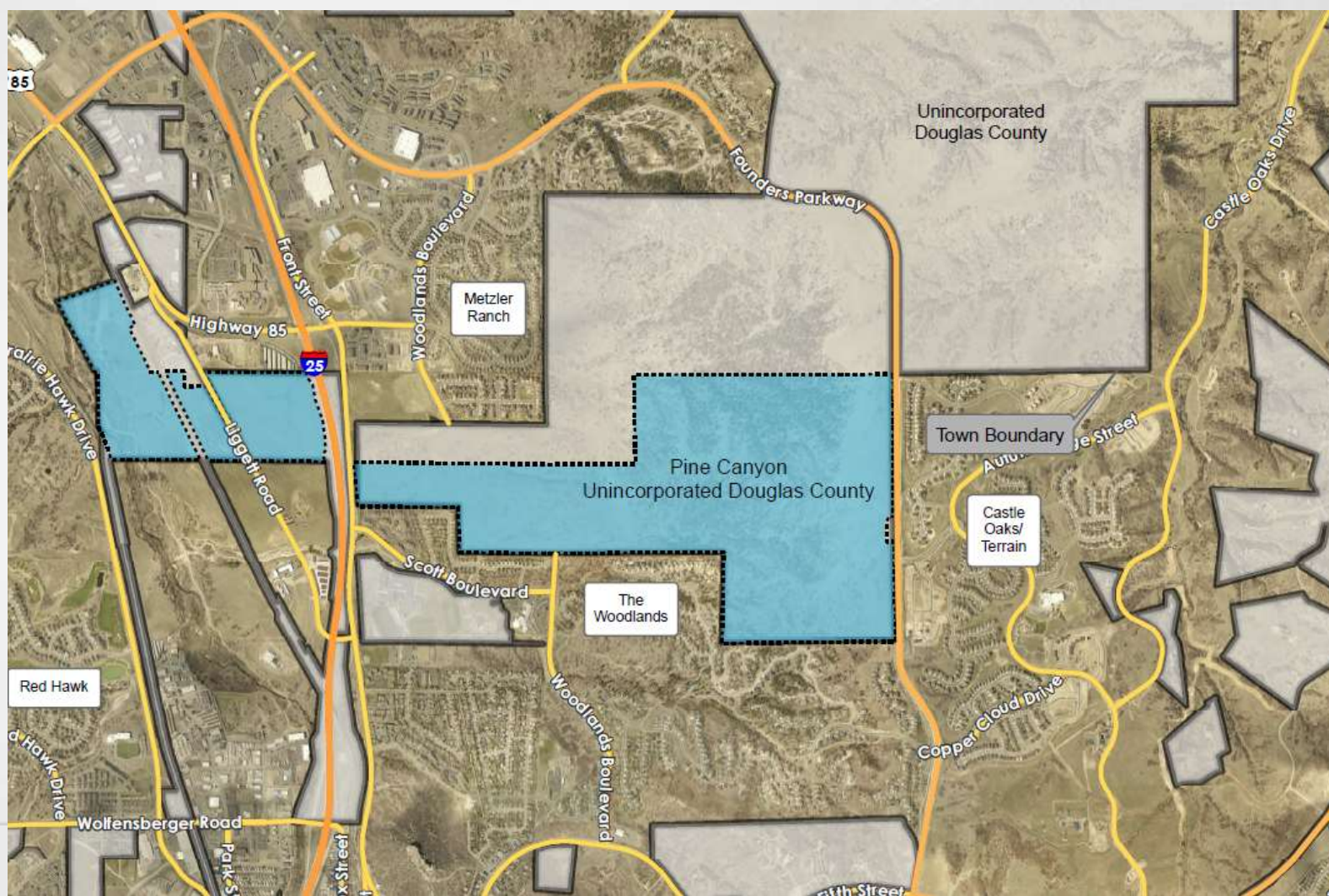


DISCUSSION/DIRECTION: PINE CANYON PLANNED DEVELOPMENT DOUGLAS COUNTY REFERRAL

TOWN COUNCIL
MAY 19, 2020





TIMELINE

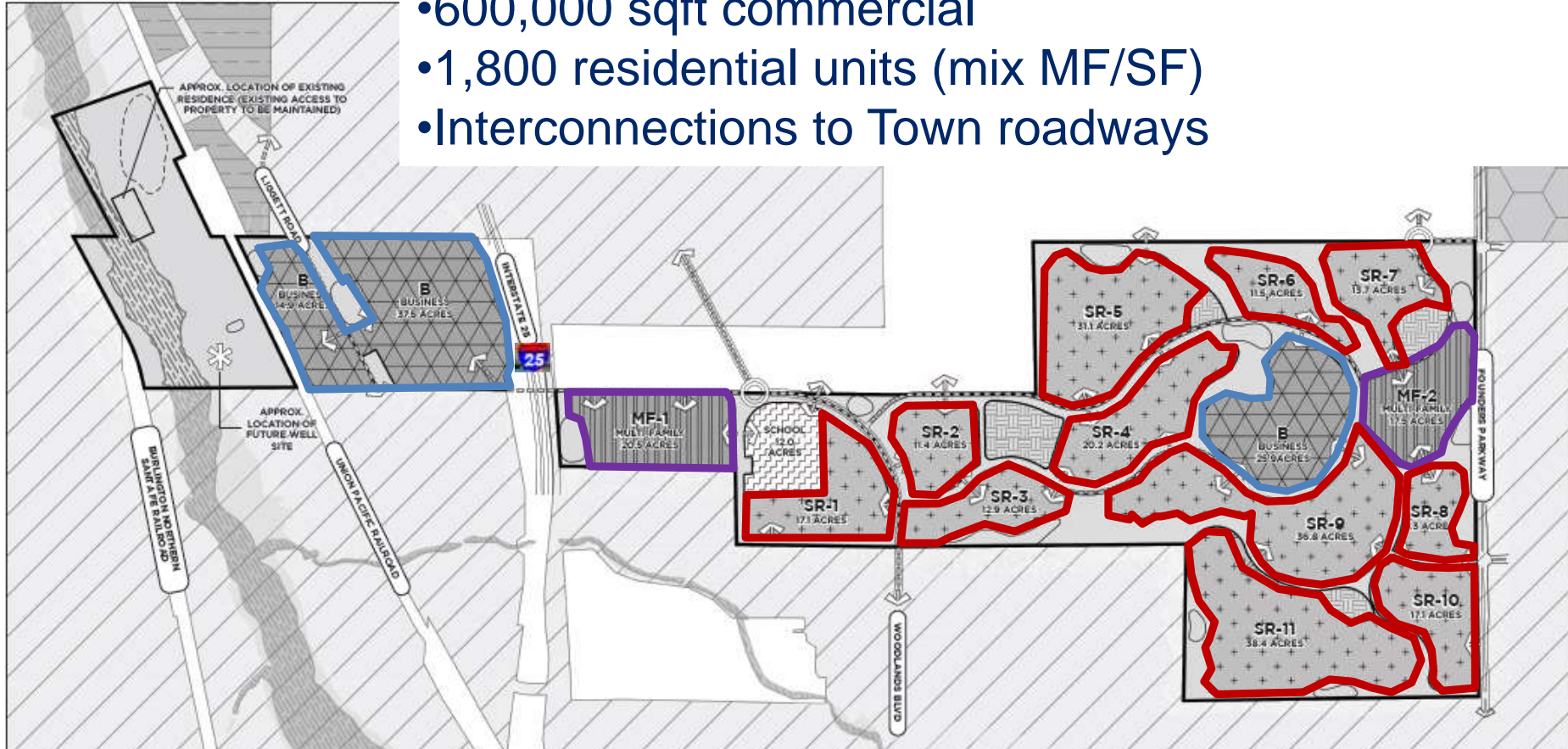
- December 2013: Pine Canyon requested to Annex and Zone in the Town.
- 2014-2018: Multiple reviews were conducted, and the applicant made several revisions, remaining comments not resolved.
- Aug 2016: Douglas County chose to not renew IGA with Town
- April 2020: Pine Canyon withdrew Annexation and Zoning applications from the Town.
- May 2020: Pine Canyon Planned Development submitted rezone request to Douglas County.

Town to provide referral comments to Douglas County.

