



Planning Commission Meeting Minutes - Draft

Max Brooks - Chair
David Kay - Vice Chair
Charles Fletcher
Chris Cote
Dan Ahrens
Laurie Van Court
Richelle McKim

Thursday, March 22, 2018

6:00 PM

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Chair Brooks called the meeting to order at 6:00 pm.

Present 6 - Max Brooks, Laurie Van Court, David Kay, Charles Fletcher, Dan Ahrens, and Richelle McKim

Attendance 7 - Heidi Hugdahl, Kevin Wrede, Julie Kirkpatrick, Sandy Vossler, Donna Ferguson, Jeff Smullen, and Sharon Chavez

CERTIFICATION OF MEETING

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

[PC 2018-010](#) **February 22, 2018 Planning Commission Meeting Minutes**

Moved to approve the February 22, 2018 minutes.

The motion passed by the following vote:

Yes: 6 - Brooks, Van Court, Kay, Fletcher, Ahrens, and McKim

PUBLIC HEARING ITEMS

[PC 2018-011](#) **Wireless Use by Special Review-SDP for Quarry Mesa Cell Tower**

Staff Presentation: (6:03 p.m.)

- Donna Ferguson, Senior Planner, presented and answered questions.
- Jeff Smullen, Assistant Director of Parks and Recreation, presented and answered questions.

Applicant Presentation: (6:19 p.m.)

- Becky DeCook, Legal Council for Eco-Site, presented and answered questions.
- John Wabiszczewicz, Manager of Engineering Development, T-Mobile,

presented and answered questions.

- Robert Krebs, representing Project Applicant, presented and answered questions.

- Curtis Linville, RF Engineer, presented and answered questions.

Public Comment: (7:10 p.m.) Concerns from the public for the Use by Special Review for a Personal Wireless Service Facility for T-Mobile at Quarry Mesa Open Space included:

- Meeting Code questioned.
- In a residential area.
- Disruption the wildlife.
- Detracts from historic aspect.
- Generator noise.

Move to recommend Town Council to approve the Use by Special Review-SDP for a Personal Wireless Service Facility for T-Mobile at Quarry Mesa Open Space.

Yes: 1 - Van Court

No: 5 - Brooks, Kay, Fletcher, Ahrens, and McKim

Move to recommend that Town Council deny the Use by Special Review-SDP for a Personal Wireless Service Facility for T-Mobile at Quarry Mesa Open Space. Also in addition to reference Sections 17.60.030 and 17.60.060B and because of the incompatibility.

Yes: 6 - Brooks, Van Court, Kay, Fletcher, Ahrens, and McKim

CITIZEN PUBLIC COMMENT

[PC 2018-015](#)

(8:30 pm) 5 minute recess.

(8:37 p.m.) Called the meeting to order.

[PC 2018-012](#)

Ordinance Amending Chapter 17.42 and 17.54 of the Castle Rock Municipal Code Concerning Parking Requirements for Development in the Downtown Overlay District

Staff Presentation: (8:37 p.m.)

- Julie Kirkpatrick, Long Range Project Manager, presented and answered questions.

I moved to recommend that Town Council approve the Ordinance as introduced by title.

Yes: 6 - Brooks, Van Court, Kay, Fletcher, Ahrens, and McKim

(9:00 p.m.) ROLL CALL

Commissioner McKim had to leave.

Heidi Hugdahl, Deputy Town Attorney, had to leave.

[PC 2018-013](#)

Terrain PA 49 and 50, Use by Special Review/Site Development Plan

Staff Presentation: (9:00 p.m.)

- Donna Ferguson, Senior Planner, presented and answered questions.

Applicant Presentation (9:04p.m.)

- Kurt Jones, Starwood Land Ventures, presented and answered questions.

Public Comment: (9:19 p.m.) Concerns from the public for the Terrain PA 49 and 50, Use by Special Review/Site Development Plan:

- Scrub oak a fire hazard
- Traffic on HWY 86.
- Impact on environment and water.
- Overcrowded schools.

Move to recommend approval to Town Council of Use by Special Review/Site Development Plan as introduced by title.

Yes: 5 - Brooks, Van Court, Kay, Fletcher, and Ahrens

Not Present: 1 - McKim

Moved to continue meeting.

Yes: 5 - Brooks, Van Court, Kay, Fletcher, and Ahrens

Not Present: 1 - McKim

[PC 2018-014](#)

Site Development Plan for Lot 1A, Block 10, The Meadows Filing No. 20, Phase 1, Amendment No. 15 *[Multi-Family Apartments; Southeast of North Meadows Drive and Elegant Street]*

Staff Presentation: (9:41 p.m.)

Sandy Vossler, Senior Planner, presented and answered questions.

Applicant Presentation: (9:50 p.m.)

Eric Gumm, Continental Properties, presented and answered questions.

Public Comment: (9:59 p.m.) None

Move to recommend to Town Council approval of the Site Development Plan for Lot 1A, Block 10, Meadows Filing No. 20, Phase 1, Amendment No. 15.

Yes: 5 - Brooks, Van Court, Kay, Fletcher, and Ahrens

Not Present: 1 - McKim

BOARD MEMBER ITEMS

- A. Quorum for Regular Meeting April 12, 2018: Commissioners present will be in attendance except Commissioner Ahrens.
- B. Quorum for Regular Meeting April 26, 2018: Commissioners present will be in attendance.
- C. Committee Reports: None.

ITEMS FROM STAFF

- Kathy Marx, Senior Planner, retired.
- Donna Ferguson promoted to Senior Planner.
- Wild Blue Yonder broke ground.

TOWN COUNCIL UPDATE

None.

ADJOURN (10:05 p.m.)