



# City of Castle Pines, Colorado Minutes

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## REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Held Virtually via Zoom Thursday, September 24, 2020 - 6:00 PM

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### 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 Don Tosby  
Commissioner Leanna Palmer  
Commissioner Michelle Wiley

**Those absent were:** Commissioner Lisa Glynn  
Commissioner Seth Katz

### **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 Tosby to approve the agenda. Commissioner Goode 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 August 27, 2020 Planning Commission Minutes

- Commissioner Goode moved to approve the August 27, 2020 Planning Commission Minutes. Commissioner Palmer seconded. Commissioner Tosby abstained. Motion approved by unanimous consent of voting members.

#### b. PUBLIC MEETING: Lagae Ranch PA7, Site Improvement Plan, Case No. SIP19-002

- Cynthia Myers, Century Communities, agreed to the Public Meeting being held in an Electronic/Virtual Format.
- Commissioner Goode opened the Public Meeting at 6:04 p.m.
- Sam Bishop, Community Development Director, gave a brief introduction.
- Nicholas Hufford, Planner II, gave the staff presentation.
- Bill Mahar, Norris Design, gave a presentation regarding the application.



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- Mr. Mahar answered questions regarding trail connections.
  - Mr. Mahar answered questions regarding noise mitigation near Interstate 25.
  - Mr. Mahar and Dylan Dettman of Norris Design answered questions regarding the width of community walkways.
  - Mr. Mahar answered questions regarding berm areas and sound mitigation walls.
  - Mr. Mahar answered questions regarding working around existing electrical.
  - Mr. Mahar and Kevin Kennedy of Harris, Kocher, Smith answered questions regarding main street parking and traffic flow.
  - Mr. Bishop answered questions regarding street sections and lane size requirements.
  - Mr. Kennedy answered questions regarding parking and alley signage.
  - Mr. Kennedy answered questions regarding the grading plan and height related to the units.
  - Ms. Myers answered questions regarding the price ranges of units.
  - Mr. Dettmann answered questions regarding snow storage.
  - Mr. Bishop answered questions regarding provision sufficiency for snow storage.
  - Ms. Myers answered questions regarding trash removal.
  - Mr. Mahar displayed a rendering of sound walls.
  - Mr. Mahar answered questions regarding sound wall and berm.
  - Mr. Mahar answered questions regarding proximity to Interstate 25.
- **Motion:** Commissioner Goode moved to approve the Lagae Ranch PA7 Site Improvement Plan, Case No. SIP19-002, based on the analysis and findings set forth in the Staff Report dated September 17, 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 as directed by staff prior to final approval; and



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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.

Commissioner Tosby seconded. The motion passed unanimously.

### 5. PLANNING COMMISSION – Discussion Items

#### a. Community Development Monthly Update


- There will be Planning Commission meetings in October and December.

### 6. ADJOURNMENT OF REGULAR MEETING

**Motion:** Commissioner Tosby moved to adjourn the meeting. Commissioner Goode seconded.

- Commissioner Goode adjourned the meeting at 7:07 p.m.

#### RESPECTFULLY SUBMITTED:

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**Tobi Basile, City Clerk**

#### APPROVED:

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**David Goode, Chairperson**