URBAN LEVEL DEVELOPMENT

LAND USE PLAN OVERVIEW

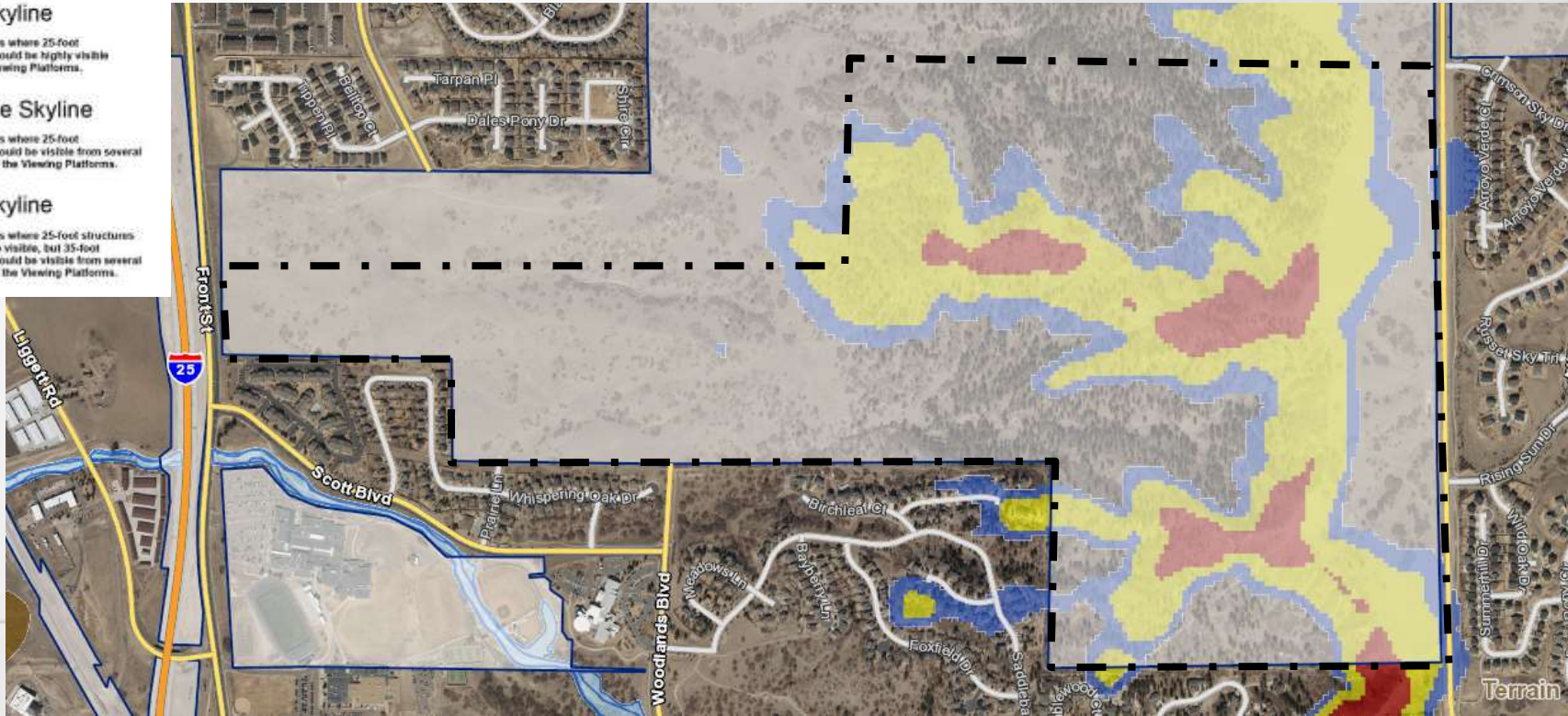
- 600,000 sqft commercial
- 1,800 residential units (mix MF/SF)
- Interconnections to Town roadways



