



Planning Commission Meeting Minutes - Final

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

Thursday, February 11, 2021

6:00 PM

Virtual Commission Meeting
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 146 032 5403
Meeting Password: 2021PCMeeting

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

to join the meeting by phone, call: 720-650-7664

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**** 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) 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 6:02 p.m. The meeting was held as a "Connected Meeting" in accordance with the Special Procedures During Declared Disasters.

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

Not Present 1 - Chris Teem

Attendance 12 - Tim Dietz, Caryn Johnson, Kevin Wrede, Donna Ferguson, Tara Vargish, Tony Felts, Keith Johnston, Dave Corliss, Julie Parker, Elizabeth Allen, Sandra Aguilar, and Jason Gray

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2021-003](#) January 28, 2021 Planning Commission Meeting Minutes

Attachments: [PC01.28.2021Minutes-DRAFT](#)

Moved by Fletcher, seconded by Humbargar, that the January 28, 2021 Planning Commission meeting minutes be approved as presented. The motion passed by the following vote: 6 to 0

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

Not Present: 1 - Teem

ROLL CALL

Commissioner Teem joined the meeting.

Present 7 - Laurie Van Court, Charles Fletcher, Dan Ahrens, Chris Cote, Chris Teem, Sarah Humbargar, and Jeremy Begley

PUBLIC HEARING ITEMS

[PC 2021-004](#) Promenade PA3 PDP Amendment

Attachments: [Staff Report](#)

[Attachment A: Planned Development Plan-updated - 5-PDP20-0002 Plan](#)

[Attachment B: Zoning Regulations](#)

[Public Record Document: Staff Presentation](#)

[Public Record Document: Applicant Presentation](#)

Van Court stated she had a potential conflict of interest but confirmed with an inquiry from legal counsel, Elizabeth Allen, that she will be impartial. Ms. Ferguson presented the Promenade at Castle Rock Planning Area 3 Planning Development Plan Amendment. Staff recommends approval as it meets criteria.

Applicant: Don Provost, Founding Principal with Alberta Development Partners provided additional details.

Public Comment: Bill Baird, Happy Canyon resident and HOA representative, provided questions regarding the 43 acre open space. Les Lilly, Happy Canyon HOA representative, spoke regarding the open space.

Moved by Ahrens, seconded by Teem, that Planning Commission recommend approval of the Promenade at Castle Rock Planned Development Plan Planning Area 3 Amendment to Town Council. The motion passed by the following vote: 7 to 0

Yes: 7 - Van Court, Fletcher, Ahrens, Cote, Teem, Humbargar, and Begley

TOWN COUNCIL LIAISON UPDATE

Mayor Gray reported that Town officials have had a legislative issues meeting. Residents are asking the Town about vaccines, but it is not the Town's responsibility. Development activity is beginning in the southwest quadrant of Town.

DESIGN REVIEW BOARD UPDATE

Design Review Board Representative Begley had no report.

COMMISSION ITEMS

Check for quorum for upcoming meetings

1. Feb. 25, 2021
2. Mar. 11, 2021

Chair checked for quorum and Commissioner Teem will not be available for the Feb. 25 meeting. All Commissioners plan to be present for March 11.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede noted there was nothing currently on the docket for the Feb. 25 or March 11 meetings. Council reviewed the DRB structure and voted not to make any changes at this time.

ADJOURN

Moved by Van Court, seconded by Humbargar, that the meeting be adjourned at 7:32 p.m. The motion passed by the following vote: 7 to 0

Yes: 7 - Van Court, Fletcher, Ahrens, Cote, Teem, Humbargar, and Begley