



Planning Commission Meeting Minutes - Final

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

Thursday, April 24, 2025

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Matt Roth and Santi Smith were also in attendance.

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, Mike Hyman, Tara Vargish, Matt Hayes, Jacob Vargish, Mark Marlowe, and Darcie Hartman

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 2025-001](#)

December 12, 2024 Planning Commission Meeting Minutes

Moved by Vice Chair McHugh, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-001 as presented. The motion passed by a vote of: 7-0.

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

PUBLIC HEARING ITEMS

[PC 2025-002](#)

Rezoning - 826 Park Street Expansion & 200 Wolfensberger Road Planned Development Plan

Ms. Simon presented on PC 2025-002 Rezoning-826 Park Street Expansion and 200 Wolfensberger Road Planned Development Plan. Nicole DeVries of Wellspring Community presented. Commissioner Samuelson asked for clarification on the number of units dedicated to ID/D and who lives in the remaining units. The applicant responded. Vice Chair McHugh asked for clarification on the waitlist for programs, the applicant responded. Chair Warnke asked for an update on the success of the existing units at Unity on Park, the applicant responded. One resident had comments in favor of the project.

Moved by Vice Chair McHugh, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-002 as presented. The motion passed by a vote of: 7-0.

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

[PC 2025-003](#)

Pine Canyon Annexation [535 acres, located on both the east and west sides of Interstate 25 (I-25). The portion of the property east of I-25 is generally north of Scott Boulevard, south of Black Feather Trail, west of Founders Parkway, and east of Front Street]

Mrs. Vargish presented on PC 2025-003 Pine Canyon Annexation and PC 2025-004 Pine Canyon Planned Development Plan and Zoning. Kurt Walker, landowner and Marcus Pachner, consultant gave a presentation. Commissioner Samuelson asked about the I25 bypass, the applicant responded. Commissioner Samuelson also asked about the benefits that staff described with the development occurring in the Town vs. the County, especially in terms of water. Staff responded. Chair Warnke asked for clarification on the water being brought with the project vs. what was reserved. Staff responded. Chair Warnke clarified the circumstances of groundwater if the project developed in the County, staff responded. Chair Warnke asked about stormwater and sewer and if the benefits are similar, staff responded. Commissioner Samuelson asked for the remaining benefits to development in the Town outside of water, staff responded. Commissioner Samuelson reiterated that development fees would go towards Town upgrades, staff responded. Commissioner Stanley asked about the zoning of the spa and how staff see's that fitting into the surrounding uses. Staff responded. Commissioner Stanley asked about public vs. community amenities, the applicant responded. Chair Warnke asked if the Parks Department would be involved in the open space and parks that are proposed in the project. Staff responded. Vice Chair McHugh asked for clarification on the accessibility and transportation throughout the community, staff responded. Chair Warnke asked about the dedicated school site and if the school district has been included in conversations, the applicant responded. Chair Warnke asked about the proposed trail that runs through eh existing homestead area, and if the applicant had any concerns about its location. The applicant responded. Chair Warnke asked about the proposal for a FFA partnership and how that ties in, the applicant responded. Commissioner Stanley asked for clarification on the traffic impacts and what/where the improvements will be made at various intersections around Town/what the traffic study identified. The applicant responded. Commissioner Stanley asked for clarification on the Four Corners intersection that was recently upgraded, the applicant responded. Commissioner Samuelson asked why the applicant was not previously able to irrigate their farmland, the applicant and staff responded. Chair Warnke asked about a potential timeframe, the applicant responded. Four members of the public spoke about the project, three in favor of the project being developed in the Town, and one against the project. Major concerns included traffic, safety and school district support. Chair Warnke asked for clarification on impact fees and how those are used, staff responded. Commissioner Samuelson asked about the requirement of traffic studies moving forward, staff responded. Commissioner Samuelson asked for clarification on the consideration of the property to the north and any potential development proposed. Staff responded. Commissioner Stanley asked for clarification on the potential for the spa and how many units would be built if the spa does not get built, as well as the concerns of the gas pipelines that were updated on the property by Black Hills Energy, staff and applicant responded. Staff offered elaboration on the traffic concerns. Chair Warnke asked for elaboration on conversations with the school district regarding the future school site that is proposed. The applicant responded. Staff offered comments on public land and school dedications within new developments.

Moved by Sawin, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-003 as presented. The motion passed by a vote of: 6-0.

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

Not Present: 1 - Salinas

[PC 2025-004](#)

Pine Canyon Planned Development Plan and Zoning Regulations

[535 acres, located on both the east and west sides of Interstate 25 (I-25). The portion of the property east of I-25 is generally north of Scott Boulevard, south of Black Feather Trail, west of Founders Parkway, and east of Front Street]

PC2025-004 was opened, presented and discussed with PC2025-003.

Moved by Vice Chair McHugh, seconded by Sawin, to Approve Planning Commission Topic PC 2025-004 as presented. The motion passed by a vote of: 7-0.

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

TOWN COUNCIL LIAISON UPDATE

Mayor Gray gave an update.

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS

Check for quorum for upcoming meetings

May 8, 2025

May 22, 2025

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede gave an update.

ADJOURN

Moved by Chair Warnke, seconded by Samuelson, to adjourn. The motion passed by a vote of: 7-0.

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