

ATTACHMENT B

**FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF CASTLE ROCK AND THE COUNTY OF DOUGLAS
TO REPLACE THE INTERGOVERNMENTAL DEVELOPMENT PLAN**

THIS FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT is made and entered into this ____ day of _____ 2016, by and between the Board of County Commissioners of the County of Douglas, a body politic organized under and existing by virtue of the laws of the State of Colorado (County) and the Town of Castle Rock, Colorado, a Colorado home rule municipal corporation (Town).

RECITALS

WHEREAS, in 2004, the Town and the County entered into an intergovernmental agreement to establish a mutually binding and enforceable intergovernmental development plan (Agreement); and

WHEREAS, the Agreement was amended in 2008, which first amendment was recorded at reception no. 2008068483; amended in 2011, which second amendment was recorded at reception nos. 2011010265 and 2011011727; and, amended again in 2012, which third amendment was recorded at reception no. 2012063521, in the records of the Douglas County Clerk and Recorder; and

WHEREAS, the Town and the County hereby recognize the need and desire to enter into this Fourth Amendment to the Agreement to replace Exhibit 1 in its entirety; and

WHEREAS, the Fourth Amendment has been reviewed by the IGA Review Board, the Town Planning Commission, the County Planning Commission, the Town Council and the County.

COVENANTS

NOW, THEREFORE, the County and the Town agree to enter into this Fourth Amendment to provide as follows:

Section 1. Amendment. The Agreement is amended as follows:

A. Exhibit 1 of the Agreement is hereby replaced in its entirety with Exhibit 1-A, attached hereto and incorporated herein.

Section 2. Ratification. In all other respects, the Agreement, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, this Fourth Amendment to Intergovernmental Agreement is executed by the Town and the County as of the date first above written.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

APPROVED AS TO FORM:

Robert J. Slentz, Town Attorney

BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO

BY: _____
_____, Chair
Board of County Commissioners

ATTEST:

Codie Brenner, Deputy Clerk to the Board

APPROVED AS TO FORM:

Kristin Decker, Sr. Asst. County Attorney

APPROVED AS TO FISCAL CONTENT:

Andrew Copland, Director of Finance

EXHIBIT 1-A
INTERGOVERNMENTAL DEVELOPMENT PLAN

INTERGOVERNMENTAL DEVELOPMENT PLAN

THIS INTERGOVERNMENTAL DEVELOPMENT PLAN (Plan) is made and entered into this _____ day of _____ 2016, by and between the Board of County Commissioners of the County of Douglas, a body politic organized under and existing by virtue of the laws of the State of Colorado (County) and the Town of Castle Rock, Colorado, a Colorado home rule municipal corporation (Town).

RECITALS

WHEREAS, the continued growth in the County and the Town suggests that formal coordination between the County and the Town can result in better public planning and growth management;

WHEREAS, the Local Governmental Land Use Control Enabling Act (Act) (C.R.S. §§ 29-20-101 *et seq.*) makes explicit the authority of local governments to jointly plan and regulate land use;

WHEREAS, the Act states that “local governments may provide through intergovernmental agreements for the joint adoption by the governing bodies, after notice and hearing, of mutually binding and enforceable Intergovernmental development plans for areas within their jurisdiction”; and

WHEREAS, the County and the Town desire to enter into a mutually binding Intergovernmental development plan as a means to plan for and regulate land use within a joint planning area, as identified in such plan.

NOW, THEREFORE, the County and the Town jointly approve and adopt this Plan to provide as follows:

1.0 Definitions

- 1.1 Town Urban Service Area (TUSA): Represents the boundary of the potential future Town annexation area. The level to which this area may or may not be developed depends on a number of factors, including, but not limited to, natural features, utility services, and compliance with applicable Town regulations and master plans. This boundary represents the Town’s potential annexation perimeter and will include areas dedicated for open space, as well as urban-level development. The Town Urban Service Area is depicted on the attached map (*Attachment A*).

- 1.2 Nonurban Area: Represents the area 1) outside the Town Urban Service Area that the County has designated on the Land Use Map of the 2030 Comprehensive Master Plan, as amended, specifically the Nonurban Area, including the High Plateau, Franktown Rural Community, Cherry Valley, and the West Plum Creek Subareas, and 2) Region A.1. The Nonurban Area provides a transitional “edge” between the Town and other incorporated and unincorporated communities. While this area is not envisioned for urbanization during the term of this Agreement, land use and development changes within this area will have a direct impact on the Town. The Nonurban Area is depicted on the attached map (*Attachment A*).

1.3 Urban Development:

- Residential development at densities greater than 1 dwelling unit per 2.5 acres. Residential density is not to be confused with lot size, which may be smaller than 2.5 acres, and may include a cluster design and/or a variety of lot sizes.
- Principal and accessory uses as allowed in the SR, B, C, LI, GI or similar PD zoning districts.
- Uses by special review as identified on **Attachment B**.

Applications for subdivision, site improvement plan, or building permits on land, which prior to the date of adoption of this Plan, is zoned SR, B, C, LI, GI, or urban PD as shown on the Douglas County Zone District Map, are excluded from this definition.

