zoning Map”);

WHEREAS, Section 16-19 of the Code provides the process for adopting amendments to the Town’s zoning regulations, which requires a properly-noticed hearing and the affirmative vote of at least three-fourths of the Town Board of Trustees (the “Board”);

WHEREAS, Section 16-5 of the Code provides the current regulations for properties located within the Residential I District as identified on the Zoning Map;

WHEREAS, at a properly-noticed public hearing conducted on November 17, 2025, the Board heard testimony from all interested parties regarding proposed amendments to Section 16-5 of the Code to adopt new regulations for the Residential I District;

WHEREAS, at least three-fourths of the Board approve of the proposed amendments to Section 16-5; and

WHEREAS, the Board now desires to adopt the proposed amendments to Section 16-5 as more fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO:

Section 1 Amend Section 16-5. Section 16-5 of the Bow Mar Municipal Code is hereby amended to read as follows, with additions shown in *italics and underline*, and deletions shown in ~~strikethrough~~.

Sec. 16-5. – Residential District

* * *

(e) Lighting regulations.

(1) ~~All new construction shall have the following lighting limits:~~
Exterior lighting for all new residences shall comply with the Town's Exterior Lighting Guidelines, and the following limits:

~~a. Total exterior lighting shall be limited to ten thousand (10,000) lumens, including spot and flood lights and no more than six thousand (6,000) lumens of unshielded lights.~~

~~*ab.* Any stray light shining across property boundaries shall be limited to one tenth (.1) foot-candle, measured at a point ten feet beyond the property line. Spot/flood lights of any intensity should not be directed outward off property. Spot/flood lights with motion detectors shall be triggered by activity on the property, not by activity in the public easement or in the streets, and shall shut off within five minutes after the activity has ceased.~~

~~e. Any flood or spot bulb greater than eight hundred twenty five (825) lumens shall be shielded.~~

~~*bd.* Decorative up-lighting to be off between 11:00 p.m. and dawn.~~

~~e. Flood/spot lights with motion detectors shall be triggered by activity on the property, not by activity in the public easement or in the streets, and shall shut off within five minutes after the activity has ceased.~~

~~(2) All existing residences shall have a two-year period from the adoption of this ordinance to comply with the lighting restrictions provided herein.~~

* * *

Section 2. Safety Clause. The Board of Trustees hereby finds, determines, and declares that this ordinance is necessary and proper for the health, safety, and welfare of the Town and its residents.

Section 3. Severability. If any part, section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause, or phrase is declared invalid.

Section 4. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5. Codification Amendments. The codifier of the Town’s Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Bow Mar Municipal Code.

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED this 17th day of November, 2025.

ATTEST:

TOWN OF BOW MAR:

By: _____

By: _____

Sue Blair, Town Clerk

Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE _____

SECONDED BY TRUSTEE _____

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED
this 15th day of December, 2025.

ATTEST:

TOWN OF BOW MAR:

By: _____

By: _____

Sue Blair, Town Clerk

Bryan Sperry, Mayor

Compliance with Section 1-46 of the Bow Mar Municipal Code:

INTRODUCED BY TRUSTEE _____

SECONDED BY TRUSTEE _____

EXTERIOR LIGHTING DESIGN GUIDELINES - RESIDENTIAL

OUTDOOR LIGHTING IN BOW MAR COLORADO

The Town of Bow Mar is unique compared to other neighboring communities in the quality of the outdoor space established throughout the Town. The scale of each home is low slung, with substantial setbacks between each residence, creating a very park-like ambiance that ensures a cohesive experience throughout. Since its inception, Bow Mar has been sensitive to the environment that it sits within. From Bow Mar Lake to Mary's Meadow and Marston, the variety of outdoor spaces provides our families and neighbors plenty of opportunities to enjoy what Colorado has to offer. Within this philosophy, Bow Mar has always embraced the philosophy of Dark Skies as it relates to ambient or environmental lighting.

Over the years, exterior landscape lighting and lighting attached to each home has always been understated. Technological advances in recent years have brought new challenges to the way in which residents can incorporate lighting into their homes and property, requiring changes to the original lighting standards and guidelines. To advance our standards and keep pace with these changes, the following Lighting Design Guidelines are being revised to ensure a balance between the history of Bow Mar and the strong belief we have in Dark Sky philosophy with appropriate and well-designed accent lighting for our residences.

The goals of these new Standards and Guidelines are simple and further explained below to minimize the effects of light pollution, lighting should:

- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

Core Principles of the Dark Skies Policy

1. Preserve the Natural Night Environment

- Maintain visibility of the night sky by limiting unnecessary artificial lighting.
- Protect natural rhythms for people, wildlife, and plants across private properties and shared recreational zones.