SKYLINE RIDGELINE

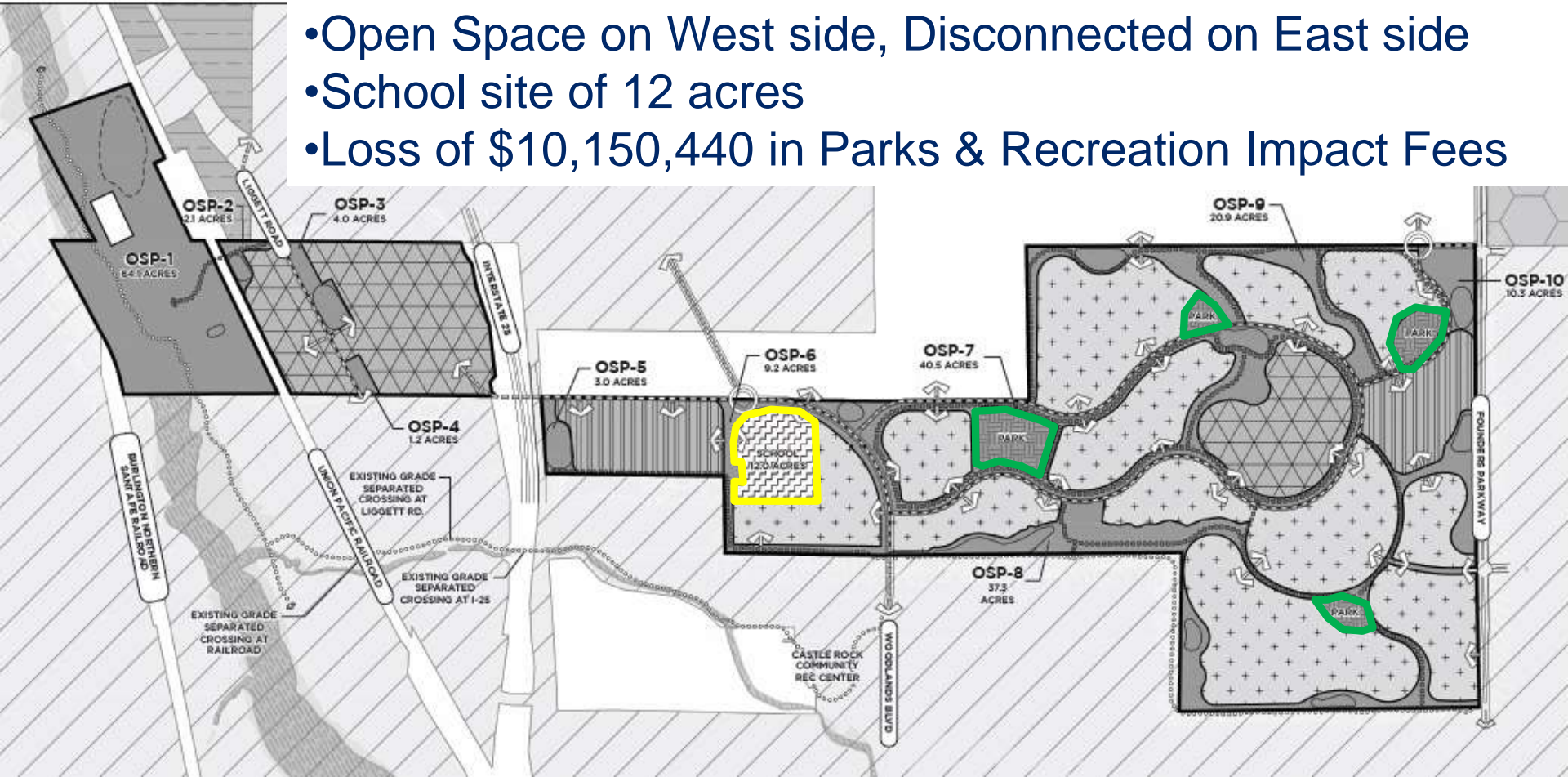
- Only applies to land within the Town. Not enforced by Douglas County.

