



Planning Commission Meeting Minutes - Final

Chair Charles Fletcher
Vice Chair Laurie Van Court
Dan Ahrens
Chris Cote
Chris Teem
Jeremy Begley
James Chase

Thursday, December 8, 2022

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: 2492 699 0899
Meeting Password: 2022PCMeeting

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) 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

The meeting was called to order at 6:00 p.m. by Chair Fletcher.

Additional Town of Castle Rock staff from various departments were in attendance including Dena Paulin, Heather Justus, Roy Gallea, Keith Johnston and Brian Peterson.

Present 7 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, Chris Teem, Jeremy Begley, and James Chase

Attendance 9 - Jason Gray, Tara Vargish, TJ Kucewesky, Mike Hyman, Kevin Wrede, Sandy Vossler, Brad Boland, Sandra Aguilar, and Laura Cavey

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

[PC 2022-018](#) Minutes: Aug. 11, 2022 Planning Commission Meeting Minutes

Attachments: [PC08.11.2022Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Teem, that Planning Commission meeting minutes of August 11, 2022 be approved as presented. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

PUBLIC HEARING ITEMS

[PC 2022-019](#) Use by Special Review - Accessory Dwelling Unit at 544 Senter Drive

Attachments: [Staff Memorandum](#)

[Attachment A: Elevations and Site Plan](#)

[Attachment B: Vicinity Map](#)

[Attachment C: Neighborhood Meeting Summary #1 - August 31, 2022](#)

[Attachment D: Neighborhood Meeting Summary #2 - November 14, 2022](#)

[Attachment E: Public Feedback](#)

[Public Record Document: 544 Senter Drive ADU - Staff Presentation](#)

Mr. Boland presented the Use by Special Review: Accessory Dwelling Unit at 544 Senter Drive. Staff recommends approval as it meets criteria.

Applicants: Anthony and Irene Chin were available for questions.

Public Comment: none

Moved by Ahrens, seconded by Begley, that Planning Commission Item PC2022-019 Use by Special Review: Accessory Dwelling Unit at 544 Senter Drive be approved as presented. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

Recess called

Moved by Begley, seconded by Van Court to take a short recess. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

[PC 2022-020](#) Canyons Far South Annexation, Planned Development Plan and Zoning Regulations [409 acres, located east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive]

Attachments: [Staff Memorandum](#)
[Attachment A: Vicinity Map](#)
[Attachment B: Canyons Far South Annexation Petition](#)
[Attachment C: Canyons Far South Annexation Plat](#)
[Attachment D: Planned Development Plan and Zoning Regulations](#)
[Attachment E: Canyons South Planned Development, 7th Amendment](#)
[Attachment F: LSAR - Surrounding Densities](#)
[Attachment G: LSAR Developable Areas](#)
[Attachment H: LSAR Vegetative Cover](#)
[Attachment I: LSAR Cultural Resources](#)
[Attachment J: Castle Rock Water Resources Inclusion Area Map](#)
[Attachment K: Traffic Impact Analysis](#)
[Attachment L: Fiscal Impact Analysis](#)
[Public Record: Applicant Presentation - Canyons Far South](#)
[Public Record: Staff Presentation - Canyons Far South](#)

Commissioner Cote stated that he is a resident who lives directly adjacent to the project and is on the Terrain HOA Board. Chair Fletcher also lives in the neighborhood but not near the project.

Ms. Vossler presented PC2022-020 Canyons Far South Annexation, Planned Development Plan and Zoning Regulations. Staff recommends approval as it meets criteria.

Applicant: Eric Clore, owner and developer provided a presentation and answered questions of the Commission. Mr. Clore introduced the rest of the team and Bill Vitek with Digs Studio and Chris McGranahan with LSC provided details and answers to the Board.

Public Comment: Chris Burrow, resident, expressed concerns.

Moved by Van Court, seconded by Teem, that Planning Commission item PC2022-020 Canyons Far South Annexation be approved for recommendation to Town Council as presented. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

Moved by Ahrens, seconded by Begley, that Planning Commission Item PC2022-020 Canyons Far South Planned Development and Zoning be approved for recommendation to Town Council as presented. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

TOWN COUNCIL LIAISON UPDATE

Mayor Gray reported there was a proclamation for outgoing Councilmember Karen Johnson and the Council had a swearing in for new Councilmember Max Brooks. Council approved the purchase of the Cantril School and the Town held a celebration for the Metzler Ranch open space.

DESIGN REVIEW BOARD UPDATE

Commissioner Ahrens reported that the Design Review Board reviewed a proposal for a development on Perry Street adjacent to the ice rink, which will include a restaurant, tap house and container buildings for food service.

COMMISSION ITEMS

The Commission requested a study session on fiscal procedures.

Check for quorum for upcoming meetings

- 1. Dec. 22, 2022**
- 2. Jan. 12, 2023**

Dec. 22. Begley and Ahrens will not be available for this meeting, Cote is unsure and Fletcher will be online. Chair Fletcher asked Van Court to run the meeting.
Jan. 12. No conflicts with commissioners present.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede reported that the department is running well as several planner positions have been filled.

ADJOURN

Moved by Fletcher, seconded by Van Court to adjourn the Planning Commission meeting at 8:35 p.m.

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase