



## Planning Commission Meeting Minutes - Final

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

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Thursday, May 14, 2020

6:00 PM

Virtual Commission Meeting

Online: <https://crgov.webex.com>

Phone-in: 720-650-7664

Meeting Number/Access Code: 961 679

604

Meeting Password: May14PCmeeting

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**This meeting is open to the public and will be held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.**

**To join the meeting online, visit: <http://crgov.webex.com>**

**To join the meeting by phone, call: 720 650 7664**

**Meeting Number/Access Code: 961 679 604**

**Meeting Password: May14PCmeeting**

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

**In lieu of appearing in person for public comment, please sign up to speak by sending an email to the Town Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 P.M. on the day of the hearing, to be added to the list of speakers. Public comments may also be submitted in writing via email to the Town Planning Manager, to be included in the public record.**

### **CALL TO ORDER / ROLL CALL**

The meeting was called to order at 6:02 p.m. The meeting was open to the public and was held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.

Also in attendance were Will Peacock, Public Works Development Lead Engineer, and Jeanne Stevens, Castle Rock Water Engineering Manager. Town Manager Dave Corliss and Councilmember Caryn Johnson attended the virtual meeting.

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

**Attendance** 6 - Sandra Aguilar, Kevin Wrede, Tara Vargish, Julie Parker, Jason Gray, and Donna Ferguson

### **CERTIFICATION OF MEETING**

Staff member Kevin Wrede confirmed the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### **APPROVAL OF MINUTES**

[PC 2020-006](#)

Minutes: Feb. 27, 2020 Planning Commission Meeting Minutes and February

## 27, 2020 Amended Planning Commission Meeting Minutes

**Attachments:** [PC03-12-2020Minutes-DRAFT](#)  
[PC02-27-2020Minutes-AMENDED](#)

**Moved by Commissioner Teem, seconded by Commissioner Van Court to approve the minutes from the March 12, 2020 Planning Commission meeting as presented. The motion passed: 6-0**

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

**Moved by Commissioner Van Court, seconded by Commissioner Ahrens, to approve the amended February 27, 2020 minutes as presented. The motion passed: 6-0.**

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

## PUBLIC HEARING ITEMS

[PC 2020-007](#) Caliber at Terrain Apartment Complex SDP19-0029

**Attachments:** [Staff Memorandum](#)  
[A Site Plan - 6-SDP20-0029 Plans](#)  
[B Neighborhood comments 5.5.2020](#)  
[Applicant Presentation](#)

Commissioner Teem recused himself from the project discussion and vote as he is bidding on the project.

Commissioner Cote recused himself from the project discussion and vote as he conducts real estate in the neighborhood, is on the board of directors in the Terrain, and will representing several neighbors for sale should this project go forth.

Senior Planner Donna Ferguson presented the Caliber at Terrain Apartment Complex SDP19-0029 proposal. Town staff find the proposed site development plan meets the Town site development plan review and approval criteria set forth in code 17.38.040 and recommends approval.

Applicant: Josh Desmond, with The Garrett Companies, presented additional information on the multi-family development.

Public Comment:

Barbara Dash, resident spoke in opposition.

Ronald Hull, spoke in opposition.

Jose Muro, resident, spoke in opposition.

Unscheduled public comment:

Rhonda Fellers, resident, spoke in opposition.

Jeremy Begley, had a question of the staff regarding traffic studies.

Rachel Paul, resident, had a question regarding re-zoning.

Darren Paul, resident, spoke in opposition.

Ariel Giarratano, resident, spoke in opposition.

Eric Seme, resident, spoke in opposition.

The public meeting was closed at 7:19 p.m.

Development Services Planning Manager Kevin Wrede addressed questions raised and introduced Will Peacock, Town of Castle Rock Public Works, who

addressed traffic studies for the area.

Town attorney Bob Slentz addressed the zoning clause and advised that the Planning Commission review the implications of the proposal regarding the grounds and the neighborhood and the zoning clause in question is not for this body.

Jeanne Stevens, Engineering Manager for Castle Rock Water, addressed questions regarding water and the neighboring water treatment plant.

Chair Fletcher thanked the public for attending, speaking out, and to contact the Commission and elected officials for any additional input.

**Moved by Commissioner Van Court, seconded by Commissioner Ahrens, that the Planning Commission approve the Caliber at Terrain Apartment Complex SDP19-0029 with the condition that the Town Council find the zoning to be valid. The motion passed by the following vote: 4-0**

**Yes:** 4 - Fletcher, Ahrens, Van Court, and Humbargar

**Recuse:** 2 - Cote, and Teem

## DISCUSSION ACTION ITEMS

### TOWN COUNCIL LIAISON UPDATE

Mayor Jason Gray reported that the Town is working on issues related to COVID-19, specifically how reduced sales tax will affect the budget. Mayor Gray thanked Commission and commended the professionalism and depth of consideration discussed with the issue raised this evening. In response to a question of the Board, Mayor Gray said that he anticipates the Town will open May 25, midnight, in accordance with the State and Tri-County Health orders. He hopes to have input from these groups to help develop a plan but there are no specifics yet.

### DESIGN REVIEW BOARD UPDATE

Design Review Board representative Fletcher informed the Commission that a yellow awning for entrance into Ecclesia was approved.

### STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Staff member Wrede informed the Commission that the gas station at Lake Gulch and Plum Creek was approved by Council as was the zoning for the Alexander Place continuum of care facility. Chair Fletcher remarked that interviews for the open spot on the Commission were conducted the previous night. There were 12, very qualified, applicants and the Commission will provide their recommendations to Council.

## ADJOURN

The meeting was adjourned at 8:19 p.m.

**Moved by Commissioner Fletcher, seconded by Commissioner Van Court to adjourn the meeting.**

**The motion passed: 6-0.**

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