1.4 Nonurban Development

- Residential development at a density of 1 dwelling unit per 2.5 acres or less, in accordance with the applicable County Comprehensive Master Plan--Nonurban Subarea, as amended, including the High Plateau, Franktown Rural Community, Cherry Valley, and the West Plum Creek Subareas. Residential density is not to be confused with lot size, and may include a cluster design and/or a variety of lot sizes.
- Within Region A.1, residential development at a density of 1 dwelling unit per 2.5 acres or less, in accordance with Section 4.3.1, herein.
- Principal and accessory uses allowed in the Douglas County Zoning Resolution, as amended, for A-1, LRR, RR, and ER zoning districts or similar nonurban PD
- Uses by special review as identified on **Attachment B**.

Applications for subdivision, site improvement plan, or building permits on land which, prior to the date of adoption of this Plan, is zoned A-1, LRR, RR, ER or nonurban PD as shown on the Douglas County Zone District Map, are excluded from this definition.

2.0 **Land-Use Applications Submitted to the Town**

2.05 Review of Land Use Applications

- 2.05.1 For all land use applications subject to this Plan, the Town shall submit a notice to the County through the standard referral process. The County’s referral comments will be based on the provisions of this Plan.
- 2.05.2 Coordination and communication between County and Town staff, including notification of pre-submittal meetings, is encouraged to facilitate early project feedback and review.

2.05.3 Community participation and involvement in project review through neighborhood or community meetings for property owners in both the County and the Town is strongly encouraged. The results of the meeting shall be reported to the County and Town.

2.1 Development in the Town Urban Service Area – Nonurban Area Interface

2.1.1 Intent

Urban development is expected in the TUSA. Land use compatibility along the interface with the unincorporated Nonurban area shall be promoted through the provision of plans and designs for development or redevelopment of land which provide an appropriate transition between urban and rural/nonurban communities and uses. Proposed development should complement the character and qualities of the existing natural and built environment, considering land use patterns, activities, and natural landforms and systems.

2.1.2 Goals and Measures

The specific goals and measures necessary to achieve land use compatibility should be applied to the unique circumstances of a given land use proposal. Development within the TUSA shall demonstrate design solutions and mitigation measures that address existing site conditions and which implement the following goals:

- Provide for transitional density and intensity of land uses, including appropriate scale, between proposed and existing uses.
- Create connected open spaces for both active and passive uses.
- Support connections and access to trail networks, parks, open spaces, and amenities.
- Protect environmentally and visually-sensitive lands.
- Protect significant habitat linkages and wildlife resources.
- Use natural features such as ridgelines and drainageways to define development boundaries.
- To reduce visual impacts to drainages and on ridgelines, either avoid development, or utilize mitigation strategies, which may include use of: existing topography and natural features to screen building mass, lower building heights, earth-tone building colors, and existing vegetation and new evergreen landscape screening.
- Protect scenic viewsheds, natural landforms and landmarks.
- Through implementation of appropriate site design, mitigate development improvements that create objectionable impacts including noise, glare, excessive lighting levels, and visually unattractive/offensive features such as loading docks, trash enclosures, and mechanical equipment.
- Provide complete architectural treatment utilizing appropriate materials, forms, colors, articulation and massing to complement the natural and built environment.
- Create visually softened edges that emulate natural, organic forms through a variety of measures, which may include: varied building orientation and setbacks, lotting and open space patterns, tree plantings, berms, use of open and wildlife-friendly fencing at project edges.

- Implement design measures to reduce site impacts, including reduction of density and intensity of uses, use of appropriate setbacks, and provision of open space in highly scenic, topographically diverse terrain.

In the event that existing land use patterns or adopted plans, which are determined to be significant to the Town, do not allow for a suitable transition of land use density and intensity, exceptional design solutions and mitigation measures, implementing the goals of this section, shall be required.

2.2 Annexation and Rezoning for Urban Development in the Town Urban Service Area

The businesses and landowners that are located on unincorporated lands within the Town Urban Service Area identify with the Town of Castle Rock, are a part of the community fabric of the Town, and contribute to the Town's revenue. Annexation will benefit the businesses and landowners in the Town, as well as the County, by consolidating the service area of the Town.

- 2.2.1 The Town will consider annexation of all lands including roads where the landowner seeks approval for urban development.
- 2.2.2 Annexation of roadways shall be in conformance with the Municipal Annexation Act. As necessary, roadway maintenance will be outlined in intergovernmental agreements.
- 2.2.3 The Town shall hold public hearings to the extent provided in the Town's municipal code, and shall make its final decision in accordance with the Plan and said regulations. The Town Council shall retain absolute authority to act upon such applications.

2.3 Annexation and Rezoning in the Nonurban Area

- 2.3.1 Region A.1 ~~and A.2~~: This area is envisioned for urbanization during the term of this Agreement. If the Town is able to provide all necessary services and infrastructure, this site may be annexed and developed at urban levels, including additional retail/commercial in accordance with the following:

- Contiguity is established by annexation of the area in Region B, between the Town Urban Service Area and Region A.1 ~~or A.2~~.
- Sufficient open space shall abut I-25 to adequately protect the viewshed.
- Development shall be clustered to preserve natural features and significant open space.

