



**Planning Commission Regular Meeting  
July 23, 2015  
Minutes**

Chair Fronczak called the meeting to order at 6:03 p.m.

**Roll Call:**

**Commission Members Present:** Chair Michael Fronczak, Commissioners Max Brooks, Victoria Sikes, Jarman Smith, and Suzy Chapman

**Commission Members Absent:** Vice Chair Mark Luongo and Commissioner David Kay

**Town Council Members Present:** Chip Wilson

**Staff Members Present:** Julie Kirkpatrick, Planner II  
Mary Shaw, Zoning Manager  
Teri Whitmore, Planning Manager  
Andrea Trujillo, Recording Secretary

**Certification of Meeting:** (6:03 p.m.)

Ms. Whitmore confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

**Approval of Minutes – July 9, 2015 Regular Meeting:** (6:03 p.m.)

Chair Fronczak amended the July 9, 2015 minutes to read: Applicant Presentation: (6:08 p.m.) Jason Pock, Richmond American Homes, representing **some** of the homeowners, facilitated the discussion of getting help to get the fence restriction lifted.

Chair Fronczak moved to approve the amended minutes. The motion was seconded by Commissioner Brooks.

Passed: 5-0-0

**Public Hearing Items:**

**A. An Ordinance Repealing and Readopting Section 17.52.230 of the Castle Rock Municipal Code Concerning Home Occupations**

(6:05 p.m.)

Shaw: Presented proposed changes to the code for home occupation regulations. Staff recommends approval to Town Council.

**Public Comment:** (6:15 p.m.) None

**Motion:** (6:18 p.m.) Chair Fronczak made a motion to recommend Town Council to approve an Ordinance Repealing and Reenacting Section 17.52.230 of the Town of Castle Rock Municipal Code concerning Accessory Uses; Home Occupations. Commissioner Chapman seconded the motion.

Passed: 4-1-0 (Commissioner Smith opposed.)

**B. An Ordinance Amending the Town's Zone District Map by Approving the Auburn Ridge Planned Development Plan No.1, Amendment No. 1**

(6:19 p.m.)

Kirkpatrick: Outlined changes to proposed Auburn Ridge Planned Development Plan (PDP) No.1, Amendment 1 and Zoning Regulations. Staff recommends approval of the proposed Auburn Ridge Planned Development Plan No.1, Amendment 1.

**Applicant Presentation:** (6:35 p.m.) John Cichon, Atlantic Development and David Lash, PWN Architects and Planners, Inc. discussed the Planned Development Plan.

**Public Comment:** (7:02 p.m.) Seven (7) speakers addressed the topic. All were opposed to the Amendment.

Jonathan Douglas  
Tom Rupert  
Kevin Braken

Mike Riedmuller  
Gavin Thomas  
Agatha Bullet

Rick Friend

**Applicant Rebuttal:** (7:23 p.m.)

**Motion:** (7:43 p.m.) Commissioner Brooks made a motion to recommend to Town Council for approval of the proposed Auburn Ridge Planned Development Plan No.1, Amendment 1. Chair Fronczak seconded the motion.

**Vote:** 1-4-0 (Not recommended for approval to Town Council)

**C. The Second Amendment to the Auburn Ridge Annexation and Development Agreement (Informational Item)** (7:46 p.m.)

Kirkpatrick: Outlined developer obligations for improvements to the Omni Gulch Tributary.

Five Minute Recess-

**D. An Ordinance Amending the Town's Zone District Map by Approving the Castle Oaks Estates Planned Development Plan No. 2 and Castle Oaks Development Agreement Amendment (informational Item)** (7:56 p.m.)

**Commissioner Smith excused himself from the remainder of the Public Hearing due to conflict of interest.**

Kirkpatrick: Presented the Planned Development known as The Terrain community. Staff recommends Planning Commission recommend approval to Town Council of the Castle Oaks Estates Planned Development Plan No. 2 and Planned Development Zoning Regulations.

**Applicant:** (8:11 p.m.) Craig Campbell, Starwood Land Developer and John Prestwich, PCS Group Inc. addressed the Planning Commission and the public.

**Public Comment:** (8:19 p.m.) Nineteen (19) speakers addressed the Public Hearing and all were opposed to approving the ordinance.

Mary Ellen Miller  
Chris Hunter  
Chester Gilliam  
Catherine Thompson  
Kirk Panky  
Paul Les Lunas  
Larry Buckler

Jeff Hubbach  
Ken Ash  
Kent O'Kelly  
Bret Lewis  
Chris Nelson  
Anna Marie Clayton

Mario Wilson  
Tim Tange  
Michelle Slovensky  
Nathan Carlson  
Jerry Gallager  
Leann Bitly

**Applicant Rebuttal:** (9:23 p.m.)

**Motion:** (9:30 p.m.) Chair Fronczak made a motion to extend the meeting from 9:30 p.m. to 10:00 p.m. Commissioner Brooks seconded the motion.

**Passed:** 4-0-0

**Motion:** (10:00 p.m.) Chair Fronczak made a motion to extend the meeting from 10:00 p.m. to 10:30 p.m. Commissioner Brooks seconded the motion.

**Passed:** 4-0-0

**Motion:** (10:01 p.m.) Commissioner Brooks moved to continue the discussion of the Castle Oaks Estates PD Plan No. 2 and PD Zoning Regulations for the purpose of providing a side by side comparison chart on density to August 6, 2015. Commissioner Chapman seconded the motion.

