



**Planning Commission Regular Meeting
Thursday, May 14, 2015
Minutes**

Chair Fronczak called the meeting to order at 6:01 p.m.

Roll Call:

Commission Members Present: Chair Michael Fronczak, Vice Chair Mark Luongo, Commissioners Max Brooks, Victoria Sikes, Bill Randolph and David Kay

Commission Members Absent: None

Town Council Members Present: Chip Wilson

Staff Members Present: Bill Detweiler, Director of Development Services
Sandy Vossler, Senior Planner
Teri Whitmore, Planning Manager
Rick Young, Fire Prevention Officer
Brian Germeroth, Public Works
Andrea Trujillo, Recording Secretary

Certification of Meeting: (6:02 p.m.)

Sandy Vossler, Senior Planner, 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 – April 23, 2015 Regular Meeting: (6:02 p.m.) Commissioner Brooks moved to approve the minutes as written. The motion was seconded by Chair Fronczak.

Passed: 6-0-0

Public Hearing Item:

Resolution Approving The Crystal Valley Ranch Filing 13 Site

Development Plan: (6:03 p.m.) Ms. Sandy Vossler, Senior Planner, presented. The staff report and PowerPoint Presentation were entered into the public record. There were no conflicts of interest by the Commissioners. The location is a 116 acre site located west of West Loop Road and south of Crystal Valley Parkway within the Crystal Valley Ranch Planned Development. The Site Development Plan proposed is 170 single-family lots, 1.46 dwelling units per acre, 51 acres of open space and common area and an extension of Lions Paw Street, which will terminate into a cul-de-sac.

Key issues addressed:

- Traffic impacts to Lions Paw Street because of its extension to accommodate 33 homes

- Proposed traffic calming elements on Lions Paw Street
- An administrative technical criteria variance has been approved to allow encroachment of sight distance lines more than five feet into two residential properties of Gold Ridge Drive
- Creates the open space Tract F at the end of Lions Paw Street to discourage any site plan amendments that would extend Lions Paw Street

Staff Recommendation: Based on the findings of fact noted and summarized in the staff report, staff recommends that the Planning Commission recommend approval to Town Council of the proposed Crystal Valley Ranch Filing No. 13 Site Development Plan.

Applicant Presentation: (6:09 p.m.) Jerry Richmond, Raintree Investment Corp. addressed the Planning Commission. Mr. Richmond emphasized that he has maintained the Master Plan and 20/20 Vision of the Town of Castle Rock. The Investment Company has provided a cul-de-sac at the end of Lions Paw so that there is no additional traffic other than the 33 units planned and the site was designed to prevent heavy traffic and speeds on a public road.

Mitch Black, Norris Design, addressed the Planning Commission. Mr. Black is the original planner and has worked on the project since 2000. He spoke in favor of the development due to the hillside, natural topography and open space. Lions Paw Street will continue for the 33 more homes, however an emergency vehicle access will be provided out of the cul-de-sac, thereby establishing two points of access for emergency purposes.

Questions from Planning Commission: (6:17 p.m.) Questions included traffic concerns, traffic calming device questions, types of homes, premium lots, and conceptual definition.

Public Comment: (6:25 p.m.) All residents opposed the Crystal Valley Site Development Plan with the following concerns:

- Lions Paw- Construction traffic, speeds on Lions Paw public road, increase in traffic, safety of children that live on Lions Paw, concern that Lions Paw is going to be extended; realtors told these homeowners that there would be no extension of Lions Paw, traffic control calming devices have not worked, Emergency Vehicle Access road comments.
- What are the standards of these 33 homes?
- Tract F- Have the end of Lions Paw cul-de-sac deeded to the Home Owners Association so that Lions Paw will never be extended.

Rebuttal from the Applicants: (6:59 pm) Mr. Richmond addressed the homeowners concern.

1. The homeowners concerns have been expressed the last several months and we have spent time addressing them.
2. The cul-de-sac on Lions Paw has always been temporary; there was a sign that stated future development for 2 years. Lions Paw was intended to go through.
3. Tract F- Disagreement in the community on who gets this. Needs to be deeded to an association.
4. Traffic- most of the traffic comes from residents that live here. It is not Mr. Richmond's responsibility to control speed on a public road.
5. Construction Traffic- Possibly bus workers in; it is a public road and anyone can use it.
6. Premium Home Sites- Design Standards have been established.

Comments from Emergency Vehicle Access: (7:17 pm) Rick Young, Fire Prevention Officer, Castle Rock Fire and Rescue, addressed the Planning Commission; the Emergency Vehicle Access Roads are not designed for construction traffic and are prohibited to be used in this manner.

Planning Commission Response: (7:20 p.m.)

Tract F- Commissioners discussed the role that Tract F takes in any future potential consideration for extension of Lions Paw. Commissioner Brooks asked Ms. Vossler about deeding Tract F to the Town of Castle Rock:

1. Town's standpoint is to deed it to an HOA or have it privately owned and the owner would have to be party to any amendment that would extend Lions Paw. Town does not want ownership because of issues like maintenance and in the future the Town might allow Lions Paw to be extended.

Comments from Public Works: (7:25 p.m.) Brian Germeroth, Public Works addressed the Planning Commission: Traffic Calming Devices and analysis could be put in place and the developer has made an effort to address this concern by the design of the road.

Tract F- An option would be to convey Tract F to property owners: Fire and Public Works would have to support an Emergency Vehicle Access easement through a private residential property. An HOA needs to take ownership of Tract F. Could Planning Commission consider ownership of Tract F?

Motion: (8:00 p.m.) Commissioner Brooks moved to recommend to Town Council approval of Crystal Valley Filing 13 Site Development Plan. Commissioner Kay seconded the motion.

Passed: 6-0-0

(Five Minute Recess)

Commissioner Items: (8:01 p.m.)

- A. Quorum for Regular Meeting May 28, 2015: cancelled
- B. Quorum for Regular Meeting June 11, 2015: There will be a quorum.
- C. Committee Reports: None

Director's Report: (8:13 p.m.) Teri Whitmore, Planning Manager

- 1. Staff for Rocky Mountain Land Institute
- 2. Interviews for the vacancies on the Planning Commission
- 3. Information on Town Council for expansion of Urban Centers
- 4. Comprehensive Master Plan update on public technology, equipment and tools that can be used

Town Council Update: (8:10 p.m.) Town Council Member, Chip Wilson, addressed the Planning Commission:

- 1. Positions are to be filled for the Planning Commission. There are 3 vacancies and 12 people will be interviewed.
- 2. Promenade referendum is on June 2.

Adjourn: (8:16 p.m.) Chair Fronczak adjourned to Study Session-

- A. Castle Rock Downtown Alliance Update (Kevin Tilson, Director)

Minutes approved by the Planning Commission on June 11, 2015 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission

Planning Commission Minutes
May 14, 2015