

# **Pine Canyon Metropolitan District Nos. 1-4 / Pine Canyon Commercial Metropolitan District**

## **Service Plans and IGAs**



# Pine Canyon Metropolitan Districts

- District proponents seek approval of five Service Plans
- 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 533.445 acres of land:
  - On both the east and west side of Interstate 25 and west of Founders Parkway
  - Wholly within Town boundaries as required by Section 32-1-204.5, C.R.S.

# Background

- June 3, 2025 – Town Council adopted the following ordinances:
  - Ordinance No. 2025-016 annexing to the Town of Castle Rock 533.445 acres of land pursuant to an Annexation Petition submitted by JRW Family Limited Partnership LLLP (Pine Canyon Annexation);
  - Ordinance No. 2025-017, approving the initial zoning for the Pine Canyon Annexation (Pine Canyon Planned Development); and
  - Ordinance No. 2025-020 approving the Annexation and Vested Property Rights Development Agreement for Pine Canyon, and vesting site-specific development plans through December 31, 2050

# 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 (for these plans, 40 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 these Service Plans be approved without condition or modification

# Proposed Motions

- I move to approve Resolution No. 2025-103 as introduced by title
- I move to approve Resolution No. 2025-103 as introduced by title, with the following conditions:  
\_\_\_\_\_
- I move to continue Resolution No. 2025-103 to the Town Council meeting on \_\_\_\_\_