



# Planning Commission Meeting Minutes - Draft

Chair Todd Warnke  
Vice Chair Kevin McHugh  
Carlos Salinas  
Jeff Samuelson  
Tom Martinez  
Kari Stanley  
Mitchell Sawin

Thursday, April 23, 2026

6:00 PM

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

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

## DINNER FOR BOARD MEMBERS

## CALL TO ORDER / ROLL CALL

**Present** 6 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice-Chair Kevin McHugh, and Mitchell Sawin

**Not Present** 1 - Kari Olson Stanley

**Staff in Attendance** 5 - Brad Boland, Jason Gray, Sandy Vossler, John LaSala, Carissa Ahlstrom

## CERTIFICATION OF MEETING

## APPROVAL OF MINUTES

**Moved by Martinez, seconded by Sawin, to Approve March 12, 2026 minutes as presented. The motion passed by a vote of:**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice-Chair McHugh, and Sawin

[PC 2026-008](#)

**March 12, 2026 Planning Commission Meeting Minutes**

## PUBLIC HEARING ITEMS

[PC 2026-007](#)

**Crystal Valley Interchange - East Public Land - 1 Zoning** [45 acres, located east of Interstate 25, including Crystal Valley Interchange and surrounding parcels, and portions of the East Frontage Road]

Sandy Vossler presented the proposed zoning for the Crystal Valley Interchange East annexation area, which is scheduled for Town Council consideration in May. The subject property includes areas beyond roadway right-of-way. The proposed zoning designation of Planned Land Use (PL-1) is intended to support municipally owned property and public uses, and to ensure consistent application of Town codes, development standards and fire protection requirements for the interchange area. The property is currently zoned Agricultural-1 within Douglas County. The proposed rezoning is consistent with the goals and policies of the Town of Castle Rock 2030 Comprehensive Master Plan, particularly those related to responsible growth and infrastructure planning, and complies with applicable zoning regulations. No questions were raised by the Planning Commission, and no public comments were received.

**Moved by Vice-Chair McHugh, seconded by Sawin, to Approve Planning Commission Topic PC 2026-007 as presented. The motion passed by a vote of:**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice-Chair McHugh, and Sawin

## TOWN COUNCIL LIAISON UPDATE

Mayor Jason Gray provided an update to the Commission on several Town initiatives and regional items. He discussed the potential for future water usage, as well as legislative items that may come before Town Council. He also provided an update on the Link Intergovernmental Agreement (IGA), including discussion of the "COCO" project, the recently renamed light rail initiative. Additional updates included progress on the tributary trail connection to the new sports center, results of the Town's recent parking study and proposed changes to water fees for new residential development based on square footage. Mayor Gray also referenced the retention pond project located adjacent to The Grange.

## DESIGN REVIEW BOARD UPDATE

No updates from the Design Review Board.

## COMMISSION ITEMS

### Check for quorum for upcoming meetings

On May 28, 2026, three to four commission members will be out.

## STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland updated the Commission on staffing updates and the draft for the RFP for the Town's master plan.

## ADJOURN

**Moved by Chair Warnke, seconded by Vice-Chair McHugh, to Approve to Adjourn as presented. The motion passed by a vote of:**

**Yes:** 6 - Samuelson, Salinas, Martinez, Chair Warnke, Vice-Chair McHugh, and Sawin