



Planning Commission Meeting Minutes

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

Thursday, July 7, 2022

6:00 PM

Hybrid Commission Meeting-Special
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: 2499 960 1658

Meeting Password: 2022PCSpecial

Special Meeting

Agenda Item - PC 2022-015 Dawson Trails Planned Development Plan and Zoning Regulations

Applicant has filed a request to continue the public hearing to July 14, 2022. The Commission will act on that request at this July 7th hearing.

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 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 5 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Jeremy Begley, and James Chase

Not Present 2 - Chris Cote, and Chris Teem

Attendance 7 - Kevin Wrede, Sandy Vossler, Tara Vargish, Sharon Chavez, Lena McClelland, Carissa Ahlstrom, and Sandra Aguilar

CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

INTRODUCTION OF NEW COMMISSION MEMBER

Chair Fletcher introduced the new Board member, Jim Chase.

APPROVAL OF MINUTES

[PC 2022-014](#) Minutes: June 9, 2022 Planning Commission Meeting Minutes

Attachments: [PC06.09.2022Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Ahrens, that the Planning Commission meeting minutes for June 9, 2022 be approved as presented. The motion passed by the following vote: 5 to 0

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

Not Present: 2 - Cote, and Teem

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](#)

Move to continue public hearing agenda item PC 2022-015: Dawson Trails Planned Development Plan and Zoning Regulations to a date certain; a special meeting of the Planning Commission on July 14, 2022 at 6 p.m.

Moved by Ahrens, seconded by Chase, that the Planning Commission continue the public hearing agenda item PC 2022-015: Dawson Trails Planned Development Plan and Zoning Regulations to a date certain; a special meeting of the Planning Commission on July 14, 2022 at 6 p.m. The motion passed by the following vote: 5 to 0

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

Not Present: 2 - Cote, and Teem

TOWN COUNCIL LIAISON UPDATE

None

DESIGN REVIEW BOARD UPDATE

Ahrens reported that Design Review Board simply approved administrative items including oath of office, adoption of updated bylaws and election of officers.

COMMISSION ITEMS

Check for quorum for upcoming meetings

All board members present are available for the July 14 and July 28 meetings, as well as the legal training on July 21.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

None.

ADJOURN

Moved by Chair Fletcher, seconded by Vice Chair Van Court, that the Planning Commission meeting be adjourned at 6:08 p.m. The motion passed by the following vote: 5 to 0

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

Not Present: 2 - Cote, and Teem