RESOLUTION NO. 2026-082

A RESOLUTION APPROVING THE WAIVER OF UP TO AND INCLUDING $1,000,000.00 IN DEVELOPMENT IMPACT FEES AND LAND USE FEES FOR THE GOLD CROWN FIELDHOUSE PROJECT

WHEREAS, the proposed Gold Crown Fieldhouse consists of a 68,000 square-foot indoor sports facility featuring six basketball and nine overlapping volleyball courts (the "Project"), which Project will be owned and operated by the Gold Crown Foundation (the "Foundation"); and

WHEREAS, in operation since 1986, the Foundation is a nonprofit corporation dedicated to offering boys and girls basketball, volleyball, golf, and enrichment programs to Colorado youth; and

WHEREAS, the Foundation has presented sufficient evidence to the Town in support of its assertion that the Project will provide substantial benefit to Town youth by providing a venue for competitive sporting events and practices, while creating a strong regional draw from users throughout Colorado; and

WHEREAS, the Town has agreed to convey to the Foundation 22 acres of public land previously dedicated to the Town within the Dawson Trails Planned Development for the Project (the "Property"); and

WHEREAS, the Town Council has approved the conveyance of the Property to the Foundation, finding that such conveyance will serve a public purpose and is in the best interests of the Town and its residents; and

WHEREAS, in addition, Douglas County (the "County") has authorized funding for the Project in the amount of $7,500,000.00, subject to the execution of a Parks Funding Agreement between the County, the Town, and the Foundation; and

WHEREAS, the Foundation has informed the Town that its total budget for the Project is approximately $35,000,000.00, a significant portion of which will need to be raised from charitable donations to the Foundation; and

WHEREAS, the Town has advised the Foundation that the total estimated amount of development impact fees and land use fees that will be due and owing for the Project is set forth in the schedule attached as ***Exhibit 1*** to this Resolution; and

WHEREAS, in an effort to reduce the funds that need to be raised for the Project, the Foundation has formally requested that the Town Council consider waiving up to a maximum of $1,000,000.00 in development impact fees and land use fees due and owing to the Town, which request is attached as ***Exhibit 2*** to this Resolution; and

WHEREAS, Sections 3.16.070 and 15.01.030 of the Castle Rock Municipal Code authorize the Town Council to waive development impact fees and land use fees, respectively, if the Town Council determines, in its sole and exclusive discretion, that there are unique and compelling circumstances that render the imposition of such fees inequitable with respect to a particular application, site or building; and

WHEREAS, the Town Council finds and determines that, because of the nonprofit status of the Foundation, the unique nature of the Project, and the positive generational impact the Project is anticipated to have on the youth of the Town and the region, the waiver of $1,000,000.00 in development impact fees and land use fees is both equitable and appropriate under the circumstances; and

WHEREAS, the Town Manager recommends that the various Town funds into which the development impact fees and land use fees would otherwise have been deposited be made whole through the expenditure of $1,000.000.00 from the Economic Opportunity Reserve Account in the Town's General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. **Approval of Fee Waiver**. In accordance with Sections 3.16.070 and 15.01.030 of the Castle Rock Municipal Code and for the reasons set forth in the recitals of this Resolution, the Town Council hereby waives $1,000,000.00 in Sections 3.16.070 and 15.01.030 of the Castle Rock Municipal Code authorize the Town Council to waive development impact fees and land use fees that are chargeable to the Project.

Section 2. **Encumbrance and Authorization for Expenditure**. In order to make whole the various Town funds into which the development impact fees and land use fees so waived would otherwise have been deposited, the Town Council authorizes an expenditure in the amount of $1,000,000.00 from the Economic Opportunity Reserve Account in the Town's General Fund.

Section 3. **Delegation**. The Town Manager is hereby delegated the task of determining: (i) the specific development impact fees and land use fees to be waived pursuant to this Resolution; (ii) the amount of each such waiver, and (iii) the amount by which each Town fund impacted by such waiver shall be made whole.

PASSED, APPROVED AND ADOPTED this 21st day of July, 2026, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading, by a vote of ___ for and ___against.

ATTEST:	**TOWN OF CASTLE ROCK**
______________________________	______________________________
Lisa Anderson, Town Clerk	Jason Gray, Mayor
Approved as to form:	**Approved as to content:**
______________________________	______________________________
Michael J. Hyman, Town Attorney	David L. Corliss, Town Manager