



# City of Castle Pines, Colorado Minutes

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## REGULAR MEETING OF THE PLANNING COMMISSION & BOARD OF ADJUSTMENT Held Virtually via Zoom Thursday, June 24, 2021 - 6:00 PM

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### Planning Commission/ Board of Adjustment

Michelle Wiley  
Chair

Leanna Palmer  
Chair Pro Tem

Craig Barragry

Millard Foraker

Lisa Glynn

David Goode

Seth Katz

### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Those present were:** Chair Michelle Wiley  
Chair Pro Tem Leanna Palmer  
Commissioner Craig Barragry  
Commissioner Millard Foraker  
Commissioner David Goode  
Commissioner Seth Katz

**Those absent were:** Commissioner Lisa Glynn

### Also present with the Commission:

Sam Bishop, Community Development Director  
Tobi Basile, City Clerk  
Lori Strand, Assistant City Attorney  
Nicholas Hufford, Planner II  
Makenna Shaw, Administrative Assistant

### 3. APPROVAL OF AGENDA

The agenda was approved as presented.

### 4. PLANNING COMMISSION – Action Items

- **Approval of the May 27, 2021 Meeting Minutes**

**Motion:** Commissioner Foraker moved to approve the May 27, 2021 Meeting Minutes. Commissioner Barragry seconded. The motion passed by unanimous consent.

- **PUBLIC HEARING: Resolution No. 2021-PZ-R-02, A Resolution of the Planning Commission of the City of Castle Pines, Colorado Adopting the 2021 City of Castle Pines Comprehensive Plan Update**
  - Chair Wiley opened the Public Hearing at 6:05 p.m.
  - Sam Bishop, Community Development Director, gave the staff presentation.
  - Miriam McGilvray of Logan Simpson presented the item.
  - Chair Wiley opened Public Comment at 6:37 p.m.
  - No public comment was presented.



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- Chair Wiley closed public comment at 6:39 p.m.
- **Motion:** Commissioner Goode moved to approve Resolution 2021-PZ-R-02, A Resolution of the Planning Commission of the City of Castle Pines, Colorado adopting the 2021 City of Castle Pines Comprehensive Plan Update. Commissioner Katz seconded. The motion passed by unanimous consent.
- Chair Wiley closed the Public Hearing at 6:42 p.m.
- **Canyonside Multi-Family, SIP-2020-005 Continuation**
  - Nicholas Hufford, Planner II, gave the staff presentation.
  - Matt Joblon of BMC Investments gave the applicant presentation.
  - Paul Brown of Felsburg, Holt & Ullevig gave a presentation regarding parking conformance.
  - Mr. Joblon answered questions about the number of parking spaces.

**Motion:** Commissioner Goode moved to approve the Canyonside Multi-Family Site Improvement Plan, Case No. SIP-2020-005, based on the analysis and findings set forth in the Staff Report dated May 20, 2021, 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 or technical reports as directed by staff prior to the 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; and
6. The Replat shall be approved by City Council prior to final approval of this SIP.

Commissioner Foraker seconded. The motion passed by unanimous consent.

### 5. PLANNING COMMISSION DISCUSSION ITEMS

- **Upcoming Meetings**
  - Sam Bishop, Community Development Director, led the discussion.

### 6. BOARD OF ADJUSTMENT EXECUTIVE SESSION: PURSUANT TO C.R.S. SECTION 24-6-402(4)(b) FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS REGARDING THE CLAIMS FILING AGAINST THE BOARD AND THE CITY BY TWIN STAR ENERGY, LLC, A COLORADO LIMITED LIABILITY COMPANY



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Prior to the motion for the Executive Session, Lori Strand, Assistant City Attorney, explained that an amended complaint was filed adding the Planning Commission as a defendant so it was appropriate to convene the Executive Session as the Planning Commission.

**Motion:** Chair Wiley moved to enter into Executive Session for a conference with the Assistant City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding the claims filed against the Board and the City by Twin Star Energy, LLC, a Colorado limited liability company. Commissioner Katz seconded. The motion passed by unanimous consent.

Chair Wiley convened the Executive Session at 7:21 p.m.

Chair Wiley adjourned the Executive Session at 8:05 p.m.


### 7. RECONVENE AS THE PLANNING COMMISSION MEETING

- Chair Wiley reconvened the Planning Commission Meeting at 8:07 p.m.


### 8. ADJOURNMENT

- Chair Wiley adjourned the meeting at 8:08 p.m.

#### RESPECTFULLY SUBMITTED:

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**Tobi Basile, City Clerk**

#### APPROVED:

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**Michelle Wiley, Chairperson**