



## Planning Commission Agenda

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

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Thursday, August 11, 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

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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](mailto: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 \*\***

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER / ROLL CALL**

**6:02 pm CERTIFICATION OF MEETING**

**6:03 pm APPROVAL OF MINUTES**

[PC 2022-016](#) Minutes: July 7, 2022 Special Planning Commission Meeting Minutes

**Attachments:** [PC07.07.2022Minutes-DRAFT](#)

**6:05 pm PUBLIC HEARING ITEMS**

[PC 2022-015](#) Dawson Trails Planned Development Plan and Zoning Regulations  
[2,064 acres located West of Interstate 25 and North and South of Territorial Road]

**Attachments:**

[Staff Report Aug. 11 PC](#)

[Attachment A: Site Vicinity Map](#)

[Attachment B: Proposed Dawson Trails PDP and Zoning Regulations](#)

[Attachment C: Castle Rock Ranch Planned Development - 1984](#)

[Attachment D: Westfield Trade Center Planned Development Plan - 1989](#)

[Attachment E: Dawson Ridge Planned Development Plan - 1986](#)

[Attachment F: Traffic Impact Analysis](#)

[Attachment G: Colorado Parks and Wildlife Referral Letter](#)

[Attachment H: Summaries of Neighborhood Meetings](#)

[Attachment I: Emails from the Public \(link\)](#)

[Attachment J: Twin Oaks HOA External Referral Comments](#)

[Attachment K: Keene Ranch HOA External Referral Comments](#)

[Attachment L: Fiscal Impact Analysis](#)

[Attachment M: Colorado Division of Wildlife - Elk Ranges](#)

**7:05 pm TOWN COUNCIL LIAISON UPDATE**

**7:10 PM DESIGN REVIEW BOARD UPDATE**

**7:15 pm COMMISSION ITEMS**

[PC 2022-017](#) Review of Legal Training:  
Email signatures  
Public interactions  
Social media guidelines

**Attachments:**

[Boards-and-Commissions-Handbook\\_202204041702140072](#)

[BW - Boards & Commissions Legal Training 2022](#)

**Check for quorum for upcoming meetings**

*Aug. 25, 2022*

*Sept. 8, 2022*

**7:30 pm STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

**7:35 pm ADJOURN**