- 2.3.2 Region B: This area has already been zoned and developed at urban level densities by the County. Should the Town desire to annex this area, in order to improve service efficiency, the County would not object.

- 2.3.3 Region C: This area is not envisioned for urbanization during the term of this Agreement; therefore, the Town agrees not to annex any land in this area.

2.3.4 Region D: This area is zoned by Douglas County as ~~Nonurban~~ Planned Development. If the Town desires to annex this area, and is able to more efficiently provide all necessary services and infrastructure, this site may be annexed to the Town and developed with a maximum of 968 units an urban level density. In the case an annexation is not approved by the Town, the site may be developed at the approved planned development density of 968 dwelling units. Any design change to the plan will be reviewed in accordance with the following:

- Site development will be sensitive to the physical patterns of land and water that occur naturally on the site.
- The rural roadside character of Crowfoot Valley Road will be protected by establishing an open space buffer along this corridor.
- Development shall be clustered to minimize visual impacts of development in highly scenic, topographically diverse terrain, and to protect significant open space and natural landforms.
- Site design will provide for vehicular and pedestrian connectivity to adjacent communities, to the extent feasible.
- Site design will preserve sufficient open space to meet the needs of the development and should consider: environmental areas; riparian features; 100 year-floodplain; significant natural land forms; significant natural vegetation areas; important wildlife habitat areas; geological hazard areas; severe soil erosion areas; and cultural, historic, and archaeological areas.

Nothing contained in the foregoing is intended to imply any obligation of the owner of the Region D property to annex such property to the Town, and such owner shall have the right, if it so elects, to develop the Region D property in the County, in accordance with its existing PD zoning, which the parties acknowledge and agree complies with the criteria set forth in this Section 2.3.4.

3.0 Standards for Review of Annexation Petitions

The Town, when reviewing proposed annexations and rezoning/development plans within the Town Urban Service Area, Region A.1, or Region B, or Region D, shall apply the following requirements and standards for review:

- 3.1 The petitioner commits to enter into a comprehensive annexation and development agreement in accordance with Town regulations and practice.
- 3.2 The annexation and zoning proposal is consistent with the Town's adopted plans including, but not limited to, the Comprehensive Master Plan, Parks, Recreation, Trails and Open Space Master Plan and Open Space Master Plan, Transportation Master Plan, Water Facilities Plan, Sanitary Sewer Plan, Stormwater Plan, and Fire Master Plan, as amended.
- 3.3 Upon annexation, the annexed property and development will comply with all Town

regulations.

- 3.4 The land can be used safely for the intended purpose without danger to the public health, safety or welfare or peril from fire, flood, geologic hazards or other natural hazards.
- 3.5 The area sought to be annexed meets the requirements of the Municipal Annexation Act of 1965, as amended.

4.0 Land-Use Applications Submitted to the County

4.05 Review of Land Use Applications

- 4.05.1 For all land use applications subject to this Plan, the County shall submit a notice to the Town through the standard referral process. The Town's referral comments will be based on the provisions of this Plan.
- 4.05.2 Coordination and communication between County and Town staff, including notification of pre-submittal meetings, is encouraged to facilitate early project feedback and review.
- 4.05.3 Community participation and involvement in project review through neighborhood or community meetings for property owners in both the County and the Town is strongly encouraged. The results of the meeting shall be reported to the County and Town.

4.1 Applications to the County for Urban Development in the Town Urban Service Area

Applications will be deferred and the landowner shall be encouraged to petition the Town for annexation and zoning. The County shall not approve an urban development application within the Town Urban Service Area.

4.2 Applications to the County for Nonurban Development in the Town Urban Service Area

The landowner shall be encouraged to petition the Town for annexation and zoning; however, the County may process and act upon nonurban development applications.

- 4.2.1 The County will notify the Town of preapplication meetings within the Town Urban Service Area. The Town will determine their availability for a preapplication meeting and be available as determined to be necessary.
- 4.2.2 The County shall submit a notice to the Town through the standard County referral process. The Town shall provide a referral response with comments based upon applicable Town codes, regulations and design standards.
- 4.2.3 The County shall actively consider the Town's comments in its review of the application.

- 4.2.4 If conformance with both the County and Town regulations cannot be achieved, the staffs shall meet to resolve the issues to the extent feasible. Final decision authority shall be with the Board of County Commissioners.

4.3 Applications to the County for Development within the Nonurban Area

- 4.3.1 Region A.1: This region permits low-density rural development. Nonurban development, with a gross density range between one dwelling unit per 2.5 acres and 17.4 acres, may be considered when available services including, but not limited to, water, sewer, schools, recreation, employment, and shopping are provided in accordance with the following:

- Sufficient open space shall about 1-25 to adequately protect the viewshed.
- Development shall be clustered to minimize visual impacts and to preserve natural features and significant open space.
- Nonresidential development will not be allowed, except as provided in Attachment B, Permitted Uses and Use by Special Review.

