



**Planning Commission Meeting
December 10, 2015
Minutes**

Chair Fronczak called the meeting to order at 6:02 p.m.

Roll Call:

Commission Members Present: Chair Michael Fronczak, Vice Chair Mark Luongo, and Commissioners Victoria Sikes, and Suzy Chapman. Commissioner David Kay arrived at 6:09 p.m.

Commission Members Absent: None

Town Council Members Present: None

Staff Members Present: Heidi Hugdahl, Assistant Town Attorney
Teri Whitmore, Planning Manager
Sandy Vossler, Senior Planner
Sharon Chavez, Recording Secretary

Certification of Meeting: (6:03 p.m.)

Ms. Whitmore confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

Approval of Minutes – November 12, 2015: (6:03 p.m.)

Motion: Commissioner Smith moved to approve the November 12, 2015 minutes.

Chair Fronczak seconded the motion.

Passed: 6-0-0

Public Hearing Items:

- A. 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**

(6:04 p.m.) Whitmore: The applicant is requesting a rezone to the Interchange Overlay District (IOD) because it provides the development team with variety of land use options they are seeking while removing the skyline/ridgeline standards and allowing development on a majority of the site through use of appropriate engineering practices.

Applicant Presentation: (6:32 p.m.) David R. Brehm, with PLANWEST, provided an overview of the project.

Public Comment: (6:55 p.m.) None

Motion: (6:55 p.m.) Commissioner Brooks moved to recommend to Town Council 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. Commissioner Smith seconded the motion.
Passed: 7-0-0

B. A Lower East Plum Creek Park and Open Space Annexation (Town of Castle Rock Project #ANX15-0001)

(7:06 p.m.) Vossler: Annexation consists of approximately 59.9 acres of property located between the Union Pacific Railroad and the Burlington Northern/Santa Fe Railroad and north of Castle Rock Parkway. The proposed zoning is for parks, recreation and open space.

Applicant Presentation: (7:11 p.m.) Mark Marlowe, Utilities Director for the Town of Castle Rock, delivered presentation and answered questions.

Public Comment: None

Motion: (7:33 p.m.) **Annexation:** Commissioner Brooks moved to recommend to Town Council approval of the Lower East Plum Creek Park and Open Space Annexation. Commissioner Kay seconded the motion.
Passed: 7-0-0

Motion: (7:34 p.m.) **Zoning:** Commissioner Luongo moved to recommend to Town Council approval of the Lower East Plum Creek Park and Open Space Annexation of parks, recreation and open space – 1 (POS-1) active uses. Commissioner Chapman seconded the motion.
Passed: 7-0-0

(7:35 p.m.) 5 minute recess

(7:46 p.m.) Commissioner Smith excused himself due to conflict of interest for Resolution on the Terrain filing No. 1.

C. A Resolution Approving the Site Development Plan for the Proposed Terrain Filing No.1 (Project # SDP15-0008)

(7:17): Whitmore: The project proposes 367 single family detached homes over approximately 56 acres, which equates to a gross density of 2.87 dwelling units per acre. The 46 acres of proposed open space would be dedicated to the HOA to own and maintain. Three acres will be Public Land Dedications to accommodate a future well site and fire station. The application also includes an 8-foot, concrete trail adjacent to State Highway 86. In order to transition from the Town-owned portion of Rocky View Road

to the County-owned portion, the applicant requests that Town Council approve the removal of the required sidewalk on one side of Rocky View Road (sidewalk required by Public Works).

Applicant Presentation: (7:54 p.m.) Craig Campbell with Starwood Land and John Prestwich, with PCS Group, provided an overview of the project and answered questions. The applicant requested that the road not be improved and that no street lighting be added.

(8:29 p.m.) 10 minute recess to discuss procedural matters.

(8:44 p.m.) Called meeting to order.

Public Comment: (8:45 p.m.) The following list of Douglas County residents spoke in favor of having no street lights added or sidewalks/road improvements:

Steve Cribley
Timothy Rink
Chris Hunter
Michelle Slovensky
Mark Sheneker

(8:57 p.m.) Applicant rebuttal.

Commissioner Comments: (9:03 p.m.) Chair Michael Fronczak asked staff to clarify if staff recommendation included street lights and sidewalk on one side of the street. Staff concurred.

Commissioner discussions acknowledged the public comments and applicant presentation and since no staff from public works were in attendance, they were in favor of moving the project forward to Town Council so that additional staff comments could be made at that time for Council decision and vote.

Motion: (9:04 p.m.) Commissioner Brooks moved to recommend approval to Town Council Terrain Filing 1 SDP with approval of the variances requested by the developer to not improve the road, nor add lighting, or sidewalks. Chair Fronczak seconded the motion.

Passed: 6-0-1 Commissioner Smith abstaining

Note for the Record: Commissioner Brooks noted this is a unique circumstance going against staff recommendation, the reason why, as the Commission unanimously voted as we have with our concerns and comments, so that Town Council can understand why this motion was made and passed.

Commissioner Items: (9:17 p.m.) None

Staff Update: (9:18 p.m.) Whitmore:

- Bylaws update to meet monthly. Working with Legal and under their advisement. Will report back at a later date.
- Targeting Comp Plan Joint meeting for January. Will confirm.

Town Council Update: (9:20 p.m.) None

Adjourn to Study Session: (9:23 p.m.) Being the last meeting for 2015, Chair Fronczak thanked staff and Commissioners, and wished everyone a Happy Holiday. Chair Fronczak adjourned the meeting to study session.

Minutes approved by the Planning Commission on January 14, 2016 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission

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