

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

DATE: Monday, June 23, 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 or 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 May 19<sup>th</sup>, 2025 (enclosure)
- Treasurer's Report and Payments Approval

**Commissioner's Report**

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

**Clerk's Comments**

- Next Meeting is scheduled for Monday, July 21, 2025

**Attorney's Report**

**Mayor's Report**

**Old Business**

- Review and Approve Bids on Road Project

- Review Draft of DRB Guidelines for Recreational Zone District and Possible Ordinance Updating Zoning Regulations for Same (enclosure)

#### New Business

- Briana's Park - Placard
- Appointment of DRB Member (handout provided at meeting)

#### Adjournment

## **RECORD OF PROCEEDING**

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### **MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF**

### **THE TOWN OF BOW MAR**

**HELD MONDAY, MAY 19, 2025**

A regular meeting of the Board of Trustees of the Town of Bow Mar, Colorado was held on Monday, May 19, 2025, at 6:00 p.m., at Columbine Valley Town Hall, 2 Middlefield Road, Columbine Valley CO, 80123.

Present:

Mayor Sperry: Bryan Sperry  
Mayor Pro Tem: Leslie Hinton

Trustees: Jane Carlson  
David Peterson  
Chris Mease  
Liz Manning

Absent was Trustee Chrisman whose absence was excused.

Also, in attendance were:

Wilson Scarbeary, Esq.; Wilson Williams Fellman Dittman, Town Attorney  
Kayla Blair; CRS of Colorado  
Bret Cottrell, Police Chief  
Carol Gilford, Resident  
Carrie McLaughlin, Resident

**AGENDA:**

Upon motion duly made, seconded, and unanimously carried, the agenda amended by removing the variance request.

## **CONSENT AGENDA:**

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

## **COMMISSIONERS REPORT:**

### Public Safety:

Chief Cottrell reviewed his report and shared with the Board that there was an incident at the beach which entailed one of the officers getting hurt but the situation has been taken care of. He noted that this was a repeat offender, and he recommended that BMOI suspend their membership. Also, he shared that there was a wreck that involved a vehicle hitting the wall at Belleview. Trustee Mease noted that he has been in contact with the town's camera provider and has discussed replacing the damaged pole in addition to the repairs needed to the wall. He also thanked Columbine Valley police for taking care of the beach incident and Belleview crash. He emphasized that the town's curfew that is timed to coincide with the hours of the beach will be helpful to police this summer to help BMOI improve conditions at the beach from previous summers. Also, he would like to remind everyone to park on the side of the road with graduations and parties. He would like to keep everyone safe.

Finance: Ms. Blair reviewed the monthly financial report and answered several questions regarding timing of revenue from the Board.

Building: Trustee Carlson reviewed the monthly report with the Board. During the month of April, the Town collected \$27,396.50 in permit fees, \$880.00 license fees and \$14,407.92 in transportation utility fees, for a total collection of \$42,684.40. The payment to the building inspector was \$5,495.00.

Parks and Recreation: Trustee Hinton reported that Briana's Park is moving along great. She also spoke about an email that had been received about a concerned resident on fire mitigation at Mary's Meadow. The Town, for the past several years has been cutting a fire break in Mary's Meadow between the open space and existing homes. The cutting of the fire break for this year will happen this week. She is also working on signage to indicate rules for the meadow including motorized vehicles. Trustee Hinton also told the Board that the boulder that was on one of the bridges leading into the new park had been moved as it had been placed there only temporarily by the contractor. Also, a dead tree has been removed from the bridle path on Bow Mar Drive, and she received the repair bid for repairing the damaged wall at Belleview.

Public Works: Trustee Peterson spoke to the Board about this summer's road improvement project. He mentioned that the Town will be undertaking a final push to complete the upgrade to Bow Mar's major thoroughfare roads and locations this summer and early fall. Paving contractor bids have already come back, and the interest was very good with a record number of bidders. He also let the Board know that the entire neighborhood will be kept informed of approaching work schedules/road closures via Town blast and the monthly bulletin.

Intergovernmental: Trustee Manning shared with the Board that Grant Ranch approved the final agreement with the Town on mowing the fence line next to Grant Ranch and they will be replacing the fence in mid-June. Mosquito treatments have been happening, and she has not seen water testing reports come back yet for the Grant Ranch ponds but will keep an eye out for them. She has been working with several different trash companies on getting bids and will keep the Board updated. Trustee



Manning will also be following up with CenturyLink (Lumen) regarding their fiberoptics installation along Wagon Trail to see if she can get a response regarding expanding service to additional areas of town.

Clerk's Comment: Ms. Blair asked the Board about next month's meeting, and based on availability, next month's meeting will be moved to Monday, June 23<sup>rd</sup> at 6 p.m.

**PUBLIC COMMENT:** The Board welcomed Residents Carol Gilford and Carrie McLaughlin for a public comment. Ms. McLaughlin told the Board about her concerns with fire trucks and fire danger at Mary's Meadow. She told the Board that she went to a local fire station to talk with them about the situation and she also looked at the spaces where a fire truck could get in and it looked to be tuff to get into. Trustee Hinton answered with, if there was an emergency, there are several ways for emergency vehicles to get into Mary's Meadow with the easiest way being the gate from Grant Ranch at the bottom of the meadow. The mayor also spoke about how he would reach out to South Metro Fire and discuss any additional ways to add to the fire safety of Mary's Meadow. Trustee Hinton noted that mowing on the back fences is happening this week. She also spoke about some fire mitigation concerns. The residents then asked the Board if Mary's Meadow was private property because they had seen people jump over the fence at Grant Ranch. Mayor Sperry indicated that the Town as of last summer had entered into an intergovernmental agreement with the City of Denver that now allows Columbine Valley police to both enter, patrol and enforce the law in Mary's Meadow.

**ATTORNEY REPORT:** Mr. Scarbeary let the Board know that he has been working with the DRB, Trustee Carlson and the Mayor to get a draft of the recreation zone district design review guidelines ready for the board's review along with public comment. He anticipates an updated draft in the next week or two that will be ready for discussion at the next meeting.

**MAYORS REPORT:** Mayor Sperry spoke about the paving project that is going to happen this summer. He mentioned that this will be a big project that will include Sheridan, Bow Mar Drive and Prospect along with several side streets. Once these roads are completed, it will mark a major milestone for the Town and the completion of the rehabilitation of the Town's roads. He mentioned that the Town has patiently saved to complete the project but more importantly, had created a plan that provides the necessary funds to properly maintain the roads moving forward. He mentioned that it is one thing to build new projects, but it is equally important to make sure that a plan is in place to maintain what has been built.