4.3.1.1 Urban development applications will not be approved

- 4.3.2 Region B: The County will continue to process and act upon urban applications in compliance with existing zoning.

- 4.3.3 Region C: The County may process and act upon applications for nonurban development consistent with the County Comprehensive Master Plan - Nonurban Area, as amended, including the High Plateau, Franktown Rural Community, Cherry Valley, and the West Plum Creek Subareas.

4.3.3.1 Urban development applications will not be approved.

- 4.3.3.2 Within Region C, land use compatibility along the interface with the incorporated urban area shall be promoted through the provision of plans and designs for development or redevelopment of land which provide an appropriate transition between urban and rural/nonurban communities and uses. Nonurban development will be reviewed in accordance with the following design goals:

- Protect and preserve the skyline as viewed from significant public roadways and public places, through sensitive siting of lots, building envelopes, roadways and driveways, as well as mitigation measures. Mitigation measures shall be required, including lower building heights, use of earthtone building colors, and evergreen landscape screening. The determination of significant skyline impact areas shall be based upon methodologies similar to those used by the Town for its

Skyline/Ridgeline protection ordinance, utilizing Town or County GIS capabilities.

- Implement design measures to reduce site impacts, including reduction of density and intensity of uses, and provision of open space, in highly scenic, topographically diverse terrain.
- Rural roadside character shall be protected through appropriate siting of uses and mitigation measures to maintain separation between communities.
- Discourage impacts to tree stands and mature vegetation and strongly encourage plantings of evergreen trees.
- The County shall strongly encourage implementation of these Region C design goals and measures within 35-acre development and other non-urban development.

4.3.4 Region D: The County may process and act upon applications for nonurban development consistent with the County Comprehensive Master Plan – Nonurban Area, as amended, including the High Plateau Subarea.

4.3.4.1 Urban development applications will not be approved.

4.4 Applications to the County within Region A.2

4.4.1 This region provides for limited urban development upon provision of available services. Urban development that supports community separation and maintains the integrity of the Separated Urban Area (SUA) shall be designed to foster the following goals:

- Provide a minimum of 50% open space, incorporate wildlife habitat and natural areas, and blend development into the natural landscape within any new development adjacent to the SUA boundary.
- Preserve the I-25 corridor viewshed with a clustered development and landscaping approach that matches existing, adjacent residential densities within the SUA.
- Design residential development using natural materials and discreetly designed infrastructure.
- Require tree plantings on lots adjoining existing development corridors and major road viewshed corridors.
- Design commercial development at a small village scale using natural materials and extensive building articulation.
- Incorporate appropriate tree plantings adjacent to residential development.
- Identify, adequately protect and buffer significant open space and natural areas in, and adjacent to, new developments.

5.0 Amendments to the Intergovernmental Development Plan

5.1 The Town or the County may request an amendment to the Plan.

- 5.2. A landowner affected by the Plan may request an amendment by submitting a request in writing to both the Town and the County.

5.3 Process for Amending the Plan

- 5.3.1 A Review Board will hear the amendment request.

5.3.1.1 The Review Board will be representative of both the Town Council and Board of County Commissioners. Each respective body shall appoint one (1) full member and one (1) alternate member to sit on the Review Board. Participation of the alternate member on the review Board is permitted and voluntary.

5.3.1.2 The recommendation of the Review Board shall be submitted to both the Town Council and Board of County Commissioners for consideration and review prior to the referral period or other formal action.

- 5.3.2 The Town and County will each process the request through their respective adopted processes taking into consideration the recommendation of the Review Board.

- 5.3.3 An amendment to the Plan requires that both the Town and County approve the request.

6.0 Existing Entitlements Not Affected

Notwithstanding anything to the contrary contained herein, nothing in this Plan is intended to limit, impair, or restrict existing entitlements.

IN WITNESS WHEREOF, this mutually binding Intergovernmental Development Plan is approved and adopted by the Town of Castle Rock and the Board of County Commissioners of Douglas County as of the date first above written.

ATTEST:

TOWN OF CASTLE ROCK

Sally A. Misare, Town Clerk

Paul Donahue, Mayor

APPROVED AS TO FORM:

Robert J. Slentz, Town Attorney

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
Jill E. Repella, Chair
Board of County Commissioners