2. Minimize Light Pollution

- Use fully shielded fixtures that direct light downward, not upward.
- Prevent glare, skyglow, and light trespass onto neighboring properties, public streets, and recreational zones such as lakes, parks, and meadows.

3. Use Light Only When Needed

- Employ timers, dimmers, and motion sensors to ensure lighting is temporary and purposeful.
- Avoid leaving lights on continuously if not required, especially in community gathering or recreational areas.

4. Be No Brighter Than Necessary

- Match illumination levels to the specific task (e.g., safe walking, wayfinding, or event use) without over-lighting.
- Avoid high-wattage or excessive fixtures in both residential and recreational settings.

5. Minimize Blue Light Emissions

- Select warm-white light sources (3000K or below) to reduce ecological and health impacts, especially important near natural habitats and recreational landscapes.

6. Selective Illumination

- Focus lighting on specific areas of need, such as entries, paths, or hazards.

EXTERIOR LIGHTING ATTACHED TO THE HOUSE

Exterior light fixtures attached to the house adjacent to doorways for the purpose of illuminating such entry ways and exterior lighting to illuminate outside living areas (patios, decks) are permitted under the following conditions:

The number of fixtures is to be held to a minimum.

1. Entry lights (2 maximum)
 2. Ambient soffit lights (minimized)
 3. Garage lighting (to be avoided or utilize motion detection)
2. Soffit lights (where the fixture is not visible) are in general preferred over Coach Lights. Coach lights are those fixtures which emit or radiate light from a visible source within the fixture.
 3. Where Coach Lights and similar fixtures are proposed, and such fixtures are visible or potentially visible from the street or from other properties, the actual lamp of the fixture shall be screened so the source is not visible.
 1. Two fixtures at main entry may be allowed with translucent glass.
 2. Additional light fixtures may be allowed but should be down lights only (i.e. cylindrical cans, or opaque glass that allows no light to illuminate except down).
 3. Canister-type fixtures, with lighting directed downward, are permitted.
 4. Upward illumination or up-and-down fixtures are not permitted.[\[JA1\]](#)

4. Lighting of garage doors is discouraged. Upon arrival during the night hours, the headlights of the vehicle provide sufficient illumination for the identification of the garage, and lighting is superfluous. The practical need for such illumination involves the ability of a guest parking in the driveway, to safely find their way to the front door. This may be more appropriately addressed through landscape lighting.
5. Deck lighting and patio lighting should be held only to the number of lights required to illuminate the area for safe enjoyment. Canister type lights in soffits or wall mounted downlights are the preferred method for the illumination. In some applications step type lights are appropriate.
6. Floodlighting of a residential structure, either temporary or permanent, is not permitted.
7. Cut Sheets (product description, specifications and illustration) must be submitted to the Design Review Committee for each type of fixture proposed, including locations and number of fixtures.
8. Lights mounted in eaves for the purpose of washing the side of the house with light are not allowed. If lights are mounted in eaves over decks or patios for their illumination, care should be taken so the light source is not visible to neighboring properties or visible from the street and the number of lights should be kept to a minimum.

LANDSCAPE LIGHTING

In general, landscape lighting shall not intrude upon the visual privacy of adjacent properties, including neighbor's decks, patios and windows. Adjacent properties include properties across streets as well as immediate neighbors. It is therefore critical to consider the scope and scale of proposed lighting in relation to its visibility from outside the property.

Landscape lighting in the vicinity of the street is discouraged, and if proposed, should be designed most judiciously, serving only the purpose of safe ingress and egress for the property. Use of visible fixtures, such as path lights, with their potential runway effect, is highly discouraged at these locations. Lighting should not be installed on the street right of way, which is approximately 15 feet from the street in most cases.

Landscape lighting in general shall be subtle in nature, providing only such level of illumination as necessary to provide for safe enjoyment of and movement through the outdoor use areas of the property, and as may be required for the safe negotiation of driveways and illumination of potential hazards.

Landscape lighting shall follow the design principle that one should see the object being illuminated, but not see the source of that illumination. As a rule, low voltage lighting systems are preferred over 120-volt systems.

- Up lighting, or any other form of lighting, of trees is not permitted.
- The use of freestanding path lighting, while permitted, should be held to a minimum and used sparingly.
- Lining a drive or walkway with such fixtures can create a runway effect, which is both unnatural and undesirable, is not allowed. Alternatively, homeowners can use indirect

illumination of landscape features such as rocks or shrubs to create a similar effect. Subtle, indirect illumination requires down lighting in which the bulb is hidden within the fixture.

HOLIDAY LIGHTING

- Holiday lights are welcome for up to 30 days before and three weeks after the holiday. Keep them low-impact and remember to turn them off when not in use to protect the night sky.

EXTERIOR & LANDSCAPE LIGHTING APPROVAL PROCEDURES

1. Submit to the DRB a site plan showing the types of proposed fixtures and their location. Also submit cut sheets (product description, specifications and illustrations) for each fixture. The lighting plan may be submitted separately or as a part of the landscape plan.
2. Upon approval by the DRB with regard to the plan concept, the homeowner or DRB may request a review of a temporary or “mock up” installation of the proposed lighting in order to assure that all guidelines are met. If the guidelines are not met, the homeowner shall make the appropriate modifications.
3. The DRB shall review the installation with regard to its consistency with the intent of these guidelines and its impact or potential impact to other properties and to the adjacent street(s). If any of the guidelines are not met, the homeowner shall make the required modifications.

The Bow Mar Design Review Board (“DRB”) reserves the right to control the wattage of all approved exterior fixtures; the DRB may, at any time in the future and at its sole discretion, require the use of lower wattage lamps or a reduction in fixture location to better comply with these guidelines.



Columbine Valley Police Department

Serving Bow Mar
 2 Middlefield Rd. Columbine Valley, Colorado 80123
www.columbinevalley.org
 (303) 795-1434 Fax (303) 795-7325

Columbine Valley P.D. Monthly Report For October 2025

Full Time Positions	6 of 6
Part Time Positions	4 of 5
Regular hours	982
OT hours worked	40.5
Off Duty	0
PTO	73

September 2025 Violations

Charges For the Date Range 9/1/2025 Thru 9/30/2025

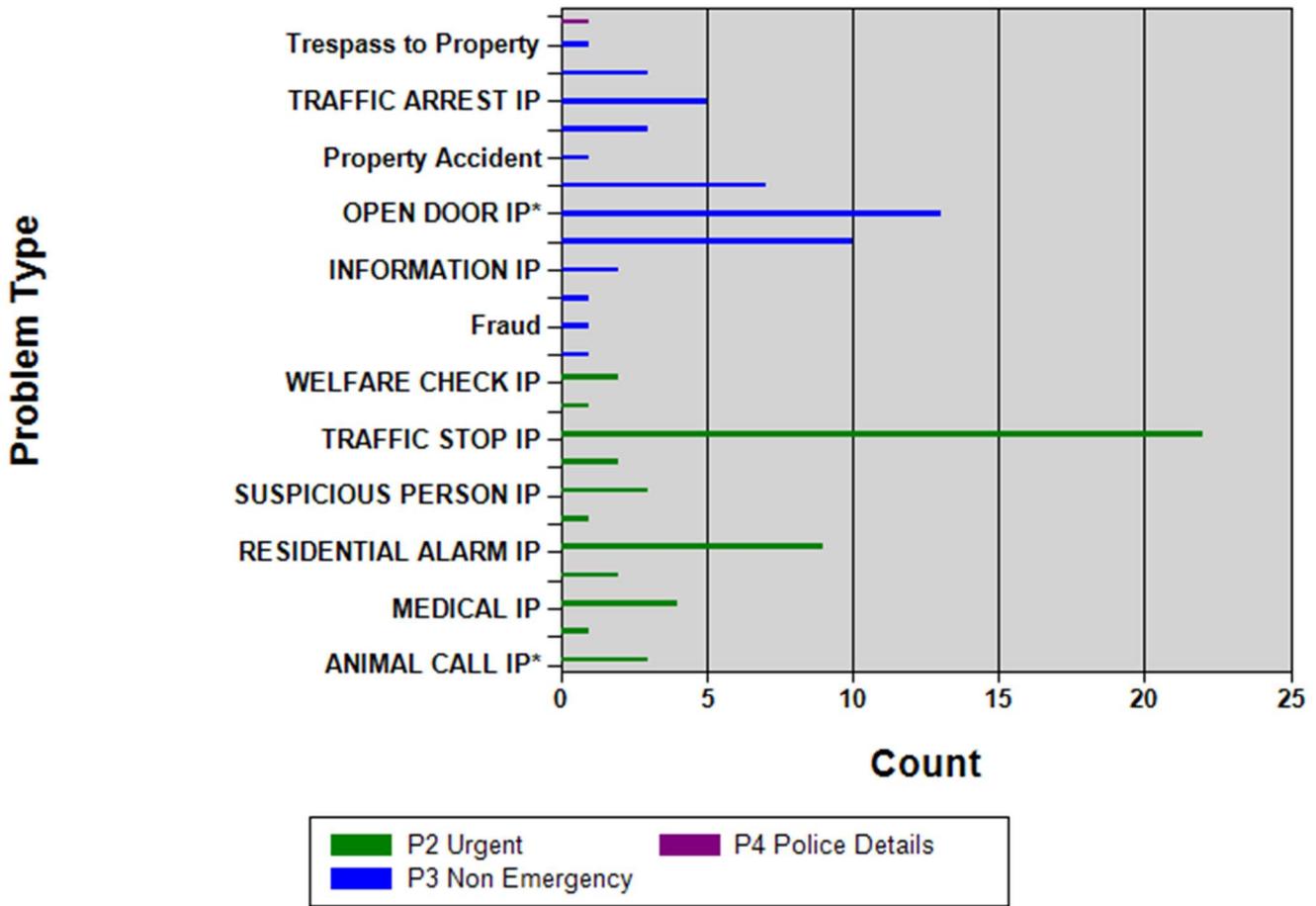
Qty	Charge
7	1210(A) ON STREET PARKING PROHIBITED (3-6 AM):
6	703(3) FAIL TO STOP AT A STOP SIGN:
5	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
2	1101(2)(H) SPEEDING 10 - 19 MPH OVER (SCHOOL ZONE):
2	1409 COMPULSORY INSURANCE:
1	1402(1) CARELESS DRIVING:
1	604 TRAFFIC CONTROL SIGNAL:
24	Total Number of Violations Issued

