



**Town of Castle Rock  
100 North Wilcox Street  
Castle Rock, CO 80104**

Mayor Paul Donahue  
Mayor Pro Tem Jennifer Green  
Mark Heath  
Chip Wilson  
Renee Valentine  
George Teal  
Brett J. Ford

**Town Council Meeting Agenda - Final**

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Tuesday, October 4, 2016

6:00 PM

Council Chambers

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This meeting is open to the public. All times indicated on the agenda are approximate. Interested parties are encouraged to be present earlier than the posted time.

**5:00 PM COUNCIL DINNER & INFORMAL DISCUSSION**

**6:00 PM INVOCATION - Pastor Todd Meyer, Valley View Christian Church**

**6:05 PM CALL TO ORDER / ROLL CALL**

**6:07 PM PLEDGE OF ALLEGIANCE - Cub Scout Troop 262 will lead the Pledge**

**6:10 PM COUNCIL COMMENTS**

**6:15 PM UNSCHEDULED PUBLIC APPEARANCES**

*Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up. Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents as time permits.*

**6:45 PM TOWN MANAGER'S OFFICE**

**1. [ID 2016-076](#) Update: Quasi-Judicial Projects**

**Attachments:**      [Attachment A: Fact Sheets](#)

**6:55 PM TOWN ATTORNEY'S REPORT**

**7:00 PM ACCEPTANCE OF AGENDA**

*If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.*

**7:05 PM CONSENT CALENDAR**

*These items are generally routine in nature and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.*

**2. [MIN 2016-015](#) Minutes: September 6, 2016 Town Council Meeting**

**Attachments:**      [September 6, 2016](#)



9. [RES](#)  
[2016-095](#)      **Resolution Approving Change Order No. 1 to the Construction Contract between the Town of Castle Rock and W.L. Contractors, Inc. [Traffic Signal Installation Founders Parkway/Copper Cloud Drive, Founders Parkway/Black Pine Drive and Ridge Road / King Soopers Intersections]**

**Attachments:**      [Resolution](#)  
                                 [Change Order](#)  
                                 [Bid Proposal](#)

10. [RES](#)  
[2016-096](#)      **Resolution Approving a Variance Pursuant to Chapter 9.16.070E of the Castle Rock Municipal Code for the Meadows Lift Station Pump Replacement [5193 Rocky Mountain Drive]**

**Attachments:**      [Attachment A: Resolution](#)  
                                 [Attachment B: Map](#)

## 7:10 PM    QUASI JUDICIAL HEARINGS

*This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker.*

11. [RES](#)  
[2016-097](#)      **Resolution Approving a Use by Special Review for a Personal Wireless Service Facility for Verizon Wireless on Lot 6B-1, the Meadows Filing No. 17, Area No. 4, Amendment No. 9 [Southeast corner of Limelight and Meadows Parkway]**

**Attachments:**      [Staff Report](#)  
                                 [Attachment A: Resolution](#)  
                                 [Exhibit 1: Use by Special Review](#)

12. [RES](#)  
[2016-098](#)      **Resolution Approving the Crystal Valley Ranch Filing No. 15 Site Development Plan [Single-Family; West Loop Road / East Loop Road]**

**Attachments:**      [Staff Report](#)  
                                 [Attachment A: Vicinity map](#)  
                                 [Attachment B: Resolution](#)  
                                 [Exhibit 1: Site Development Plan](#)  
                                 [Attachment C: Planning Commission Minutes](#)

13. [RES 2016-099](#)      **Resolution Approving the Lot 1, Block 11, The Meadows Filing No. 20, Phase I Site Development Plan [Multi-Family; Southwest of Meadows Boulevard and Coriander Street]**

**Attachments:**      [Staff Report](#)  
[Attachment A: Vicinity Map](#)  
[Attachment B: Resolution](#)  
[Exhibit 1: Site Development Plan](#)  
[Attachment C: Planning Commission Minutes](#)  
[Attachment D: Emails from Neighbors](#)

**8:30 PM BREAK**

**8:40 PM RECONVENE**

**8:40 PM ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

*Public comment will be taken on items and limited to four (4) minutes per speaker.*

14. [ORD 2016-032](#)      **Ordinance Amending Chapter 3.16.030 of the Castle Rock Municipal Code Adjusting the Development Impact Fees For Residential and Non-Residential Uses (First Reading)**

**Attachments:**      [Attachment A: Ordinance](#)  
[Attachment B: Memo Regarding Project Implications](#)  
[Attachment C: Arcadis Development Impact Fee Study, August 2016](#)  
[Attachment D: September 5, 2016 Agenda Memo](#)

15. [ORD 2016-033](#)      **Ordinance Approving the Fifth Amendment to the 2016 Budget and Authorizing Changes in Appropriations for Year 2016 to Permit the Distribution of 2015 Excess TABOR Revenues only in the Event the Electorate Does not Approve a Revenue Change at the November 8, 2016 Coordinated Election (First Reading)**

**Attachments:**      [Attachment A: Ordinance](#)  
[Attachment B: Requests for Supplemental Appropriation](#)  
[Attachment C: Estimated Ending Funds Available for 2016](#)

16. [ORD 2016-034](#)      **Ordinance Approving the Sixth Amendment to the 2016 Budget and Authorizing Changes in Appropriations For Year 2016 (First Reading)**

**Attachments:**      [Attachment A: Ordinance](#)  
[Attachment B: Requests for Supplemental Appropriation](#)  
[Attachment C: Estimated Ending Funds Available for 2016](#)



22. [DIR](#)  
[2016-059](#)      **Discussion/Direction: Riverwalk Project - TIF Agreement**

**Attachments:**

[Attachment A: Renderings of the Project](#)

[Attachment B: Pro Forma Analysis Memo from Development Research Partner](#)

[Attachment C: Fees and Use Tax Estimate](#)

[Powerpoint](#)

23. [DIR](#)  
[2016-060](#)      **Discussion / Direction Item: Rueter-Hess Reservoir Recreation Authority**

**Attachments:**

[Attachment A: 2017-2021 Phasing Plan](#)

[Attachment B: Rueter-Hess Master Plan](#)

**9:30 PM    ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

*The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) followed by nonresidents.*

**ADJOURN**