



Town of Castle Rock

Agenda Memorandum

Agenda Date: 4/17/2018

Item #: 19. File #: DIR 2017-047

To: Honorable Mayor and Members of Town Council

From: Mark Marlowe, P.E., Director of Castle Rock Water

Discussion/Direction: Ordinance Amending Chapter 4.04 of the Castle Rock Municipal Code Requiring the Dedication of Renewable Water Resources at the Time of Annexation

Executive Summary

The purpose of this memorandum is to obtain Council direction on an ordinance (see **Attachment A**) amending Chapter 4.04 of the Castle Rock Municipal Code requiring a plan to ensure renewable water resources at the time of annexation. This section of the code deals with the requirements for dedication of water rights for new proposed annexations. Currently, the code allows annexation if adequate Denver Basin groundwater rights are available. The code also provides for exceptions to those requirements for proposed annexations which are deemed to be of an "exceptional" nature. One of the ways a proposed annexation can be deemed "exceptional" under the current code is to prepare a Water Efficiency Plan for the area to be annexed. Given the importance of water conservation and efficiency to the long term renewable water plan for the Town, it is important that water efficiency plans be required for new annexations as opposed to an option that makes the annexations exceptional.

The code does not address any requirements for renewable water for proposed annexations beyond the normal payment of the Water Resources Fee as is required for existing entitlements in the Town. The problem with this is that new annexations are not currently included in the long term renewable water plan for the Town which seeks to ensure that the Town's water supplies are 75 percent renewable by 2050. In other words, the amount of renewable water the Town is currently developing does not account for additional annexations. This means any new annexations will reduce the percent of the Town's supplies that are renewable in 2050 unless the Town creates plans to develop more renewable water, requires the annexor to ensure a plan is in place for renewable water for the property to be annexed, or require the annexor to reduce the current amount of renewable water needed by the Town to meet its 2050 plan target.

The proposed Code changes will require Water Efficiency Plans for all new annexations regardless of any other conditions of annexation and regardless of whether the proposed annexation is determined to be exceptional due to preservation of open space, landforms or vistas of community-wide significance or interest; significant primary employment generation; or enhanced urban design and community amenities and aesthetics. In addition, a requirement is proposed that requires any

annexation to meet renewable water needs for the annexation through one of two options. Option one would require renewable water projects to be in place or planned for future development with an identified source of funding that can provide 100 percent renewable water to the proposed annexation by the time the proposed annexation is annexed and developed to build out. It is important to understand that the intent of this option is for the annexor to work with Castle Rock Water to find a project or project modification that would be consistent with Castle Rock Water's current long term renewable water plans. The second option allows a potential annexor to reduce the current long term renewable water requirements by reducing existing entitlements. Castle Rock Water has worked with the development community to create a way to transfer development rights which allows for a potential annexor to reduce long term renewable water needs while proceeding on their annexation. This option is detailed in proposed change to Municipal Code Title 20 (see **Attachment B**). The third option is drying up irrigated land. Additional work is being done to develop a method for dry up of currently irrigated areas. Staff recommends finalizing the proposed changes to Title 4.04 and bringing the changes back to Council for consideration on first reading in May.

Notification and Outreach Efforts

On October 24, 2017, November 15, 2017 and December 7, 2017, staff presented these changes to the Developer's Roundtable.

At the December 7, 2017, meeting of the developer's roundtable, a water subcommittee was formed with members of the Economic Development Council to study the proposed code change and identify options and tools for potential annexors. The first subcommittee meeting was held on January 10, 2018.

On February 21, 2018, an update on the progress of the EDC Subcommittee was provided at the Developer's Roundtable.

A second EDC water subcommittee meeting was held on March 30, 2018. The subcommittee was supportive of proceeding with the proposed changes to Title 4.04 and Title 20 as presented.

History of Past Town Council, Boards & Commissions, or Other Discussions

On September 27, 2017 and October 25, 2017, staff made presentations to the Castle Rock Water Commission. The Commission was very supportive of the proposed changes.

On November 7, 2017 a presentation was made to Council, and staff received direction to proceed with an ordinance.

On November 9, 2017, staff presented these proposed changes to the Planning Commission. Planning Commission was very supportive of the proposed changes.