Also, he spoke about the difference between BMOI and the Town of Bow Mar as he regularly received questions about the two entities. He mentioned that BMOI is a private property owner in the Town of Bow Mar, and BMOI was like any other private property owner within the Town. The obvious difference is that BMOI owns several parcels of private property with recreational facilities including Bowles Lake and the Marston tennis courts versus the rest of the private property owners in Bow Mar who have houses on their lots.

Earlier this year, Mayor Sperry called for a meeting with the new president of the BMOI - Prairie Robinson, Public Safety Commissioner - Chris Mease and Columbine Valley police chief - Bret Cottrell to discuss ways to reduce the number of incidents on BMOI's private property and specifically at the beach this summer. Mayor Sperry characterized the meeting as being very positive with several objectives put in place. 1) The beach would have defined hours moving forward. 2) Columbine Valley police have been given permission to enter BMOI's private property. 3) Columbine Valley police have been given permission to enforce hours of operation on BMOI's property. 4) The Town's curfew, which is closely

modeled after the Town of Columbine Valley's curfew, matches the hours on BMOI's private property. Mayor Sperry would like to send out a message to the residents that both the Town and BMOI are working together to help create a safe environment and improve conditions at the beach this summer. He encouraged parents to talk to their kids about the importance of understanding and respecting the rules, conditions, and time limits for both BMOI property and our town.

Finally, he spoke about the great progress being made with the new park at the entrance to Mary's Meadow. This will be a beautiful addition to our town. Mayor Sperry thanked Trustee Hinton for her hard work to make the park a success and mentioned that the professional design provided by the Architerra Group looked great and successfully addressed requirements for access and a proper flow throughout the property. He looks forward to the on-time and on-budget completion of the project in early summer.

#### **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:40 p.m.

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Bryan Sperry, Mayor

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Sue Blair, Town Clerk



# ***Columbine Valley Police Department***

## **Serving Bow Mar**

2 Middlefield Rd. Columbine Valley, Colorado 80123

[www.columbinevalley.org](http://www.columbinevalley.org)

(303) 795-1434 Fax (303) 795-7325

## **Columbine Valley P.D. Monthly Report For June 2025**

Full Time Positions	6 of 6
Part Time Positions	4 of 5
Regular hours	1025
OT hours worked	10
Off Duty	0
PTO	75

## **May 2025 Violations**

Charges For the Date Range 5/1/2025 Thru 5/31/2025

<b>Qty</b>	<b>Charge</b>
12	1101(2)(H) SPEEDING 10 - 19 MPH OVER:
7	703(3) FAIL TO STOP AT A STOP SIGN:
5	BMC 10-72 TRESPASSING:
1	1008(1) FOLLOWING TOO CLOSELY:
1	1210(A) ON STREET PARKING PROHIBITED (3-6 AM):
1	1409 COMPULSORY INSURANCE:
1	604 TRAFFIC CONTROL SIGNAL:
1	1402(1) CARELESS DRIVING:
1	1402(2) CARELESS DRIVING RESULTING INJURY:
0	
<b>30</b>	<b>Total Number of Violations Issued</b>

## Monthly Case # Report

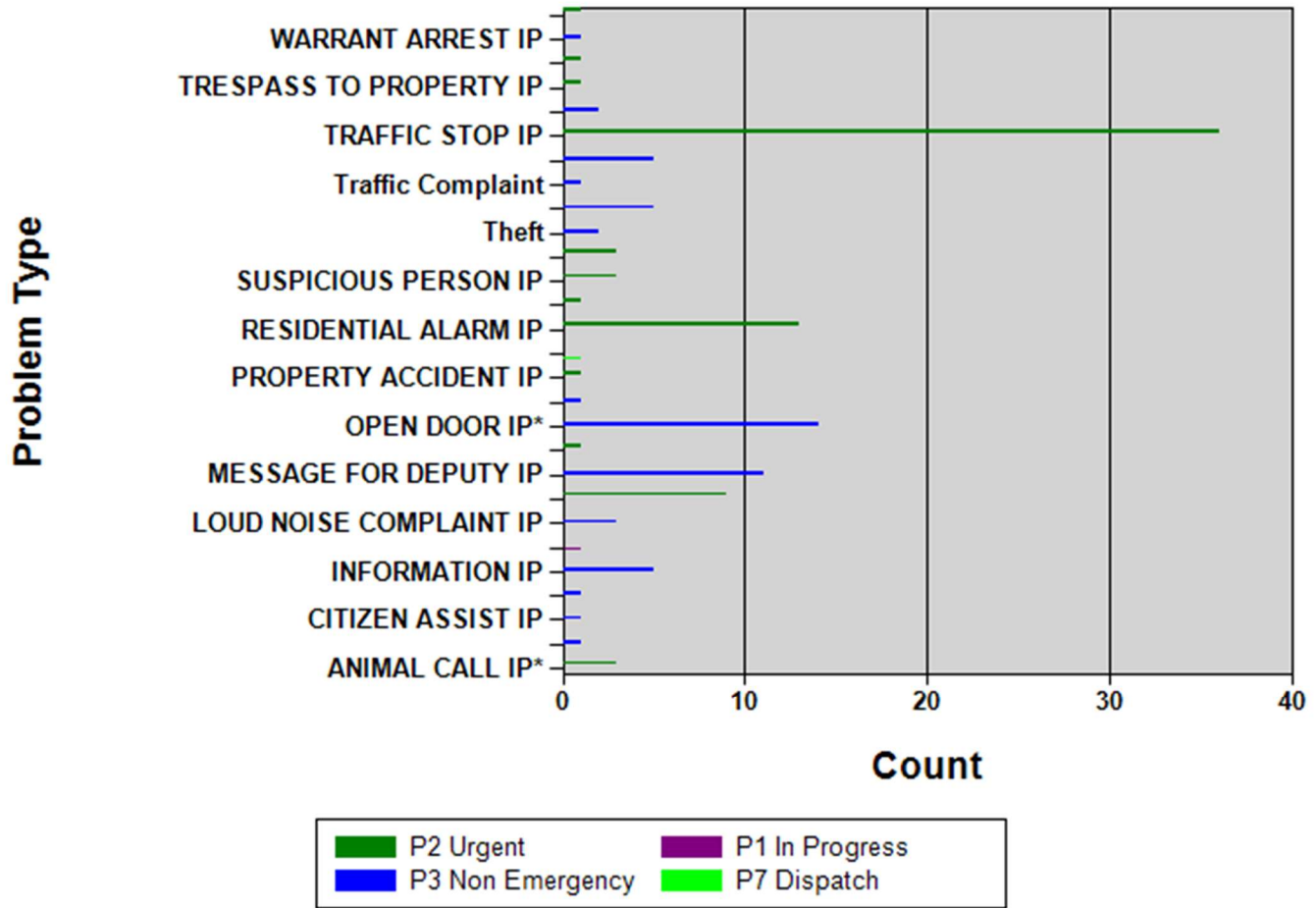
Case Number	Event Date	Situation Reported
CV25-0000057	05/02/2025 01:20:36 PM	TRAFFIC ARREST IP
CV25-0000058	05/03/2025 09:36:09 AM	INJURY ACCIDENT IP
CV25-0000059	05/05/2025 10:39:42 AM	TRAFFIC ARREST IP
CV25-0000060	05/05/2025 01:48:22 PM	TRAFFIC ARREST IP
CV25-0000061	05/06/2025 05:43:46 PM	TRAFFIC ARREST IP
CV25-0000062	05/08/2025 11:50:18 PM	TRAFFIC STOP IP
CV25-0000063	05/13/2025 03:01:35 PM	WARRANT ARREST IP
CV25-0000064	05/13/2025 09:21:20 PM	TRAFFIC ARREST IP
CV25-0000065	05/14/2025 09:56:55 PM	OBSTRUCTION IP
CV25-0000066	05/17/2025 08:09:38 AM	INFORMATION IP
CV25-0000067	05/18/2025 01:58:25 PM	PROPERTY ACCIDENT IP
CV25-0000068	05/20/2025 04:50:27 PM	TRAFFIC ARREST IP
CV25-0000069	05/22/2025 01:10:24 PM	Theft
CV25-0000070	05/27/2025 01:48:33 PM	FOUND PROPERTY IP*
CV25-0000071	05/27/2025 02:51:51 PM	TRAFFIC ARREST IP
CV25-0000072	05/27/2025 05:23:08 PM	TRAFFIC ARREST IP
CV25-0000073	05/28/2025 09:39:38 AM	Burglary
CV25-0000074	05/29/2025 05:24:12 PM	Theft

## Problem Type Summary

10:14 AM 6/11/2025

Data Source: Data Warehouse

Agency:	ACSO
Division:	Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers
Day Range:	Date From 5/1/2025 To 5/31/2025
Exclusion:	<ul style="list-style-type: none"> <li>• Calls canceled before first unit assigned</li> <li>• Calls canceled before first unit at scene</li> </ul>



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			<u>1</u>							<u>1</u>
CODE ENFORCEMENT IP*										
Criminal Impersonation										
CRIMINAL IMPERSONATION IP										
Criminal Mischief										
CRIMINAL MISCHIEF IP										
Criminal Tampering										
CRIMINAL TAMPERING IP										
DEAD ON ARRIVAL 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										
FIREWORKS IP										
FOUND PERSON IP										
FOUND PROPERTY IP*			<u>1</u>							<u>1</u>
Fraud										
FRAUD IP										
Harassment										
HARASSMENT IP										
Hate Crime										
HATE CRIME IP										
HOME CHECK IP*										
Identity Theft										
IDENTITY THEFT IP										
IMPOUNDED VEHICLE IP										
INFORMATION IP			<u>5</u>							<u>5</u>

Injury Accident									
INJURY ACCIDENT IP	<u>1</u>								<u>1</u>
INTIMIDATING A WITNESS IP									
KEEP THE PEACE IP*									
LIQUOR VIOLATION IP									
LOUD NOISE COMPLAINT IP			<u>3</u>						<u>3</u>
MEDICAL IP		<u>9</u>							<u>9</u>
Menacing									
MENACING IP									
MENTAL SUBJECT IP									
MESSAGE FOR DEPUTY IP			<u>11</u>						<u>11</u>
MISSING CHILD IP									
Missing Person									
MISSING PERSON IP									
OBSTRUCTION IP		<u>1</u>							<u>1</u>
ODOR INVESTIGATION IP									
OPEN DOOR IP*			<u>14</u>						<u>14</u>
OVERSIZED VEHICLE IP*									
PARKING COMPLAINT IP*									
POSS SHOTS FIRED IP									
Property Accident			<u>1</u>						<u>1</u>
PROPERTY ACCIDENT IP		<u>1</u>							<u>1</u>
PUFFING VEHICLE IP*									
RECOVERED STOLEN PROPERTY IP									
RECOVERED STOLEN VEHICLE IP									
REDI REPORT IP						<u>1</u>			<u>1</u>
REPOSSESSED VEHICLE IP									
RESIDENTIAL ALARM IP		<u>13</u>							<u>13</u>
Restraining Order Vio									
RESTRAINING ORDER VIO IP									
Robbery									
ROBBERY IP									
Runaway									
RUNAWAY IP									
SAFE 2 TELL									
SELECTIVE ENFORCEMENT IP*									
Sex Assault									
SEX ASSAULT IP									
Sex Crime									
SEX CRIME IP									
Shots Fired									
SHOTS FIRED 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>3</u>							<u>3</u>
Theft			<u>2</u>						<u>2</u>
Theft from Motor Vehicle									
THEFT FROM MOTOR VEHICLE IP									
THEFT IP									
TRAFFIC ARREST IP			<u>5</u>						<u>5</u>
Traffic Complaint			<u>1</u>						<u>1</u>
TRAFFIC COMPLAINT IP			<u>5</u>						<u>5</u>
TRAFFIC OBSTRUCTION IP									

TRAFFIC STOP IP		<u>36</u>								<u>36</u>
TRANSPORT IP										
Trespass to Property			<u>2</u>							<u>2</u>
TRESPASS TO PROPERTY IP		<u>1</u>								<u>1</u>
Trespass to Vehicle										
TRESPASS TO VEHICLE IP										
UNKNOWN INJURY ACCIDENT IP										
UNLAWFUL ACTS IP										
UNWANTED SUBJECT IP		<u>1</u>								<u>1</u>
VEHICLE LOCKOUT IP										
WARRANT ARREST IP			<u>1</u>							<u>1</u>
WARRANT PICKUP IP										
Weapons Violation										
WEAPONS VIOLATION IP										
WELFARE CHECK IP		<u>1</u>								<u>1</u>
ZZ Animal Call										
ZZ Suspicious Person										
ZZ Suspicious Vehicle										
ZZ Unwanted Subject										
ZZ ZONING IP										
Total	<u>1</u>	<u>73</u>	<u>53</u>				<u>1</u>			<u>128</u>