**Passed:** 4-0-0

**Commissioner Items:** (10:07 p.m.)

- A. Quorum for Special Meeting August 6, 2015: All here for a quorum.
- B. Discussion: Quorum or Cancellation of Regular Meeting August 13, 2015: All here for a quorum.
- C. Quorum for Regular Meeting August 27, 2015: All here for a quorum.
- D. Committee Reports: None

Chair Fronczak asked staff about Commissioners who are not present tonight abstaining from voting on August 6, 2015. Whitmore will check with Legal.

**Staff Report:** (10:10 p.m.) Planning Commissioner Site Bus Tour:

Whitmore: Date September 30, 2015, 8:30 a.m. to 12:30 pm. - Lessons learned and best practices will be the focus.

**Town Council Update:** (10:14 p.m.) Wilson: Appreciation for Rob Hanna and his service to the Town of Castle Rock.

**Adjourn:** (10:15 p.m.) Chair Fronczak adjourned the meeting.

Minutes approved by the Planning Commission on August 6, 2015 by a vote of 6 in favor, 0 opposed, with 1 abstention(s).

  
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Planning Commission

Planning Commission Minutes  
July 23, 2015



**Planning Commission Special Meeting  
August 20, 2015  
Minutes**

Chair Fronczak called the meeting to order at 6:04 p.m.

**Roll Call:**

**Commission Members Present:** Chair Michael Fronczak, Commissioners Max Brooks, Victoria Sikes, Jarman Smith, and Suzy Chapman; Commissioner David Kay came in at 7:00 p.m.

**Commission Members Absent:** Vice Chair Mark Luongo

**Town Council Members Present:** None

**Staff Members Present:** Heidi Hugdahl, Assistant Town Attorney  
Julie Kirkpatrick, Planner II  
Teri Whitmore, Planning Manager  
Andrea Trujillo, Recording Secretary

**Certification of Meeting:** (6:05 p.m.)

Ms. Whitmore confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

**Approval of Minutes – August 6, 2015 Special Meeting:** (6:05 p.m.)

**Motion:** Commissioner Brooks moved to approve the August 6, 2015 minutes. Chair Fronczak seconded the motion.

**Passed:** 5-0-0

**Public Hearing Items:**

- A. **An Ordinance Amending the Town's Zone District Map by Approving the Castle Oaks Estates Planned Development Plan No. 2 (continued from July 23, 2015)** (6:07 p.m.)

**Commissioner Smith excused himself from the remainder of the Public Hearing due to conflict of interest.**

Kirkpatrick: Castle Oaks Estates Planned Development Plan No. 2 is now called Terrain. Staff finds that the Planned Development Plan complies with all the applicable zoning codes and regulations, the Comprehensive Plan, and recommends approval to Town Council. The applicant has had two neighborhood meetings since August 6.

**Applicant Presentation:** (6:14 p.m.) Craig Campbell, Starwood Land Ventures, Inc. presented the new changes of the proposal to the Planning Commission.

**Public Comment:** (7:06 p.m.) Seven (7) speakers addressed the Planning Commission opposing the Planned Development Plan Amendment.

Mathew Carlson  
Cathy Thompson  
Mary Ellen Miller  
Charles Fletcher

Bret Lewis  
Audrey McKinney  
Chris Hunter

**Applicant Rebuttal:** (7:31 p.m.) Campbell: Addressed each speaker's concerns.

**Motion:** (8:03 p.m.) Commissioner Brooks moved to approve a change in the name of the Planned Development Amendment to Terrain Planned Development Plan. Commissioner Chapman seconded the motion.  
Passed: 5-0-0

**Motion:** (8:05 p.m.) Commissioner Brooks moved to approve a change in the name of the Amended Zoning Regulations to Terrain Planned Development Plan Zoning Regulations. Commissioner Kay seconded the motion.  
Passed: 5-0-0

**Motion:** (8:21 p.m.) Commissioner Brooks moved to recommend approval of the Terrain Planned Development Plan and Terrain Planned Development Zoning Regulations to Town Council with the following conditions:

- Lower the total number of homes in North Basin Village from a cap of 303 to a cap of 200;
- Lower the total number of homes in Ravenwood Village from 385 to a cap of 375;
- Refine the Land Use Designations and gross density for the following Planning Area:
  1. Downzone the land use designation in PA 1 from R-SF to R-SF-Estate (5 du's/acre to 2 du's/acre);
  2. Downzone the land use designation in PA 8 from R-TH to R-SFA with a maximum gross density of 6 du's/acre;
  3. Downzone the land use designation in PA 41 from R-TH-SF to R-SFA (8 du's/acre to 6 du's/acre);
  4. Change the land use designation in PA 37 from RSF to an OSP open space use;
- Finalize the restatement of the Zoning Regulations for the balance of the property and work with Town Staff for staff approval.

Passed: 5-0-0

**B. Castle Oaks Development Agreement Amendment (Informational Item)**

(8:23 p.m.) Kirkpatrick: The proposed agreement for this area is being worked out with legal staff and applicant. The areas for improvements are the Woodlands intercept upgrades, Castle Oaks Drive, and Rocky View Road. The current Development Agreement will be updated to current standards for Town Council's review.

**Commissioner Items:** (8:25 p.m.)

- A. Quorum for Study Session August 27, 2015: Dinner with Downtown Development Authority; this will be a Study Session with no agenda items; all here for a quorum.
- B. Quorum for Regular Meeting Sept 10, 2015: All here for a quorum.
- C. Committee Reports: none

**Staff Update:** (8:25 p.m.) Whitmore: Study Session with the Downtown Development Authority (DDA), August 27, 2015.

**Town Council Update:** None

**Adjourn:** (8:27 p.m.) Chair Fronczak adjourned the meeting.

Minutes approved by the Planning Commission on August 27, 2015 by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, with \_\_\_\_\_ abstention(s).

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Planning Commission

Planning Commission Minutes  
August 20, 2015