On November 15, 2017, Castle Rock Water Commission recommended Council approve the proposed changes to Title 4.04 of the Code as presented by staff.

On December 13, 2017 and January 24, 2018, staff presented updates to the Castle Rock

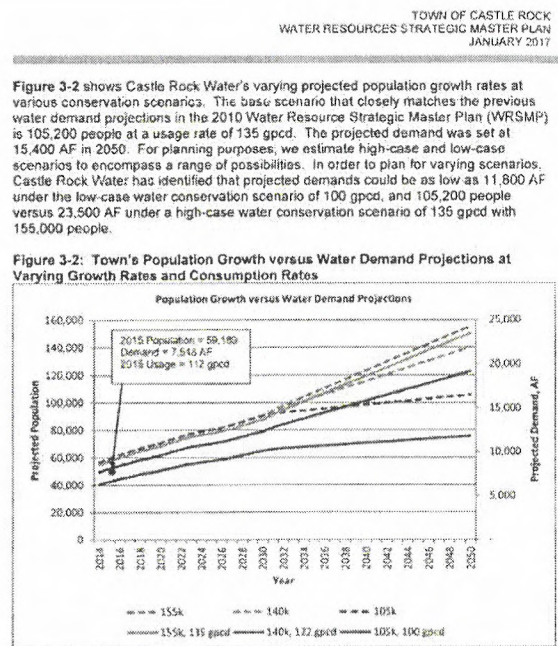
Commission.

On February 28, 2018, staff provided an update on the proposed changes to Title 4, and is looking into entitlements, SmartScape and other options to reduce water demands to allow annexations.

On March 28, 2018, staff provided additional information about the status of the proposed changes to Title 4.04 and Title 20.

Discussion

Staff prepared an update to the Water Resources Strategic Master Plan in 2016. The plan revisions address long-term water plans for the Town based on a host of scenarios associated with current entitlements that may occur in the future. A summary of those scenarios is provided below:



Castle Rock Water has been planning renewable water for these various scenarios by developing a host of long-term water projects. Current projects do not account for additional annexations or entitlements. Certain infill or enclave annexations and annexations that have been in process have been contemplated in the planning and these projects would not be subject to these changes except for annexations that have been in process. If these annexations are not completed by December 31, 2020, they will become subject to the changes. **Attachment C** shows the areas currently addressed as a part of Castle Rock Water's long term planning. This figure will be incorporated by amendment into Castle Rock Water's Water Resources Strategic Master Plan (WRSMP) (see **Attachment D**). Still, additional analysis will need to be performed by Castle Rock Water for these annexations that are in process as well to ensure adequate long-term renewable water supplies are in place. **Attachment E** is an update to the title entitlements/commitments for which Castle Rock Water currently needs to provide renewable water. As we go forward with additional annexations and/or

entitlements, it is critical that projects be in place to provide for long-term renewable water.

Since this item was presented to Council in November, 2017 additional changes have been made to the proposed code section including addition of a time limit (December 31, 2020) on the exemption for existing annexation applications and infill annexations. Further, a section on verifiable dry up of irrigable land by a potential annexor as an option to meet the renewable water requirements has been added.

Castle Rock Water has been meeting with a subcommittee of the Economic Development Council (EDC) to work on options for potential annexors to meet the spirit and intent of the proposed code change. Two options have been identified. The first option is the concept of transferable development rights which would allow a potential annexor to purchase or otherwise acquire existing development rights from another developer with existing entitlements. This concept requires new code, and a draft of code that would provide the mechanism for this idea is included as **Attachment B**. This concept also would necessitate that there are some existing development entitlements that might be available for purchase or acquisition. Castle Rock Water has worked internally with our Development Services Department to review existing entitlements and update the long term commitments of the Town in terms of water service. This update does provide some indication that there may be some entitlements available for acquisition or even retirement through other means. A copy of the updated list and planning information is provided as **Attachment E**.

The second option is the concept of drying up existing irrigated land by allowing the annexor to pay for this dry up and create beautiful Coloradoscapes that do not use water or use limited water. There is more work to do on this idea, but the option has been incorporated into the draft code changes to Title 4 as discussed previously in this memo.