# Bow Mar Calls For Service

<a href="#">Incident</a>	<a href="#">Case Numbers</a>	<a href="#">Units</a>	<a href="#">Problem</a>	<a href="#">Address</a>	<a href="#">Response Date</a>
<a href="#">BM2025-0000075</a>		403	Property Accident	4700 PROSPECT ST	5/1/2025 13:48
<a href="#">BM2025-0000076</a>		403	INFORMATION IP	4600 PROSPECT ST	5/2/2025 18:54
<a href="#">BM2025-0000077</a>		405	JUVENILE COMPLAINT IP	5395 LAKESHORE DR	5/2/2025 21:42
<a href="#">BM2025-0000078</a>		405	UNWANTED SUBJECT IP	4901 BOW MAR DR	5/2/2025 23:02
<a href="#">BM2025-0000079</a>		405	FOLLOW UP IP*	4901 BOW MAR DR	5/2/2025 23:41
<a href="#">BM2025-0000080</a>		409	RESIDENTIAL ALARM IP	5375 SUNSET DR	5/4/2025 12:03
<a href="#">BM2025-0000081</a>		403	MESSAGE FOR DEPUTY IP	4400 PROSPECT ST	5/5/2025 21:36
<a href="#">BM2025-0000082</a>		401	MESSAGE FOR DEPUTY IP	4400 PROSPECT ST	5/6/2025 7:14
<a href="#">BM2025-0000083</a>		403	TRAFFIC COMPLAINT IP	4760 BOW MAR DR	5/12/2025 20:15
<a href="#">BM2025-0000084</a>		403	OPEN DOOR IP*	4895 PINYON ST	5/12/2025 22:49
<a href="#">BM2025-0000085</a>		402	SOLICITING IP	5255 BOW MAR DR	5/14/2025 12:40
<a href="#">BM2025-0000086</a>		405	MESSAGE FOR DEPUTY IP	4777 W WAGONTRAIL RD	5/15/2025 16:38
<a href="#">BM2025-0000087</a>		406	OPEN DOOR IP*	4451 - 4709 PROSPECT ST	5/16/2025 0:57
<a href="#">BM2025-0000088</a>		RESC		5175 BOW MAR DR	5/16/2025 6:04
<a href="#">BM2025-0000089</a>		402	DETAIL IP*	4901 - 4949 PINYON DR	5/16/2025 12:57
<a href="#">BM2025-0000090</a>		406	LOUD NOISE COMPLAINT IP	4875 BOW MAR DR	5/16/2025 20:24
<a href="#">BM2025-0000091</a>		402	Traffic Complaint	YELLOWSTONE ST / RIDGE TRL	5/17/2025 7:15
<a href="#">BM2025-0000092</a>		401	RESIDENTIAL ALARM IP	5205 SKY TRL	5/20/2025 7:20
<a href="#">BM2025-0000093</a>		COM1	Trespass to Property	5395 LAKESHORE DR	5/21/2025 12:20
<a href="#">BM2025-0000094</a>		405, 409	JUVENILE COMPLAINT IP	5395 LAKESHORE DR	5/22/2025 12:42
<a href="#">BM2025-0000095</a>		409	MESSAGE FOR DEPUTY IP	5595 LAKESHORE DR	5/22/2025 14:03
<a href="#">BM2025-0000096</a>		403, 406	LOUD NOISE COMPLAINT IP	5395 LAKESHORE DR	5/22/2025 21:43
<a href="#">BM2025-0000097</a>		405	RESIDENTIAL ALARM IP	4465 SOMBRERO CIR	5/26/2025 12:32
<a href="#">BM2025-0000098</a>		RESC	MEDICAL IP	5000 JUNIPER ST	5/26/2025 13:11
<a href="#">BM2025-0000099</a>	CV25-0000073	402	Burglary	4740 BOW MAR DR	5/28/2025 9:39
<a href="#">BM2025-0000100</a>		FIRE	INFORMATION IP	5425 SUNSET DR	5/28/2025 16:23
<a href="#">CV2025-0000411</a>		403	TRAFFIC STOP IP	S SHERIDAN BLVD / W TUFTS AVE	5/2/2025 14:10
<a href="#">CV2025-0000412</a>		403	TRAFFIC STOP IP	4400 S SHERIDAN BLVD	5/2/2025 14:26
<a href="#">CV2025-0000413</a>		403	TRAFFIC STOP IP	S SHERIDAN BLVD / W TUFTS AVE	5/2/2025 14:42
<a href="#">CV2025-0000421</a>		404	TRAFFIC STOP IP	4700 S SHERIDAN BLVD	5/5/2025 12:05
<a href="#">CV2025-0000427</a>		404	TRAFFIC STOP IP	BOW MAR DR / LAKESHORE DR	5/5/2025 16:13
<a href="#">CV2025-0000464</a>		404	TRAFFIC STOP IP	BOW MAR DR / LAKESHORE DR	5/13/2025 17:50
<a href="#">CV2025-0000465</a>		404	TRAFFIC STOP IP	BOW MAR DR / ASPEN DR	5/13/2025 18:08
<a href="#">CV2025-0000471</a>	CV25-0000065	403	OBSTRUCTION IP	5395 LAKESHORE DR	5/14/2025 21:56

Construction site.

Nothing taken

### Bow Mar Calls For Service

<a href="#">CV2025-0000490</a>	404	TRAFFIC STOP IP	5131 JUNIPER ST	5/20/2025 15:04
<a href="#">CV2025-0000518</a>	403	TRAFFIC STOP IP	ASPEN DR / BOW MAR DR	5/27/2025 21:16
<a href="#">CV2025-0000526</a>	403, 406	INCREASE PATROL IP*	5395 LAKESHORE DR	5/29/2025 21:07
<a href="#">OUT2025-0051048</a>	CV25-0000058 402	INJURY ACCIDENT IP	4400 PROSPECT ST	5/3/2025 9:36

# Bow Mar Safety tips for Summer of 2025.

## To all Parents,

Please review these safety tips and reminders with your kids.

To teach kids about stranger safety, emphasize that they should never go with a stranger or take anything from them. Teach them to trust their instincts and to yell and run if they feel unsafe. Discuss the concept of strangers and how they can be tricky, and help them understand that while some strangers are safe, others may not be.

