



## 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, May 8, 2025

6:00 PM

Town Hall  
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

**Matt Roth was also in attendance.**

- Present** 5 - Carlos Salinas, Chair Todd Warnke, Vice Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin
- Not Present** 2 - Jeff Samuelson, and Tom Martinez
- Attendance** 5 - Sandy Vossler, Jason Gray, Darcie Hartman, Matt Hayes, and John LaSala

### CERTIFICATION OF MEETING

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

### APPROVAL OF MINUTES

**Moved by Sawin, seconded by Vice Chair McHugh, to Approve Planning Commission Topic PC 2025-005 as presented. The motion passed by a vote of: 5 to 0.**

- Yes:** 5 - Salinas, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin
- Not Present:** 2 - Samuelson, and Martinez

[PC 2025-005](#)

**April 24, 2025 Planning Commission Meeting Minutes**

### PUBLIC HEARING ITEMS

[PC 2025-006](#)

**Dawson Trails Filing No. 2, Tracts O and H, Site  
Development Plan**

[53.27 acres, located south of Territorial Road and west of Dawson Trails  
Boulevard]

Ms. Vossler presented on PC 2025-006 Dawson Trails Filing No. 2 Tracts O & H, Site Development Plan. Stacey Weaks of Norris Design and Larry Jacobson of Westside Investment Partners gave a presentation. Chair Warnke asked about emergency access on the southern half of the subdivision and if the two accesses are sufficient, the applicant responded. Ms. Vossler expanded on the criteria for emergency vehicle accesses. Commissioner Salinas asked which schools will be servicing this subdivision. The applicant responded. Commissioner Salinas also asked about flood mitigation for the subdivision, the applicant

responded. There was no public comment. Vice Chair McHugh commented on the thorough nature of the staff report and presentations. Staff and applicant both offered some historical information on the subdivisions connection to racing and some of the street names.

**Moved by Vice Chair McHugh, seconded by Salinas, to Approve Planning Commission Topic PC 2025-006 as presented. The motion passed by a vote of: 5 to 0.**

**Yes:** 5 - Salinas, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

**Not Present:** 2 - Samuelson, and Martinez

## **TOWN COUNCIL LIAISON UPDATE**

Mayor Gray gave an update.

## **DESIGN REVIEW BOARD UPDATE**

None.

## **COMMISSION ITEMS**

### **Check for quorum for upcoming meetings**

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

Ms. Vossler gave an update. Commission Salinas asked about general electrical grid improvements in technology, Ms. Vossler responded. Commissioner Sawin asked about development fees and how they support things like rec centers or parking, Ms. Vossler responded. Mayor Gray added to Ms. Vossler's comments. Commissioner Sawin asked for more clarification on answering questions from the public, Ms. Vossler and Mayor Gray responded.

## **ADJOURN**

**Moved by Chair Warnke, seconded by Vice Chair McHugh, to adjourn. The motion passed by a vote of: 5 to 0.**

**Yes:** 5 - Salinas, Chair Warnke, Vice Chair McHugh, Olson Stanley, and Sawin

**Not Present:** 2 - Samuelson, and Martinez