Budget Impact

There is no immediate budget impact associated with the proposed changes to Code. If future renewable water projects are identified to address annexations there may be budget implications. These will be addressed, if and when, projects are identified.

Staff Recommendation

Staff recommends bringing the ordinance back to Council on May 1, 2018 for consideration.

Attachments

Attachment A: Ordinance - Title 4.04 draft
Attachment B: Ordinance - Title 20 draft
Attachment C: Inclusion area
Attachment D: Amendment to WRSMP
Attachment E: Entitlement summary

ORDINANCE NO. 2018-

**AMENDING CHAPTER 4.04 OF THE CASTLE ROCK MUNICIPAL
CODE REQUIRING THE DEDICATION OF RENEWABLE WATER
RESOURCES AT THE TIME OF ANNEXATION**

WHEREAS, The Town developed a long term renewable water resources strategic master plan in 2006 which has been updated in 2010 and 2016 and which identifies how the Town will move from a nonrenewable supply to a 75% renewable supply by 2050; and

WHEREAS, the water resource master planning for the Town must account for the aggregate demand that will be generated from existing developed properties, properties that are currently zoned with development entitlements but have not yet developed, properties that can redevelop with different uses, infill annexations and extraterritorial commitments; and

WHEREAS, although substantial investment and progress has been made by Castle Rock Water in acquiring and developing renewable water resources to meet projected future aggregate water demand, significant additional water resources must be secured to meet anticipated total water demand calculated on current zoning entitlements, properties that can redevelop with different uses, infill annexations and extraterritorial commitments; and

WHEREAS, all of the potential water resources that will be available to the Town in the future to meet the total water demand at full buildout of the Town are not identified nor can the eventual cost of such water resources be quantified at this time; and

WHEREAS, prudent strategic water resource planning dictates that the maximum permitted residential density for undeveloped entitled properties within the Town be considered, even though not all properties will likely develop to maximum density; and

WHEREAS, from time to time the Town will be requested to annex property with additional entitlements; and

WHEREAS, in order to assure that properties annexed to the Town do not increase the total water demand within the Town, it is necessary and advisable to adopt a policy which places the burden on the annexor to support new entitlements with an appropriate reduction in pre-existing residential zoning entitlements, an equivalent reduction in existing water demands, or additional renewable water resources to meet the demands for any new entitlements; and

WHEREAS, this ordinance provides a clear description of the renewable water resource requirements that must be satisfied by a prospective annexor as one condition of securing zoning entitlements for property proposed for annexation to the Town; and

WHEREAS, irrespective of the ability of a prospective annexor to satisfy the renewable water requirements in accordance with this ordinance and in conjunction with an application for zoning of the property proposed for annexation, the Town Council reserves the legislative prerogative to approve or deny an annexation request, as it determines in its sole discretion.

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

Section 1. Amendment. Chapter 4.04 of the Castle Rock Municipal Code is amended to add a new Section 4.04.045, entitled Renewable water resources required at annexation, to read as follows:

4.04.045 Renewable water resources required at annexation.

A. Requirement. Except for annexations exempted under 4.04.045B, no property shall be annexed to the Town unless the Town is concurrently provided, by and at the expense of the annexor, (i) new renewable water resources and/or (ii) additional or enhancement of existing Castle Rock Water renewable water resources and/or (iii) a verifiable reduction in current irrigation demand through dry up of existing irrigated lands through landscape renovation in accordance with Castle Rock's landscape criteria sufficient to meet the total projected water demand from full development of the annexed property, and/or (iv) adequate transferred development rights from Eligible Properties to off-set the incremental water demand for residential and non-residential development in accordance with Section 20.02.015 of the Castle Rock Municipal Code. Castle Rock Water will calculate the number of development rights needed to meet the demand for a non-residential development. The determination as to whether the annexor is able to meet the requirement of this section 4.04.045 is at the sole discretion of the Town Council. The provision of such renewable resources or reduction in current water demand needs, and any adjustment in the renewable water fee imposed under 4.04.150 as a result thereof shall be specified in the annexation and development agreement.