## Key Tips for Kids: Stranger Danger

- **Never talk to strangers:** If approached by a stranger, kids should not talk to them or engage in conversation.
- **Never accept anything from a stranger:** This includes candy, gifts, or rides.
- **Never go anywhere with a stranger:** If a stranger offers to take them somewhere, kids should refuse and tell a trusted adult, like a parent, teacher, or police officer.
- **Trust your instincts:** If a situation or person makes a child feel uneasy or scared, they should leave and tell a trusted adult.
- **Yell and run if you feel unsafe:** If a stranger tries to grab them, they should yell for help and try to escape.
- **Know how to get help:** Kids should know how to call 911 or their parents if they need help.
- **Family code word:** Create a secret code word that only family members know. If a stranger asks for it, the child should refuse and yell for help.
- **Be aware of [online safety](#):** Discuss the dangers of online strangers and how to stay safe online.

## Tips for Parents:

- **Discuss stranger danger with your child:** Make it age-appropriate and don't scare them,
- **Role-play scenarios:** Practice different scenarios with your child so they can recognize dangerous situations.

- **Teach them how to say no:** Help them feel comfortable saying no to strangers and walking away.
- **Be aware of your child's surroundings:** Pay attention to where they are going and who they are with.
- **Communicate effectively:** Encourage your child to communicate with you about any concerns or questions.
- **Make safety a part of your everyday life:** Talk about safety rules regularly and reinforce them consistently.
- **Don't hesitate to seek professional help:** If your child is struggling with anxiety or fear related to strangers, seek professional help from a therapist or counselor.

## Fireworks

If you choose to shoot fireworks this July 4 holiday, keep in mind these safety tips from the National Safety Council:

1. Make sure buying and using fireworks are legal in your area.
2. Never allow young children to handle fireworks.
3. Provide close adult supervision for older children using fireworks.
4. Wear protective eyewear when handling fireworks or standing nearby.
5. Never re-light or handle an undetonated or malfunctioning firework.
6. Use fireworks only outdoors away from homes, people and flammable materials.
7. Light only one firework at a time and stand a safe distance away.
8. Never use containers when detonating fireworks, such as bottle rockets.
9. Soak all unused fireworks in water for several hours before discarding.
10. Keep a bucket of water near the detonation area in case of fire or for devices that don't fully discharge.

A word about sparklers, which are popular choices for small children. These fireworks can reach about 1,200 degrees and can ignite clothing and cause severe burns.

For more information about firework safety, visit the [National Fire Protection Association's website](#) and the [National Safety Council's website](#).

## **General Golf Cart Safety Tips (applicable anywhere):**

- **Drive slowly:** Maintain a safe speed, especially when turning or going over bumps.
- **Avoid sharp turns:** Make gradual, controlled turns to prevent tipping.
- **Be mindful of obstacles:** Look out for hazards like rocks, tree roots, or steep inclines.
- **Do not use phones while driving:** Keep your attention on the road.
- **Maintain the cart:** Inspect tires, brakes, horn, and mirrors regularly. Take it out of service if repairs are needed.

## **Colorado & Bow Mar-Specific Golf Cart Regulations:**

- **Driver's License:** In Colorado, a driver's license is required to operate a street-legal golf cart (LSV) on public roads. You must be 16 years of age to drive a golf cart in Bow Mar.
- **Street Legal Golf Carts:** If a golf cart meets Colorado's safety requirements and is registered, it can be driven on streets with a speed limit of 35 mph or less.
- **Required Safety Equipment:** Street-legal golf carts need headlights, taillights, turn signals, seatbelts, mirrors, and a windshield.
- **Insurance:** Street-legal golf carts need liability insurance.

## **Bike safety in Colorado:**

### **Rules of the Road:**

- **Ride on the right:** Always ride in the same direction as traffic, never against it.
- **Obey traffic laws:** Follow all traffic signs, signals, and lane markings.
- **Use hand signals:** Use the appropriate hand signals for turns, slowing down, or stopping.
- **Ride two abreast:** Only ride two abreast when no motor vehicle traffic is approaching within 300 feet or when all cyclists are on the shoulder.
- **Avoid hazards:** Be aware of and avoid potential hazards like road debris, grates, oily pavement, loose gravel, and railroad tracks.
- **Sidewalk riding:** Sidewalk riding is generally permissible, but cyclists must yield to the right-of-way to pedestrians.

## **Bike Safety Tips:**

- **Wear a helmet:**

While not mandatory by law, wearing a helmet is highly recommended to protect against head injuries.

- **Use lights and reflectors:**

Use a headlight, side reflectors, and a taillight or rear reflector at night or when visibility is poor.

- **Make eye contact:**

Make eye contact with drivers and never assume they see you or that you have the right-of-way.

- **Be aware of your surroundings:**

Listen for traffic, avoid dangerous situations, and don't use personal electronics while riding.

- **Consider flashing LED lights:**

Using flashing LED lights during the day can increase visibility, [according to Colorado Bike Law](#).

**TOWN OF BOW MAR**  
**Building Permits Issued May 1-May 31, 2025**

Date	Permit #	Address	Resident Name	Work Done	Permit cost	Valuation
9-May	3127	5150 Bow Mar Drive	Scyphers	install Solar Panals	\$ 500.00	\$ 49,172.00
9-May	3132	5005 Pinyon	Silliman	Install new fence	\$ 164.00	\$ 2,500.00
12-May	3129	4665 So Sheridan	Breen	replace water heater	\$ 320.00	\$ 2,260.00
12-May	3133	4710 Prospect	Knox	2 Mini Splits	\$ 320.00	\$ 30,984.37
16-May	3134	5425 Sunset	McKenna	Crawl space/basement	\$ 930.00	\$ 26,000.00
16-May	3135	5425 sunset	McKenna	Sewer line	\$ 496.00	\$ 12,300.00
23-May	3137	4440 Sombrero	Cullen	gas fireplace	\$ 164.00	\$ 3,500.00
20-May	3138	5330 Lakeshore	Desi Labs	extention- remodel		
13-May	3139	5330 Lakeshore	Desi Labs	extention- outdoor kitchen		
<b>Total Permit Fees</b>					<b>\$ 2,894.00</b>	<b>126,716.37</b>

**Licence Fees**

8-May	3129	4665 S. Sheridan	Delta Mechanic	, plumbing	\$ 100.00	
9-May	3132	5005 Pinyon Drive	Urban Flow	general contractor	\$ 160.00	
9-May		4710 Prospect	Tipping Hat	mechanical	\$ 100.00	
			Tipping Hat	plumbing	\$ 100.00	
9-May		5150 Bow Mar Drive	ReEnergize Co	general contractor	\$ 160.00	
10-May		4440 Sombreo Circle	Gemini Building	general contractor	\$ 160.00	
12-May			superior underground	general contractor	\$ 180.00	
12-May			Primetime	mechanical	\$ 100.00	
			Tony V plumbing / heatin	plumbing	\$ 100.00	
<b>Total Licence Fees</b>					<b>\$ 1,160.00</b>	

**Transportation Utility Fee**

16-May	3134	5425 Sunset	Mckenna		\$ 260.00	
16-May	3135	5425 Sunset	Mckenna		\$ 123.00	
<b>Total Transportation Fee</b>					<b>\$ 383.00</b>	
<b>Total Collected</b>					<b>\$ 4,437.00</b>	

**BUILDING INSPECTOR's FEE for -Terry Weis**

<b>Total Inspector's Fees</b>	<b>\$ 4,350.00</b>
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Respectfully submitted,  
Jane Carlson- Building Commissioner

# Town of Bow Mar

## Building Department Activity 2025

### New Construction -

**Wendling** ( Bow Mar Drive)- **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

**Cullen**( Sombrero Circle)- **in progress** remodel and garage addition

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

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

**Clainos**(5030 Aspen)-**in Progress**- major interior remodel

### Smaller/interior/ Exterior projects/Roofs

**BMOI**( 5395 Lakeshore) **in progress** pump house-

**Scyphers**(Bow Mar Drive)-**in progress**- back patio addition/solar panels

**Lightner**( Homestead) **in progress**-asbestos mitigation

**Schwartz**( 5475 Bow Mar Drive) **in progress**-replace two furnaces

### Landscape

**Town of Bow Mar** (5151 Juniper) **in progress** Landscape in front of Mary's Meadow

**Turner** (5405 Sombrero) **in Progress** Landscaping

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

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

### Projected new home, additions, small projects, landscape

**Nortje** ( 5300 Yellowstone)- **New Home**- -2025

**Meuro**( Redwood) **New Home**- 2025



**Prescott/Systma**( 4995 Larkspur)- **New pool/patio in rear of home**-winter/spring 2025

**Dawkins**\_( 4580 Wagon Trail) **–home addition**-spring 2025

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

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

**Pryor**( Wagon Trail) **garage addition and landscaping**- Spring 2025

**Silliman**( Pinyon) **new shed**- summer 2025

**Whitman and Thurman**(4901 Lakeshore) **NEW HOME**- 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) **t - 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

**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

# **Bow Mar Design Review Criteria for the Recreational Zone District**

## **DRAFT**

### **Introduction**

The Bow Mar community is known for its clean, simple architectural lines and a lack of excessive ornamentation. Its buildings generally feature low profiles, with a limit of one story, subject to grading and site-specific considerations. These guidelines, focusing on the **Recreational Zone District**, are intended to align with the broader **Bow Mar Design Guidelines** and apply specifically to recreational zones within the Town. The goal is for all building projects within Bow Mar to enhance the neighborhood's overall character and maintain its visual and environmental integrity. These guidelines should be reviewed in conjunction with Bow Mar's broader design principles to provide a comprehensive approach for evaluating any proposed development.

The **Design Review Criteria** for the **Recreational Zone District** are designed to assist the **Design Review Board (DRB)** in assessing proposals. These criteria ensure that developments are in line with Bow Mar's aesthetic, environmental, and community goals, creating a harmonious balance between recreational facilities and the natural surroundings while promoting safety, accessibility, and enjoyment for residents.

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### **Section 1: General Principles**

#### **Consistency with Bow Mar's Vision:**

New projects should align with Bow Mar's commitment to preserving its unique character, maintaining spacious building setbacks, and keeping mature landscaping intact to protect the natural environment. Efforts should focus on enhancing recreational amenities for the community.

#### **Compatibility with the Surrounding Area:**

Designs should complement the existing architectural style of Bow Mar and integrate seamlessly with its natural surroundings. Projects should avoid excessive stylistic contrasts and minimize disruptions to views of the lake, mountains, and open spaces.

#### **Community Benefit:**

Proposals should primarily aim to serve the needs of Bow Mar residents, fostering community interaction and improving overall well-being.

### **Sustainability:**

Projects should incorporate eco-friendly materials and sustainable practices to minimize environmental impact.

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## **Section 2: Site Design and Layout**

### **Land Use and Functionality:**

As outlined in the **Bow Mar Design Guidelines (BMDG)**, building setbacks play a critical role in maintaining the neighborhood's character. All new structures should adhere to the 40-foot setback requirement, with special consideration given to sites adjacent to non-Recreational Zoned properties. If a variance is requested from these standards, site-specific studies are required to accompany an initial submission to evaluate the appropriateness of the proposal.

Recreational facilities should be designed to maximize usability of existing outdoor spaces while minimizing disruptions to neighboring properties. Clearly defined purposes for each structure or space are required.

### **Recreational Zones and Dedicated Open Space:**

Bow Mar's greatest assets generally include Bow Mar Lake & Beach Area, the surrounding open spaces north to Dog Beach, Mary's Meadow & walking path to the west side of Bow Mar Lake and the Marston Recreational Field. More Specifically, each of these areas are assumed to be maintained as they currently exist, it is important to clarify for all future residents of Bow Mar that several of these outdoor assets will remain in perpetuity as Dedicated Open Space.

To ensure this, the following diagram illustrates areas where future building projects will be prohibited to ensure that the natural surroundings that make Bow Mar special are retained for the greater benefit of all residents:

## Recreational Zones:

Bow Mar Lake, Mary's Meadow, Dog Beach & Bow Mar Beach Area:





Marston Recreational Field:



## Marston Recreational Field:



## Open Space Preservation:

It is essential that any proposal strikes a balance between potentially developed areas and existing open spaces to maintain Bow Mar's natural ambiance. Landscaping will be required and incorporate native plant species to support local biodiversity. A separate landscape design submittal, in addition to an architectural submission is required for DRB approval.

**Traffic Flow and Parking:**

Projects must ensure safe, efficient access to the site while minimizing disruption to surrounding areas and streets. Parking facilities should be screened with landscaping to minimize visual impact, and bicycle parking should be included where necessary.

**Pedestrian and Cyclist Accessibility:**

Ensure pathways for pedestrians and cyclists are safe, easily accessible, and ideally connected to existing trails or facilities, where applicable.

