



City of Castle Pines, Colorado Minutes

Planning Commission/
Board of Adjustment

Members

Seth Katz, Chair
Lisa Glynn
David Goode
Deborah Mulvey
David C. Necker
Don Tosby

REGULAR MEETING OF THE PLANNING COMMISSION
Douglas County Library, 360 Village Square Lane, Castle Pines, CO 80108
Thursday, August 24, 2017
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 6:00 p.m.

Those present were: Commissioner Seth Katz
Commissioner Lisa Glynn
Commissioner David Goode
Commissioner Deborah Mulvey
Commissioner David Necker
Commissioner Don Tosby

Also present with the Commission: Director of Community Development, Sam Bishop
City Attorney, Linda Michow
City Clerk, Sharon Washington

Commissioner Katz updated the public on the passing of Mike Noakes. Mr. Noakes passed away on Tuesday, August 22, 2017. Mike was appointed to the Planning Commission August 9, 2011. He served on the Commission for 6 years. His insights, questions and comments showed how he truly cared about the issues and the future generations to live in Castle Pines. On behalf of Commissioner Katz and the Commission, he will be missed. All the Commissioners enjoyed working with him and really appreciated his service.

2. APPROVAL OF AGENDA

Motion to approve: Commissioner Necker
Second: Commissioner Mulvey
Approved by unanimous: 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 – DISCUSSION ITEMS

a) Design Guidelines Next Steps Discussion

Mr. Bishop reported that the Commissioners were provided an overview of the path Logan Simpson has recommended in regards to the Design Guidelines adoption process. Since the last meeting, Mr. Bishop was given direction to hold a charrette gathering some ideas from Planning Commission and moving forward to reach out to developers in town.

North Canyons LLC expressed an interest in partnering with the City in preparing and executing the guidelines. Mr. Bishop will update the Commissioners over email on the process. The plan is to have the guidelines finalized by the end of the year.

5. PLANNING COMMISSION – ACTION ITEMS

a) Approval of the July 27, 2017 Planning Commission Meeting Minutes

Motion to approve: Commissioner Glynn

Second: Commissioner Tosby

Approved by unanimous: 6-0

b) PUBLIC MEETING – 1) West Newlin Gulch Lift Station Location and Extent, Case No. LE17-001; AND 2) Newlin Gulch Lift Station Location and Extent, Case No. LE17-002

Mr. Bishop presented both applicants concurrently. The first application is the West Newlin Gulch Lift Station, Case No. LE17-001 and the second application is the Newlin Gulch Lift Station, Case No. LE17-002. The difference between the stations are the locations within The Canyons.

The applicant, Shea Canyons, LLC requests approval of two separate Location and Extent plans to allow for the construction of two new sanitary sewer lift stations. The lift stations will provide sanitary sewer services to a majority of The Canyons development. The future facility owner will be Parker Water and Sanitation District.

The Planning Commission is required to within sixty (60) days, consistent with State statute, review and approve, conditionally approve, table for further study, or deny construction of, or plans for the construction of any road, park, or other public way, ground, or space, public building or structure or public utility, whether publicly or privately owned prior to the authorization or construction of any such areas or facilities.

The West Newlin Gulch Lift Station, 1.15 acres, will be located at the temporary address of 747 E. Happy Canyon Road. The site is generally located in the northeastern portion of The Canyons Planned Development in Planning Area 6; adjacent to Rueter-Hess Reservoir. The property is not platted. The lift stations are a required piece of sanitary sewer infrastructure. The facility and overflow pond will be enclosed with an 8-foot chain link fence coated with black PVC. No immediate landscaping is proposed due to no onsite water supply.

The Newlin Gulch Lift Station, 1.36 acres, does not have an address; however, the site is generally located in the northern central portion of The Canyons Planned Development in Open Space J; adjacent to Rueter-Hess Reservoir. The facility and overflow pond will be enclosed with an 8-foot chain link fence coated with black PVC. No immediate landscaping is proposed due to no onsite water supply.

Staff finds the project meets the intent, technical criteria and approval standards of Section 32 of the City's Zoning Ordinance. Staff recommends approval subject to the applicant correcting any minor technical issues and any additional criteria that the Planning Commission may identify.

A motion was made to approve the West Newlin Gulch Lift Station Location and Extent, Case No. LE17-001, subject to the following conditions of approval found in the Staff Report, dated August 18, 2017:

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 and Extent Plan with the City; AND
3. The applicant shall ensure to have an ornamental wrought iron fence as described by the Parker Water and Sanitation District to the Community Development Director.

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

A motion was made to approve the Newlin Gulch Lift Station Location and Extent, Case No. LE17-002, subject to the following conditions of approval found in the Staff Report, dated August 18, 2017:

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 and Extent Plan with the City; AND
3. The applicant shall ensure to have an ornamental wrought iron fence as described by the Parker Water and Sanitation District to the Community Development Director.

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

c) PUBLIC HEARING – The Canyons Preliminary Plan No. 1, Case No. PP17-001

Commissioner Katz opened the Public Hearing at 6:28 p.m. Mr. Bishop presented The Canyons Preliminary Plan No. 1. Mr. Bishop gave a plat process overview. There are two separate steps required for subdivision approval, the preliminary plan and final plat. The Canyons Subdivision Regulations were set forth in the 2009 Annexation and Development Agreement.

