

Crystal Valley Shops Metropolitan District

Service Plan



PROPERTY SUBJECT TO SERVICE PLAN



Crystal Valley Shops Metropolitan District

- Districts seek approval of Service Plan
- Approval process is governed by:
 - Special District Control Act, §§32-1-101, et seq., C.R.S.
 - Chapter 11.02 of the Castle Rock Municipal Code
- Located on 5.69 acres of land
 - SW corner of Crystal Valley Parkway and Plum Creek Boulevard
 - Designated entirely for commercial development

Model Service Plan

- Key features of the Town's model service plan include :
 - District must enter into an IGA with the Town agreeing to the limitations imposed on a District's activities by the plan
 - District is subject to a maximum debt service mill levy of 50 mills and overall property tax mill levy of 60 mills
 - District is subject to a maximum debt service mill levy imposition term of 35 years on any single property
 - District cannot issue or refinance debt without first submitting the proposed financing for Town Council review and comment
 - District is required to impose a Regional Mill Levy of five mills on property within its boundaries, the revenues from which shall be remitted to the Town

Findings and Recommendation

- Under the Special District Control Act and the Town Code, evidence satisfactory to the Town must be presented that:
 - There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
 - The existing service in the area to be served by the Districts is inadequate for present and projected needs;
 - The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
 - The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
 - Adequate service is not, and will not be, available to the area through the Town, Douglas County, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
 - The facility and service standards of the Districts are compatible with the facility and service standards of the Town;
 - The Service Plan is in substantial compliance with the Town's Comprehensive Master Plan;
 - The Service Plan is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
 - The creation of the Districts is in the best interests of the area proposed to be served

Findings and Recommendation

- Town Council has the following authority under the Special District Control Act and the Town Code:
 - To approve the service plan without condition or modification
 - To disapprove the service plan
 - To conditionally approve the service plan subject to the submission of additional information or the modification of the proposed service plan
- Town staff recommends that the Service Plan be approved without condition or modification

Proposed Motions

- I move to approve Resolution No. 2023-____ as introduced by title
- I move to approve Resolution No. 2023-____ as introduced by title, with the following conditions:

- I move to continue Resolution No. 2023-____ to the Town Council meeting on _____