

Lawsuit Summary

The City of Farmington and Castle Rock entered into an annexation agreement in 2017 (the "2017 OAA"), which imposed restrictions on zoning for a defined geographic area. Those restrictions included prohibiting, without the consent of Castle Rock, Farmington's adoption of a comprehensive plan designation for that property of commercial or industrial.

In late 2024 Farmington approved a change in its comprehensive plan to mixed use commercial and industrial affecting the real property at issue in the 2017 OAA. Farmington did not seek or obtain Castle Rock's consent in violation of the 2017 OAA. The projected project is a data center.

Castle Rock sued Farmington in early 2025. A local group concerned about the data center (the "Coalition") also sued Farmington around the same time.

Farmington moved to dismiss the Coalition's lawsuit. The Court denied Farmington's motion on May 27, 2025. The two lawsuits against Farmington were combined.

Castle Rock moved the Court for a temporary injunction, which was denied in part because the Court found the construction to be some time off weighing against the granting of an injunction.

Farmington moved the Court to dismiss Castle Rock's suit arguing that the 2017 OAA did not restrict Farmington's ability to zone the real property. The Court denied Farmington's motion on November 10, 2025.

The Coalition has moved to amend its complaint against Farmington to include additional reasons that Farmington should not be allowed to rezone and allow a data center. That motion was heard on November 14, 2025 and a decision has not been made yet by the Court.

Next up we are going to need to amend the scheduling order and exchange discovery. There is an agreement that discovery was paused during the pendency of Farmington's motion.

The lawyers will now need to discuss an amended schedule and see if an agreement as to a new schedule for the case can be reached. If we cannot agree, the Court will be asked to set a new schedule. Following that we will serve and be served substantive discovery about the facts at issue in the case.

We will also be required to attend alternative dispute resolution soon as required by the rules of civil procedure. It is likely that the trial date will be pushed out several months, likely into the Summer or Fall of 2026.

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