

Planning Commission Workshop

Agenda Summary

May 24, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 350-9784

Title:

Overview of Metropolitan Districts

Summary:

Colorado State Statutes allow for the creation of Metropolitan Districts as a means of financing and maintaining certain types of development. This is accomplished by a jurisdiction allowing a Metropolitan District to be formed as a quasi-governmental entity which can then assess a mill levy to landowners within the district to pay for infrastructure costs or services and to maintain certain common elements within the district. Unlike Special Districts, a Metropolitan District must provide at least two services. Like traditionally financed developments, once the infrastructure is in place it is typically dedicated to the governing entity for perpetual maintenance though there can be exceptions, such as with private streets or areas within a gated community that a District would maintain.

A petitioner who seeks permission to create a Metropolitan District must submit a service plan to the governing entity along with a financial analysis and mill levy rate to cover the cost of improvements, which could be as much as 70 mills. The governing entity has full discretion to approve or deny the proposed service plan. The districts are typically residential or commercial but can be a blend of land use types.

Greeley's first two Metropolitan District areas were allowed in the Promontory development in 1999. Since then, another eight metropolitan district areas have been approved by City Council. The Greeley Municipal Code mirrors state statutes in the minimum elements that must be part of a Metropolitan District.

Community Development staff reviews the application and service plan with input from a variety of internal City departments and may involve from a third-party reviewer as needed before it is advanced for Council consideration.

Council conducts a public hearing and then determines if it is in the public's best interest to allow the use of a Metropolitan District to construct the infrastructure improvements as proposed.

Attachments:

None