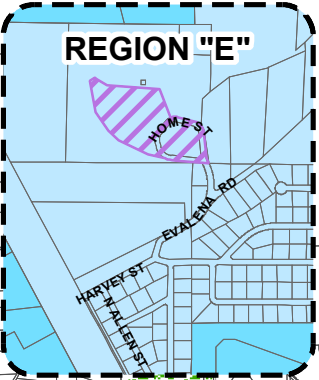
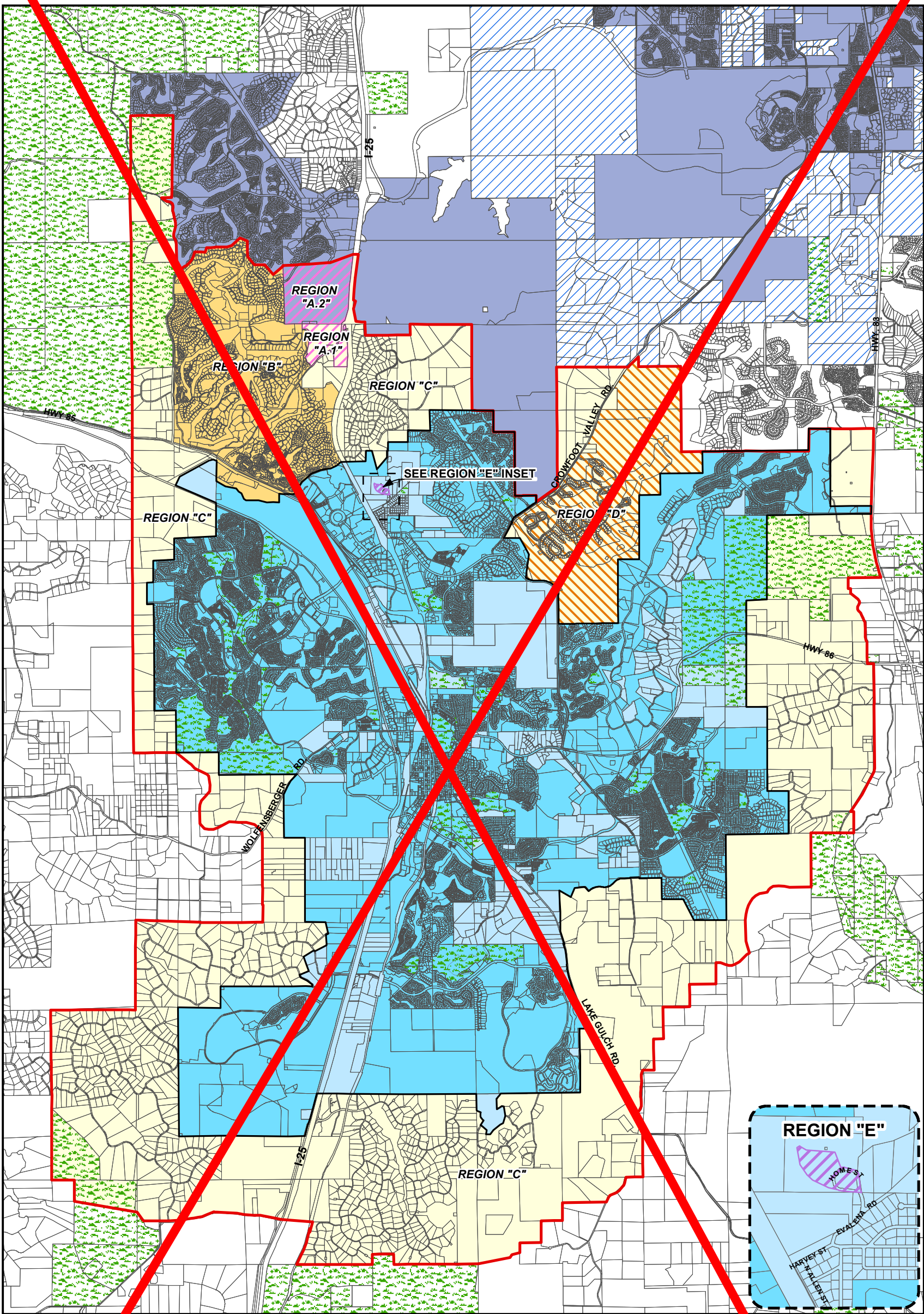
ATTEST:

Codie Brenner, Deputy Clerk to the Board

APPROVED AS TO FORM:

Kristin Decker, County Attorney

ATTACHMENT A
PLANNING AREA MAP



- IGA BOUNDARY
- TOWN URBAN SERVICE AREA
- EXISTING TOWN OF CASTLE ROCK
- GROWTH & ANNEXATION
- REGION "E"
- NON-URBAN AREA
- REGIONS "A.1" & "A.2"
- REGION "B"
- REGION "C"
- REGION "D"
- PARKER IGA AREA
- PARKS & PRESERVED OPEN SPACE
- OTHER INCORPORATED TOWNS

TOWN OF CASTLE ROCK and DOUGLAS COUNTY

INTERGOVERNMENTAL DEVELOPMENT PLAN,

6,500 3,250 0 6,500 Feet

1" = 6500'
FRACTION 1:78000

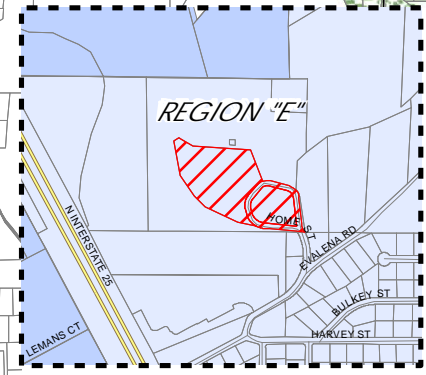
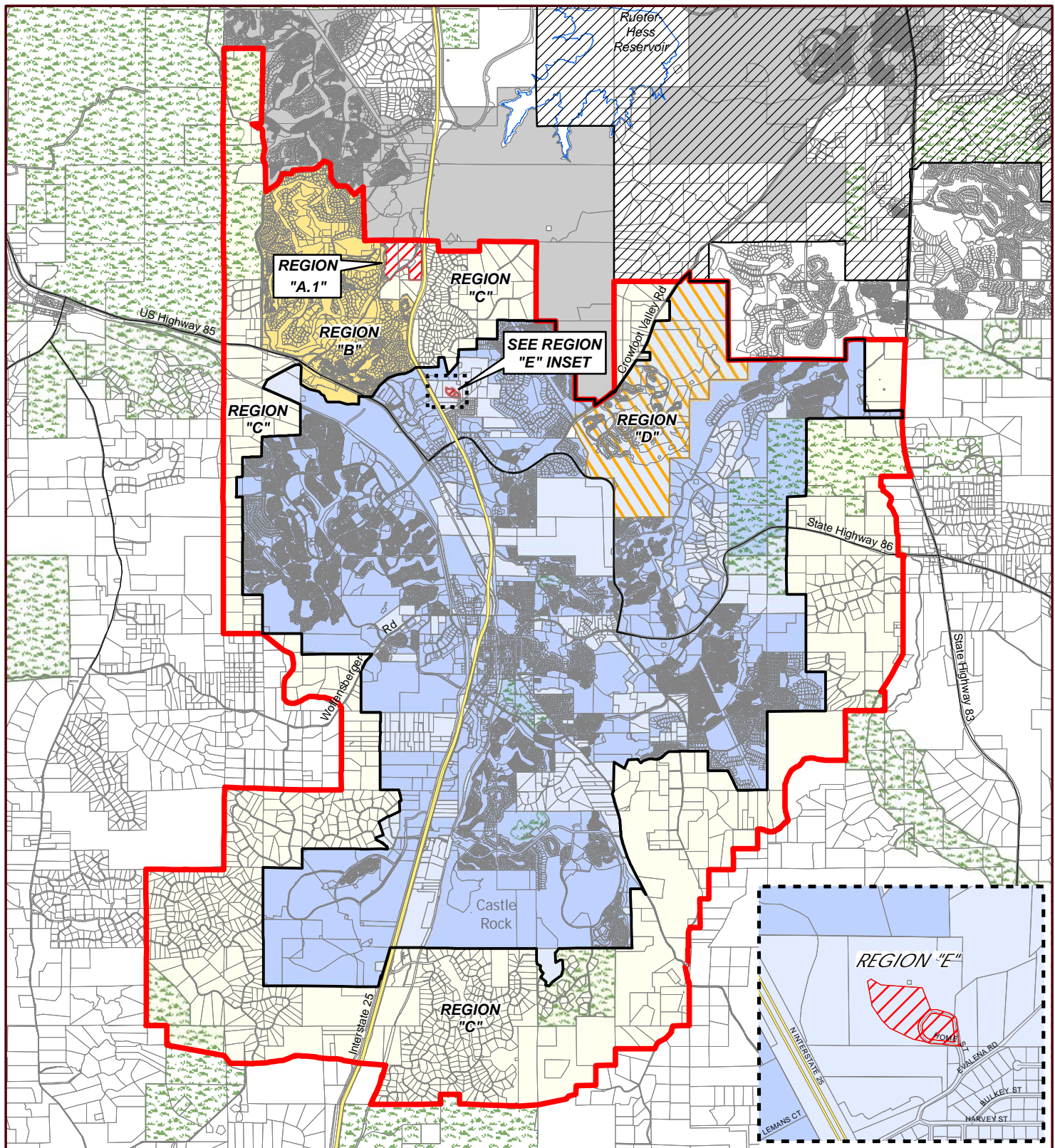
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JUNE 2012
DOUGLAS COUNTY
COMMUNITY PLANNING &
SUSTAINABLE DEVELOPMENT
DEPARTMENT

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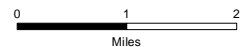
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- CASTLE ROCK IGA BOUNDARY
- PARKER IGA AREA
- TOWN URBAN SERVICE AREA
- EXISTING TOWN OF CASTLE ROCK
- GROWTH & ANNEXATION
- REGION "D"
- REGION "E"
- NON URBAN AREAS**
- REGION "A.1"
- REGION "B"
- REGION "C"
- PARKS & PRESERVED OPEN SPACE
- PARCELS
- OTHER INCORPORATED MUNICIPALITIES

TOWN OF CASTLE ROCK and DOUGLAS COUNTY

INTERGOVERNMENTAL DEVELOPMENT PLAN PROPOSED FOURTH AMENDMENT



December 2015
Douglas County
Community Development
Department



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Community Development / Planning
Philip S. Miller Hdg., 100 Third St.
Castle Rock, Colorado 80104

