



# 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, December 5, 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 Don Tosby  
Commissioner David Necker  
Commissioner Seth Katz  
Commissioner Michelle Wiley

**Those absent were:** Commissioner Andrew Hendel  
Commissioner Lisa Glynn

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

### 2. PLEDGE OF ALLEGIANCE

- Commissioner David Goode led the Pledge of Allegiance.

### 3. APPROVAL OF AGENDA

**Motion:** A motion was made by Commissioner Katz to approve the December 5, 2019 Planning Commission Agenda as presented. Commissioner Necker seconded. Motion approved by unanimous consent.

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

- No disclosures of conflicts were submitted.

### 5. PLANNING COMMISSION – ACTION ITEMS

- a. **Approval of the October 24, 2019 Planning Commission Minutes**
- Amended Minutes were distributed at the meeting.

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

- b. **PUBLIC HEARING: Castle Pines Town Center, 3<sup>rd</sup> Amendment, Case No. PDM19-002**

- Chairperson Goode opened the Public Hearing at 6:04 p.m.
- Sam Bishop, Community Development Director, presented the Castle Pines Town Center, 3<sup>rd</sup> Amendment, Case No. PDM 19-002. The subject property is 20.25



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acres and is located approximately a half mile northwest of the Happy Canyon Road and Interstate 25 intersection; east of Lagae Road and west of Interstate 25. The property is legally described as Tract 1, Castle Pines Town Center, Filing No. 2.

- Mr. Bishop introduced Tom Clark of Ventana Capital, Inc, who answered questions regarding the number of proposed units.
- Mr. Bishop answered questions regarding the height of the units and conflicts of interest.
- Mr. Bishop and Mr. Clark answered questions regarding traffic improvements.
- Mr. Bishop answered questions regarding profiting, unit numbers, alley width standards, setbacks for noise, and powerlines.
- Mr. Bishop and Mr. Clark answered questions regarding value of the property to the City; Mr. Bishop responded that it is hoped that the City will be able to build a City Hall on the land, using funds from the sale of the property.
- Mr. Clark answered questions regarding unit prices.
- Chairperson Goode opened Public Comment at 6:57 p.m.
- No public comment was presented.
- Chairperson Goode closed Public Comment at 6:57 p.m.
- Chairperson Goode closed the Public Hearing at 6:57 p.m.

**Motion:** Commissioner Katz moved to recommend approval of the 3<sup>rd</sup> Major Amendment to the Castle Pines Town Center Planned Development, Case Number PDM 19-002, based on the findings outlined in the Staff Report, dated November 27, 2019 subject to the following condition:

1. That this 3<sup>rd</sup> Amendment be modified to include an amendment to Note 1(a) of the Statement of Commitments in the Castle Pines Town Center Planned Development—1<sup>st</sup> Amendment, in a form approved by the City Attorney, clarifying the cash-in-lieu requirement.

Commissioner Wiley seconded. Motion approved by unanimous consent.

### 6. PLANNING COMMISSION – Discussion Items

- Commissioner Necker was honored and presented with a plaque for his years of service on the Planning Commission.
- Parker Water and Sanitation will be giving a presentation to City Council at the February 11, 2020 Study Session.
- DOLA is having a training December 7, 2019.
- December 16, 2019 there will be an Open House for DAWG Nation and Commissioners are welcome to attend.
- Next meeting is January 23, 2020.

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### 6. ADJOURNMENT OF REGULAR MEETING

**Motion:** A motion was made by Commissioner Necker to adjourn the meeting at 7:13 p.m. Commissioner Katz seconded. Motion approved by unanimous consent.

**RESPECTFULLY SUBMITTED:**

DocuSigned by:  
  
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Emily Prueitt, Administrative Assistant

**APPROVED:**

DocuSigned by:  
  
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David Goode, Chairperson