



## Planning Commission Meeting Minutes - Final

Chair Dan Ahrens  
Vice Chair Chris Cote  
Carlos Salinas  
Jeff Samuelson  
Kevin McHugh  
Todd Warnke  
Tom Martinez

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Thursday, October 26, 2023

6:00 PM

Hybrid Commission Meeting  
Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104  
Online: <https://crgov.webex.com/crgov>  
Phone-in: 720-650-7664  
Meeting Number: 2485 779 3197  
Meeting Password: PCMeeting2023

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This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

[www.crgov.com/Town Government/Boards and Commissions/Planning Commission](http://www.crgov.com/Town%20Government/Boards%20and%20Commissions/Planning%20Commission) and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

**Present** 6 - Jeff Samuelson, Carlos Salinas, Chair Dan Ahrens, Tom Martinez, Todd Warnke, and Kevin McHugh

**Not Present** 1 - Vice Chair Chris Cote

**Attendance** 9 - Jason Gray, Kevin Wrede, TJ Kucewesky, Mike Hyman, BrieAnna Simon, Sandy Vossler, Lisa Bright Unger, Roy Gallea, and Abbigail Nichols

### CERTIFICATION OF MEETING

Mr. Wrede certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

PC 2023-021

July 27, 2023 Planning Commission Meeting Minutes

**Moved by Warnke, seconded by Samuelson, to Approve Planning Commission Topic PC 2023-021 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

## **PUBLIC HEARING ITEMS**

### [PC 2023-022](#)

**Alexander Way Annexation, Planned Development Plan and Zoning Regulations** [East of the Silver Heights subdivision in unincorporated Douglas County, north of Alexander Place, and west of Diamond Ridge Estates]

Mr. Boland presented on PC 2023-022 Alexander Way Annexation, Planned Development Plan and Zoning Regulations [East of the Silver Heights subdivision in unincorporated Douglas County, north of Alexander Place, and west of Diamond Ridge Estates].

The property includes 73.7 acres of land that is currently in Unincorporated Douglas County, and 4.2 acres that is already a part of the Town. The property is currently undeveloped.

The Planned Development Plan proposes 77 dwelling units including 55 Single Family Units and 22 Live-Work Units, 31.25 acres of open space, and a 1.5 acre neighborhood park. Town Council will be presented with a Development Agreement in November.

Staff has completed an analysis of the proposed annexation and Planned Development Plan. Staff concludes that the Annexation meets the principles of the 2030 Comprehensive Master Plan. Staff also concluded that the PD plan and Zoning meets the Municipal Code Planned Development criteria. Staff recommends that Planning Commission provide a recommendation of approval of the Alexander Way Annexation, Planned Development Plan and Zoning Regulations to Town Council.

Chair Ahrens asked Mr. Boland for further explanation of Live-Work Units. Mr. Boland responded.

Applicant: Lenn Hafeman Applicant, Karen Henry from Henry Design Group, and Rick Rome Civil Engineer from IMEG Corp presented further details.

Commissioner Salinas asked for further detail on the access to the development. Mr. Hafeman responded.

Commissioner Martinez asked what lessons Mr. Hafeman has learned from prior developments, that he intends to apply to this development. Mr. Hafeman responded. Commissioner Martinez asked for a projected timeline of development. Mr. Hafeman responded that there is likely a long timeline until the neighborhood is built out. Commissioner Martinez clarified that he was specifically referring to construction of infrastructure. Mr. Hafeman responded that he is expecting 8-12 months of construction on the site. Commissioner Martinez asked

if there is anything included in the development agreement to cover damages to surrounding roads. Mr. Boland responded. Commissioner Martinez asked if there were any public comments that were critical in the design of the current Planned Development Plan. Mr. Hafeman responded. Commissioner Martinez asked if the development would have a Metro District and an HOA. Mr. Hafeman responded that the development will have both.

Commissioner Samuelson asked for further details on the Water Rights that are being conveyed to the Town. Mr. Hafeman responded that the low density, open space, and water rights all contribute to the appeal of annexation of the property into the town.

Commissioner Warnke for detail on the staging and timeline of the build out of the planned development. Mr. Hafeman responded.

Public Comment:

Annette Quintona and Lenn Silverston, Residents and Neighboring Property Owners, Support.