Monthly Case # Report

Case Number	Event Date	Situation Reported
CV25-0000112	09/02/2025 02:14:41 PM	TRAFFIC STOP IP
CV25-0000113	09/02/2025 05:13:57 PM	TRAFFIC STOP IP
CV25-0000114	09/03/2025 04:08:15 PM	Property Accident
CV25-0000115	09/04/2025 03:46:28 PM	TRAFFIC ARREST IP
CV25-0000116	09/06/2025 11:56:12 AM	WARRANT PICKUP IP
CV25-0000117	09/08/2025 01:38:30 PM	Theft
CV25-0000118	09/09/2025 03:49:06 PM	TRAFFIC STOP IP
CV25-0000119	09/09/2025 05:00:29 PM	TRAFFIC ARREST IP
CV25-0000120	09/10/2025 12:55:00 PM	INFORMATION IP
CV25-0000121	09/11/2025 02:50:19 PM	Graffiti*
CV25-0000122	09/13/2025 11:46:54 AM	INFORMATION IP
CV25-0000123	09/14/2025 11:34:51 AM	PROPERTY ACCIDENT IP
CV25-0000124	09/15/2025 02:03:52 PM	TRAFFIC ARREST IP
CV25-0000125	09/16/2025 03:13:14 PM	TRAFFIC ARREST IP
CV25-0000126	09/21/2025 09:07:50 AM	TRAFFIC ARREST IP
CV25-0000127	09/22/2025 05:09:13 PM	RESIDENTIAL ALARM IP
CV25-0000128	09/23/2025 11:37:52 AM	Theft
CV25-0000129	09/24/2025 08:20:08 AM	Burglary
CV25-0000130	09/30/2025 06:58:16 PM	TRAFFIC ARREST IP

Agency:	ACSO
Division:	Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers
Day Range:	Date From 9/1/2025 To 9/30/2025
Exclusion:	<ul style="list-style-type: none"> • Calls canceled before first unit assigned • Calls canceled before first unit at scene

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Priority	Description
1	P1 In Progress
2	P2 Urgent
3	P3 Non Emergency
4	P4 Police Details
5	P5 On View
6	P6 Phone
7	P7 Dispatch
8	P8 CAD Test Record
9	P9 Call on Hold

Problem Type	Priority									Total
	1	2	3	4	5	6	7	8	9	
911 HANGUP IP										
ABANDONED VEHICLE IP*										
ACCIDENT ALERT IP										
ANIMAL CALL IP*		<u>3</u>								<u>3</u>
Assault										
ASSIST TO OTHER AGENCY IP										
Auto Theft										
AUTO THEFT IP										
Burglary			<u>1</u>							<u>1</u>
Burglary Attempt										
BURGLARY ATTEMPT IP										
BURGLARY IP										
BUSINESS ALARM IP										
BUSINESS CHECK IP*										
CANCEL RUNAWAY IP										
Child Abuse										
CHILD ABUSE IP										
CITIZEN ASSIST IP										
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief										
CRIMINAL MISCHIEF IP										
Criminal Tampering										
CRIMINAL TAMPERING IP										
DEAD ON ARRIVAL IP										
DISORDERLY CONDUCT IP										
Disturbance Physical										
DISTURBANCE PHYSICAL IP										
Disturbance Verbal										
DISTURBANCE VERBAL IP										
Domestic Violence Physical										
DOMESTIC VIOLENCE PHYSICAL IP										
Domestic Violence Verbal										
DOMESTIC VIOLENCE VERBAL IP										
Drug Violation										
DRUG VIOLATION IP										
DRUNK SUBJECT IP										
DUI IP										
Elder Abuse										
ELDER ABUSE IP										
ELUDING IP										
FIREWORKS IP										
FOUND PERSON IP										
FOUND PROPERTY IP*										
Fraud			<u>1</u>							<u>1</u>
FRAUD IP										
Harassment										
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft			<u>1</u>							<u>1</u>
IDENTITY THEFT IP										