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**Section 3: Architectural Design****Style and Materials:**

Architectural designs should align with Bow Mar's existing Design Guidelines and established aesthetics, emphasizing substantial materials and colors that are consistent with the surrounding neighborhood & surrounding environment. Overly modern or industrial styles are discouraged unless modified to harmonize with the overall neighborhood character.

**Building Massing and Scale:**

Structures should be proportional to their surroundings and not overpower adjacent properties or open spaces. Low-profile designs that integrate with the natural landscape are encouraged, and impacts on views of the mountains, lake, and open spaces need to be avoided.

**Height:**

All structures are restricted in height to a maximum of 16' – 0", measure from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18' – 0" in height as measured from the same reference point described above.

**Rooflines and Facades:**

Rooflines should be simple, elegant, and visually compatible with the natural contours of the landscape. Ornamental or overly complex roof designs should be avoided. Facades should include thoughtful detailing, avoiding expansive blank walls or overly uniform surfaces.

**Materials and Finish:**

Bow Mar restricts the use of metal siding, vinyl siding, and vinyl windows, as well as highly reflective or plastic materials. Natural, durable materials are required, and bright, bold colors



should be avoided. For buildings within the Recreational Zone District, designs should focus on blending in with the natural surroundings rather than dominating views. Samples of proposed materials and colors must be submitted to the DRB for review.

### **Energy Efficiency:**

Projects should prioritize energy-efficient features, such as passive solar design, high-performance windows, and insulation. Renewable energy options (e.g., solar panels) should be integrated in a discreet manner where appropriate.

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## **Section 4: Landscaping and Outdoor Features**

### **Native and Drought-Resistant Plantings:**

Landscaping should use native and drought-resistant plants to conserve water and preserve the ecological balance of the area.

### **Recreational Elements:**

Outdoor recreational features, such as playgrounds, courts, or fields, should be designed to blend with the natural surroundings. Noise-generating elements should be positioned to minimize disruption to neighboring properties.

### **Lighting:**

Outdoor lighting should be minimal, downward-directed, and use motion sensors or timers to avoid unnecessary illumination. Refer to the lighting-specific design guidelines for further details.

### **Drainage and Stormwater Management:**

Site designs should include effective drainage solutions that prevent erosion and safeguard water quality. Proposals will be required to submit a survey along with drainage plans for the proposed project.

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## **Section 5: Safety and Accessibility**

### **Universal Accessibility:**

Designs should comply with **ADA (Americans with Disabilities Act)** standards, ensuring that all facilities are accessible to everyone.

**Emergency Access:**

Designs must provide clear, unobstructed access for emergency vehicles and personnel.

**Safety Features:**

Ensure that safety measures are incorporated into the design, such as appropriate lighting, secure fencing, and clear visibility in recreational areas.

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**Section 6: Submission Requirements****Site Plans:**

Submit detailed site plans showing proposed structures, pathways, landscaping, and parking areas, and include a stamped survey along with drainage plans to communicate how drainage and surface water will be managed on the site.

**Architectural Drawings:**

Provide elevations, sections, and renderings that illustrate the design intent.

**Environmental Impact Statement:**

Include an analysis demonstrating how the project minimizes its environmental impact.

**Community Feedback:**

Include documentation of any community outreach or engagement during the planning phase.

**Landscape Plans:**

Landscape plans may require a site-specific survey to define existing infrastructure, drainage, and property boundaries while minimizing impacts to neighboring properties.

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**Section 7: Review and Approval Process****Preliminary Review:**

Applicants should submit preliminary concepts for initial feedback from the DRB.

**Formal Submission:**

Complete proposals must be formally submitted to the DRB for detailed evaluation. The DRB encourages applicants to communicate regularly with the DRB if questions arise and intermediate reviews are required. The purpose of this is to ensure compliance with the Guidelines and to avoid the potential for submissions to be denied.

**Public Comment Period:**

A public comment period will be held, allowing residents to provide input on the proposal.

**Final Decision:**

The DRB will either approve, approve with conditions, or deny the proposal based on how well it aligns with these criteria.

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**Conclusion**

The **Bow Mar Design Review Criteria for the Recreational Zone District** establish a framework for maintaining the community's unique character and environmental integrity while facilitating thoughtful recreational development. By following these guidelines, the DRB can help ensure that new projects benefit both the environment and the community, preserving the distinctive qualities of Bow Mar.

**TOWN OF BOW MAR, COLORADO  
RESOLUTION 2025-\_\_**

**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BOW MAR,  
COLORADO ADOPTING DESIGN REVIEW CRITERIA FOR THE RECREATIONAL  
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 land use within the Town’s boundaries;

**WHEREAS**, pursuant to Chapter 2, Article VI of the Bow Mar Municipal Code (the “Code”), the Town has established a Design Review Board (the “DRB”) to review applications for the construction of any building, structure, improvement, or alteration to any property within the Town, and to hear applications for a variance from any Town regulations concerning the Town’s land use and zoning regulations;

**WHEREAS**, the Board of Trustees for the Town of Bow Mar (the “Board”), following a properly-noticed public hearing, has amended Chapter 16 of the Code to provide new zoning regulations for all properties located within the Town’s Recreational Zone District;

**WHEREAS**, Section 2-114 of the Code authorizes the Board to adopt Design Guidelines, which shall be considered by the DRB whenever evaluating an application for the construction of any building, structure, improvement, or alteration to any property within the Town, and when considering an applications for a variance from any Town land use and zoning regulations;

**WHEREAS**, in light of the newly-adopted zoning code amendments for the Recreational Zone District, the Board desires to adopt the Design Review Criteria for the Recreational Zone District, attached hereto and incorporated herein by this reference as **Exhibit A** (the “Recreational Zone DRB Guidelines”);

**WHEREAS**, the Board finds and determines that the Recreational Zone DRB Guidelines are necessary to preserve and promote the public health, safety, and welfare of the residents of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR as follows:**

Section 1. The above recitals are incorporated herein by reference.

Section 2. The Board approves and adopts the **Recreational** Zone DRB Guidelines attached hereto as **Exhibit A**.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED this \_\_ day of \_\_\_\_\_, 2025.