Doug Taylor, Resident and Neighboring Property Owner, Support.

Brian Edwards, Resident and Neighboring Property Owner, Support.

Karen Oliver, Resident and Neighboring Property Owner, Support.

Mr. Boland Responded to questions and concerns from the Public.

**Moved by Samuelson, seconded by McHugh, to Approve Planning Commission Topic PC 2023-022 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

**Moved by Warnke, seconded by Samuelson, to Approve Planning Commission Topic PC 2023-022 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

### [PC 2023-023](#)

**Use by Special Review - Site Development Plan, Lot 3 Castle Park West, 1st Amendment [1.49 Acres Multi-Family Located South of Wolfensberger Road and East of Park Street]**

Ms. Simon presented on PC 2023-023 Use by Special Review - Site Development Plan, Lot 3 Castle Park West, 1st Amendment [1.49 Acres Multi-Family Located South of Wolfensberger Road and East of Park Street]. The site plan proposes to renovate the existing building to create 42 Dwelling Units. Staff recommends that Planning Commission recommend approval of the Site Development Plan to Town Council.

Applicant: Nicole DeVries, Wellspring Community and Artie Lehl, Douglas County Housing Partnership presented further details on the project and Site Development Plan.

Commissioner Samuelson asked how the units geared towards low-income

individuals are expected to be occupied. The applicants responded that the units will be offered as Fair Housing, however they anticipate residents will mostly be low-income seniors.

Commissioner Martinez asked how the applicant plans to provide safety for residents in the high traffic industrial neighborhood. The applicants responded that they plan to have security fobs for entering both the building and the residential areas. Wellspring Community is also providing Resident Advisors 24/7 in the building, and they offer life skill classes.

Commissioner Warnke provided a few comments in support of the project.

Commissioner Salinas asked for an elaboration on the landscaping plans for the site. Mr. Lehl responded with details of the outdoor spaces they plan to provide.

Commissioner McHugh asked how much of an impact the 42 units will have on the population in need. With the 50% planned mix of residents the project will help meet the needs of about 20 individuals with intellectual and developmental disabilities. There is a great need for this type of housing, and this project is likely the first step of many in meeting this need.

Public Comment:

Chris Dayton and Zach Dayton, Non-Residents and Wellspring Community Members, Support.

Carl Degolier, Resident and Wellspring Community Member, Support.

**Moved by Martinez, seconded by Salinas, to Approve Planning Commission Topic PC 2023-023 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

#### [PC 2023-024](#)

**Crowfoot Valley Road Annexation and Public Land District - 1** [5.31 acres, located within the Crowfoot Valley Road Right-of-Way between Tower Road and Macanta Boulevard]

Ms. Vossler presented on PC 2023-024 Crowfoot Valley Road Annexation and Public Land District - 1 Zoning [5.31 acres, located within the Crowfoot Valley Road Right-of-Way between Tower Road and Macanta Boulevard]. Staff recommends that the Planning Commission recommend approval of the Crowfoot Valley Road Annexation and PL-1 Zoning to Town Council.

**Moved by Chair Ahrens, seconded by McHugh, to Approve Planning Commission Topic PC 2023-024 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

**Moved by McHugh, seconded by Chair Ahrens, to Approve Planning Commission Topic PC 2023-024 as presented. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote

## **DESIGN REVIEW BOARD UPDATE**

None.

## **COMMISSION ITEMS**

**Check for quorum for upcoming meetings**

**November 9, 2023**

**December 14, 2023**

## **TOWN COUNCIL LIAISON UPDATE**

Town Council Liaison Mayor Jason Gray updated the Commission that Town Council heard updates on Water Court, as well as several other administrative items including the 2024 Budget.

Town Council is looking to acquire the Lost Canyon Open Space property. Town Council intends to maintain the property as open space.

Commissioner Martinez asked how many acres the property is. Mayor Gray responded that it is about 680 acres.

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

Mr. Wrede provided an update that there is nothing on the future agenda as of yet, and informed the board that Pam Hall, Planner I retired and her position remains open.

## **ADJOURN**

**Moved by Chair Ahrens, seconded by Samuelson, to adjourn. The motion passed by a vote of: 6 to 0**

**Yes:** 6 - Samuelson, Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

**Not Present:** 1 - Vice Chair Cote