ATTACHMENT B-1
PERMITTED USES AND SPECIAL USES MATRIX

Castle Rock and Douglas County I.G.A. Land Use Matrix

LAND USE/ZONING DISTRICT	LAND IN URBAN AREAS (AREAS WITHIN TOWN'S GROWTH AREA)								LAND IN NON-URBAN AREAS (REGIONS A, B, C, D)				
	A-1	LRR	RR	ER	SR	C	LI	GI	A-1	LRR	RR	ER	B
Agricultural Recreational Activities	P	P							P	P			
Animals													
Animals - Horse/Cow/Mule/Llama	P	P	A	A					P	P	A	A	
Animals - Pig/Goat/Sheep/Miniature Horse	P	P	A	A					P	P	A	A	
Animals - Buffalo/Ostrich/Emu/Bees	P	P							P	P			
Animals - Chicken/Turkey/Duck	P	P	A	A					P	P	A	A	
Animals - Dog/Cat/Pot-bellied Pig	P	P	A	A	A				P	P	A	A	
Animals - Wolf/Bear/Snake/Mtn. Lion									USR	USR			
Animals - Kennel													
Automobile Service/Repair							P	P					
Automobile Service Station with gas pumps						P	P	P					P
Bank/Financial Institution						P	P	P					P
Bar/Lounge						P	P	P					P
Batch Plant - asphalt/concrete								P					
Bed and Breakfast	USR	USR	USR	USR					USR	USR	USR	USR	
Building Materials - retail/wholesale						P	P	P					
Campground	USR								USR				
Cemetery	USR								USR				
Chemical Storage/Transfer/Disposal (incl. Hazardous)								USR					
Church - max. seating capacity 350	P	P	P	P	P	P	P	P	P	P	P	P	P
Church - seating capacity greater than 350	USR	USR	USR	USR	USR	P	P	P	USR	USR	USR	USR	P
Club/Country Club						P	P	P					P
College						P	P	P					P
Construction Office - temporary	P	P	P	P	P	P	P	P	P	P	P	P	P
Convention/Conference Center						P							P
Cultural Facility						P	P	P					P
Day-Care Center	USR	USR	USR	USR	USR	P			USR	USR	USR	USR	P
Day-Care Facility for employees' children						P	A						P
Day-Care Home - small	A	A	A	A	A				A	A	A	A	
Day-Care Home - large	USR	USR	USR	USR	USR				USR	USR	USR	USR	
Dude Ranch													
Entertainment Event (refer DCZR for definition)													
Equipment Rental							P	P					
Equipment Rental - small						P	P	P					
Extended-Care Facility						P							P
Farming/Ranching	P	P							P	P			
Feed Lot/confinement center													

Castle Rock and Douglas County I.G.A. Land Use Matrix

LAND USE/ZONING DISTRICT	LAND IN URBAN AREAS (AREAS WITHIN TOWN'S GROWTH AREA)								LAND IN NON-URBAN AREAS (REGIONS A, B, C, D)				
	A-1	LRR	RR	ER	SR	C	LI	GI	A-1	LRR	RR	ER	B
Fire Station - no training	P	P	P	P	P	P	P	P	P	P	P	P	P
Fire Station - w/training facilities						P	P	P					P
Firing Range - indoor						P	P	P					P
Firing Range - outdoor													
Golf Course							P	P					
Greenhouse - 1 acre max.	P	P				P	P	P	P	P			
Greenhouse - greater than 1 acre						P	P	P	USR				
Group Home	P	P	P	P	P				P	P	P	P	
Group Home for Registered Sex Offenders													
Group Residential Facility													
Guest House	A	A	A						A	A	A		
Hazardous Materials Storage/Transfer													
Heliport						USR	USR	USR					USR
Home Occupation													
Home Occupation - Class 1	A	A	A	A	A				A	A	A	A	
Home Occupation - Class 2	A	A	A						A	A	A		
Home Occupation - Exceeding Class 2 thresholds	USR								USR				
Horse Boarding (*refer to DCZR for definition)	USR/P*	USR/P*	USR/P*	USR/P*					USR/P*	USR/P*	USR/P*	USR/P*	
Horse Rental Stable	USR	USR							USR	USR			
Hospital						P	P	P					P
Hotel						P	P	P					P
Hunting/Fishing Club													
In-Home Elder Care	A	A	A	A	A				A	A	A	A	
Jail/Correctional Facility								USR					
Junk Yard													
Kennel - dog/cat													
Landfill - public/private													
Landing Field - private													
Library	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufacturing Operations							P	P					
Mini Warehouse						P	P	P					
Mining/Quarry								USR					
Motel						P							P
Motor Vehicle/Equipment Service/Repair						P	P	P					
Nursing Home (Permitted in Region "E" as established by Section 4.1.1)						P							P
Office - General/Medical/Professional/Government						P	P	P					P

