



## Planning Commission Meeting Minutes - Draft

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

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Thursday, September 26, 2024

6:00 PM

Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Also in attendance: Matt Roth

**Present** 7 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

**Attendance** 8 - Kevin Wrede, BrieAnna Simon, Sandy Vossler, Matt Hayes, Darcie Hartman, John LaSala, Tara Vargish, and Jeff Smullen

### CERTIFICATION OF MEETING

Mr. Wrede confirmed that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2024-017](#)

#### August 8, 2024 Planning Commission Meeting Minutes

**Moved by Salinas, seconded by Vice Chair McHugh, to Approve Planning Commission Topic PC 2024-017 as presented. The motion passed by a vote of: 7 to 0.**

**Yes:** 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

### PUBLIC HEARING ITEMS

[PC 2024-018](#)

**Lost Canyon Ranch Public Land District - 1 Zoning** [681 acres, located at 6581 Lost Canyon Ranch Rd]

Ms. Simon presented on PC 2024-0018 Lost Canyon Ranch Public Land District - 1 Zoning. There was no public comment. Commissioners did not have any questions or comments.

**Moved by Samuelson, seconded by Sawin, to Approve Planning Commission Topic PC 2024-018 as presented. The motion passed by a vote of: 7 to 0.**

**Yes:** 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

[PC 2024-019](#)

**Costco Site Development Plan - Lot 1, Filing 1 Dawson Trails**

[19.7-acre site located north of present-day Territorial Road and west of West Frontage Road, within Dawson Trails Planned Development, Planning Area F-2]

Ms. Vossler gave a presentation on PC 2024-019 Costco Site Development Plan. Applicant - Larry Jacobsen and Jake Schroeder, Westside Investment Partners, Pari Holliday, Costco, Terry Odle, MG2, Blake Calvert, CORE Consultant, Cassie Slade, Fox Tuttle Transportation, Jeremy Lott, Stacey Weeks, Norris Design. Stacey Weeks presented on the project. Chair Warnke asked about water usage and vegetation, looking for clarification on use of turf. The applicant responded. Chair Warnke also asked for clarification on the 1% pretax donation to a nonprofit, and if that nonprofit is chosen by the local Costco or is chosen higher up, the applicant responded. There were no public comments. Commissioner Salinas asked about any plans to have an EV charger on site, the applicant responded.

**Moved by Vice Chair McHugh, seconded by Olson Stanley, to Approve Planning Commission Topic PC 2024-019 as presented. The motion passed by a vote of: 6 to 0.**

**Yes:** 6 - Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

**Recuse:** 1 - Samuelson

**TOWN COUNCIL LIAISON UPDATE**

Mayor Gray gave an update.

**DESIGN REVIEW BOARD UPDATE**

None.

**COMMISSION ITEMS**

**Check for quorum for upcoming meetings**

**October 10, 2024**

**October 24, 2024**

**STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

Mr. Wrede gave an update.

**ADJOURN**

**Moved by Chair Warnke, seconded by Vice Chair McHugh, to adjourn. The motion passed by a vote of: 7 to 0.**

**Yes:** 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

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**Minutes approved by the Planning Commission on \_\_\_\_\_ by a vote of \_\_\_\_ in favor, \_\_\_\_ opposed, with \_\_\_\_ abstention(s).**