



# City of Castle Pines, Colorado Minutes

Planning Commission/  
Board of Adjustment

Members

Seth Katz, Chair  
Lisa Glynn  
David C. Necker  
Mike Noakes  
Don Tosby

Alternate Member

David Goode

**REGULAR MEETING OF THE PLANNING COMMISSION**  
**Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108**  
**Thursday, July 28, 2016**  
**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 Katz at 6:10 p.m.

**Those present were:** Commissioner Seth Katz  
Commissioner Lisa Glynn  
Commissioner David Necker  
Commissioner Mike Noakes  
Commissioner David Goode  
Commissioner Don Tosby

**Also present with the Commission:**

Director of Community Development, Sam Bishop  
City Clerk, Sharon Washington

## 2. APPROVAL OF AGENDA

Motion to approve: Commissioner Necker  
Second: Commissioner Tosby  
Approved by unanimous consent: 6-0

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

- There were no disclosures of conflicts submitted.

## 4. PLANNING COMMISSION – ACTION ITEMS

### a. Approval of the June 23, 2016 Planning Commission Meeting Minutes

Motion to approve: Commissioner Goode  
Second: Commissioner Tosby  
Approved by unanimous consent: 5-0; Commissioner Necker abstained

## 5. PLANNING COMMISSION – Discussion Items

### a. Planning Commission/City Council Joint Meeting 7/28

#### i. Discussion of Agenda Topics

Community Development Director Bishop gave the Commissioners copies of previous Joint Meeting Agendas for discussion. Mr. Bishop will take the final draft Agenda to City Council at the August 9, 2016 meeting.

## 6. DIRECTOR UPDATE

### a. Development Activity/Land Use Applications/Presubmittal Meetings

- I. Sage Village Properties - City Council held a Public Hearing on Sage Village Properties. All items were approved. Mr. Bishop discussed the changes City Council recommended to the Development Agreement.

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- II. Castle Pines Town Center - Mr. Bishop is reviewing some revised construction documents. All of the roadways have been approved. Grading will occur throughout the fall and winter.
  - III. Lagae Ranch - Mira Vista Lane is being widened from 2 lanes to 3 lanes before school starts.
  - IV. The Canyons - Mr. Bishop met with Shea Properties to discuss the preliminary plans with roughly 1,000 lots. There will be a series of final plats. Planning Commission will review the preliminary and final plats.
  - V. Legacy Village – Mr. Bishop is reviewing the building permit. Closing is scheduled to take place in Mid-August. The developer plans to break ground this fall.

**7. FUTURE AGENDA ITEMS\***

- a. Background on some of the undeveloped parcels in the City
- b. Planning Topics: New Urbanism, Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
- c. Other Suggestions

**9. ADJOURNMENT**

Motion to approve: Commissioner Goode  
Second: Commissioner Necker  
Approved by unanimous consent: 6-0

The meeting was adjourned at **7:08 p.m.**

RESPECTFULLY SUBMITTED:



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Sharon Washington, CMC, City Clerk

APPROVED:



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Seth Katz, Chair