B. Exemptions. The following properties are exempt from this Section 4.04.045:

1. Infill properties identified in Castle Rock Water's Water Resources Strategic Master Plan as amended in January 2017, further depicted on Figure 3.3.

2. Those properties for which an application for annexation was filed with the Town on or before December 31, 2017, further depicted on Figure 3.3, provided such annexation has occurred by December 31, 2020, after which date 4.04.045.A shall apply.

Section 2. Amendment. Section 4.04.050 of the Castle Rock Municipal Code is amended in its entirety to read as follows:

4.04.050 Required dedication of groundwater rights with land use approval.

A. Annexation. All groundwater rights to the Denver Basin groundwater underlying the annexed property shall be conveyed to the Town concurrently with and as

a condition to the annexation. The severance of ownership or control of the groundwater rights from the annexed property shall preclude its annexation as the Town Council may determine in its sole discretion. The total development entitlements granted annexed property through concurrent zoning approval shall be limited to the development credit (calculated under Paragraph 4.04.080A.1 of this Chapter) realized from the required groundwater rights conveyance, absent a finding of the Town Council that the exceptional nature of the development proposed warrants special dispensation, such as preservation of open space, landforms or vistas of community-wide significance or interest, significant primary employment generation, or enhanced urban design and community amenities and aesthetics, or implementation of a water efficiency plan in accordance with Section 4.04.120. Regardless of any other conditions, implementation of a water efficiency plan in accordance with Section 4.04.120 is a requirement of annexation. In the event that the Town Council finds that the development proposal merits special dispensation, the annexation contract shall prescribe the supplemental water resource dedication and/or cash-in-lieu payment required to support full development of the annexed property.

B. Rezoning. As a condition to Town Council approval of a rezoning, all groundwater rights to Denver Basin groundwater underlying the subject property shall be conveyed to the Town. The request for rezoning shall constitute an irrevocable offer by the land use applicant and landowner to amend the applicable development contract to conform to the provisions of the code in effect at the time of rezoning. The landowner shall execute the necessary development contract amendment as a condition to the final adoption of the rezoning ordinance.

C. Subdivision. If the requirements under this Chapter have not been satisfied by prior dedication or pursuant to a water dedication agreement, groundwater rights sufficient to meet the criteria of this Chapter shall be conveyed to the Town, including all groundwater rights to Denver Basin groundwater underlying the subdivision, as a condition to Town Council approval of a final subdivision plat.

D. Reduced Development Credit. Development credit granted for the groundwater rights to the Laramie-Fox Hills aquifer shall be calculated at one-third the rate decreed, due to the speculative yield and exceptional production arid treatment costs of this resource. No development credit shall be granted for rights to the Laramie-Fox Hills that are encumbered under a not-non-tributary augmentation plan. The production characteristics of the Lower Dawson shall be observed and modeled to ascertain whether it is necessary to adjust the development credit for this aquifer.

E. Concurrently with the conveyance under subsections B and C above, the Town and the dedicator shall enter into a water dedication agreement. As provided in Section 4.04.130 of this Chapter, the Town may accept the dedication prior to the time mandated above.

Section 3. 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 4. 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 relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this ____ day of _____, 2018 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 _____, 2018, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jennifer Green, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Mark Marlowe, Director of Castle Rock Water

ORDINANCE NO. 2018

AN ORDINANCE AMENDING TITLE 17 BY ADDING A NEW SECTION 17.02.080 ENTITLED ADDITIONAL ZONING PREREQUISITES AND CHAPTER 20.02 OF THE CASTLE ROCK MUNICIPAL CODE BY ADDING A NEW SECTION 20.02.015 ENTITLED REQUIRED TRANSFER OF RESIDENTIAL DEVELOPMENT RIGHTS

WHEREAS,

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

Section 1. Amendment. Title 17 of the Castle Rock Municipal Code is amended to add a new Section 17.02.080 to read as follows:

17.02.080 Additional Zoning Prerequisites.

“New Residential Property,” as defined in Section 20.02.015 of the Code, is subject to the conditions set forth in such Section.