IMPOUNDED VEHICLE IP									
INFORMATION IP			<u>2</u>						<u>2</u>
Injury Accident									
INJURY ACCIDENT IP									
INTIMIDATING A WITNESS IP									
KEEP THE PEACE IP*		<u>1</u>							<u>1</u>
LIQUOR VIOLATION IP									
LOUD NOISE COMPLAINT IP									
MEDICAL IP		<u>4</u>							<u>4</u>
Menacing									
MENACING IP									
MENTAL SUBJECT IP									
MESSAGE FOR DEPUTY IP			<u>10</u>						<u>10</u>
MISSING CHILD IP									
Missing Person									
MISSING PERSON IP									
OBSTRUCTION IP									
ODOR INVESTIGATION IP									
OPEN DOOR IP*			<u>13</u>						<u>13</u>
OVERSIZED VEHICLE IP*									
PARKING COMPLAINT IP*			<u>7</u>						<u>7</u>
POSS SHOTS FIRED IP									
Property Accident			<u>1</u>						<u>1</u>
PROPERTY ACCIDENT IP		<u>2</u>							<u>2</u>
PUFFING VEHICLE IP*									
RECOVERED STOLEN PROPERTY IP									
RECOVERED STOLEN VEHICLE IP									
REDI REPORT IP									
REPOSSESSED VEHICLE IP									
RESIDENTIAL ALARM IP		<u>9</u>							<u>9</u>
Restraining Order Vio									
RESTRAINING ORDER VIO IP									
Robbery									
ROBBERY IP									
Runaway									
RUNAWAY IP									
SAFE 2 TELL									
SELECTIVE ENFORCEMENT IP*					<u>1</u>				<u>1</u>
Sex Assault									
SEX ASSAULT IP									
Sex Crime									
SEX CRIME IP									
Shots Fired									
SHOTS FIRED IP									
SOLICITING IP									
Suicide Attempt									
SUICIDE ATTEMPT IP									
SUICIDE COMPLETED IP									
SUICIDE THREAT IP									
SUSPICIOUS CIRCUMSTANCE IP		<u>1</u>							<u>1</u>
SUSPICIOUS PERSON IP		<u>3</u>							<u>3</u>
SUSPICIOUS VEHICLE IP		<u>2</u>							<u>2</u>
Theft			<u>3</u>						<u>3</u>
Theft from Motor Vehicle									
THEFT FROM MOTOR VEHICLE IP									
THEFT IP									
TRAFFIC ARREST IP			<u>5</u>						<u>5</u>

Traffic Complaint									
TRAFFIC COMPLAINT IP			<u>3</u>						<u>3</u>
TRAFFIC OBSTRUCTION IP									
TRAFFIC STOP IP		<u>22</u>							<u>22</u>
TRANSPORT IP									
Trespass to Property			<u>1</u>						<u>1</u>
TRESPASS TO PROPERTY IP									
Trespass to Vehicle									
TRESPASS TO VEHICLE IP									
UNKNOWN INJURY ACCIDENT IP									
UNLAWFUL ACTS IP									
UNWANTED SUBJECT IP									
VEHICLE LOCKOUT IP									
VIN VERIFICATION IP									
WALK UP IP									
WARRANT ARREST IP									
WARRANT PICKUP IP		<u>1</u>							<u>1</u>
Weapons Violation									
WEAPONS VIOLATION IP									
WELFARE CHECK IP		<u>2</u>							<u>2</u>
ZZ-Animal Call									
ZZ-Suspicious Person									
ZZ-Suspicious Vehicle									
ZZ-Unwanted Subject									
ZZ-ZONING IP									
Total		<u>50</u>	<u>48</u>	<u>1</u>					<u>99</u>