TOWN OF BOW MAR, COLORADO

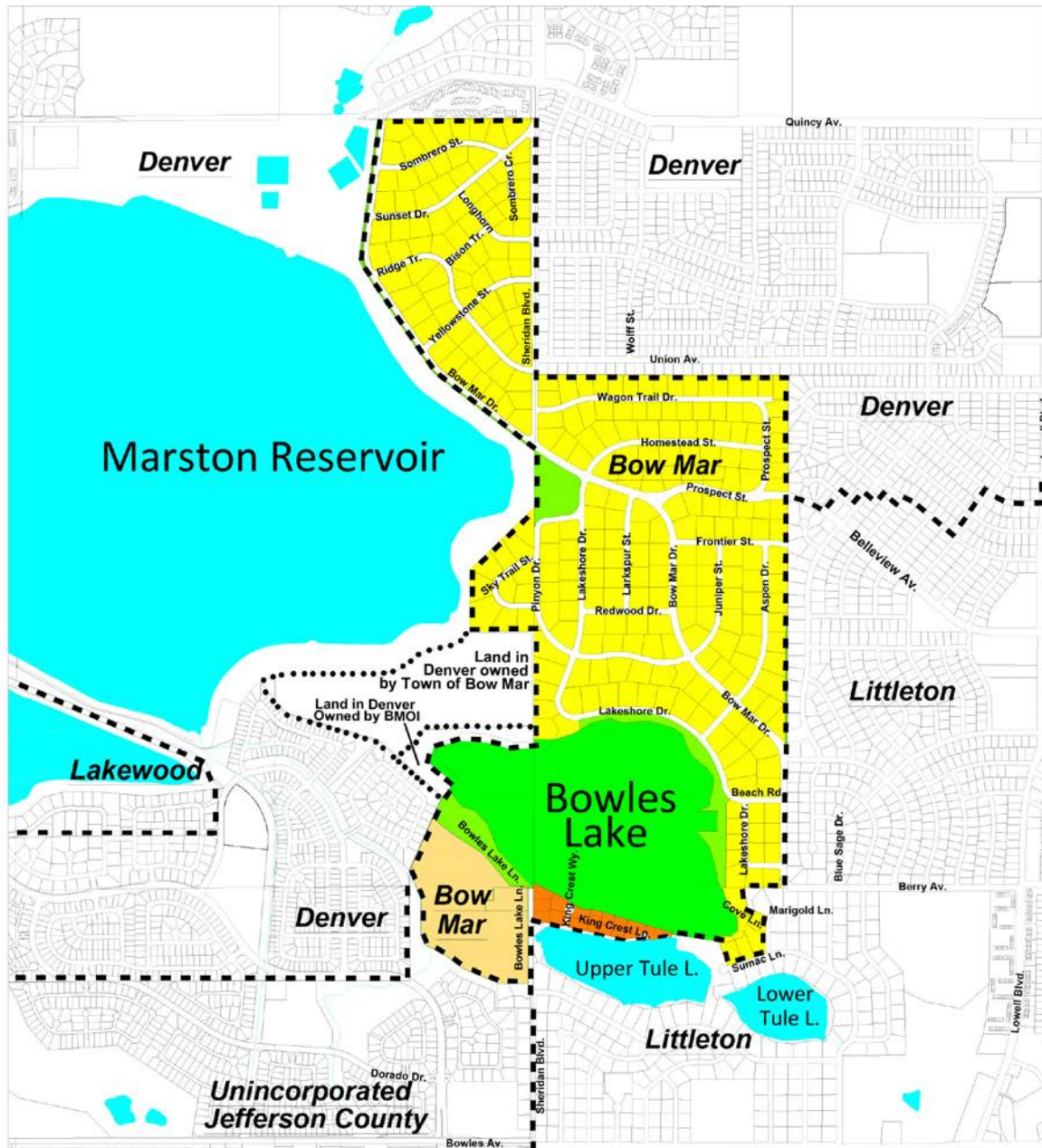
By: \_\_\_\_\_

Bryan Sperry, Mayor

ATTEST:

\_\_\_\_\_  
Sue Blair, Town Clerk

## Existing Zoning Map

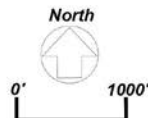


### Town of Bow Mar Community Plan

- Agricultural
- R-1 Residential
- R-2 Residential
- Recreation

--- Municipal boundary      ..... Town and BMOI parcels outside of Bow Mar

### Existing Zoning Map



DISCLAIMER. All data and information contained herein are for planning purposes only. This information does not replace legal description information in the chain of title and other information contained in official government records. Also the representations of location in this map data cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for limited use and subject to the limitation set forth above. The Town of Bow Mar makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which flow from the user's use of information.



Community Matters, Inc.

**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 RECREATIONAL 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, is attached hereto as **Exhibit A**, 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 16-7 of the Code provides the current regulations for properties located within the **Recreational** District as identified on the Zoning Map;

**WHEREAS**, at a properly-noticed public hearing conducted on **DATE, 2025**, the Board heard testimony from all interested parties regarding proposed amendments to Section 16-7 of the Code to adopt new regulations for the **Recreational** District;

**Commented [WS1]:** If hearing is set for July 21 meeting, notice of hearing will need to be published by July 6.

**WHEREAS**, the proposed amendments to Section 16-7 of the Code includes the adoption of a **Recreational** District Overlay Map, attached hereto and incorporated herein by this reference as **Exhibit B** (the “**Recreational** District Overlay Map”);

**WHEREAS**, at least three-fourths of the Board approve of the proposed amendments to Section 16-7; and

**WHEREAS**, the Board now desires to adopt the proposed amendments to Section 16-7 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 16-7. Section 16-7 of the Bow Mar Municipal Code is hereby amended to read as follows:

**Sec. 16-7. – Recreational District**

Use regulations. No building, accessory construction or land shall be used and not building or accessory structure shall be erected, converted, or structurally altered except for the following:

\* \* \*

- (4) *Height regulations. All structures are restricted in height to a maximum of 16' – 0", measured from the average of the four corners of the proposed footprint to the highest point of the roof, except that no more than twenty-five percent (25%) of the total ridge line (the horizontal line formed where two (2) upward-sloping roof surfaces meeting) may be up to 18' – 0" in height as measured from the same reference point described above.*
- (5) *Buildable Area. Improved structures may only be constructed within the areas labeled "Buildable Area" identified in the Recreational Zone District Overlay Map, incorporated into and made a part of this Municipal Code by this reference.*

\* \* \*

Section 2. Adoption of Recreational District Overlay Map. The Recreational District Overlay Map attached hereto is approved by the Board and ordered published on the Town website.

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, AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

**TOWN OF BOW MAR:**

By: \_\_\_\_\_

Sue Blair, Town Clerk

By: \_\_\_\_\_

Bryan Sperry, Mayor

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

INTRODUCED BY TRUSTEE \_\_\_\_\_

SECONDED BY TRUSTEE \_\_\_\_\_









