

City of Castle Pines, Colorado Planning Commission Minutes

Planning Commission/ Board of Adjustment

Members

Kate Binning
Rob Hanna, Co-Chair
Seth Katz
David C. Necker, Chair
Mike Noakes

Alternate Member

Don Tosby

REGULAR MEETING OF THE PLANNING COMMISSION
Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, CO
Thursday, October 23, 2014
6:00 PM

1. ROLL CALL

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

Those present were:

Commissioners: David Necker
Kate Binning
Seth Katz
Mike Noakes

Those absent were: Rob Hanna
Don Tosby

Also present with the Commission:
Director of Community Development, Sam Bishop
City Clerk, Diane Spomer

2. APPROVAL OF AGENDA

The Commission approved the agenda as presented.

Motion to approve as amended: Commissioner Binning
Second: Commissioner Noakes
Approved: 4-0; two absent (Commissioners Hanna and Tosby)

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

No conflicts were noted.

4. COMMISSION ACTION ITEMS

a) APPROVAL OF THE MINUTES OF THE REGULAR COMMISSION MEETING OF SEPTEMBER 25, 2014

The Commission approved the minutes as presented.

Motion to approve: Commissioner Noakes
Second: Commissioner Katz
Approved: 3-0; two absent (Commissioners Hanna and Tosby). Commissioner Necker abstained.

b) PUBLIC MEETING – WEST NEWLIN GULCH LIFT STATION LOCATION AND EXTENT CASE NO. LE14-002.

Community Development Director Bishop provided an overview of the request from North Canyons LLLP and The Canyons Metropolitan District No. 1 for a Location and Extent Plan for a sewer lift station known as the West Newlin Gulch Lift Station and noted the Parker Water and Sanitation District will be the future owner. Mr. Bishop provided a summary of the application; the location of the facility; building design and construction; added that 9 of the 19 referrals were returned with all comments outlined the staff report along with the applicant's response to each. The Traffic Study was waived, the application meets the intent and technical criteria of the Zoning Ordinance and staff recommends approval.

Mark Nickless, N. Canyons LLLP and member of the District Board, introduced David Takeda with MSK Consulting.

David Takeda, Owner, MSK Consulting, provided the Commission with basic information on the application; outlined the site plan and architecture. Mr. Takeda answered questions relating to fencing required by the Parker Water and Sanitation District; possibility of the number of catastrophic events that could occur into the reservoir (Rueter Hess) and potential flooding from the reservoir; screening; future additional stations (4-5) and lighting.

No public comments were received.

Motion to approve the West Newlin Gulch Lift Station Location and Extent, Case No. LE14-002, subject to the following conditions of approval found in the staff report dated October 17, 2014:

1. The applicant shall pay ALL fees and costs incurred by the City and its consultants, in review and processing of the L&E application; and
2. The applicant shall resolve/correct any minor technical issues as directed by staff prior to filing a final Location & Extent Plan with the City; and
3. Applicant shall provide further clarification on the entire fencing around the property and the necessity of the fencing.

By: Commissioner Binning

Second: Commissioner Katz

Approved: 4-0; two absent (Commissioners Hanna and Tosby)

Community Development Director Bishop will call Parker Water and Sanitation to get the information in writing and forward to the Commissioners.

5. PLANNING COMMISSION – Discussion Items

a) COMP PLAN NEXT STEPS

Community Development Director Bishop advised that funds have been allocated in the City's 2015 Budget to do a re-write of the Comprehensive Plan; outlined the budget adoption process and outlined next steps.

Commissioners Noakes & Binning volunteered to assist with the process.

b) COMBINED NOV./DEC. MEETING DATE: THURSDAY, DECEMBER 11, 2014

Community Development Director Bishop advised that the November and December meetings fall during the holiday season so a combined meeting is scheduled for Thursday, December 11.

6. DIRECTOR UPDATE

a) DEVELOPMENT ACTIVITY/LAND USE APPLICATIONS/PRESUBMITTAL MEETINGS

Community Development Director Bishop provided the Commissioners with his Community Development Activity Report to highlight planning and zoning activities. This report will be a standard packet item.

7. FUTURE AGENDA ITEMS

- a. PRIORITY Comprehensive Plan
- b. History of the Business District and how to fix it
- c. History of the CC-20 parcel
- d. Background on some of the undeveloped parcels in the City

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- e. Update on the Library
- f. Community Assessment (ongoing)
- g. Planning Topics: New Urbanism, Smart Growth, Land Use Law and Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines
- h. Other Suggestions: none were presented.

8. ADJOURNMENT

Motion to adjourn: Commissioner Katz

Second: Commissioner Noakes

Approved: 4-0; two absent (Commissioners Hanna & Tosby)

The meeting was adjourned at 7:11 PM.

RESPECTFULLY SUBMITTED:



Diane Spomer, CMC, City Clerk

APPROVED:



David Necker, Chair