



**Town of Castle Rock
100 North Wilcox Street
Castle Rock, CO 80104**

Mayor Paul Donahue
Mayor Pro Tem Jennifer Green
Mark Heath
Chip Wilson
Renee Valentine
George Teal
Brett J. Ford

Town Council Meeting Minutes

Tuesday, January 5, 2016

6:00 PM

Council Chambers

CALL TO ORDER / ROLL CALL

Mayor Donahue called the meeting to order at 6:02 PM

Present: 7 - Council Member Ford, Council Member Teal, Council Member Valentine, Mayor Donahue, Mayor Pro-Tem Green, Council Member Wilson, and Council Member Heath

PLEDGE OF ALLEGIANCE

Boy Scout Troop 280 led the Pledge of Allegiance

COUNCIL COMMENTS

Items presented were informational only and did not require direction from or action by the Town Council.

UNSCHEDULED PUBLIC APPEARANCES

The following members of the public made comments or asked questions of the Council related to a variety of items that were NOT included on the regular agenda:

Angie Vencill and Kevin Tilson
Pam Ridler
K.C. Neel

TOWN MANAGER'S REPORT

[ID 2016-001](#) Update: Quasi-Judicial Projects

TOWN ATTORNEY'S REPORT

[ID 2016-002](#) Town Attorney's Report: Castle Oaks Metropolitan District No. 3 Bond Issuance

Slentz reviewed District's proposal to refinance its debt.

Noted Council was permitted to comment on the proposal, but had no authority to approve the proposal.

ACCEPTANCE OF AGENDA

Green moved, seconded by Valentine, to accept the agenda as presented.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

CONSENT CALENDAR

- [RES 2016-001](#) Resolution: Designating The Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)
- [RES 2016-002](#) Resolution: Approving the Town of Castle Rock/Ravenna Metropolitan District Spot Water Lease Agreement
- [RES 2016-003](#) Resolution: Approving a Water Lease Agreement between the Town of Castle Rock and the Town of Wiggins
- [ID 2016-003](#) Appointment: Teen Advisory Group Recommendation for Parks and Recreation Commission appointment for 2016 term

Green moved, seconded by Valentine, to approve the Consent Calendar as read.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

QUASI JUDICIAL HEARINGS

- [RES 2016-004](#) Resolution: Approving the Site Development Plan for the Proposed Terrain Filing No. 1
- Detweiler reviewed proposed development of the 127 acre site within the Terrain community. The site plan included 367 Single Family lots, 47 acres of open space, a well site and a site for a future fire station. Noted applicant had requested relief from the requirement that street lights and sidewalks be installed on both sides of the full length of the street, but had agreed to set aside cash in lieu to be held for 10 years, should these improvements be needed during that time. Planning Commission recommended approval.

Craig Campbell and Todd Breslich, representing the applicant, provided additional details related to the site plan, including the feathering of densities on the northeastern edges of the property, adjacent to the larger lot development within the County. Reviewed road design, noting it minimized grading, and preserved natural vegetation where possible. Noted the sections of Rocky View Road, where the applicant was requesting relief from the sidewalk and street light requirements, was adjacent to passive open space, and noted the road ended at the border of unincorporated County property.

The following members of the public made statements or asked questions on this item:

Steve Cribley - requested that no improvements be made to the road beyond the back lot lines of the development and that the section adjacent to the open space be left in its current state, i.e. without curb and gutter.

Detweiler noted that the applicant was responsible for installing curb and gutter along the road to the boundary of the development, which would extend past where the developed lots ended.

Valentine moved, seconded by Green to approve Resolution No. 2016-004 with the following conditions:

- (i) removal of the sidewalk and street lights on the northwestern side of Rocky View Road, as depicted on the SDP; and**
- (ii) applicant shall be relieved of the requirement to construct the sidewalk and street lights along the southeastern side of Rocky View Road as depicted on the SDP, but shall be required to pay cash-in-lieu of construction of such improvements as a condition to recordation of the first plat and SIA on the property subject to the SDP.**

Teal moved, seconded by Wilson, to amend the motion to not require any improvements along Rocky View Road from the beginning of the area designated on the Site Plan as SLV Open Space to the boundary with unincorporated Douglas County.

The motion on the amendment FAILED by the following vote

Aye: 2 - Teal, and Wilson

No: 5 - Ford, Valentine, Donahue, Green, and Heath

The main motion as read by Councilmember Valentine passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2015-56](#)

Ordinance: Approving the Annexation to the Town of Castle Rock, Colorado a 59.931 Acre Parcel in Sections 21 and 28, Township 7 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado (Lower East Plum Creek Park and Open Space Annexation)

Ordinance authorized the annexation of approximately 60 acres to be used as part of the Plum Creek Diversion project.

Green moved, seconded by Heath, to approve Ordinance No. 2015-56 as presented on Second Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2015-57](#)

Ordinance: Approving an Amendment to the Town of Castle Rock Zoning District Map by Rezoning a 59.9 Acre Parcel Denominated as the Lower East Plum Creek Park and Open Space Annexation to Parks, Recreation, and Open Space (POS-1 - Active Uses)

Ordinance approved zoning for recently annexed 60 acre parcel to Parks, Recreation and Open Space, which permitted the construction of infrastructure improvements required by the Plum Creek Diversion project.