Section 2. Amendment. Chapter 20.02 of the Castle Rock Municipal Code amended to add a new Section 20.02.015, to read as follows:

20.02.015 Required transfer of residential development rights.

A. This Section shall apply to any application for a Zoning District classification or re-classification of R-1, R-1A, R-2, R-3, MH or PD (where residential uses are allowed by right or special review) for any property annexed to the Town on or after July 1, 2018, but excluding (i) any property for which an application for annexation was filed with the Town on or before December 31, 2017, or (ii) is designated as “Infill” on Castle Rock Water’s “Water Resource Strategic Master Plan,” as amended, and further depicted on Figure _____. Property that is subject to the requirements of this Section 20.02.015 is referred to as “New Residential Property.”

B. Unless exempted under F, below, no New Residential Property shall be granted a zoning classification or re-classification under Title 17 of the Castle Rock Municipal Code unless the owner of the New Residential Property obtains development rights from other properties within the Town in accordance with the provisions of this Section.

C. The maximum permitted residential units (whether by right or by special review) under the zoning classification for the New Residential Property is referred to as the “Maximum Residential

Units” or “MRU.” The MRU is the total number of units that may be developed on the New Residential Property under the proposed zoning and development plan, irrespective of the type or classification of the residential unit. To illustrate, a detached single-family unit and a multi-family unit each constitute one MRU. The MRU for the New Residential Property shall be calculated by the Development Services Department under its established methodology and its determination shall be conclusive.

D. An “Eligible Property” is any property zoned in the Town as of January 1, 2018 which has “Qualified Residential Units” or “QRU” as defined in this subsection. Qualified Residential Units are the maximum number of residential units (excluding units requiring special use approval) that the owner of property which has not been subdivided into lots has the legal right to develop under the applicable zoning for such property. A property is not an Eligible Property if the availability of QRU or the transfer of QRU requires the consent of any party other than the Eligible Property owner. The determination of whether a property is an Eligible Property and the calculation of the QRU for an Eligible Property shall be made by the Development Services Department and its determination shall be conclusive.

E. The ~~MRU~~ Maximum Residential Units for New Residential Property receiving a zoning classification concurrently with annexation shall be limited to 50% of the Qualified Residential Units transferred from an Eligible Property to the New Residential Property. Similarly, as a condition to a re-zoning of New Residential Property after annexation that results in an increase in Maximum Residential Units, two QRU from an Eligible Property must be transferred to the New Residential Property for each incremental residential unit entitlement.

F. The instrument transferring the Qualified Residential Units (“Transfer Document”) shall be executed by the owner and all lienholders in a form approved by the Development Services Department and recorded in the public records. In addition to the Transfer Document, the Town and the owner of the Eligible Property shall execute a document that specifies the reduction in the QRU for the Eligible Property (“TDR Zoning Reduction”) as a result of the transfer to the New Residential Property. In addition, if the Eligible Property is subject to vested development rights under a Development Agreement, an amendment reducing maximum density shall be executed. The execution and recordation of the TDR Zoning Reduction and as applicable, Development Agreement amendment shall not require any approval under Title 17 of the CRMC. However the reduction of the QRU shall apply irrespective of any other zoning approval or entitlement granted the Eligible Property under Title 17. The TDR Zoning Reduction shall be irrevocable and shall be binding on any subsequent owner of the Eligible Property.

~~GF.~~ In lieu of compliance with the requirements of this Section, an annexor may satisfy the requirements of 4.04.045 of the CRMC.

~~HG.~~ Nothing in this Section 20.02.015 shall create an entitlement to annexation of New Residential Property, which shall remain at the discretion of the Town Council.

Section 3. 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 4. 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 relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this ____ day of _____, 2018 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 _____, 2018, by the Town Council of the Town of Castle Rock by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

