

## ORDINANCE NO. 2026-003

### AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE DAWSON TRAILS DEVELOPMENT AGREEMENT

**WHEREAS**, on September 6, 2022, the Town Council (the “Town Council”) of the Town of Castle Rock (the “Town”) adopted Ordinance No. 2022-018 approving the execution of the Dawson Trails Development Agreement by and between the Town, Dawson Trails Metropolitan District Nos. 1-5, Westfield Trade Center Metropolitan Districts Nos. 1 and 2, Dawson Trails I, LLC, and Dawson Trails II, LLC (the “Development Agreement”); and

**WHEREAS**, ACM Dawson Trails VIII JV LLC, the successor in interest to Dawson Trails I, LLC, and Dawson Trails II, LLC, is the Master Developer of Dawson Trails, a residential/commercial mixed-use community, the development of which is governed by the terms and conditions of the Development Agreement; and

**WHEREAS**, pursuant to Section 12.1 of the Development Agreement, the Development Agreement may be amended by a writing duly executed by the Town and the Master Developer; and

**WHEREAS**, the Town and the Master Developer desire to amend the Development Agreement for purposes of clarifying the timing with respect to the issuance of residential and non-residential building permits and amending the water efficiency plan for the community to conform to current Town water policies; and

**WHEREAS**, the Town Council finds and determines that it is appropriate for the Town to enter into the First Amendment to the Development Agreement for these purposes.

### **NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:**

**Section 1.** Approval. is hereby approved in the form presented at tonight’s meeting. The Mayor and the other proper Town officials are hereby authorized to execute the Development Agreement by and on behalf of the Town.

**Section 2.** Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

**Section 3.** Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational to the legislative object sought to be obtained.

**APPROVED ON FIRST READING** this 20th day of January, 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of        for and        against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

**PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING** this        day of       , 2026, by the Town Council of the Town of Castle Rock, Colorado, by a vote of        for and        against.

**ATTEST:**

**TOWN OF CASTLE ROCK**

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Lisa Anderson, Town Clerk

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Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

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Michael J. Hyman, Town Attorney

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Tara Vargish, Director of Development Services