



Planning Commission Meeting Minutes - Final

Chair Charles Fletcher
Vice Chair Laurie Van Court
Dan Ahrens
Chris Cote
Chris Teem
Jeremy Begley
James Chase

Thursday, August 11, 2022

6:00 PM

Hybrid Commission Meeting
Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104
Online: <https://crgov.webex.com/crgov>
Phone-in: 720-650-7664
Meeting Number: 2492 699 0899
Meeting Password: 2022PCMeeting

This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

To access full meeting details, please visit:

[www.crgov.com/Town Government/Boards and Commissions/Planning Commission](http://www.crgov.com/Town%20Government/Boards%20and%20Commissions/Planning%20Commission) and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede (kwrede@crgov.com) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m. by Chair Fletcher.

Present 7 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, Chris Teem, Jeremy Begley, and James Chase

Attendance 18 - Caryn Johnson, Tara Vargish, TJ Kucewesky, Mike Hyman, David Corliss, Sandy Vossler, Lena McClelland, Julie Parker, Carissa Ahlstrom, Sandra Aguilar, Mark Marlowe, Matt Benak, Roy Gallea, Thomas Reiff, Brian Peterson, Keith Johnston, Brian Dimock, and Trish Muller

CERTIFICATION OF MEETING

Ms. Vargish confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2022-016](#) Minutes: July 7, 2022 Special Planning Commission Meeting Minutes

Attachments: [PC07.07.2022Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Commissioner Begley, that the Planning Commission meeting minutes for July 7, 2022 be approved as presented. The motion passed by the following vote: 5 to 0 with 2 abstain

Yes: 5 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, and Begley

Abstain: 2 - Teem, and Chase

PUBLIC HEARING ITEMS

[PC 2022-015](#) Dawson Trails Planned Development Plan and Zoning Regulations [2,064 acres located West of Interstate 25 and North and South of Territorial Road]

Attachments: [Staff Report Aug. 11 PC](#)

[Attachment A: Site Vicinity Map](#)

[Attachment B: Proposed Dawson Trails PDP and Zoning Regulations](#)

[Attachment C: Castle Rock Ranch Planned Development - 1984](#)

[Attachment D: Westfield Trade Center Planned Development Plan - 1989](#)

[Attachment E: Dawson Ridge Planned Development Plan - 1986](#)

[Attachment F: Traffic Impact Analysis](#)

[Attachment G: Colorado Parks and Wildlife Referral Letter](#)

[Attachment H: Summaries of Neighborhood Meetings](#)

[Attachment I: Emails from the Public \(link\)](#)

[Attachment J: Twin Oaks HOA External Referral Comments](#)

[Attachment K: Keene Ranch HOA External Referral Comments](#)

[Attachment L: Fiscal Impact Analysis](#)

[Attachment M: Colorado Division of Wildlife - Elk Ranges](#)

[Public Record: Dawson PC Staff PPT 8-11-22](#)

[Public Record: Costco Incentive Overview](#)

[Public Record: Applicant Presentation PC 8-11-22](#)

Ms. Vossler presented the application for the proposed rezoning of Dawson Trails Planned Development Plan. Though not acted upon by the Commission, Ms. Vossler highlighted several items in the Development Agreement. Ms. Vossler reviewed the community outreach efforts and feedback received. Ms. Vossler provided the plans and technical criteria on which the Commission should consider for this application. Staff recommends that Planning Commission recommend approval of the Dawson Trails Planned Development to Town Council, as proposed, as it meets all criteria.

Mr. Corliss presented some related items which are not voted on by the Planning

Commission but will be considered by Town Council with respect to the Dawson Trails Planned Development.

Mr. Marlowe, Director of Castle Rock Water, answered questions of the Commission.

Applicant:

Lawrence Jacobson, Westside Investment Partner, the principal developer, provided a presentation and introduced his team including Jake Schroeder, Westside Investment Partner and Mitch Black, Norris Design. Additional members of their consultant team, specifically from civil and traffic engineering were available for questions.

