

ORDINANCE AMENDING THE CASTLE ROCK MUNICIPAL CODE (CRMC) REGARDING THE DISPOSITION AND LEASE OF REAL PROPERTY

TOWN COUNCIL
JANUARY 6, 2026



EXISTING LAWS REGARDING DISPOSITION OF TOWN-OWNED REAL PROPERTY

- CRMC Section 14.02.040.A provides that the Town Council may approve the disposition of real property so long as the disposition complies with Section 31-15-713 of the Colorado Revised Statutes (the “Real Property Statute”).
- As a home rule municipality, the Town of Castle Rock may supersede the provisions of the Real Property Statute by Charter or Ordinance passed pursuant to such Charter.
- Town staff recommends amending Section 14.02.040 to provide additional flexibility to the Town Council to act in the best interests of the Town and its residents.

PROPOSED AMENDMENTS TO SECTION 14.02.040

- New Subsection 14.02.040.D will allow Town Council to approve an agreement to convey Town-owned real property in exchange for acquiring another parcel of real property by resolution.
- New Subsection 14.02.040.E will allow Town Council to approve an agreement to convey Town-owned real property to a nonprofit entity by resolution if:
 - The conveyance serves a public purpose and is in the best interests of the Town and its residents; and
 - The Town retains a right of reversion if the property is subsequently conveyed to a for profit entity or is no longer used for the purpose for which it was conveyed.

PROPOSED AMENDMENTS TO SECTION 14.02.040

- Revised Subsection 14.02.040.G will allow the Town Manager to administratively vacate an access easement or unimproved right-of-way that has never been opened for public use if no public need exists for such easement or right-of-way.
- Revised Subsection 14.02.040.J will allow the Town Manager to administratively vacate or relocate any utility tract or easement if the tract or easement is no long necessary for municipal or public utility purposes.
- All right-of-way vacated pursuant to Section 14.02.040 shall have the same zoning as the abutting land to which the vacated right-of-way accrues.

PROPOSED AMENDMENT TO SECTION 14.02.050

- Revised Subsection 14.02.050.A will simplify the process of leasing Town-owned property by allowing the Town Council to approve such leases by resolution, as opposed to ordinance.

PROPOSED MOTIONS

Approval:

“I move to approve Ordinance No. 2026-002 as introduced by title.”

Alternate Motions:

Approval with Conditions

“I move to approve Ordinance No. 2026-002 as introduced by title, with the following condition(s):

Continue item to next hearing (need more information to make decision):

“I move to continue Ordinance No. 2026-002 to the Town Council meeting on _____, 2026.”