



## Planning Commission Meeting Minutes - Draft

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

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Thursday, September 25, 2025

6:00 PM

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

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

Staff in Attendance 7 - Staff in Attendance: Tara Vargish, BrieAnna Simon, Sandy Vossler, Matt Roth, Matt Hayes, John LaSala, Carissa Ahlstrom

Present 7 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson-Stanley, and Mitchell Sawin

### CERTIFICATION OF MEETING

### APPROVAL OF MINUTES

[PC 2025-023](#)

#### August 14, 2025 Planning Commission Meeting Minutes

Moved by Sawin, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-023 as presented. The motion passed by a vote of:

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

Abstain: 1 - Olson-Stanley

### PUBLIC HEARING ITEMS

[PC 2025-021](#)

#### **Bella Mesa North Site Development Plan (293.21 Acres located northeast of the intersection of Mitchell Street and Mikelson Boulevard)**

BrieAnna Simon presented the Bella Mesa North Site Development Plan, offering background on the zoning history of the site. The proposal includes 525 single-family homes across 293.21 acres, with two access points and setbacks from the mesa edge. The plan also features 174.18 acres of open space and a 3.99-acre central park. Town staff confirmed the plan meets all zoning and regulatory requirements. Three neighborhood meetings were held, drawing a total of 75 attendees.

The applicant, Sarah Darringer of Cardel Homes, and landscape architect Josie O'Connor, provided further details. Sarah introduced Cardel Homes' approach to designing communities that integrate with the natural landscape, emphasizing preservation of vegetation and open space. Josie discussed the annexation into Founders Village and described the site layout. Feedback from neighborhood meetings led to several revisions, including removal

of seven lots to reduce density in this location, and adjustments to trail and home setbacks in the southern portion of the site to minimize ecological impact. A temporary road connection to Mitchell Street was requested by residents but ultimately was not supported by Town Staff.

Josie noted that ecological studies found no significant impact to local species and that fire safety concerns were addressed. The plan exceeds buffer space requirements and includes detailed park and trail designs.

Commissioner Samuelson inquired about the temporary road and density changes. Josie confirmed the road would not be retained and explained the reduction of seven lots near the southern boundary. Commissioner Sawin raised questions about traffic mitigation. The traffic consultant explained that future traffic projections were based on peak morning and afternoon hours and included school traffic. Emergency access and multimodal transportation needs were also addressed, with no concerns identified. The intersection at Mikelson and Mitchell was evaluated, and traffic estimates assumed 10 trips per day per household and Founders Parkway was included in the analysis.

**Public Spoken Comments:**

Nancy Mitchel lives adjacent to the site in Douglas County and expressed frustration over lack of notification. She highlighted concerns about blasting through granite, dust and debris from previous construction, and potential impacts to livestock and wildlife, including rattlesnake migration. She also noted the absence of a completed rock fall study.

Nancy Grisham appreciated the Town's communication efforts but felt the scale of the development was not clearly conveyed. She raised concerns about greenbelt setbacks, fire evacuation routes, and the proximity of new homes to existing properties.

Chort Parmley a Douglas County Resident in Franktown, emphasized the need for a transition zone between Franktown and the development, citing ecological and wildlife concerns and the importance of preserving the ridge identified in the Douglas County Master Plan.

Tony Shaltz questioned the construction timeline and raised traffic concerns, particularly during peak hours.

Nick Howe, a recent property owner near the rim, echoed concerns about proximity to the edge, ecological impact, and traffic. He criticized reliance on studies over resident input and noted issues with trespassing.

Michael Griffith reported difficulty turning left from Mikelson and anticipated increased traffic volumes. He also raised concerns about construction impacts on foundations and the stability of caprock.

**Commissioner Discussion:**

Commissioner Stanley asked about rock fall risks. Civil engineer, Mike Peachman responded on behalf of the applicant that studies had been conducted, and blasting would be restricted within 100 feet of the cliff edge. Further analysis will be completed during the Site Development Plan phase.

Commissioner Samuelson asked the history of the zoning, and BrieAnna confirmed the site was rezoned in 2014 and the zoning was reduced to allow 525 units. Commissioner Sawin reiterated the need for stronger traffic mitigation and expressed concern about leaving school traffic management solely to the district.

Chair Warnke asked whether Mesa Middle School and the Douglas County School District had any concerns and Tara stated that they were provided information on the project and no comments were received. Tara Vargish stated CDOT participated in the traffic study review.

**Moved by Martinez, seconded by Vice-Chair McHugh, to Recommend Approval to Town Council Planning Commission Topic PC 2025-021 as presented. The motion passed by a vote of:**

**Yes:** 5 - Samuelson, Martinez, Chair Warnke, Vice-Chair McHugh, and Olson-Stanley

**No:** 2 - Salinas, and Sawin

### [PC 2025-022](#)

#### **The Brickyard Site Development Plan (21 acres, 401 Prairie Hawk Drive)**

Sandy Vossler presented the Brickyard Site Development Plan, which outlines a three-phase development strategy. She shared a zoning and land use table detailing surrounding property uses, along with a comprehensive parking table showing how parking needs will be met throughout all phases of the project. Town staff confirmed that the proposal complies with all applicable zoning and development requirements.