Meeting went into Recess at 8:12 p.m.

Meeting Reconvened at 8:17 p.m.

Public Comment:

Leslie Fritts, Keene Ranch/Douglas County resident: traffic concern.

Richard Block, Douglas County resident: water concern, opposed.

Amy O'Brien, Denver Trio Real Estate/Realty One: support.

Patty Memsic, Keene Ranch/Douglas County resident: fencing/trespass concern.

Joe Showers, Twin Oaks/Douglas County resident: pest and weed concern.

Kevin McHugh, Castle Rock resident, CR Chamber Boardmember: support.

Lisa Skidmore, Twin Oaks/Douglas County resident, on behalf of Beth Clemmons: traffic, fencing and water concerns.

Tina Young, Douglas County resident, traffic, rural integrity and crime concerns.

Dennis Ingram, Twin Oaks/Douglas County resident: horse/rural integrity, water, trespass concern.

Peter Smith, Keene Ranch/Douglas County resident: financial stability of the development concern, opposed.

Travis Tangen, Keene Ranch/Douglas Country resident, HOA board representative: water concern, emergency access and fire hydrant concern, buffer and wildlife concern.

Dani Chapparo, Castle Mesa/Douglas County resident: concur with the concerns mentioned, specifically traffic, water and crime/homelessness concerns.

Clark Hammelman, Castle Rock resident: Crystal Valley Interchange interdependence, support.

Frank Gray, president and CEO of CR Economic Development Council: economic development, support.

CR Brinton, CR business owner: economic and infrastructure development, support.

Quinn Hull, CR resident: mixed housing interest, commercial interest, support.

Cameron McClellan, Twin Oaks/Douglas County resident: support.

The Commission voted to extend the meeting past the 9:30 p.m. meeting time.

Kiarra McDowell, CR resident: interchange and commercial interest, support.

Krista Fleck, Douglas County resident: traffic concern, water concern, support.

Taylor Diltz, CR resident: support.

Tanya Hunter, Larkspur/Douglas County resident: fire concern and support improved roads.
Dave Martin, Bell Mountain/Douglas County resident: quality of life concern.
Tom Ashworth, Castle Mesa/Douglas County resident: traffic concern, population concern.

Chair Fletcher thanked the public for their comments.

Moved by Chair Fletcher, seconded by Chase, that the Planning Commission recommend approval of the Dawson Trails Planned Development and Zoning Regulations to Town Council with the following recommendations: that the Town work with the County on the road from the south end of the development to Tomah Road, so the entire length of road is both safe and provides fire egress, and to encourage the water department to work with the neighboring communities who may be interested in paying their fair share of accessing water. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

Recess

Meeting went into Recess at 8:12 p.m. and was reconvened at 8:17 p.m.

Moved by Chair Fletcher, seconded by Cote for a short recess. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

Meeting Extension

The Commission voted to extend the meeting past the 9:30 p.m. meeting time.

Moved by Cote, seconded by Teem to extend the meeting past the prescribed meeting time of 9:30 p.m. The motion passed by the following vote: 7 to 0

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

TOWN COUNCIL LIAISON UPDATE

Councilmember Johnson reminded community members to watch the proceedings from the recorded meeting online.

DESIGN REVIEW BOARD UPDATE

None

COMMISSION ITEMS

[PC 2022-017](#) Review of Legal Training:
Email signatures
Public interactions
Social media guidelines

Attachments: [Boards-and-Commissions-Handbook_202204041702140072](#)
[BW - Boards & Commissions Legal Training 2022](#)

Item moved to next meeting.

Check for quorum for upcoming meetings

No items are scheduled for the next meeting at this time.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Ms. Vargish introduced the department's new Senior Planner, BrieAnna Simon.

ADJOURN

Chair Fletcher, with a second from all Commission members, adjourned the meeting at 10:42 p.m.

Yes: 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase