



Planning Commission Meeting Minutes - Final

Chair Charles Fletcher
Vice Chair Laurie Van Court
Dan Ahrens
Chris Cote
Chris Teem
Sarah Humbargar
Jeremy Begley

Thursday, September 23, 2021

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: 146 368 1528
Meeting Password: 2021PCMeeting

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.

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

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede (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.

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:01 p.m. by Chair Fletcher.

- Present** 5 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, and Jeremy Begley
- Not Present** 2 - Chris Teem, and Sarah Humbargar
- Attendance** 9 - Caryn Johnson, Kevin Wrede, Tara Vargish, Donna Ferguson, Tim Friday, Keith Johnston, Tony Felts, Sharon Chavez, and Sandra Aguilar

CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2021-023](#) Minutes: August 26, 2021 Planning Commission Meeting Minutes

Attachments: [PC08.26.2021Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Ahrens, that the Planning Commission approve the minutes for the August 26, 2021 meeting. The motion passed by the following vote: 5 to 0

Yes: 5 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, and Begley

Not Present: 2 - Teem, and Humbargar

PUBLIC HEARING ITEMS

[PC 2021-024](#) The Ridge at Crystal Valley Site Development Plan

Attachments: [Staff Report](#)

[A: Skyline Variance Resolution](#)

[Exhibit 1: Skyline Variance Request \(3-SKY21-001 Skyline Study_full\)](#)

[B: SDP \(6-SDP20-0048 Plans\)](#)

[C: TIA \(1-SDP20-0048 TIS\)](#)

[D: Neighborhood Meeting September 9, 2020](#)

[E: Neighborhood Meeting November 19, 2020](#)

[F: Neighborhood Meeting July 19, 2021](#)

[G: Neighborhood Meeting August 16, 2021](#)

[H: Public Comments](#)

[Public Record: Staff Presentation -The Ridge SDP and Skyline Variance](#)

[Public Record: Applicant Presentation - The Ridge at Crystal Valley](#)

Ms. Ferguson opened both public hearing items and presented PC 2021-024 The Ridge at Crystal Valley Site Development Plan and PC 2021-025 Skyline Variance. Parts of the site development plan are within the Town of Castle Rock Skyline/Ridgeline Protection Area. Of the 90 lots within the northern Town portion, 25 are requesting a height variance from 25 to 35 feet. Staff recommends approval as the Skyline Variance and Site Development Plan meet criteria.

Applicant: Greg Brown with Crystal Valley Ranch provided details to the Commission. Jim Mill and David Neill with WSB engineering firm provided a digital 3-D model of the project and the skyline study.

Public Comment: none

Moved by Begley, seconded by Cote, that the Planning Commission recommend for approval to Town Council PC 2021-024 The Ridge at Crystal Valley Site Development Plan. The motion passed by the following vote: 4 to 1

Yes: 4 - Chair Fletcher, Ahrens, Cote, and Begley

No: 1 - Vice Chair Van Court

Not Present: 2 - Teem, and Humbargar

[PC 2021-025](#) Resolution: The Ridge at Crystal Valley Skyline Variance

Attachments: [Staff Report](#)

[A: Skyline Variance Resolution](#)

[Exhibit 1 - Skyline Variance Request \(3-SKY21-001 Skyline Study_full\)](#)

[Public Record: Staff Presentation -The Ridge SDP and Skyline Variance](#)

[Public Record: Applicant Presentation - The Ridge at Crystal Valley](#)

[Public Record: PC Reso 2021-025-SIGNED](#)

Moved by Ahrens, seconded by Cote, that Planning Commission approve the PC 2021-025 The Skyline Variance from 25 to 35 feet for the identified 25 lots. The motion passed by the following vote: 4 to 1

Yes: 4 - Chair Fletcher, Ahrens, Cote, and Begley

No: 1 - Vice Chair Van Court

Not Present: 2 - Teem, and Humbargar

TOWN COUNCIL LIAISON UPDATE

None.

DESIGN REVIEW BOARD UPDATE

Design Review Board representative Fletcher reported that the Board approved a sign for a jujitsu shop.

COMMISSION ITEMS

Check for quorum for upcoming meetings

Commissioner Cote is tentative for the Oct. 14 meeting and there were no other conflicts for the Oct. 14 and Oct. 28 meetings from Commissioner members present.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede reported that StorQuest was approved by Town Council for annexation and development.

ADJOURN TO STUDY SESSION

Moved by Chair Fletcher, seconded by Vice Chair Van Court, that the Planning Commission be adjourned at 7:25 p.m. to a study session. The motion passed by the following vote: 5 to 0