



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Held Virtually via Zoom Thursday, April 23, 2020 - 6:00 PM

Planning Commission/ Board of Adjustment

David Goode
Chair

Andrew Hendel
Chair Pro Tem

Lisa Glynn

Seth Katz

Leanna Palmer

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 Goode at 6:00 p.m.

Those present were: Commissioner David Goode
Commissioner Andrew Hendel
Commissioner Lisa Glynn
Commissioner Seth Katz
Commissioner Leanna Palmer
Commissioner Don Tosby
Commissioner Michelle Wiley

Also present with the Commission:

Sam Bishop, Community Development Director
Tobi Basile, City Clerk
Megan Palizzi, Management Analyst
Emily Prueitt, Administrative Assistant

2. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Tosby to approve the amend the change of order of agenda items 4b. and 4c. on the April 23, 2020 Planning Commission Agenda. Commissioner Hendel seconded. Motion approved by unanimous consent.

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

- No disclosures of conflicts were submitted.

4. PLANNING COMMISSION – ACTION ITEMS

a. Approval of the February 27, 2020 Planning Commission Meeting Minutes

Motion: A motion was made by Commissioner Katz to approve the February 27, 2020 Planning Commission Minutes as presented. Commissioner Tosby seconded. Commissioners Goode and Wiley abstained from the vote, as they were not present at the meeting. Motion approved by unanimous consent.

b. Resolution 20-01: Adoption of 2020 Planning Commission Bylaws (includes Electronic Meeting Policy)

Sam Bishop, Community Development Director, and Lori Strand, Assistant City Attorney, presented the item.

Motion: A motion was made by Commissioner Wiley to adopt Resolution 20-01. Commissioner Katz seconded. Motion approved by unanimous consent.



City of Castle Pines, Colorado – Minutes, cont'd

c. PUBLIC HEARING – The Lagae Family Parcel Minor Development Final Plat, Case No. MDV19-001

- Commissioner Goode opened the Public Hearing at 6:15 p.m.
- Sam Bishop, Community Development Director, gave a brief overview of The Lagae Family Parcel Minor Development Final Plat, Case No. MDV19-001. The parcel is located at the southwest intersection of Castle Pines Parkway and Lagae Road.
- Commissioner Goode introduced applicant Tom Clark of Ventana Capital. Mr. Clark gave a brief presentation on the application.
- Mr. Clark introduced Jason Krall of Rick Engineering. Mr. Krall provided information regarding traffic, water, and utilities.
- Mr. Bishop answered questions regarding whether the traffic impact study was given to Planning Commission.
- Mr. Krall answered questions regarding right-of-way notations in the packet.
- Mr. Krall answered questions regarding approximate dimensions along Lagae Road.
- Mr. Krall answered questions regarding the measurement of striping for the left turn lane.
- Commissioner Goode opened Public Comment at 6:56 p.m.
- City Clerk Tobi Basile read letters that had been submitted by the public:
 - Laura Mittan, 34 Brixham Court, requests a postponement any decisions on this property until all homeowners have been notified and given an opportunity to provide input.
 - Stephen D. Chamberlain, 7325 Shoreham Place, does not want an additional turn lane across Castle Pines Parkway where other vehicles are cresting a hill.
 - Sasha and Steven Franger, 33 Brixham Court, request tonight's hearing be postponed.
 - Lorrie Ball, 15 Breamore Court, requests postponement of any decisions on this property until all homeowners and interested parties are notified and allowed to provide input.
 - Mary Brown, 17 Brixham Court, Castle Pines, feels appropriate notice was not given and requests tonight's hearing be rescheduled.
 - Douglas J. Gilbert, HOA #1 Board President, 23 Inverness Way E, Suite #200, Englewood, expresses opposition of the Board of Directors of HOA #1 regarding this application.
- John Condie, 6945 Caddie Court, thanked Staff and Commissioners for their work and notes concern for businesses under power lines and wonders if they can be buried. He also notes concerns for the types of businesses to be allowed in this area.
- Doug Gilbert, 6947 Welford Place, notes HOA #1 concerns for traffic and asks that traffic plans prohibit ¾ cuts in Castle Pines Parkway and asks that ingress/egress from Castle Pines Parkway be emergency access from the south side only. He also requests restarting of the referral period.



City of Castle Pines, Colorado – Minutes, cont'd

-
- Mark Tobey, 18 Brixham Court, notes he has concerns regarding traffic and 60 ft. tall building provisions. He recommends a 300 foot setback which will also allow for wildlife crossing.
 - Heidi Taylor, 6998 Daventry Place, notes appreciation of the work of the Planning Commission, but states she has a problem with the lack of notice of this meeting. She also objects to traffic, proposed turn lane, 60 ft. buildings, and would like this meeting to be postponed.
 - Jeffrey Huff, 344 Thorn Apple Way, thanked Commissioners and City Staff for their work on this project. Believes the subdivision of the parcel into 6 lots benefits the community and urges approval of the application.

 - Commissioner Goode thanked individuals for their input and closed public comment at 7:44 p.m.

 - Mr. Clark spoke regarding noticing, burying power lines, setbacks, building height, and traffic concerns.

 - Commissioner Goode closed the public hearing at 7:46 pm.

 - Mr. Krall answered questions regarding the distance from the property entrance to light at Yorkshire Drive and the distance between the entrance and Lagae Road.

 - Mr. Clark and Mr. Krall answered questions regarding discussions different routes for entrances to this parcel.

 - Mr. Krall answered questions regarding whether the traffic study considers inclement weather and stopping distances.

 - Mr. Krall answered questions regarding CDOT recommended spacing for intersections.

 - Commissioner Goode reminded attendees that the Public Comment section is closed and Planning Commission Members will continue to deliberate.

 - Mr. Krall answered questions regarding the safety of making left turns across Castle Pines Parkway and the need for traffic control devices.

 - Mr. Krall answered questions regarding the number of anticipated left turns on westbound Castle Pines Parkway.

 - Mr. Bishop answered questions on whether the southern end of the parcel touches Mira Vista.



City of Castle Pines, Colorado – Minutes, cont'd

Motion: Commissioner Katz moved to recommend approval for the Lagae Family Parcel Minor Development Plat Case No. MDV19-001, subject to the following conditions of approval found in the Staff Report, dated April 17, 2020:

1. The Applicant shall pay all fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Minor Development Final Plat application; and
2. The Applicant shall finalize a Subdivision Improvements Agreement prior to recordation

Commissioner Hendel seconded. The motion passed unanimously.

6. PLANNING COMMISSION – Discussion Items


a. Update on May Agenda

- There is a Planning Commission meeting planned in May and Commissioners will be informed if the meeting would be held in person or virtually.


7. ADJOURNMENT OF REGULAR MEETING

- Commissioner Goode adjourned the meeting at 8:13 pm.

RESPECTFULLY SUBMITTED:

DocuSigned by:

AD08A3D02032439...
Tobi Basile, City Clerk

APPROVED:

DocuSigned by:

476E6EA72A5140E...
David Goode, Chairperson