

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

Vacant

REGULAR MEETING OF THE PLANNING COMMISSION Castle Pines Community Center, 7404 Yorkshire Drive, Castle Pines, CO Thursday, July 24, 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 6:04 PM.

Those present were:

Commissioners: Kate Binning
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 as presented.

Motion to approve as amended: Commissioner Binning

Second: Commissioner Katz

Approved: 4-0; 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 MAY 22, 2014**

The Commission approved the minutes as presented.

Motion to approve: Commissioner Noakes

Second: Commissioner Katz

Approved: 4-0; one absent (Commissioner Hanna)

b) **PUBLIC MEETING – LAGAE LIFT STATION PERMANENT NO. 9, LOCATION AND EXTENT CASE NO. LE14-001.**

Community Development Director Bishop provided an overview of the request from North Pine Vistas Metro District seeking approval of a Location and Extent Plan to allow for constructing a sanitary sewer lift station. The station will service Lagae Ranch and the northern portion of the Castle Pines Town Center Development. Mr. Bishop outlined the L & E process, technical approval criteria, referral comments that were received and recommended approval of the application.

Russ Dykstra, Spencer & Faye, assisted with the formation of the District in 2011 and introduced the engineer.

Dave Takeda, MSK Consulting, presented information relative to the project inclusive

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of the proposed service area, building specifications, chemicals to be used at the facility, access, maintenance and that the facility will eventually be owned by the CPN Metro District and noted the approval with the Metro District is 90% complete. Mr. Takeda answered questions from the Commission relative to the overflow pond, response times for emergencies, built-in features of the structure and maintenance.

No Public comments were received.

Motion to approve the Lagae Lift Station Permanent No. 9 Location and Extent, Case No. LE14-001, subject to the following conditions of approval found in the staff report dated July 18, 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.

By: Commissioner Binning

Second: Commissioner Katz

The Commission deliberated on possible screening requirements.

Approved: 4-0; one absent (Commissioner Hanna)

5. PLANNING COMMISSION – Discussion Items

- a) No items were presented.

6. DIRECTOR UPDATE

a) DEVELOPMENT ACTIVITY/LAND USE APPLICATIONS/PRESUBMITTAL MEETINGS

Community Development Director Bishop provided an update on recent development activity: MSK Consulting is working on a lift station in The Canyons Development and water lines through the Parker Water & Sanitation District; a super block plat for the Castle Pines Town Center will come before the Commission soon; had numerous meetings recently on platting requests.

- b) **LIBRARY SUBAREA STUDY** – Downtown Colorado Inc. (DCI) completed their two day field visit and will have a presentation to City Council on August 12 and the presentation can be presented to Planning Commission at their August 28 meeting at the Commission's request.

- c) **COMP PLAN NEXT STEPS** – This will be discussed at the next Commission meeting; am working on a Scope of Work followed by an RFP and am putting figures together for inclusion in the 2015 Budget.

Don Van Wormer and I have been working on a Fiscal Analysis Study and Model with an RFP that will go out soon.

Mr. Bishop answered questions relating to two communications being sent out to the residents notifying them of the Commissioner vacancy. The Ward 3 vacancy was recently filled and the applicants were notified of the vacancy on Planning Commission; the CC20 parcel is for sale and provided an historical overview of the parcel. At the August meeting, the Commission will be discussing the Comp Plan and the Library Sub-Area Study. Mr. Bishop will send the Commission an e-mail to check for a quorum due to the upcoming holiday.

7. FUTURE AGENDA ITEMS

- a. PRIORITY Comprehensive Plan

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- 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: none were presented.

8. ADJOURNMENT

Motion to adjourn: Commissioner Katz

Second: Commissioner Necker

Approved: 4-0; one absent (Commissioner Hanna)

The meeting was adjourned at 7:20 PM.

RESPECTFULLY SUBMITTED:



Diane Spomer, CMC, City Clerk

APPROVED:



David Necker, Chair