



**Planning Commission Meeting
January 11, 2018
Minutes**

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

Roll Call:

Commission Members Present: Chair Max Brooks, Commissioners Laurie Van Court, Charles Fletcher, and Dan Ahrens.

Commission Members Absent: Vice Chair David Kay

Town Council Members Present: None

Staff Members Present: Heidi Hugdahl, Deputy Town Attorney
Kevin Wrede, Planning Manager
Kathy Marx, Senior Planner
Sharon Chavez, Recording Secretary

Certification of Meeting: (6:01 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 – November 9, 2017: (6:02 p.m.)

Motion: Commissioner Van Court moved to approve the October 9, 2017, minutes. Commissioner Fletcher seconded the motion.

Passed: 4-0-0

Resolution of Appreciation PC 2018-01 for Commissioner James Briggs:

(6:04 p.m.) Planning Commission honored Commissioner James Briggs for his service on the Planning Commission from June 2017 through December 2017.

Motion: (6:05 p.m.) Commissioner Brooks moved to approve the Resolution of Appreciation PC 2018-01. Commissioner Fletcher seconded the motion.

Passed: 4-0-0

Public Hearing Items:

A. Calvary Chapel Site Development Plan

(6:06 p.m.) Marx: The proposed site is within the Town of Castle Rock and zoned Calvary Chapel Castle Rock Planned Development (PD). The zoning allows the use of a church and associated church uses. The proposed site plan is in conformance with all zoning standards of development. The development is compatible with existing development on adjacent properties. The property is subject to the Residential/Nonresidential Interface regulations and measures have been taken within the SDP to mitigate incompatibilities with adjacent properties.

Applicant Presentation: (6:30 p.m.) Jason Alwine, Thomas & Thomas, presented and answered questions.

Public Comment: (6:41 p.m.) Concerns from the public for Calvary Chapel Site Development Plan included:

- Traffic
- Access in and out
- Lights in the parking lot
- Height and length of the wall
- Guard rail
- Size of the parking lot

Motion: (7:48 p.m.) Commissioner Brooks moved to recommend Town Council approve the Calvary Chapel Castle Rock Site Development Plan. Commissioner Ahrens seconded the motion.

Passed: (7:49 p.m.) 4-0-0

B. Rezoning Philip S. Miller Park to the PL-1 District

(7:51 p.m.) Marx: On March 15, 2016, the Town of Castle Rock Town Council approved Ordinance No. 2016- 09 amending the Municipal Code to change the existing Public Open Space (POS-1) and (POS-2) zone districts to the Public Land (PL-1) and (PL-2) zone districts. The intent of the ordinance was to better align the permitted uses allowed within those zone districts with the actual types of facilities that exist within Town park properties. It was presented to Council at that time that once the POS zone district was changed to the PL district, existing parks, beginning with Philip S. Miller Park and Rock Park, would be rezoned to PL-1.

Applicant Presentation: (7:51 p.m.) Town of Castle Rock

Public Comment: (7:56 p.m.) None

Motion: (8:00 p.m.) Commissioner Fletcher moved to recommend Town Council approve the rezoning of Philip S. Miller Park to the PL-1 District. Commissioner Van Court seconded the motion.

Passed: (8:00 p.m.) 4-0-0

C. Rezoning Rock Park to the PL-3 Zone District

(8:01 p.m.) Marx: On November 7, 2017, the Town of Castle Rock Town Council approved Ordinance No. 2017-030 amending the Municipal Code to create the PL-3 zone. The PL-3 zoning classification was created based upon community feedback and giving consideration to the request from the Town's citizens to consider a zone district for Rock Park that would define the scope of allowed uses and standards specific to Rock Park. This new zone

district established appropriate limitations and standards on future development and uses of the park.

Applicant Presentation: (8:01 p.m.) Town of Castle Rock

Public Comment: (8:09 p.m.) Concerns from the public for rezoning Rock Park to the PL-3 zone district included:

- Fee title from 1988
- Easement on west side
- Habitable and non-habitable
- Replate the park
- Lights in parking lot

Motion: (8:52 p.m.) Commissioner Van Court moved to recommend Town Council approve the rezoning of Rock Park to the PL-3 zone district. Commissioner Ahren seconded the motion.

Passed: (8:52 p.m.) 4-0-0

Commissioner Items: (8:53 p.m.)

A. Quorum for Regular January 25, 2018: Commissioners present will be in attendance.

B. Quorum for Regular February 8, 2018: Commissioners present will be in attendance.

C. Committee Reports:

- Neighborhood meeting Wednesday January 17, 2018 for development at 221 Wilcox Street.
- Citizens Committee meeting, January 9, 2018, discussed recommendations for election of the Mayor in November 2018.
- Building located at 2 Phelps Street, will be updated.

Staff Update: (9:03 p.m.) Wrede:

- Have 11 applicants for interviews for Planning Commission and waiting to hear back from Town Council as to a date.
- ADU Ordinance going back to Town Council for Second Reading on January 16, 2018.

Town Council Update: (9:12 p.m.) None

Adjourn: (9:14 p.m.) Chair Brooks adjourned the meeting.

Minutes approved by the Planning Commission on February 8, 2018 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission

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