



## Planning Commission Meeting Minutes - Final

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

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Thursday, August 8, 2024

6:00 PM

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

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

Meeting went into Recess

Meeting reconvened

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Darcie Hartman was also present.

**Present** 6 - Jeff Samuelson, Carlos Salinas, Chair Todd Warnke, Vice Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

**Not Present** 1 - Tom Martinez

**Attendance** 8 - Kevin Wrede, Mike Hyman, Sandy Vossler, Abigail Nichols, John LaSala, Roy Gallea, Matt Gohl, and Tara Vargish

### 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 2024-013](#)

#### June 13, 2024 Planning Commission Meeting Minutes

Moved by Vice Chair McHugh, seconded by Samuelson, to Approve Planning Commission Topic PC 2024-013 as presented. The motion passed by a vote of: 6 to 0

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

**Not Present:** 1 - Martinez

### PUBLIC HEARING ITEMS

[PC 2024-015](#)

**Metzler Ranch Planned Development Zoning Regulations, 2nd, Amendment, Major Planned Development Text Amendment [1.36 -acres, located at 864 Barranca Drive]**

Ms. Vossler presented on PC 2024-015 Metzler Ranch Planned Development Zoning Regulations, 2nd Amendment, Major Development Text Amendment.

Applicant - Katie Coffman, VP of De Novo Strategy; Harmon Zuckerman, Attorney at Frasca, Joiner, Goodman and Greenstein; Aimee Fisher, Regional Director of

Nursing for Colorado; Dr. Jason West, National Director of Psychiatry; Kelly Butzer, Alumni Manager; Rebecca Chacon, Alumni Coordinator; Dr. Robert Ochsner, Chief Medical Officer; Aimee Techau, Chief Quality Officer; Lexi Simonyan, Regional Clinical Director for Colorado; Sarah Fletcher, Chief Clinical Officer

Commissioner Samuelson asked for clarification on the statement that Douglas County is underserved, clarification on inpatient vs outpatient criteria, screening procedures for history of violence in patients, exit and run-away procedures. The applicant responded.

Vice Chair McHugh asked for clarification on the percentage of clients that complete treatment as opposed to leaving ahead of completion, and how this rate compares to the industry standard, as well as protocols for out of state patients being picked up from the facility, the applicant responded.

Commissioner Sawin asked for clarification on procedures and timelines where escalated patients need to be transported to a higher-level facility, the applicant responded.

Chair Warnke asked for clarification and expansion on exclusionary criteria for admitting patients, as well as clarification on the voluntary admittance of minors as the patient, the applicant responded.

Commissioner Sawin asked if cellphone use is permitted by patients, the applicant responded.

Chair Warnke asked for clarification on the facility capacity, and if patients are admitted as a cohort and taken through treatment together, or on an individual timeline, the applicant responded. Chair Warnke also asked for elaboration on how the application as a whole evolved over time to address community feedback, the applicant responded.

Vice Chair McHugh asked staff about the zoning change and if this change would be enforced for any future occupants, and if another hearing would be necessary to make changes to what is prohibited and allowed, staff responded.

Commissioner Salinas asked for elaboration on the background on the decision to move into the proposed location, and if the zoning is approved, can the zoning be reverted if Sandstone vacates the property, staff and the applicant both provided responses.

Public Comment:

Kelly Butzer, Project Applicant, Support  
Rebecca Chacon, Project Applicant, Support  
Jodi Cozzolino, Resident, Oppose  
Jacquie Perez, Resident, Oppose  
Elise Ozuna, Resident, Neutral  
Sandy Johnson, Resident, Oppose  
Andy Johnson, Resident, Oppose  
Jon Ozuna, Resident, Support  
Jason West, Project Applicant, Support

Cameron Andrus, Resident, Oppose  
Mark Blakeley, Resident, Support  
Lucas Davis, Resident, Neutral  
Miles Negley, Resident, Oppose  
Cindy Jensen, Resident, Oppose  
Andrea Wood, Non-Resident, Support  
Bob Jensen, Resident, Oppose

Mr. Wrede elaborated on the zoning enforcement for oversight of violations on the property.

Chair Warnke asked for clarification on the definitions of mild, moderate and severe mental health struggles, the applicant responded.

Commissioner Stanley asked about what kind of model the treatment center is being based off of, specifically the residential in-patient model, the applicant responded.

Commissioner McHugh asked for clarification on discharge protocols, the applicant responded.

Commissioner Sawin asked for clarification on intake/discharge protocol when the patient wants to leave but guardians want them to stay, the applicant responded.

Chair Warnke followed up on the security of the facility, the applicant gave an overview of their patient tracking system.

Chair Warnke also followed up on the timelines and protocols of regulatory agencies conducting inspections, the applicant responded.

**Moved by Samuelson, seconded by Salinas, to Approve Planning Commission Topic PC 2024-015 as presented. The motion passed by a vote of: 6 to 0**

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

**Not Present:** 1 - Martinez

### [PC 2024-016](#)

#### **Proposed Annexation and Zoning as Public Land -1 (PL1) of Town-Owned Parcels known as Four Corners Annexation, South Ridge Road No. 1 Annexation, South Ridge Road No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation**

Ms. Vossler presented on PC 2024-016 Proposed Annexation and Zoning as Public Land -1 (PL1) of Town-Owned Parcels known as Four Corners Annexation, South Ridge Rd No. 1 Annexation, South Ridge Rd No. 2 Annexation and Gilbert Street/Plum Creek Parkway Annexation

**Moved by Olson Stanley, seconded by Salinas, to Approve Planning Commission Topic PC 2024-016 as presented. The motion passed by a vote of: 6 to 0**

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

**Not Present:** 1 - Martinez

**Moved by Olson Stanley, seconded by Sawin, to Approve Planning Commission Topic PC 2024-016 as presented. The motion passed by a vote of: 6 to 0**

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

**Not Present:** 1 - Martinez

## **TOWN MANAGER UPDATE**

### **[PC 2024-014](#) Upcoming Ballot Measures**

Mr. Corliss gave a presentation on the upcoming proposed Public Safety Ballot Measure.

Mr. Corliss gave a presentation on the upcoming proposed Public Safety Ballot Initiative.

## **TOWN COUNCIL LIAISON UPDATE**

Mr. Corliss gave an update.

## **DESIGN REVIEW BOARD UPDATE**

## **COMMISSION ITEMS**

**Check for quorum for upcoming meetings**

**August 22, 2024**

**September 12, 2024**

## **STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

## **ADJOURN**

**Moved by Chair Warnke, seconded by Vice Chair McHugh, to adjourn. The motion passed by a vote of: 6 to 0**

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

**Not Present:** 1 - Martinez