SKYLINE/RIDGELINE LEGEND



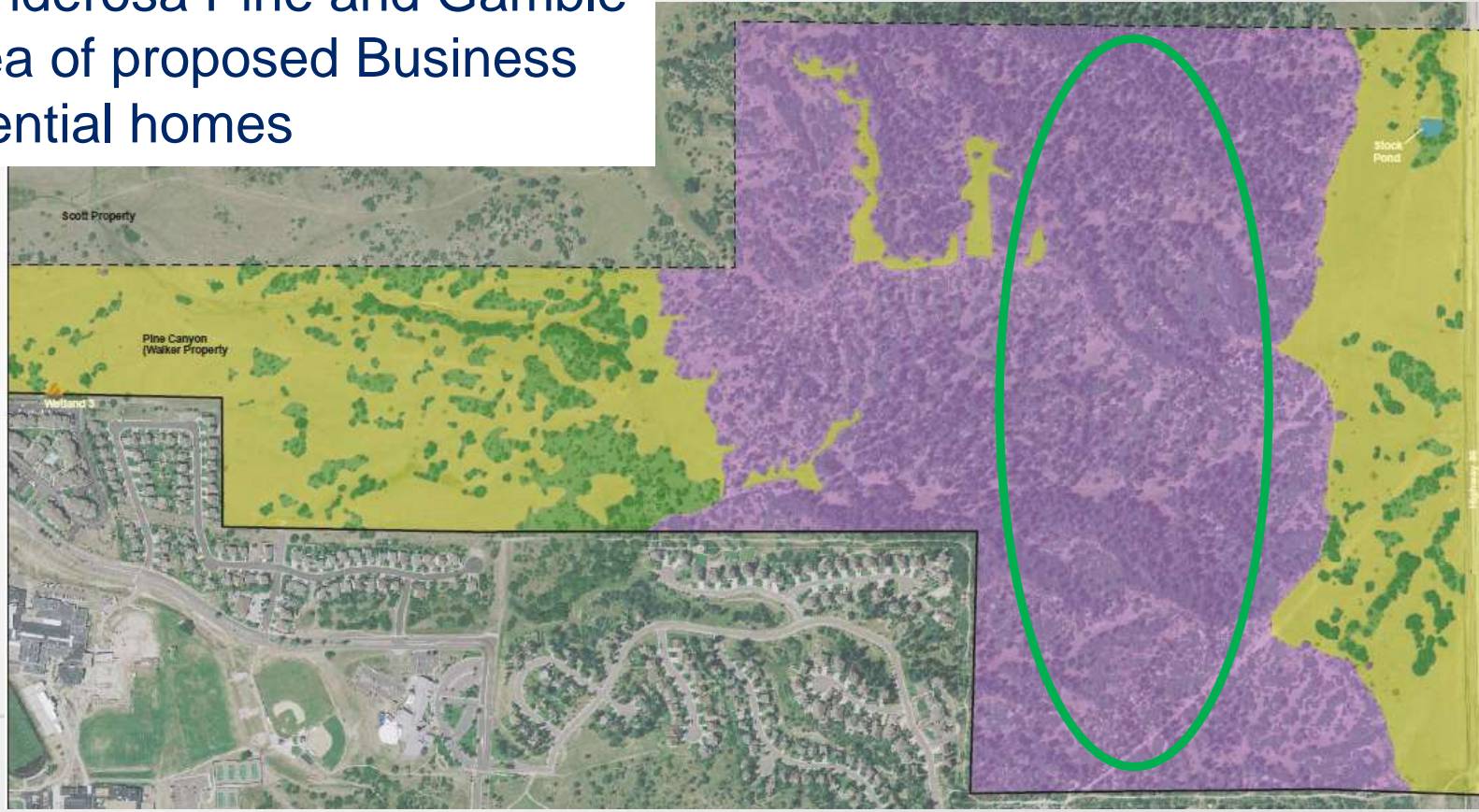
OPEN SPACE AND SCHOOL SITE

- Open Space on West side, Disconnected on East side
- School site of 12 acres
- Loss of \$10,150,440 in Parks & Recreation Impact Fees



OPEN SPACE VEGETATION

- Mature Ponderosa Pine and Gamble Oak, in area of proposed Business and Residential homes



