



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108 Thursday, October 24, 2019 - 6:00 PM

Planning
Commission/
Board of Adjustment

- David Goode – Chair
- Andrew Hendel – Chair
Pro Tem
- Lisa Glynn
- Seth Katz
- David Necker
- Michelle Wiley
- Don Tosby

1. ROLL CALL

The regular meeting of the Planning Commission of the City of Castle Pines, Colorado, was called to order by Commissioner Hendel at 6:00 p.m.

Those present were: Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Lisa Glynn
Commissioner Seth Katz
Commissioner Michelle Wiley

Those absent were: Commissioner David Necker
Commissioner Don Tosby

Also present with the Commission:
Sam Bishop, Community Development Director
Lori Strand, Assistant City Attorney
Tobi Basile, City Clerk

2. PLEDGE OF ALLEGIANCE

- Commissioner David Goode led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Glynn to approve the October 24, 2019 Planning Commission Agenda as presented. Commissioner Katz seconded. Motion approved by unanimous consent.

4. DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA

- There were no disclosures of conflicts submitted.

5. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the September 26, 2019 Planning Commission Minutes

Motion: A motion was made by Commissioner Wiley to approve the September 26, 2019 Planning Commission Minutes as presented. Commissioner Hendel seconded. Motion approved by unanimous consent.

b. PUBLIC HEARING: Resolution No. 2019-PZ-R-01, Amending the Future Land Use Plan of the City of Castle Pines Comprehensive Plan

- Chairperson Goode opened the Public Hearing at 6:03 p.m.
- Sam Bishop, Community Development Director, presented the item.
- Chairperson Goode opened Public Comment at 6:19 p.m.
- No public comment was presented.



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- Chairperson Goode closed Public Comment at 6:19 p.m.
- Chairperson Goode closed the Public Hearing at 6:19 p.m.

Motion: Chairperson Pro Tem Hendel moved to approve Resolution No 2019-PZ-R-01, amending the future land use plan and corresponding maps of the City of Castle Pines Comprehensive Plan. Commissioner Wiley seconded. Motion approved by unanimous consent.

c. **PUBLIC HEARING: The Canyons Planned Development, 2nd Amendment, Case No. PDM19-001**

- Chairperson Goode opened the Public Hearing at 6:21 p.m.
- Sam Bishop, Community Development Director, gave a brief overview of The Canyons Planned Development, 2nd Amendment. The legal description is Parcel 3, Canyons Superblock Plat #1 and includes changes to Planning Areas 10 and 12-19. The project area is generally located south of the Rueter-Hess Reservoir, east of the I-25 freeway, and north of Crowfoot Valley Road.
- Mr. Bishop introduced Mary Hart, Project Manager at North Canyons LLLP. Ms. Hart spoke regarding the project.
- Ms. Hart introduced Becky Zimmerman of Design Workshop. Ms. Zimmerman presented a summary of the amendment and spoke regarding the community benefits.
- Ms. Hart spoke regarding the Review and Referrals and introduced Paul Brown of Felsburg, Holt, and Ullevig who spoke regarding a traffic study and traffic commitments.
- Ms. Hart next spoke regarding consistency with the City's vision, residential density, and City Standards for Approval.
- Chairperson Goode opened the Public Comment at 7:23 p.m.
- Mark Spoone, 6510 Dear Run Trail, spoke regarding his unhappiness with the increase in density, traffic content and flow, and the lack of new traffic infrastructure.
- Lynn Jacobs, 7881 Solstace Way, spoke regarding her unhappiness with the proposed access road into Sapphire Pointe which would increase traffic in her neighborhood. She noted she would like the road to be eliminated or gated.
- Mike Sibo, 7618 Kimberly Drive, spoke regarding his unhappiness with the amount of faster traffic that will be introduced into his neighborhood with the proposed access road into Sapphire Pointe.
- Chairperson Goode closed Public Comment at 7:29 p.m.
- Mr. Bishop answered questions regarding attainable housing maximum and the possibility of further increased density.



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- Ms. Hart answered questions regarding possible further increased density.
- Mr. Brown answered questions regarding traffic studies and Crowfoot Valley Road access.
- Mr. Bishop noted the access road was requested by Castle Rock Fire Protection.
- Blake Calvert, Core Consultants, answered questions regarding the requested link through road by Castle Rock Fire Protection.
- Mr. Brown answered further questions on traffic flow and traffic improvement commitments.
- Mr. Bishop answered questions regarding 4 lane roadways and 6 lane roadways and the maximum number of units in Parcel 3.
- Ms. Hart answered questions regarding remaining units and exterior planning boundaries.
- Mr. Calvert answered questions regarding water supply for the development.
- Ms. Hart answered further questions regarding density of the units, variety of housing options, lot size options, and density distribution.
- Chairperson Goode closed the Public Hearing at 8:01 p.m.

Motion: Chairperson Pro Tem Hendel moved to recommend approval of the 2nd Major Amendment to The Canyons Planned Development, Case No. PDM19-001 subject to the following conditions of approval:

1. The applicant shall pay all fees and costs incurred by the City and its consultant, in review and processing of the application prior to recordation; and
2. The applicant shall resolve/correct any minor technical issues as directed by staff prior to the recordation of the Planned Development Major Amendment; and
3. Prior to recordation of The Canyons Planned Development, 2nd Amendment, the applicant shall file and process with the City an amendment to the Amended and Restated Service Plan for The Canyons Metropolitan District numbers 2-4, as amended, to authorize and reimburse the City for the cost of providing operations and maintenance on all City owned property within Parcel 3 of the Canyons Superblock Plat Number 1 through a mill levy pledge in an amount commensurate with the City's cost of providing such Public Services; and
4. Including a designation for a minimum of 5% for workforce housing.

Chairperson Goode seconded. The motion passed with a vote of 3 in favor and 2 against the motion.

6. PLANNING COMMISSION – Discussion Items

- The next Planning Commission meeting is scheduled for December 5, 2019.
- Paperless packets are now an option for the Planning Commission.

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6. ADJOURNMENT OF REGULAR MEETING

Motion: A motion was made by Commissioner Katz to adjourn the meeting at 8:13 p.m. Chair Pro Tem Hendel seconded. Motion approved by unanimous consent.

RESPECTFULLY SUBMITTED:

DocuSigned by:

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Tobi Basile, CMC, City Clerk

APPROVED:

DocuSigned by:

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David Goode, Chairperson