



# 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

Geoff Blue

## REGULAR MEETING OF THE PLANNING COMMISSION Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, CO Thursday, May 22, 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 6:10 PM.

Those present were:

Commissioners: Kate Binning  
Geoff Blue  
Seth Katz  
David Necker  
Mike Noakes

Those absent were:

Commissioner Hanna

Also present with the Commission:

Director of Community Development, Sam Bishop  
City Clerk, Diane Spomer

### 2. **APPROVAL OF AGENDA**

The Commission approved the agenda with the deletion of Item 5 c).

Motion to approve as amended: Commissioner Blue

Second: Commissioner Katz

Approved: 5-0; one absent (Commissioner Hanna)

### 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 APRIL 24, 2014**

The Commission approved the minutes as presented.

Motion to approve: Commissioner Katz

Second: Commissioner Binning

Approved: 5-0; one absent (Commissioner Hanna)

#### b) **PUBLIC HEARING – 2014 THREE-MILE PLAN UPDATE**

The Public Hearing was opened at 6:15 pm.

Community Development Director Bishop provided an overview of and reasons for the update to the Three-Mile Plan; noted changes that have occurred in the City since the original adoption of the plan. Mr. Bishop and City Attorney Michow answered various questions relating to service providers for each sub area, presented a revised Resolution and explained the amendments from the original version as well as outlining the approval process.

No public comments were received and the Public Hearing closed at 6:35 pm.

# Castle Pines, Colorado Planning Commission Minutes

May 22, 2014

Motion to approve Resolution No. PZ 14-01 adopting the 2014 Three Mile Plan.

By: Commissioner Binning

Second: Commissioner Blue

Approved: 5-0; one absent (Commissioner Hanna)

## 5. **PLANNING COMMISSION – Discussion Items**

### a) **THE CANYONS DEVELOPMENT OVERVIEW AND UPDATE**

Mark Nickless and Laura Burnham were present to provide an overview of the Canyon Development inclusive of their history, vision, project overview, sustainability efforts, trails and open space and efforts in working with builders. Mr. Nickless answered questions from the Commission and offered them a tour of the property. A tentative date of June 18 was discussed.

A break was taken from 7:41 pm to 7:44 pm.

### b) **AGENDA TOPICS FOR THE JUNE 26, 2014 JOINT MEETING WITH CITY COUNCIL**

Community Development Director Bishop presented a preliminary list of discussion items for the Joint Meeting with City Council and solicited input from the Commission.

The following topics were suggested:

- Castle Pines Library update
- City/CPN Metro District Rapport
- Budgeting for the Comprehensive Plan Update
- Economic Development
- Development of a Sense of Community
- Infrastructure / Roads
- Adoption of Design Guidelines

Mr. Bishop will put together a draft agenda, circulate to the Commission and then forward to City Council for their consideration. The Joint Meeting will be limited to a two hour discussion.

### c) **COMPREHENSIVE PLAN UPDATE**

Community Development Director Bishop noted that at the last meeting there was some discussion about the Comprehensive Plan Update and provided a handout on anticipated costs with a comparison for other municipalities and noted some potential next steps.

## 6. **DIRECTOR UPDATE**

No report was presented.

## 7. **FUTURE AGENDA ITEMS**

- a. **PRIORITY** 2013-Mile Plan Update and Comprehensive Plan Mapping Updates
- 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
- 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: Merrick's presentation on the city roads

## Castle Pines, Colorado Planning Commission Minutes

May 22, 2014

**8. ADJOURNMENT**

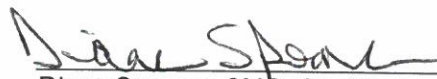
Motion to adjourn: Commissioner Noakes

Second: Commissioner Katz

Approved: 5-0; one absent (Commissioner Hanna)

The meeting was adjourned at 8:08 PM.

RESPECTFULLY SUBMITTED:



Diane Spomer, CMC, City Clerk

APPROVED:



David Necker, Chair