

RESOLUTION NO. 2025-103

A RESOLUTION APPROVING THE SERVICE PLANS FOR PINE CANYON METROPOLITAN DISTRICT NOS. 1-4 AND PINE CANYON COMMERCIAL METROPOLITAN DISTRICT; AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF CASTLE ROCK AND EACH SUCH DISTRICT

WHEREAS, Pine Canyon is a recently annexed property totaling 533.445 acres in size that is located within the boundaries of the Town of Castle Rock (the “Town”) on both the east and west side of Interstate 25, west of Founders Parkway (the “Property”); and

WHEREAS, the Property is zoned for a mix of single- and multi-family residential and commercial uses as more particularly set forth in the Pine Canyon Planned Development Plan and Zoning Regulations; and

WHEREAS, to facilitate the development of the Property, Service Plans (the “Service Plans”) for Pine Canyon Metropolitan District Nos. 1-4 and Pine Canyon Commercial Metropolitan District (collectively, the “Districts”) have been submitted to the Town for review and approval by the Town Council; and

WHEREAS, the Service Plans have been reviewed by Town staff and a public hearing has been held in accordance with the Special District Act, §32-1-101, et seq., C.R.S., and Chapter 11.02 of the Town Code; and

WHEREAS, the Town Council finds that the Service Plans generally comply with the Town’s Model Service Plan and meets the requirements set forth in Section 11.02.150 of the Town Code; and

WHEREAS, the Town Council further finds that the Service Plans, as required by §32-1-203(2), C.R.S., establish that:

- (i) There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
- (ii) The existing service in the area to be served by the Districts is inadequate for present and projected needs;
- (iii) The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
- (iv) 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;

- (v) 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;
- (vi) The facility and service standards of the Districts are compatible with the facility and service standards of the Town;
- (vii) The Service Plans are in substantial compliance with the Town's 2030 Comprehensive Master Plan;
- (viii) The Service Plans are in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
- (ix) The creation of the Districts is in the best interests of the area proposed to be served; and

WHEREAS, the Town Council deems it to be in the best interests of the Town and its taxpayers, residents, and property owners to enter into Intergovernmental Agreements setting forth the respective rights, responsibilities, and obligations of the Town and each District with respect to the property served by each District.

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

Section 1. Service Plan. The Service Plans for Pine Canyon Metropolitan District Nos. 1-4 and Pine Canyon Commercial Metropolitan District are approved in substantially the same forms as presented at tonight's meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney.

Section 2. Intergovernmental Agreement. The Intergovernmental Agreements between the Town, Pine Canyon Metropolitan District Nos. 1-4, and Pine Canyon Commercial Metropolitan are approved, in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute such agreements and any technical amendments thereto by and on behalf of the Town.

Section 3. No Representation. The Town's approval of the Service Plans does not in any manner constitute a representation by the Town that the Districts will necessarily achieve the development and financial projections set forth in the Service Plans.

PASSED, APPROVED AND ADOPTED this 2nd day of September, 2025, 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