



ELBERT COUNTY
Community & Development Services

STAFF MEMORANDUM

Date: August 4, 2026

From: Lance Ingalls, County Attorney

Through: Jennifer Jones, AICP, CDS Director

To: Planning Commission

Project Name: Consolidated Service Plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5

Project Number: SD-2026-0002

Property Owner/Applicant: Jim Marshall, Spring Valley Land Investments, LLC

Counsel to the Applicant: Icenogle Seaver Pogue, P.C.

Project Summary

The Ridge at Spring Valley (previously known as Moorstead) was approved by the Board of County Commissioners (BOCC) on October 9, 2024 (Resolution 24-36). The approved PUD allows for up to 1,191 residential units on the approximately 1,100-acre site generally located north of County Road 174 between County Road 21 and County Road 29. The Ridge at Spring Valley Preliminary Plat is currently under review.

The proposed metropolitan districts would finance, construct, own, operate, and maintain public improvements and/or provide services within The Ridge at Spring Valley development. Examples of public improvements and services include interior roadways, drainage facilities, detention/water quality ponds, pocket parks and trails, and water and sewer facilities. It is anticipated that water and sanitation improvements will be coordinated with the Spring Valley Metropolitan District No. 1 which will, through an intergovernmental agreement between one or more of the districts, be responsible for distributing the water, collecting sewage, and otherwise servicing and billing individual residential users/customers.

Service Plan Review

The proposed metropolitan district service plan was reviewed by the Elbert County Attorney (legal) and Anderson Analytics (financial). Necessary and requested revisions were made. The latest draft of the service plan is attached.

Statutory Authority / Criteria

Per Colorado Revised Statutes (CRS) 32-1-203 (1) *The board of county commissioners... shall constitute the approving authority under this part 2 and shall review any service plan filed by the petitioners of any proposed special district. With reference to the review of any service plan, the board of county commissioners has the following authority:*

- (a) To approve without condition or modification the service plan submitted;*
- (b) To disapprove the service plan submitted;*
- (c) To conditionally approve the service plan subject to the submission of additional information relating to or the modification of the proposed service plan.*

(2) The board of county commissioners shall disapprove the service plan unless evidence satisfactory to the board of each of the following is presented:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.*
- (b) The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.*
- (c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.*
- (d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.*

(2.5) The board of county commissioners may disapprove the service plan if evidence satisfactory to the board of any of the following, at the discretion of the board, is not presented:

- (a) Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.*
- (b) The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204 (1).*
- (c) The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.*
- (d) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.*
- (e) The creation of the proposed special district will be in the best interests of the area proposed to be served.*

Findings

CRS 32-1-203 (4) *The findings of the board of county commissioners shall be based solely upon the service plan and evidence presented at the hearing by the petitioners, planning commission, and any interested party.*

If the Planning Commission finds that the above criteria are met, the following findings are recommended:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts; and

2. The existing service in the area to be served by the Districts are inadequate for present and projected needs; and
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and
4. The Service Plan is compatible with existing and allowable land uses in the surrounding area; and
5. The area to be included in the Districts does have or will have the financial ability to discharge the proposed indebtedness on a reasonable basis; and
6. Adequate service is not or will not be available to the area through the County or other existing municipal or quasi-municipal corporations, including special districts, within a reasonable time and on a comparable basis; and
7. The facility and service standards of the Districts are compatible with the facility and service standards of the County within which the Districts are located and each municipality which is an interested party under Section 32-1-204(1), C.R.S. and
8. The Service Plan is in compliance with a master plan adopted pursuant to Section 30-28-106, C.R.S. and
9. The Service Plan is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
10. The creation of the Districts will be in the best interests of the area proposed to be served.

Recommendation

If the Planning Commission determines the above findings are accurate, the Planning Commission should recommend approval of the service plan to the Board of County Commissioners.

Board of County Commissioners

The Board of County Commissioners will hear the request for the consolidated service plan for The Ridge at Spring Valley Metropolitan District Nos. 1-5 at a public hearing on September 9, 2026.