



Town Council Meeting Minutes - Draft

Mayor Jason Gray
Mayor Pro Tem Laura Cavey
Councilmember Ryan Hollingshead
Councilmember Kevin Bracken
Councilmember Mark Davis
Councilmember Max Brooks
Councilmember Tim Dietz

Tuesday, January 6, 2026

6:00 PM

Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. January 6, 2026, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the Invocation.

CALL TO ORDER / ROLL CALL

Present: 7 - Mayor Gray, Mayor Pro Tem Cavey, Councilmember Hollingshead, Councilmember Bracken, Councilmember Davis, Councilmember Brooks, Councilmember Dietz

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor and Councilmembers wished everyone a Happy New Year.

Councilmember Davis requested a conversation about construction sites.

APPT
2026-001

Appointment: Castle Rock Water Commission

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

ID 2026-001

Update: Calendar Reminders

David Corliss, Town Manager, provided an update on Calendar items.

ID 2026-002

Update: 2026 Major Projects List

ID 2026-003

Development Services Project Updates

Tara Vargish, Development Services Director, provided an update.

[ID 2026-004](#) **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

No report.

MUNICIPAL JUDGE'S REPORT

Judge Thrower provided his report.

Councilmember Brooks voiced his disappointment with the recent Colorado Supreme Court ruling and they want to see if they can put the power back where it should be.

Judge Thrower stated he will comply with what the current law is.

Councilmember Dietz asked if we have a lot of repeat offenders.

Judge Thrower stated they try to impose sentences that are evidence based to encourage them not to re-offend. He feels it is not a large number.

Councilmember Brooks clarified the case they are referring to is that no municipality can impose penalties beyond what the state deems appropriate.

Councilmember Dietz relayed that the Supreme Court is appointed by the Governor.

ACCEPTANCE OF AGENDA

Moved by Councilmember Bracken, seconded by Councilmember Dietz, to Approve the Agenda as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Brooks, Dietz, Davis

CONSENT CALENDAR

Moved by Councilmember Brooks requested RES 2026-001 be removed from the Consent Calendar.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Resolution 2026-002 and MIN 2026-001 as presented. The motion passed by a vote of:

Yes: 7 - Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz, Gray

[RES 2026-001](#) **Resolution Reappointing David J. Thrower as the Presiding Judge of the Town of Castle Rock Municipal Court and Approving a Service Contract**

Councilmember Brooks requested this be voted on separately to give Council an opportunity to comment. He is very much in support of approving the Resolution.

Councilmember Bracken appreciates his time and efforts.

Councilmember Hollingshead received positive feedback about Judge Thrower.

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Resolution RES 2026-001 as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

RES 2026-002 Resolution Appointing Substitute Judges for the Town of Castle Rock Municipal Court

MIN 2026-001 Minutes: December 16, 2025 Town Council Meeting

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed there is no conflict of interest and the item was properly noticed.

ORD 2026-001 Ordinance Amending the Town of Castle Rock's Zone District Map by Approving Amendment No. 7 to the Crystal Valley Ranch Planned Development Plan and Zoning Regulations (First Reading) [*located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road*]

Tara Vargish, Director of Development Services, presented the item.

Mayor Pro Tem Cavey confirmed this would lose space in Rhyolite Park. She asked if the developer made any accommodations so they don't have to do that. Vargish stated the developer did agree to the swap to allow a larger buffer on the east side and did not reduce the number of homes.

Councilmember Davis confirmed there would be another access through the Rhyolite Park parking lot. Davis asked if the entrance could be widened. Vargish stated they will look at that when they review the site development plan.

Citizens that addressed Council:

Susan McAfee is a resident in Crystal Valley. She feels the staff did not provide all the information to the Planning Commission and there weren't sufficient neighborhood meetings.

Mayor Pro Tem Cavey feels there has been no compromise from this developer.

Councilmember Dietz feels the developer should bring the town the \$500,000 and adjust their plan on the west side for a bigger buffer.

Councilmember Bracken asked what the impact fee is. Vargish stated Council approved a memorandum of understanding to approve this. Bracken asked if amendment 7 doesn't pass, the residents could possibly lose the buffer. Bracken asked if it is appropriate to go back to the developer. Vargish stated she will need to review the MOU. Mike Hyman, Town Attorney, stated the Town has already approved the MOU. Vargish stated multi-family is allowed, but they are only proposing single family. Councilmember Davis stated if they vote no, the developer could go back to the allowable units without the additional buffer. Bracken confirmed they risk losing the space. Councilmember Dietz feels all we

can do is ask.

Moved by Mayor Gray, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Ordinance ORD 2026-001 as presented. The motion passed by a vote of:

Yes: 4 - Hollingshead, Gray, Bracken, Brooks

No: 3 - Cavey, Davis, Dietz

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

RES 2026-003

Resolution Finding that the Petition for Annexation Submitted by the Diocese of Colorado Springs is in Substantial Compliance with Article II, Section 30(1)(B) of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and Setting a Date, Time and Place for the Hearing Prescribed Under Section 31-12-108, C.R.S. to Determine if the Subject Property is Eligible for Annexation Under Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S. (St. Francis of Assisi Catholic Church Annexation)

Tara Vargish, Director of Development Services, presented the item.

Moved by Councilmember Davis, seconded by Councilmember Dietz, to Approve Resolution RES 2026-003 as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

RES 2026-004

Resolution Approving the Purchase and Sale Agreement Between the Guardian Angel Trust and the Town of Castle Rock for the Lost Canyon Ranch (35-acre inholding)

Jeff Brauer, Director of Parks and Recreation, presented the item.

No public comment.

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2026-004 as presented. The motion passed by a vote of:

Yes: 7 - Cavey, Hollingshead, Bracken, Davis, Brooks, Gray, Dietz

ORD 2026-002

Ordinance Amending Sections 14.02.040 and 14.02.050 of the Castle Rock Municipal Code Regarding the Disposition and Lease of Real Property Owned by the Town (First Reading)

Mike Hyman, Town Attorney, presented the item.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve Ordinance ORD 2026-002 as presented. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Adjourn. The motion passed by a vote of:

Yes: 7 - Gray, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

Meeting adjourned at 7:17 pm.

Submitted by Lisa Anderson, Town Clerk