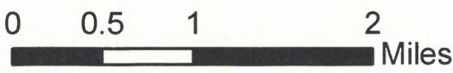
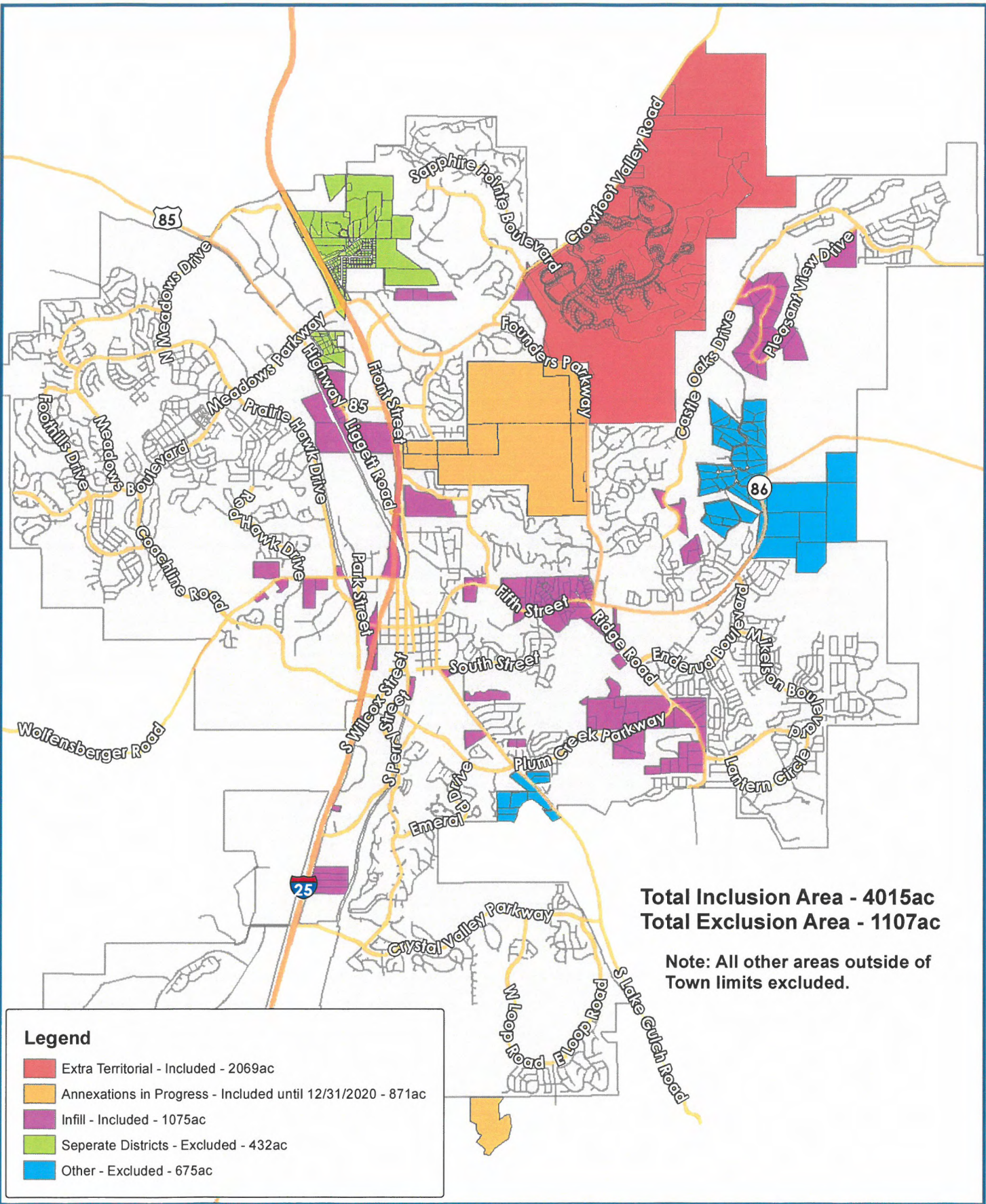
Lisa Anderson, Town Clerk

