

# 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, September 25, 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 Hanna at 6:03 PM.

Those present were:

Commissioners: Kate Binning  
Seth Katz  
Mike Noakes  
Rob Hanna  
Don Tosby

Those absent were:

Commissioner Necker

Also present with the Commission:

Director of Community Development, Sam Bishop

**2. APPROVAL OF AGENDA**

The Commission approved the agenda as presented.

Approved by unanimous consent.

**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 JULY 24, 2014**

The Commission approved the minutes as presented.

Motion to approve: Commissioner Katz

Second: Commissioner Binning

Approved: 3-0; one absent (Commissioner Necker). Commissioners Hanna and Tosby abstained.

**5. PLANNING COMMISSION – Discussion Items**

**a) DCI LIBRARY SUBAREA STUDY UPDATE**

Community Development Director Bishop provided an overview of the Library Subarea Study and answered questions from the Commission.

**b) TOMORROW'S CASTLE PINES - UPDATE**

Community Development Director Bishop outlined specifics of the presentation hosted by the Chamber of Commerce.

**6. DIRECTOR UPDATE**

**a) DEVELOPMENT ACTIVITY/LAND USE APPLICATIONS/PRESUBMITTAL MEETINGS**

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Community Development Director Bishop advised the Commission of a land use application scheduled for their October meeting.

b) **COMP PLAN NEXT STEPS** – This item will be discussed at the October 23 meeting.

**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
- 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 Binning  
Approved: 5-0; one absent (Commissioner Necker)

The meeting was adjourned at 7:45 PM.

RESPECTFULLY SUBMITTED:

  
Diane Spomer, CMC, City Clerk

APPROVED:

  
David Necker, Chair