TRANSPORTATION: Preliminary Needs based on previous Town Application



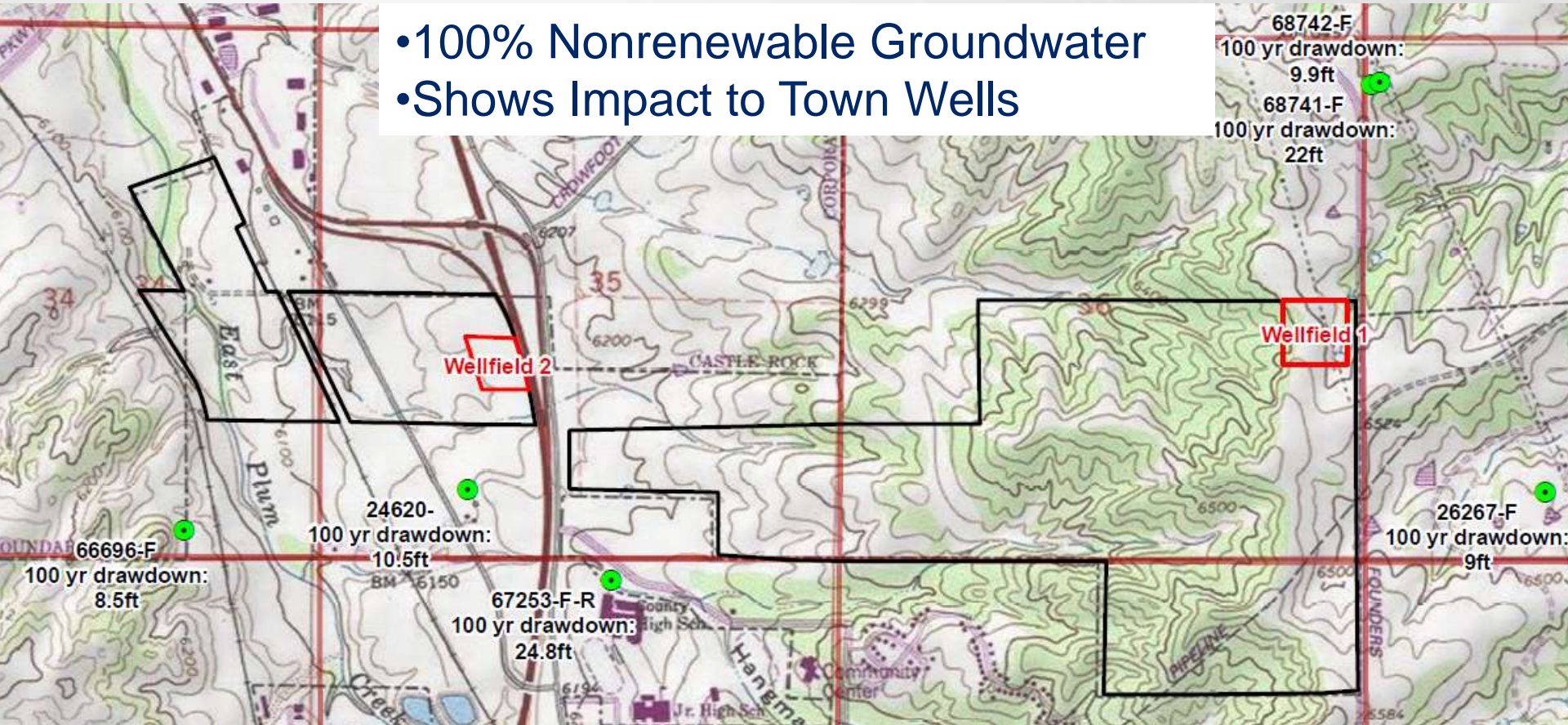
LEGEND

-  Intersection improvements
100% contribution
-  Intersection improvements
pro-rata contribution
-  New roundabout or signal
100% contribution
-  New roundabout/signal
pro-rata contribution
-  New intersection
100% contribution
Including Intersection control,
signal or roundabout
-  New interchange
pro-rata contribution
-  New roadway + ROW dedication
100% contribution
-  Widened Roadway + ROW dedication
100% contribution
-  Widened Roadway + ROW dedication
pro-rata contribution
-  Improve Roadway to Town standards
pro-rata contribution

•In addition: \$19,056,600 Loss of Transportation Impact Fees

WATER SUPPLY

- 100% Nonrenewable Groundwater
- Shows Impact to Town Wells



WATER SUPPLY

- No plan for bringing Renewable Water to area, \$19.5 M estimate on renewable water costs for this development (normally paid by system development fees / who pays in future if this is in County)
- Does not meet Douglas County's Guide to Water Supply Standards
- Reverses 10+yrs of Regional progress on Renewable Water

STORMWATER

- Downstream impacts to East Plum Creek, loss of \$2.4 M in stormwater impact fees for future capital projects to offset impacts

WASTE WATER TREATMENT

- Proposing construction of new water reclamation facility in center of Town
- Discharge to East Plum Creek, upstream of a number of Town Water supply locations
- Small treatment facilities typically have financial challenges operating over long term
- State law strongly encourages regional consolidation
- Odor and Operational concerns in center of Town

KEY ISSUES

- **Open Space Dedication** – disconnected, does not preserve portion of forest area
- **Transportation** – No mitigation to Town roadways.
- **Water Resources** – reliance on 100% groundwater, well sites locations that would effect Town wells and aquifer
- **Wastewater** – construction of Water Reclamation Facility, long term viability to meet standards, odor concerns
- **Stormwater** – downstream impacts without financial contribution
- **Urban level development** without Skyline/Ridgeline protection, no impact fee contribution, no Town sales tax from retail uses, reduced future capital improvement project revenue



DISCUSSION/DIRECTION

- Staff recommends direction to formalize opposition to rezoning in unincorporated Douglas County at urban levels and bring that back to Council for review and consideration.