

**RESOLUTION NO. R- 025 - 070**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE AMENDED AND RESTATED SERVICE PLAN OF  
PINEY LAKE TRAILS METROPOLITAN DISTRICT NOS. 1 & 2**

WHEREAS, the Service Plan for the Piney Lake Trails Metropolitan District Nos. 1 & 2 was approved by the Douglas County Board of County Commissioners (“Board”) on April 5, 2022 pursuant to Resolution No. R-022-038, which was recorded at Reception No. 2022024849 on April 7, 2022 (the “Original Service Plan”);

WHEREAS, on July 7, 2025, an Amended and Restated Service Plan for Piney Lake Trails Metropolitan District Nos. 1 & 2 (the “Service Plan”) was filed with the Douglas County Clerk and Recorder (“Clerk”), and the Clerk, on behalf of the Board of County Commissioners (“Board”), mailed a Notice of Filing of Special District service Plan to the Division of Local Government in the Department of Local Affairs on July 7, 2025;

WHEREAS, the Douglas County Planning Commission provided no recommendation on the Service Plan to the Board because the Douglas County Planning Commission meeting on July 21, 2025 was cancelled due to lack of quorum;

WHEREAS, on August 12, 2025, the Board set a public hearing on the Service Plan for August 26, 2025 (“Public Hearing”), and (1) ratified publication of the notice of the date, time, location, and purpose of such Public Hearing, which was published in The Douglas County News-Press on July 31, 2025 and (2) caused notice of the date, time and location of the Public Hearing to be mailed on July 31, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year, and which have boundaries within a radius of three miles of the proposed boundaries of the Piney Lake Trails Metropolitan District Nos. 1 & 2 (the “Districts”) and, on July 31, 2025, to the petitioners and property owners, pursuant to the provisions of § 32-1-204(1.5), C.R.S.; and

WHEREAS, the Board continued the public hearing for the Service Plan from August 26, 2025, to September 2, 2025, when a Public Hearing for the Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Service Plan was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Service Plan have been fulfilled and that the Board has jurisdiction in this matter.

Section 2. The Board does hereby find:

- (a) That there is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and
- (b) That the existing service in the area to be served by the Districts is inadequate for the present and projected needs; and
- (c) That the proposed Districts are capable of providing economical and sufficient service to the area within the boundaries; and
- (d) That the area to be included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and
- (e) That adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and
- (f) That the facility and service standards of the Districts are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and
- (g) That the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and
- (h) That the proposals is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
- (i) That the continued existence of the Districts will be in the best interests of the area proposed to be served; and
- (j) That the Service Plan, based upon the statements set forth in the Service Plan and upon all evidence presented at the Public Hearing on the Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

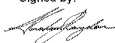
Section 3. The Board hereby approves the Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the Districts or its service area, or of any specific number of buildable units identified in the Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The legal descriptions of the Districts shall be provided in Exhibit A, attached hereto and incorporated herein by reference.

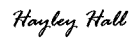
Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 2nd day of September, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

By:  Signed by:  
2322EAD6BA06429  
Abe Laydon Douglas County Commissioners Signed by:

ATTEST:

 DocuSigned by:  
100E9E33F00249B  
Hayley Hall  
Deputy Clerk to the Board  
Hayley Hall



**Exhibit A**  
Legal Descriptions