Bow Mar Calls For Service

Incident	Case Numbers	Units	Problem	Address	Response Date	Notes
BM2025-0000178	CV25-0000114	405	Property Accident	4857 W WAGONTRAIL RD	9/3/2025 16:08	Trash Can
BM2025-0000179		402	WELFARE CHECK IP	LAKESHORE DR / BOW MAR DR	9/5/2025 9:06	
BM2025-0000180		406	MESSAGE FOR DEPUTY IP	5405 SOMBRERO	9/9/2025 12:09	
BM2025-0000181		403	LOST PROPERTY IP*	4760 W WAGONTRAIL RD	9/12/2025 15:47	
BM2025-0000182		W20	KEEP THE PEACE IP*		9/15/2025 8:56	
BM2025-0000183		401	RESIDENTIAL ALARM IP	4650 BOW MAR DR	9/16/2025 9:03	
BM2025-0000184		409	RESIDENTIAL ALARM IP	5400 LAKESHORE DR	9/18/2025 2:19	
BM2025-0000185	CV25-0000127	406, B40	RESIDENTIAL ALARM IP	5215 SKY TRL	9/22/2025 17:09	
BM2025-0000186			RESIDENTIAL ALARM IP	5215 SKY TRL	9/22/2025 17:53	
BM2025-0000187	CV25-0000128	406	Theft	5240 RIDGE TRL	9/23/2025 11:37	Package Theft
BM2025-0000188	CV25-0000129	402	Burglary	5425 SUNSET DR	9/24/2025 8:20	Construction Site
BM2025-0000189		403	TRAFFIC STOP IP	5200 BOW MAR DR	9/27/2025 11:50	
BM2025-0000190		405	SUSPICIOUS CIRCUMSTANCE IP	PROSPECT ST / BOW MAR DR	9/27/2025 20:13	
BM2025-0000191		RESC	MEDICAL IP		9/28/2025 17:16	
BM2025-0000192		405	SUSPICIOUS VEHICLE IP	5200 LAKESHORE DR	9/28/2025 21:28	
BM2025-0000193		401	TRAFFIC COMPLAINT IP	S SHERIDAN BLVD / W TUFTS AVE	9/29/2025 8:20	
BM2025-0000194		406	MESSAGE FOR DEPUTY IP	5240 RIDGE TRL	9/30/2025 15:10	
CV2025-0000853		404	TRAFFIC STOP IP	S SHERIDAN BLVD / W TUFTS AVE	9/2/2025 16:02	
CV2025-0000888		405	TRAFFIC STOP IP	5399 BOW MAR DR	9/12/2025 20:10	
CV2025-0000898		406	ANIMAL CALL IP*	4710 PROSPECT ST	9/15/2025 10:43	
CV2025-0000916		404	TRAFFIC STOP IP	S BOWLES LAKE LN / S SHERIDAN BLVD	9/23/2025 15:44	

TOWN OF BOW MAR

Building Permits Issued September 1-September 30, 2025

Date	Permit #	Address	Resident Name	Work Done	Permit Fee	Cost of project
8-Sep	3156	4800 Wagon Trail	Pryor	Addition, new garage,landscape	\$ 4,388.25	253,000.00
9-Sep	3161	4701 Prospect	Uhle	permit extention-Dec 31	\$ -	
3-Sep	3163	4815 Bow Mar Drive	Wendling	permit extention-3/31/2026	\$ -	
11-Sep	3164	4700 Homestead	Comstock	full interior remodel	\$ 4,111.00	\$ 232,844.00
15-Sep	3167	4640 Frontier	Carlson	New roof	\$ 1,122.00	\$ 33,950.00
22-Sep	3157	4901 Lakeshore	Thurman	New Home	\$ 32,075.00	\$ 3,500,000.00
30-Sep	3171	5380 Ridge Trail	Freeman	Solar panals	\$500.00	\$ 36,108.80
PERMIT TOTAL					\$ 42,196.25	4,055,902.80
LICENSE FEES						
8-Sep	3156	4800 Wagon Trail	Evoke custon Builders	general contractor	\$ 80.00	
11-Sep	3164	4700 Homestead	Parkside remodel	general contractor	\$ 160.00	
15-Sep	3167	4640 Frontier	Recovery Roofing	roofing	\$ 50.00	
15-Sep	3167	4640 Frontier	j& K Roofing	roofing	\$ 50.00	
26-Sep	3072	5151 Aspen	Brothers Plumbing	general contractor	\$ 80.00	
30-Sep	3171	5380 Ridge Trail	Go Green Electric	general contractor	\$ 80.00	
18-Sep			Picassos Concrete	general contractor	\$ 160.00	
19-Sep				general contractor	\$ 160.00	
19-Sep			Kronos Construction	general contractor	\$ 160.00	
LICENCE TOTAL					\$ 980.00	
Transportation Utility Fees						
8-Sep	3156	4800 Wagon Trail	Pryor		\$ 2,530.00	
11-Sep	3164	4700 Homestead	Comstock		\$ 2,328.44	
15-Sep	3167	4640 Frontier	Carlson		\$ 339.50	
22-Sep	3157	4901 Lakeshore	Thurman		\$ 35,000.00	
30-Sep	3171	5380 Ridge Trail	Freeman		\$ 361.08	
TRANSPORTATION UTILITY FEE TOTAL					\$ 40,599.02	
TOTAL FEES COLLECTED					\$ 83,775.27	
BUILDING INSPECTOR's FEE for -Terry Weis					Total	\$ 6,105.00

