



## Planning Commission Meeting Minutes - Final

Charles Fletcher - Chair  
Laurie Van Court - Vice Chair  
Dan Ahrens  
Chris Cote  
Richelle McKim  
Chris Teem  
Sarah Humbargar

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Thursday, October 10, 2019

6:00 PM

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

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**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

The meeting was called to order at 6:01 p.m.

**Present** 6 - Laurie Van Court, Charles Fletcher, Dan Ahrens, Richelle McKim, Chris Cote, and Sarah Humbargar

**Not Present** 1 - Chris Teem

**Attendance** 5 - Sandra Aguilar, Elizabeth Allen, Kevin Wrede, Jason Gray, and Sandy Vossler

### CERTIFICATION OF MEETING

Staff member Sandy Vossler confirmed that the meeting notice and agenda has been posted as required by the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2019-031](#) Minutes: Sept. 12, 2019 Planning Commission Meeting Minutes

**Attachments:** [September 12, 2019 Planning Commission Meeting Minutes - Draft](#)

**Moved by Cote, seconded by Van Court, that the Planning Commission minutes for the Sept. 12, 2019 meeting be approved as presented.**

**The motion passed: 6-0**

**Yes:** 6 - Fletcher, Cote, Ahrens, Van Court, McKim, and Humbargar

**Not Present:** 1 - Teem

### TOWN COUNCIL LIAISON UPDATE

Mayor Gray reported that Town Council approved the senior living development off Front Street.

### PUBLIC HEARING ITEMS

[PC 2019-032](#) Crystal Valley Ranch Filing No. 18 Site Development Plan [Single-Family Detached Homes; Southeast of Crystal Valley Parkway and West Loop]

Road] (Town of Castle Rock Project SDP18-0060)

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Public Record Document: Staff PowerPoint CVR F18 PPT PC 10-10-19](#)

[Public Record Document: Applicant PowerPoint 2019-10-10 Crystal Valley Planning Commission Presentation](#)

[Public Record Document: Sign in sheet](#)

Ms. Vossler presented the details for the Crystal Valley Ranch Single Family-Age Targeted Neighborhood and informed the Commission that Kaufman Homes is the builder and they conducted an outreach meeting for this project in 2018. Staff recommends that Planning Commission recommend approval to Town Council as it meets criteria.

Applicant: Greg Brown, Crystal Valley Ranch Development Co. provided additional details to the Commission and answered questions regarding what targeted age means, if commercial development is set yet and where commercial access points are.

Public Comment: None

**Moved by McKim, seconded by Van Court, that Planning Commission recommend Town Council approve the Site Development Plan at Crystal Valley Ranch Filing No. 18, Single-Family Detached Homes.**

**The motion passed: 6-0**

**Yes:** 6 - Fletcher, Cote, Ahrens, Van Court, McKim, and Humbargar

**Not Present:** 1 - Teem

## DESIGN REVIEW BOARD UPDATE

DRB representative Fletcher reported the Board approved the new façade for the 'Dirty Bar' to be known as Provisions, which is being renovated into an upscale lounge. The Commission asked about updates on several lots throughout Town being developed.

## COMMISSION ITEMS

Board members present have availability for Oct. 24 and Nov. 14 and the Nov. 28 meeting is expected to be cancelled.

## STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede reported that Town Council approved the senior living apartments expansion off Front St. as well as the development changes at 118 N. Cantril. Council did discuss dissimilar uses zones, looked at the codes that are being updated as they relate to this issue and is planning an open house on Oct. 28 to solicit public input.

## ADJOURN

The meeting was adjourned at 6:37 p.m.

