



**Planning Commission Meeting
September 22, 2016
Minutes**

Chair Brooks called the meeting to order at 6:31 p.m.

Roll Call:

Commission Members Present: Chair Max Brooks, Vice Chair David Kay and Commissioners Suzy Chapman, Victoria Sikes, Eric Bender, Shawna Loban, and James Townsend.

Commission Members Absent: None

Town Council Members Present: Chip Wilson

Staff Members Present: Heidi Hugdahl, Deputy Town Attorney
Tara Vargish, Assistant Director of Development Services
Kevin Wrede, Planning Manager
Sandy Vossler, Senior Planner
Sharon Chavez, Recording Secretary

Certification of Meeting: (6:32 p.m.)

Ms. Chavez 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 – September 8, 2016: (6:33 p.m.)

Motion: Vice Chair Kay moved to approve the September 8, 2016 minutes. Chair Brooks seconded the motion.

Passed: 7-0-0

Public Hearing Items:

A. A Resolution Approving Crystal Valley Ranch Filing No. 15 Site Development Plan (6:34 p.m.)

Vossler: This site plan proposes 900 single family lots and a gross density of 3.57 dwelling units per acre: 613 units less than the zoning allows. The lot sizes will range from approximately 4,000 sq. ft. to 16,156 sq. ft., providing a variety of options for home buyers.

(6:40 p.m.) Ryan Germeroth, Transportation Planning & Traffic Engineering Manager, Public Works, joined Ms. Vossler during her presentation.

Applicant Presentation: (7:02 p.m.) Jerry Richmond, CVR Recovery Acquisition, LLC, and Ryan McBreen, Norris Design, presented and answered questions.

Public Comment: (7:25 p.m.) Residents of the Town of Castle Rock spoke about concerns of retention ponds, and traffic.

(7:27 p.m.) Staff rebuttal

(7:30 p.m.) Applicant rebuttal

Motion: (7:38 p.m.) Commissioner Chapman moved to recommend that Town Council approve the proposed Crystal Valley Ranch Filing No. 15 Site Development Plan. Vice Chair Kay seconded the motion.

Passed: 7-0-0

B. A Resolution Approving a Site Development Plan for Lot 1, Block 11, The Meadows Filing No. 20 Phase 1

(7:42 p.m.) Vossler: Proposal is for a new 240 unit multi-family, market rate apartment development with private amenities to include a dog wash, dog run, clubhouse and pool

(7:54 p.m.) Ryan Germeroth, Transportation Planning & Traffic Engineering Manager, Public Works, joined Ms. Vossler during her presentation.

Applicant Presentation: (8:11 p.m.) Matthew Griffin, The Garrett Companies, and Stephanie McCandles, Castle Rock Development Company, presented and answered questions.

Public Comment: (8:48 p.m.) Residents of the Town of Castle Rock spoke about concerns of property values, schools, traffic, parking on Coriander Street, main entrance of the project, and speeding.

Motion to Extend Meeting: Chair Brook moved to extend the meeting from 9:30 p.m. to the end. Vice Chair Kay seconded the motion.

Passed: 7-0-0

(9:32 p.m.) 5 minute recess.

(9:41 p.m.) Called meeting to order.

Public Comment Continued: (9:41 p.m.)

(9:47 p.m.) Applicant rebuttal.

(9:58 p.m.) Staff rebuttal

Motion: (10:23 p.m.) Commissioner Chapman moved to recommend that Town Council approval of the Meadows Filing No. 20, Phase I, Lot 1, Block 11 Site Development Plan. Commissioner Sikes seconded the motion.

Amend the Motion: (10:37 p.m.) Vice Chair Kay moved to amend the motion to include the additional 18 spaces with in the development. Commissioner Bender seconded the motion.

Passed: 7-0-0

Final Motion: (10:45 p.m.) Recommend that Town Council Approve the Meadows Filing No. 20, Phase I, Lot 1, Block 11 Site Development Plan (including the Amended Motion).

Passed: 6-1-0 (Commissioner Loban voted against)

Commissioner Items: (10:45 p.m.)

- A. Quorum for Regular Meeting October 13, 2016: Chair Max Brooks and Commissioners Shawna Loban, Vicki Sikes, and Eric Bender will not be there. Will not have a quorum.
- B. Quorum for Regular Meeting October 27, 2016: Vice Chair David Kay and Commissioner James Townsend will not be there.
- C. Committee Reports: River Walk (mixed use) project was approved by the Design Review Board on September 14, 2016.

Staff Update: (10:50 p.m.) None

Town Council Update: (10:50p.m.) Councilman Wilson:

- Petitioners withdrew Town Councilman Valentine's recall.
- District 2 has a certified candidate reported by the Town Clerk's office.

Adjourn: (10:52 p.m.) Chair Brooks adjourned the meeting.

Minutes approved by the Planning Commission on October 27, 2016 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission Minutes
September 22, 2016

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