Respectfully submitted,
Jane Carlson- Building Commissioner

Town of Bow Mar

Building Department Activity 2025

New Construction -

Wendling (Bow Mar Drive)- **in progress**-NEW HOME

Thurman(4900 Lakeshore) – **in Progress** NEW HOME

Lightner(4801 Homestead)- **in Progress**- NEW HOME

Major Remodel/Addition

DesiLab,LLC(5330 Lakeshore)- **in progress** Front porch enclosure, interior remodel, outdoor kitchen

Uhle (4701 Prospect)-**in progress**-_addition and interior remodel

Miller (4740 Bow Mar Drive) **in progress**-interior remodel and exterior change to home, replace windows, swimming pool

Reister(Ridge Trail)- **in progress**- new addition

McKenna (5425 Sunset)- **in Progress**-major remodel

Comstock (homestead) **in progress** interior remodel

Pryor(Wagon Trail) **in progress** garage addition and landscaping-

Smaller/interior/ Exterior projects/Roofs

Silliman(Pinyon) **in progress** new shed-

Landscape

Carney(Sombrero)-**in progress**-, landscape and fencing

Avseev(Sombrero) **in progress**- landscaping,

Baker(Homestead) **in progress**- front landscaping

Wendling(4815 Bow Mar Drive)- **in progress**- landscaping

Projected new home, additions, small projects, landscape

Wilson(Homestead)- **replace windows**-fall 2025

Fuller(Juniper)- **NEW HOME**- fall 2025

Zuppa/Peterson(5006 Aspen) **Home addition**-fall 2025

Lightner (pinyon)- major landscape- Fall 2025

Gioa-(Sombrero) Garage addition Fall 2025

Finta(Homestead)- Chicken Coop-Fall 2025

Completed Projects

Fable (4725 prospect)- remodel and addition -completed March 2025

Hillhouse(Sombrero Circle)- replace hot water heater-completed March 2025

Ross(Bow Mar Drive) replace hot water heater-completed March 2025

Strecker(4950 Lakeshore)- replace siding-Completed March 2025

Gunning-5001 Bow Mar Drive)- Helical piers-completed March 2025

BMOI(Beach)-bathroom Demo- completed April 2025

Zuppa(5006 Aspen)- replace sewer line-completed March 2025

Bachmann-(Prospect) - new roof-completed April 2025

Finta(4511 Homestead)- basement remodel-Completed April 2025

Turner (5405 Sombrero) –/finish basement-completed April 2025

Scyphers(5150 Bow Mar Drive)- -addition and full interior remodel, Completed April 2025

Sullivan(4440 Longhorn)-new hot water heater-completed April 2025

Turner(5405 Sombrero)- new fence-completed April 2025

Baker(4720 Homestead) addition to home- Completed April 2025

Sitole(Skytrail) roof replacement- Completed April 2025

Runge(Bow Mar Drive)- Landscaping- completed May 2025

Sullivan,Kathy(4440 Longhorn)- New hot water heater-completed May 2025

Taylor(4777 Wagon Trail) new gas line-completed May 2025

Silliman(5005 Pinyon Drive) New Fence-completed May 2025

Knox(4710 Prospect)-2 Mini Splits-completed June 2025

BMOI(Lakeshore Drive) new bathrooms-completed June 2025

Carney (Sombrero) New pool- Completed June 2025

Mckenna(5425 Sunset)-replace sewer line-completed May 2025

Breen(4665 S. Sheridan)-New air conditioner-completed June 2025

Taylor(4777 Wagon Trail)-**gas line to fire pit**-completed June 2025

Sowitch- Sunset- **Repaint home** completed May 2025

Hasemeyer- 5001 Bow Mar Drive- **new sewer line**-completed June 2025

Sullivan(Frontier) - **landscape, new front walk, replace front door**-completed June 2025

Schwartz(5475 Bow Mar Drive -**replace two furnaces**-completed June 2025

Turner (5405 Sombrero) **Landscaping**-completed June 2025

BMOI(Marston)- **Landscape berm by pickleball courts**-completed July 2025

McLaughlin(5161 Lakeshore)-**Hot water heater**-completed June 2025

Clainos(5030 Aspen)- **major interior remodel**-completed July 2025

McKissick(4925 Bow Mar Drive)-**Replace furnace and AC**-Completed July 2025

Avseev(5420 Sombrero)- **Remove and replace fence**- Completed July 2025

Peterson(5171 Juniper)- **gas line repair**-completed July 2025

Attwood(4600 Bow Mar drive) – **replace furnace – July 2025**

Cullen (4400 Sombrero Circle)- **new fence**- completed July 2025

Pilgrim (5191 Bow Mar Drive) **Replace furnace**- Completed Aug 2025

Ridley(5000 Pinyon Drive) – **replace AC and Furnace**- Completed Aug 2025

Lightner(4801 Homestead) **Demolition of home**- Completed sept 2025

Jenkins (5025 Aspen) **Install 2 furnaces/2 AC- Completed – September 2025**

Thurman(4901 Lakeshore) **Demo of existing home**-Completed Sep 2025

Scyphers(5150 Bow mar Drive)- **Install solar panels**- Completed Aug 2025

BMOI (5395 Lakeshore) **pump house**- Completed Sep 2025

Town of Bow Mar (5151 Juniper) **Briana's Park** completed Sep 2025

Carlson(4640 Frontier) **new roof**-completed September 2025

Cullen(Sombrero Circle)- **remodel and garage addition**-completed September 2025

Mollenkopf(5240 Ridge Trail)- - **new roof**-completed September 2025

Mckissick(Bow Mar Drive)- **install new hot water heater**- completed September 2025

October 8, 2025 (Revised)

Mr. Jim Chrisman
Board of Trustees
Town of Bow Mar

Re: Traffic Forecasting & Advisory Support Services

Dear Jim,

We at Matrix Design Group (Matrix) appreciate this opportunity to submit our proposal for Traffic Forecasting & Advisory Support Services. This proposal is based upon our scoping meetings with you on September 30, 2025, and October 3, 2025.

Understanding –

We understand that the Town of Bow Mar (Bow Mar) is interested in reducing the number of vehicular trips on Town roads by non-Town residents. However, it is not clear at this time how much of the existing traffic is from Town users versus non-town users, or other users such as commercial vehicles and construction vehicles. If overall trips can be reduced, particularly from non-town users, it is believed that the town street system will operate at slower speeds and be safer for all who use the transportation system.

Scope of Services –

Task 1.A – Data Reduction & Analysis- The Matrix Team will work with Town representatives to collect available traffic data and previous studies. The Matrix Team will review existing traffic data and previous studies to estimate the amount of cut through traffic, and non-cut through traffic at the Sheridan, Belleview and Berry entrances to the Town. Non cut through traffic will be broken down between town resident traffic and commercial trips to and from Bow Mar. The data will be organized by time-of-day and day-of-week by user group."

It is anticipated that recent traffic data is available from the Town's 'Flock-Camera' software and equipment, that will support the identification of trips through the Town by non-Town residents.

Task 1.B – Analysis of Roadway Closures – Matrix will analyze the change in anticipated traffic patterns at Sheridan, Belleview and Berry for two-separate road closure scenarios:

- A New Gated Entry on Belleview Avenue, at the Town Boundary
- A New Gated Entry at Sheridan Boulevard

(Specifically, Matrix will estimate the overall reduction in cut through traffic as well as any estimated change in traffic volumes at the Berry entrance.)

It is anticipated that the road closures will be via the installation of new vehicular gates that can be operated by RFID technology and/or closed during certain time(s) of day.

Task 1.C – Preliminary Recommendations – Matrix will prepare a technical memorandum that summarizes the existing and newly anticipated traffic patterns resulting from the installation of new gates, including exhibits that present the data graphically across the town road network. The memo will also include preliminary conclusions from the analysis and recommendations for next steps.

Task 2 – Meeting Support & Attendance – Matrix staff will support the Town at formal meetings including public meetings and agency coordination meetings on an hourly basis, in accordance with our hourly rates.

Professional Fees –

For Task 1, Matrix requests a budget of \$9,250.00 (Tasks 1A, 1B, & 1C).

For Task 2, Matrix requests an initial budget of \$5,500.00 for 3-anticipated meetings, including a Town public meeting and two agency coordination meetings.

Jim, thank you for this opportunity to be of service. Please call us at 303/572-0200 should you have any questions about this proposal.

Sincerely,
Matrix Design Group, Inc.



James L Price, PE
Project Principal

Attachment: Exhibit A – Fees