Castle Rock and Douglas County I.G.A. Land Use Matrix

LAND USE/ZONING DISTRICT	LAND IN URBAN AREAS (AREAS WITHIN TOWN'S GROWTH AREA)								LAND IN NON-URBAN AREAS (REGIONS A, B, C, D)				
	A-1	LRR	RR	ER	SR	C	LI	GI	A-1	LRR	RR	ER	B
Office - Temporary						P	P	P					P
Oil/Gas Drilling													
Open Space/Trails	P	P	P	P	P	P	P	P	P	P	P	P	P
Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking Lot - public/private						P	P	P					P
Product Distribution/Storage (<i>no hazardous materials</i>)							P	P					
Propane Distribution/Storage								USR					
Quarry													
Ranching	P	P							P	P			
Recreation Facility													
Recreation Facility - Community						P							
Recreation Facility - Neighborhood			P	P	P						P	P	
Recreation Facility - Indoor						P	P	P					P
Recreation Facility - Outdoor						P	P	P					
Recreational Vehicle Storage Lot							P	P					
Recycle/Trash Transfer Facility								P					
Research and Development Facility							P	P					
Residence													
Residence - Caretaker	P	USR							P	USR			
Residence - Caretaker - mobile home	USR	USR							USR	USR			
Residence - Employee/Management Housing						A	A	USR					A
Residence - Mobile Home - permanent	USR	USR							USR	USR			
Residence - Multifamily						USR	USR						USR
Residence - Single-family	P	P	P	P	P				P	P	P	P	
Residence - Single-family attached							USR						
Residence - Temporary	P		P	P	P				P		P	P	
Restaurant/Fast Food (<i>including drive-up facility</i>)						P	P	P					P
Retail/Service Business - indoor						P							P
Retail/Service Business - outdoor						P							
Retirement Home						P							P
Retreat - Religious	USR								USR				
Sales Office - temporary			P	P	P						P	P	
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A
Satellite Earth Station	USR						P	P	USR				
Satellite Earth Station (exceeding max. health/height standards)	USR						USR	USR	USR				
Sawmill-portable													
School - private/public (K-12)	P	P	P	P	P	P	P	P	P	P	P	P	P

Castle Rock and Douglas County I.G.A. Land Use Matrix

LAND USE/ZONING DISTRICT	LAND IN URBAN AREAS (AREAS WITHIN TOWN'S GROWTH AREA)								LAND IN NON-URBAN AREAS (REGIONS A, B, C, D)				
	A-1	LRR	RR	ER	SR	C	LI	GI	A-1	LRR	RR	ER	B
Seasonal Use						P	P	P					P
Septic Waste and Sludge - Land Application	USR							USR	USR				
Sewage Treatment													
Sexually Oriented Business						P							
Sheriff Station (<i>no training/detention</i>)	P	P	P	P	P	P	P	P	P	P	P	P	P
Sheriff Station						P	P	P					P
Storage Area - commercial						A	P	P					
Telecommunication Facility							P	P					
Telecommunication Facility - (exceeding max. height/health standards)							USR	USR					
Temporary Uses	P	P	P	P	P				P	P	P	P	
Theater - indoor						P							P
Theater - outdoor						P							
Training of Horses/Riders (<i>max. of 14/week</i>)	P	P	A	A					P	P	A	A	
Tree Farming	P	P							P	P			
University						P	P	P					P
Utility - major facility	USR	USR	USR	USR	USR	USR	USR	P	USR	USR	USR	USR	USR
Utility Service Facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Clinic/Hospital	USR	USR				P	P	P	USR	USR			P
Warehouse							P	P					
Water Treatment/Storage													
Wholesale Business - sales/service							P	P					
Wind Energy Conversion System	USR	USR	USR						USR	USR	USR		
Youth-Oriented Agricultural Activities	P	P	P	P					P	P	P	P	
Zoo						USR							

ATTACHMENT C
BOUNDARY DESCRIPTION

TOWN OF CASTLE ROCK/DOUGLAS COUNTY IGA BOUNDARY DESCRIPTION

Northeast Quadrant: The boundary of the IGA study area was chosen to abut the boundary of the City of Lone Tree and the boundary of the Parker IGA (with Douglas County) as a logical buffer between the three incorporated jurisdictions.

Southeast Quadrant: From the Pinery, south, the boundary of the IGA study area follows HWY 83 for a short period, and then follows parcels, topography and streams to form a visual and physical boundary. Expansive ridges exist throughout this area. The down slope portion of the boundary has no visual influence on the Town of Castle Rock, and the County Comprehensive Master Plan limits development to low-density residential and does not allow non-residential development.

Southwest Quadrant: Portions of the southwest boundary of the IGA follow topography that forms a physical and visual boundary between the County and the Town. Where topography is not a logical boundary, subdivision boundaries were used to identify an area of influence.

Northwest Quadrant: Both the Town and County acknowledge that potential Use by Special Review applications within the IGA boundary have an impact on the Town. The section line was used as a logical boundary line in this quadrant as it did not make sense to draw the boundary line based on ownership/subdivision, and unique topography did not exist. The boundary line provides an adequate separation buffer between the Town and County. The majority of this quadrant is protected by conservation easements. That portion of the conservation easements split by the section line is incorporated into the boundary for added assurance.