



City of Castle Pines, Colorado Minutes

REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Held Virtually via Zoom Thursday, August 27, 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 6:01 p.m.

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

Those absent were: Commissioner Don Tosby

Also present with the Commission:

Sam Bishop, Community Development Director
Tobi Basile, City Clerk
Lori Strand, Assistant City Attorney
Nicholas Hufford, Planner II
Megan Palizzi, Management Analyst

2. APPROVAL OF AGENDA

Motion: A motion was made by Commissioner Glynn to approve the agenda. Commissioner Katz 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 – Discussion Items

a. City Hall Overview and Update

- Sam Bishop, Community Development Director, introduced Liz Apke of HB&A, who presented the City Hall overview.

5. PLANNING COMMISSION – Acion Items

a. Approval of the July 23, 2020 Planning Commission/Board of Adjustment Minutes

- Commissioner Goode moved to approve the July 23, 2020 Planning Commission/Board of Adjustment Minutes. Commissioner Katz seconded. Commissioner Palmer abstained. Motion approved by unanimous consent of voting members.

b. PUBLIC MEETING: Canyons Amenity Center, Site Improvement Plan, Case No. SIP20-002

- Skyler Hager of Shea Homes agreed to the Public Meeting being held in and Electronic/Virtual format.
- Commissioner Goode opened the Public Meeting at 6:25 p.m.



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- Sam Bishop, Community Development Director, gave a brief introduction.
 - Nicholas Hufford, Planner II, gave the staff presentation.
 - Mr. Hufford and Mr. Bishop answered questions regarding timing restrictions for a phased submittal.
 - Skyler Hager of Shea Homes gave a presentation regarding the application.
 - Mr. Hager answered questions regarding trail materials.
 - Mr. Hager responded to concerns regarding the location of electrical equipment.
 - Mr. Hager answered questions regarding air traffic, flight patterns, and the impact on residents.
 - Mr. Hager answered questions regarding how the location for the horse paddock was chosen.
 - Mr. Hager answered questions on whether there is a partnership with any horse rescue and/or share programs.
 - Mr. Hager answered questions regarding vehicle access to the horse paddock.
 - Mr. Hager answered questions regarding security near and around the horse area.
 - Mr. Hager answered questions regarding the pool size and pool access.
 - Mr. Hager answered questions regarding building materials.
 - Mr. Hager answered questions regarding grading at the parking lot at The Green.
 - Mr. Hager answered questions regarding sidewalk slope and ADA access.
 - Mr. Hager answered questions regarding the dropping off of horses and road connections.
 - Mr. Hager answered questions regarding lawn mowing and the slope.
 - Mr. Hager responded to concerns over horse access.
 - Mr. Hager answered questions regarding water access in the horse paddock area.
 - Commissioner Goode closed the Public Meeting at 7:56 p.m.
 - **Motion:** Commissioner Katz moved to approve the Canyons Amenity Center Site Improvement Plan, Case No. SIP20-002, based on the analysis and findings set forth



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in the Staff Report dated August 21, 2020 and subject to the following conditions of approval:

- 1. The applicant shall pay all fees and costs incurred by the City and its consultants, in the review and processing of the Site Improvement Plan application prior to final approval; and
- 2. The applicant shall resolve any minor technical changes to the Site Improvement Plan and required development reports as directed by staff prior to final approval; and
- 3. The applicant shall provide an executed "Requirements for Release of C.O." or "Requirements for Final Inspections" form, as determined by staff planner prior to final approval; and
- 4. The applicant shall provide the required (and fully executed) original Site Improvement Plan Improvement Agreement (SIPIA) with cost estimates prior to final approval of the SIP; and
- 5. The applicant shall provide a "Treasurer's Certificate of Taxes Due" indicating no past due taxes prior to final approval.
- 6. The area referred to as the Horse Paddock shall be made a Phase 3 and shall be addressed at a further Site Improvement Plan brought forth before the Planning and Zoning Commission for approval.


Commissioner Hendel seconded. The motion passes unanimously.

8. ADJOURNMENT OF REGULAR MEETING

Motion: Commissioner Glynn moved to adjourn the meeting. Commissioner Goode seconded.

- Commissioner Goode adjourned the meeting at 8:00 p.m.

RESPECTFULLY SUBMITTED:

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Tobi Basile, City Clerk

APPROVED:

DocuSigned by:

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David Goode, Chairperson