Green moved, seconded by Heath, to approve Ordinance no. 2015-57 as presented on Second Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2015-58](#)

Ordinance: Amending the Town's Zone District Map by Approving the Castle Meadows Interchange Overlay Planned Development Plan; Approving the Castle Meadows Interchange Overlay Planned Development Zoning Regulations; Approving the Castle Meadows Development Agreement; and Vesting a Site Specific Development Plan through December 31, 2035

Detweiler provided Council an overview of the purpose and intent of the Interchange Overlay District, and described how the Specifics of the Castle Meadows plan worked within this zone.

David Grimm, Plan West, reviewed the conceptual plan for the site, noting the IOZ allowed maximum development opportunities on the site by providing flexibility in a wide variety of areas.

The following members of the public made statements or asked questions on this item:

Marcus Notheisen

Green moved, seconded by Ford, to approve Ordinance No. 2015-58 as presented on Second Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

BREAK

The Town Council recessed for a break at 7:46 PM

The meeting was reconvened at 7:55 PM

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**[ORD 2015-59](#)**

Ordinance: Amending Chapter 17.24 of the Castle Rock Municipal Code by the Addition of a New Section 17.24.050 Concerning Plat Note for Multi-Family Development Plan

Corliss provided an overview of the issues related to Construction Defects within owner occupied multi-family developments.

Hugdahl presented two options for addressing this issue, and reviewed proposed recommendation for use of plat notes.

The following members of the public made statements or asked questions on this item:

Matt Call

Teal moved, seconded by Valentine, to approve Ordinance No. 2016-59 as presented on Second Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2015-60](#)

Ordinance: Amending Section 17.42.070.C of the Castle Rock Municipal Code Regarding the Criteria for Increasing Building Heights in the Downtown Overlay District

Detweiler reviewed proposal to add language to provide additional guidance / criteria for consideration by the Design Review Board when hearing requests to allow an additional story on buildings within the core downtown. Noted overall height limit remained unchanged.

The following members of the public made statements or asked questions on this item:

Kevin Tilson

Lucia McConnell

Valentine moved, seconded by Green, to approve Ordinance No. 2015-60 as presented on Second Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[RES 2016-005](#)

Resolution: Approving the Town of Castle Rock Special Events Strategic Plan (2016-2018)

Willis reviewed each of the seven strategic priorities which were the basis for the proposed three-year Special Events Strategic Plan. Noted the Special Events Strategic Plan complemented the Townwide Strategic Plan, which set as a priority maintaining community character and identity, with particular focus on Downtown Castle Rock. Improving and expanding community special events was identified as a key element within that priority.

Requested Council direction regarding solicitation of sponsorships and whether it was acceptable to look for sponsors outside the Town in order to widen the fund raising base, or whether sponsorship should be limited to local businesses.

Noted the Strategic Plan established a base budget of \$200,000 for supplies and services, and noted this funding was not included in the 2016 approved budget. Staff recommended using funds obtained from the DDA's repayment of the Rink at the Rock loan to provide one time seed money for the purpose of establishing a Special Events fund for 2016.

The Council requested additional budget detail on estimated expenditures and revenues before committing the requested funding.

Teal moved, seconded by Valentine, to authorize staff to solicit sponsorships both locally and on a broad basis, to include potential sponsors from outside of the Town.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

Teal moved, seconded by Valentine, approve Resolution 2016-005 as presented.

The motion passed by the following vote:

Aye: 6 - Ford, Teal, Valentine, Donahue, Wilson, and Heath

No: 1 - Green

[ID 2016-004](#) Update: Alternate Source of Water Supply Projects

Marlowe provided an update on the various components of the alternate source of water supply projects, including recent accomplishments by the WISE partnership, the status of the Box Elder project and progress on the Plum Creek Diversion project.

[ORD 2016-001](#) Ordinance: Amending Sections 18.06.010 and 18.08.020 of the Castle Rock Municipal Code to Add a New Definition for Shaded Zone X and Adopting by Reference the March 16, 2016 Flood Insurance Study and Accompanying Flood Insurance Rate Maps (Second Reading)

Marlowe reviewed the proposed Ordinance which adopted the recently revised versions of the Flood Insurance Study and related maps. Noted adoption of these documents was required for customers within the floodplain to be eligible to participate in the National Flood Insurance Program.

Teal moved, seconded by Heath, to approve Ordinance No. 2016-001 as presented on first reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2016-002](#) Ordinance: Approving an Easement Agreement between the Town of Castle Rock and Intermountain Rural Electric Association (Lower East Plum Creek)

Proposed Ordinance formalized an easement for an existing power line located on the property recently annexed by the Town.

Teal moved, seconded by Valentine, to approve Ordinance No. 2016-002 as presented on First Reading

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

[ORD 2016-003](#) Ordinance: Approving an Easement Agreement between the Town of Castle Rock and Qwest Corporation d/b/a CenturyLink QC (Second Reading) [Part of North Meadows Extension East of I-25]

Proposed Ordinance authorized the relocation of a communication facility which

was impacted by the construction of infrastructure related to the new interchange on the east side of I-25.

Heath moved, seconded by Ford, to approve Ordinance No. 2016-003 as presented on First Reading.

The motion passed by the following vote:

Aye: 7 - Ford, Teal, Valentine, Donahue, Green, Wilson, and Heath

ADJOURN

The meeting was adjourned at 9:25 PM