



Design Review Board Meeting Minutes

Chair Stuart Butler
Vice Chair Garo Chalian
Bob Pasicznyuk
David Goode
Jeremy Begley
Steven Crosier
Nick Hier

Wednesday, March 10, 2021

6:00 PM

Virtual Commission Meeting
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 146 782 6348
Meeting Password: 2021DRBMeeting

This meeting is open to the public and will be held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.

To join the meeting online, visit: <https://crgov.webex.com/crgov/>

To join the meeting by phone, call: 720-650-7664

Meeting Access Number: 146 782 6348

Meeting Password: 2021DRBMeeting

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

In lieu of appearing in person for public comment, please sign up to speak by sending an email to the Town Planner, Julie Kirkpatrick (jkirkpatrick@crgov.com) no later than 1 P.M. on the day of the hearing, to be added to the list of speakers. Public comments may also be submitted in writing via email to the Town Planner, to be included in the public record.

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:02 p.m. by Chair Butler. The meeting was held as a "Connected Meeting" in accordance with the Special Procedures During Declared Disasters.

Present 7 - Chair Stuart Butler, Vice Chair Garo Chalian, Bob Pasicznyuk, Jeremy Begley, Steven Crosier, Nick Hier, and David Goode

Attendance 13 - Julie Kirkpatrick, Tara Vargish, Keith Johnston, Elizabeth Allen, Tony Felts, Julie Parker, Sandra Aguilar, Laura Cavey, Desiree LaFleur, Tim Dietz, Caryn Johnson, Kevin Wrede, and Dave Corliss

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

[DRB 2021-003](#) Minutes: February 24, 2021 Design Review Board Meeting Minutes

Attachments: [DRB02.24.2021minutes-DRAFT](#)

Moved by Hier, seconded by Begley, that February 24, 2021 Design Review Board meeting minutes be approved as presented. The motion passed by the following

vote: 7 to 0

Yes: 7 - Chair Butler, Vice Chair Chalian, Pasicznyuk, Begley, Crosier, Hier, and Goode

TOWN COUNCIL UPDATE

None

PUBLIC HEARING ITEMS

[DRB 2021-004](#) Lots 13-16, Block 11, Wilcox Addition and parts of vacated Jerry Street, and Lots 7-12, Block 3, Town of Castle Rock and parts of vacated Seventh and Jerry Streets, Town of Castle Rock, County of Douglas, State of Colorado, Site Development Plan [Storage Units Redevelopment, 205 Sixth St./610 Jerry St., "The View"]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Landscape Variance Request](#)

[Attachment C: Site Development Plan](#)

[Attachment D: Materials Board](#)

[Attachment E: Public Comments](#)

[Attachment E: Additional Public Comments](#)

[Attachment E: Additional Public Comments 2](#)

[Attachment F: Traffic Impact Analysis](#)

[Public Record Document: Public Comments received after 1 pm](#)

[Public Record Document: The View DRB Powerpoint-staff](#)

[Public Record Document: The View DRB presentation-applicant](#)

[Public Record Document: 03.10.2021 VIRTUAL MEETING Public Comment Sign In](#)

Ms. Kirkpatrick presented the public hearing item DRB 2021-004 Lots 13-16, Block 11, Wilcox Addition and parts of vacated Jerry Street, and Lots 7-12, Block 3, Town of Castle Rock and parts of vacated Seventh and Jerry Streets, Town of Castle Rock, County of Douglas, State of Colorado, Site Development Plan (Storage Units Redevelopment, 205 Sixth St./610 Jerry St., "The View") which involves the demolition of storage units to build a mixed use building. The item before the Design Review Board is for the Site Development Plan only and the Board has the responsibility to ensure the application meets criteria. A landscape variance is also being proposed. Staff recommends approval for the site development plan as it meets criteria and the landscape variance is valid.

Applicant: Banks Floodman, applicant, and Connor Treanor, architect, presented additional details.

Public Comment:

Dennis Blanchard, resident, opposed.

Larissa Sbarbori, resident, opposed.

Jeff Samuelson, resident and business owner, support.

Annamarie Engelhard, resident, opposed.
 Pam Ridler, resident and Castle Rock Chamber of Commerce, support.
 Kevin Tilson, Castle Rock Downtown Development Authority & Downtown Merchants Association, support.
 Andrew Wasson, resident and business owner, support.

Moved by Hier, seconded by Goode for the Design Review Board to recess for a brief break. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Butler, Vice Chair Chalian, Pasicznyuk, Begley, Crosier, Hier, and Goode

Public comments were opened back up for the Board to ask additional questions of staff and the applicant.

Moved by Begley, seconded by Hier, that Public Hearing Item DRB 2021-004 be continued until the next meeting March 24, 2021 with the amendment that staff and applicant review traffic data and answer outstanding questions of the Board. The motion failed by the following vote: 4 to 3

Yes: 3 - Chair Butler, Begley, and Hier

No: 4 - Vice Chair Chalian, Pasicznyuk, Crosier, and Goode

Moved by Vice Chair Chalian, seconded by Pasicznyuk, that the Board approve (i) the Site Development Plan for "The View" as shown; and (ii) the landscape variance to allow 13 trees along Jerry Street and zero trees, 17 shrubs, and 10 perennials along Sixth Street. Further, the Board finds there is no adverse effect on the public's health, safety, and welfare as it pertains to the requested variance. The motion passed by the following vote: 5 to 2

Yes: 5 - Chair Butler, Vice Chair Chalian, Pasicznyuk, Crosier, and Goode

No: 2 - Begley, and Hier

BOARD MEMBER ITEMS

Check for quorum for upcoming meetings

- 1. March 24, 2021**
- 2. April 14, 2021**

Chair Butler checked for quorum and Board members present plan on attending the March 24 meeting and Begley and Hier are tentative for the April 14 meeting.

ITEMS FROM STAFF

Mrs. Kirkpatrick has no report.

ADJOURN

Moved by Chair Butler, seconded by Begley, that Design Review Board adjourn at 8:43 p.m. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Butler, Vice Chair Chalian, Pasicznyuk, Begley, Crosier, Hier, and Goode

 Minutes approved by the Design Review Board on _____ by a vote of _____ in favor, _____ opposed, with _____ abstention (s).

Minutes submitted electronically by Julie Parker, Sr. Office Assistant