



Planning Commission Meeting Minutes - Draft

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

Thursday, August 23, 2018

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

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

Sandy Vossler, Senior Planner, called the meeting to order at 6:01 pm.

Present 5 - Laurie Van Court, Charles Fletcher, Dan Ahrens, Richelle McKim, and Chris Cote

Attendance 5 - Heidi Hugdahl, Tara Vargish, Sandy Vossler, Donna Ferguson, and Sharon Chavez

ELECTION OF TEMPORARY CHAIR

Motion: (6:03 p.m.) Commissioner Van Court nominated Commissioner Fletcher for temporary Chair. Commissioner Cote seconded the nomination.

Passed: (6:03 p.m.) 5-0-0

Yes: 5 - Van Court, Fletcher, Ahrens, McKim, and Cote

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 2018-031](#) June 14, 2018 Planning Commission Meeting Minutes

Attachments: [June 14, 2018 Planning Commission Minutes](#)

Motion: (6:03 p.m.) Commissioner Fletcher moved to approve the June 14, 2018 Planning Commission Meeting Minutes. Commissioner Van Court seconded the motion.

Passed: (6:04 p.m.) 5-0-0

Yes: 5 - Van Court, Fletcher, Ahrens, McKim, and Cote

PUBLIC HEARING ITEMS

[PC 2018-032](#) Crystal Valley Ranch, Planned Development Plan, Amendment No. 5
Crystal Valley Ranch at the Southwest Corner of Crystal Valley Parkway and

W. Loop Road

Attachments: [Staff Report](#)

[Attachment A: Crystal Valley Ranch PDP](#)

Staff Presentation: (6:04 p.m.) Donna Ferguson, Senior Planner, presented and answered questions.

Applicant: (6:08 p.m.) Gregg Brown, Crystal Valley Ranch Development Co., LLC, presented and answered questions.

Public Comment: (6:14 p.m.) None.

Motion: (6:15 p.m.) Commissioner McKim moved to recommend to Town Council approval of the Crystal Valley Ranch, Planned Development Plan, Amendment No. 5. Commissioner Ahrens seconded the motion.

Passed: (6:15 p.m.) 5-0-0

Yes: 5 - Van Court, Fletcher, Ahrens, McKim, and Cote

[PC 2018-033](#)**Crystal Valley Ranch, Planned Development Plan, Amendment No. 6**

Commercial and Residential Use Areas, Southeast Corner of Crystal Valley Parkway/ West Loop Road (Town of Castle Rock Project #PDP18-0006)

Attachments: [Staff Report](#)

[Attachment A : Vicinity Map](#)

[Attachment B: PDP](#)

Staff Presentation: (6:15 p.m.) Sandy Vossler, Senior Planner, presented and answered questions.

Applicant: (6:21 p.m.) Gregg Brown, Crystal Valley Ranch Development Co., LLC, presented and answered questions.

Public Comment: (6:23 p.m.) None.

Motion: (6:25 p.m.) Commissioner Van Court moved to recommend to Town Council approval of the Crystal Valley Ranch, Planned Development Plan, Amendment No. 6. Commissioner McKim seconded the motion.

Passed: (6:25 p.m.) 5-0-0

Yes: 5 - Van Court, Fletcher, Ahrens, McKim, and Cote

[PC 2018-034](#)**Site Development Plan for Lot 1, Heckendorf Ranch Filing No. 2**

Amendment No. 3 Multifamily Development; Northwest Corner of Crystal Valley Parkway and Plum Creek Boulevard (Town of Castle Rock Project #SDP18-0010)

Attachments: [Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: SDP](#)

Staff Presentation: (6:25 p.m.) Sandy Vossler, Senior Planner, presented and answered questions.

Applicant: (6:49 p.m.) Andrew Browning, Forum Real Estate, presented and answered questions.

Public Comment: (7:06 p.m.) The concern from the public of the Site Development Plan for Lot 1, Heckendorf Ranch filing No. 2, Amendment No 3, was about the grading and height of the site. Most of the public was in favor of the site and Developer.

Motion: (7:19 p.m.) Commissioner Cote moved to recommend to Town Council approval of the Site Development Plan for Lot 1, Heckendorf Ranch filing No. 2. Commissioner Van Court seconded the motion.
Passed: (7:19 p.m.) 5-0-0

Yes: 5 - Van Court, Fletcher, Ahrens, McKim, and Cote

DISCUSSION ITEMS

[PC 2018-035](#) Discussion / Input: Downtown Mobility Study

Staff Presentation: (7:19 p.m.) Thomas Reiff, Transportation Planner, Public Works, presented and answered questions.

COMMISSION ITEMS: (8:22 p.m.)

- A. Quorum for Regular Meeting September 13, 2018: Commissioners present will be in attendance.
- B. Quorum for Regular Meeting September 27, 2018: Commissioners McKim and Van Court will be absent.
- C. Committee Reports: None.

STAFF UPDATES: (8:22 p.m.) None

TOWN COUNCIL UPDATE: (8:22 p.m.) None.

ADJOURN: (8:27 p.m.)