Applicant Tony DeSimone provided an update on the plan's alignment with zoning standards and shared a brief history of the site. Acquired in 2020, the property was in poor condition and has since been cleaned up in preparation for construction. He highlighted the project's location and its role in enhancing connectivity from Wolfensberger Road through the Brickyard and Miller's Landing PD, to Plum Creek Parkway. The road section through Miller's Landing PD has been dedicated to the Town, has 10 acres of public land in the Brickyard to be used as the site of the future sports center. Trail improvements along the Industrial Tributary and under Prairie Hawk Drive will facilitate future trail connections to Downtown.

Dan addressed parking concerns, explaining that Phases 1a and 1b will include substantial parking structures that exceed the number of spaces necessary to meet the peak parking demands. The development team aims to ensure ample parking throughout the project's lifecycle. Additional visuals and renderings were shared to illustrate the phased build-out, and a video walkthrough was presented to provide a more immersive view of the project. Materials showcasing design quality and finishes were made available for Commissioners and the public to examine in person.

No one from the public had comments.

Commissioners Stanley and Salinas raised questions regarding noise impacts, specifically whether a noise study had been conducted. Staff clarified that noise analysis is not a requirement for Site Development Plan approval. Sandy Vossler

noted that the site's layout is expected to naturally buffer sound, particularly from the nearby highway. Dan, representing the applicant team, indicated that interior noise mitigation strategies are being considered.

Commissioner Stanley also inquired about the on-site dog park and how runoff would be managed. The applicant responded that maintenance staff would be responsible for ensuring proper cleanup and mitigation. When asked about grading, the applicant confirmed that grading would occur as part of site preparation.

Commissioner Salinas asked about speed bumps and snow removal. The applicant explained that they are coordinating with the Town of Castle Rock to manage these elements similarly to the Riverwalk development. Dan added that traffic calming measures are part of the roadway plans, including a 300-foot stretch designed to encourage a 5-mph driving speed.

Chair Warnke raised concerns about potential parking overflow from the adjacent sports center. Sandy Vossler explained that a Parks Department study addressed shared-use parking and concluded that timing and programming would allow for effective traffic control. The development agreement includes provisions allowing the Town to restrict sports center parking during major events, such as regional tournaments. The study evaluated parking demand in six-hour increments and found sufficient capacity, with a high degree of internal capture.

Commissioner Sawin asked about applicable building codes. Sandy Vossler clarified that compliance will depend on the timing of permit submission, with projects potentially subject to both the 2018 code and newer standards. Tara added that whichever code is in effect at the time of permitting will be enforced.

Commissioner Salinas also asked about electric vehicle (EV) infrastructure. The applicant confirmed that EV installations are typically included in all of their projects.

**Moved by Salinas, seconded by Samuelson, to Recommend Approval to Town Council Planning Commission Topic PC 2025-022 as presented. The motion passed by a vote of:**

**Yes:** 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice-Chair McHugh, Olson-Stanley, and Sawin

## **TOWN COUNCIL LIAISON UPDATE**

Mayor Gray shared updates on several initiatives recently approved by Town Council. The 2026 budget was introduced, with a vote scheduled for early October. A \$2 million allocation was confirmed for Lost Canyon Ranch, with plans to open the site and complete trail development next year. Council also discussed an intergovernmental agreement with Douglas County to secure financing for the Golden Crown project near Costco. Proposed changes to building height standards were reviewed, though no formal vote was taken. Commissioner Samuelson asked for clarification on how such decisions proceed without a vote, and Tara Vargish explained that without a motion, the item would need a new directive from Council to be reconsidered. Mayor Gray stated that Council finalized an agreement with ACC Collaboration Campus. Although the second building is delayed, no concerns were raised at this time.

**DESIGN REVIEW BOARD UPDATE**

Vice-Chair McHugh gave an update on 2 Phelps Eternal Rock Church Site Development Plan and the 3 variances for their parking and landscape that was approved. Gave an overview of the plan and variances.

**COMMISSION ITEMS****Check for quorum for upcoming meetings**

Stanley and Warnke will not be here October 23.

**STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

Tara Vargish provided an update regarding staffing for the Planning Manager position. She reminded the Commission of its role in recommending items for Town Council consideration and to explain a vote against staff recommendation. Tara updated the commission on the upcoming budget proposal which would fund a new Comprehensive Master Plan update. The current plan, known as the 2030 Master Plan, follows the Town's practice of updating its master plan approximately every ten years.

Chair Warnke also shared a brief update on the Youth Commission, highlighting recent activities and engagement efforts.

**ADJOURN**

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

**Yes:** 7 - Samuelson, Salinas, Martinez, Chair Warnke, Vice-Chair McHugh, Olson-Stanley, and Sawin