Jennifer Green, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney



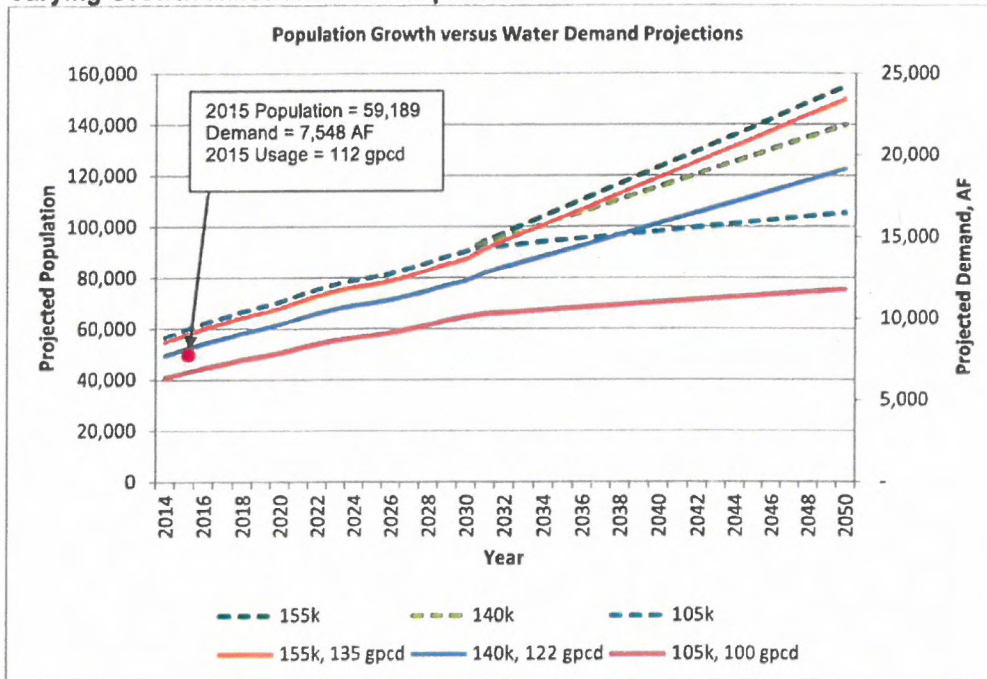
Castle Rock Water
Renewable Water
Inclusion Area



TOWN OF CASTLE ROCK
WATER RESOURCES STRATEGIC MASTER PLAN
JANUARY 2017

Figure 3-2 shows Castle Rock Water's varying projected population growth rates at various conservation scenarios. The base scenario that closely matches the previous water demand projections in the 2010 Water Resource Strategic Master Plan (WRSMP) is 105,200 people at a usage rate of 135 gpcd. The projected demand was set at 15,400 AF in 2050. For planning purposes, we estimate high-case and low-case scenarios to encompass a range of possibilities. In order to plan for varying scenarios, Castle Rock Water has identified that projected demands could be as low as 11,800 AF under the low-case water conservation scenario of 100 gpcd, and 105,200 people versus 23,500 AF under a high-case water conservation scenario of 135 gpcd with 155,000 people.

Figure 3-2: Town's Population Growth versus Water Demand Projections at Varying Growth Rates and Consumption Rates



Demands will continue to be impacted by weather, conservation, costs, and population. Some key water conservation initiatives which could impact demand include advanced metering initiatives, formal metering testing programs, water budget rate structure changes, landscape and irrigation retrofits to Town parks and right-of-ways, indoor conservation incentive programs, hot water recirculation systems, and irrigation audits.

In 2014, the Town created minimum water efficiency design criteria, which can be used by new developments. These criteria include indoor and outdoor water conservation efforts as well as specific water budgets for properties included within a water efficiency plan. The effectiveness of the plans will be evaluated as new communities are developed. To date, one development, The Lanterns, has utilized these guidelines to develop their approved development specific water efficiency plan. There is a possibility that some of the future annexation properties would utilize the same minimum water efficiency design criteria, thus decreasing the total amount of renewable supplies the Town would need to purchase in the future.

ATTACHMENT E

Data through December 31, 2017. please note that these are estimates, and numbers are subject to change

PD #	Planned Developments (year zoned)	MAXIMUM ZONED UNITS				PLATTED (SF) SDP (MF)				UNITS BUILT (CO)			COMMENTS	VESTING (All developments have a Development Agreement with no expiration date, regardless of vesting)
		SF	MF	Total	SF	MF*	Total	SF	MF	Total	SF	MF	Total	
56	Arbors (2002)	38	80	118	0	0	0	0	0	0	0	0	0	Undeveloped, proposed to be developed in conjunction with Hillside
81	Auburn Ridge (2013)	0	289	289	0	289	289	0	90	289	0	90	90	Full development is expected in 2018, pending approved zoning & SDP recordation
2	Brookwood (2003)	72	0	72	72	0	72	0	0	72	50	0	50	Full development is expected
4	Cambridge Heights (2003)	0	100	100	0	0	0	0	0	0	0	0	0	Undeveloped, no dates for activity
5	Castle Highlands (1984)	132	358	490	131	200	331	124	200	324	200	324	324	Project completed, no additional lots are platted.
6	Castle Meadows (1989)	70	218	288	0	0	0	0	0	0	0	0	0	Full development is expected
7, 75, 80, 85, 93	Castle Oaks /Terrain (2002)	1992	775	2767	1696	0	1696	1117	0	1117	0	1117	1117	Full development is expected
8, 9, 10, 43, 91	Castle Pines Commercial / Promenade (1987)	0	1550	1550	0	1062	1062	0	805	805	0	805	805	Project re-entitled by Alberta Corporation. Total MF build-out equals 1018 MF units, not the previously-entitled 1550 MF units.
11	Castle Ridge East (1986)	30	0	30	28	0	28	28	0	28	0	28	28	Project is complete
12 & 53	Castle Rock Estates - Diamond Ridge (1995)	126	0	126	126	0	126	126	0	126	0	126	126	Project is complete
27 & 71 & 74 & 28	Castleview Estates - The Oaks of Castle Rock (1985)	248	326	574	239	0	239	118	0	118	0	118	118	Full development is expected
62	Castlewood Ranch (1998)	1300	0	1300	1288	0	1288	1264	0	1264	0	1264	1264	Remaining lots platted for sale, most will be custom homes, full development expected
straight zones, downtown	Central Castle Rock (varies)	1538	1111	2649	1522	905	2427	1526	791	2317	791	2317	2317	Development nearly complete, approximately 20 SF units remaining, includes Riverwalk MF
88	Covenant At Castle Rock (2014)	58	0	58	58	0	58	28	0	28	0	28	28	Full development is expected
55, 70	Crystal Valley Ranch (2000)	2722	753	3475	1306	0	1306	893	0	893	0	893	893	Full development is expected
54	Dawson Ridge (1986)	2447	5453	7900	0	0	0	0	0	0	0	0	0	Project was entitled in the late 1980's. The property has been vacant since the early 1990's with no specific plans for improvement. All involved with property ownership and development discussions agree that a new land use plan, infrastructure plan, Development Agreement and service plans need to be submitted and approved by Council prior to any development of the site no matter what decision is made on the vesting question
63, 92	Founders Village - Inc. Founders 24 and Bella Mesa (1985)	1754	3667	5421	2634	0	2634	2278	0	2278	0	2278	2278	Project is approximately 1/2 built with the expectation of the entitled 5421 residential units will be constructed.
45, 86	Hazen Moore (2000)	243	0	243	161	0	161	136	0	136	0	136	136	Full development is expected
17	Heckendorf Ranch (1985)	406	224	630	301	0	301	293	0	293	0	293	293	A portion of the property is developed. Full development is expected
90	Hillside (2009)	120	0	120	0	0	0	0	0	0	0	0	0	Full development is expected
19	Lanterns (2003)	1200	0	1200	0	0	0	0	0	0	0	0	0	The property was recently entitled for an increase from 548 units to 1200 homes
41	Liberty Village (2004)	1245	0	1245	1212	0	1212	730	0	730	0	730	730	Full development is expected
20, 46, 68	Maier Ranch (1988)	2309	100	2409	761	96	857	761	96	857	96	857	857	Full development is expected
37, 38, 82, 89	Meadows (1985)	6642	4002	10644	7240	240	7480	6084	0	6084	0	6084	6084	The developer consistently states the intent to build the entitled number of lots.
														Vested through 12/31/2019 - Primary term 12/31/2012 (250 DU's) Extended term 12/31/2019 (15 years)
														Vested through 6/30/2028 - Primary term 6/30/13 (1000 DU/100,000 sq.ft commercial) 1 st Extended term 6/30/2021 (2400 DU/300,000 commercial) 2 nd Extended term 6/30/2028 (25 years)