The preliminary plan provides a schematic design of the subdivision and provides for an in-depth analysis of the proposed subdivision. It also takes into consideration any geologic hazards, wildlife habitat/corridors, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and relationship to surrounding land uses for the proposed subdivision.

The preliminary plan does not require final roadway design and construction plans, subdivision improvement agreement, satisfy legal or zoning requirements, establish design guidelines, or legally establish or convey ownership and maintenance of the land. These items will be further refined and finalized during the Final Plat approval process.

The Canyons Preliminary Plan No. 1 lying within Parcels 1 and 2 of The Canyons Superblock Plat No. 1 is generally located East of I-25, South of Hess Road and North of Happy Canyon Road consisting more or less of 778 acres. The applicant is Shea Canyons, LLC. The applicant requests approval of a Preliminary Plan which evaluates the subdivision of 778.64 acres into 1032 lots, 4 superblocks, 50 tracts and public right-of-way.

Mr. Bishop provided background information on the plan. He reviewed the adjacent land uses and zoning designations. Mr. Bishop presented several maps to the Commission on Land Use Allocation, lot size table, public dedications not conveyed by the preliminary plan, site features and transportation system.

Staff finds that the Preliminary Plan is in conformance with The Canyons Subdivision Regulations, The Canyons Planned Development and the City of Castle Pines Comprehensive Plan.

Staff finds that the Preliminary Plan has demonstrated a provision of services to meet the needs of the proposed subdivision including water and sanitation, streets, utilities, police and fire protection, schools, adequate drainage facilities and open space.

Staff finds the Preliminary Plan fulfills, in part, the dedicatory requirements for school land, parkland and trails as set forth in The Canyons Planned Development based on the level of development proposed.

Based upon findings herein, Staff recommends that Planning Commission recommend approval of The Canyons Preliminary Plan No. 1, subject to the recommended conditions of approval. Mr. Bishop introduced the applicant.

Chetter Latcham, Shea Homes expressed how excited they are about the project and thanked the City for the opportunity to work on the project. Mr. Latcham introduced Ryan McDermed, Shea Homes.

Mr. McDermed introduced the team that will work on the project, Marcus Pachner, The Pachner Group, Jim Johnson, Otten Johnson, Blake Calvert, Core Engineering, and Phil Sage, Sage Design Group.

Mr. McDermed reviewed the process of the application. Shea Homes wants to achieve the same concept that's outlined in the City's vision statement with this project. Mr. McDermed showed a map of the Planned Development for the site. Pictures were displayed of the site.

Mr. Pachner gave an overview of the approach, journey and vision of the project. All vision and planning of the site was based on the City's Comprehensive Plan and Annexation Agreement. This will be a city-close nature retreat. Most of the natural land will be preserved on the site. Mr. Pachner showed several maps that included organic site understanding, master development plan, community amenities, parks, open space and trails network, community specificity and elements. Several examples of architectural design inspirations were presented.

Shea Homes gave an overview of how The Canyons design was developed. The applicant reviewed all the approval criteria and gave an overview of the community outreach for the project.

Public Comment opened at 8:38 p.m.

The following citizens addressed the Planning Commission:

- **Mike Buck, 482 W. Happy Canyon Road**, Business Owner expressed support for the application.
- **Priscilla Rosenlund, 6900 Serena Drive**, supports the applicant and glad the homes will be affordable. Shea Homes has done a great job on informing the community.
- **Elizabeth West, 4785 N. Mesa Drive**, thanked the Planning Commission for allowing for Public Comment and thanked Sam Bishop for being so responsive. Thanked Shea Homes for hosting a community meeting. Ms. West expressed concerns about the water tanks that are planned to be installed by Parker Water and Sanitation District and the IREA substation.
- **Amy Shanahan, 1121 Northwood Lane**, works with the Castle Pines Chamber. Shea Homes has been great to work with. Shea Homes has been a big supporter of the Chamber. Hosted a few events with Shea Homes to speak with the community. Shea Homes has participated in large events to help get in touch with the community. Impressed with their transparency from Shea Homes of the project.
- **Ross Tilton, 5405 N. Lariat Drive**, spoke in support of the application. Shea Homes done an excellent job on preserving the wildlife boarders.
- **Thurston Rosenlund, 6900 Serena Drive**, supports the application. Mr. Rosenlund is a small business owner in the community. Looking forward to the opportunity to help finance new buildings in the development. Additional traffic will help bring people into the community and benefit the existing businesses and help the economy. Shea Homes has been out front with the community.

- **Wendy Ingraham, 1705 Outter Marker Road**, owns an equestrian ranch. Worked with Shea Homes on events in the City. Supports the application and stated the parks and trails will give children the opportunity to play outside.
- **Tim Clark, 858 W Happy Canyon Road**, worked with many developers and builders through his career including Shea Homes. Supports the application and appreciates the attention to detail on the project. The Canyons will support Castle Pines.
- **Les Lilly, 4798 N. Lariat Drive**, representing Happy Canyon HOA. Inquired if the Happy Canyon HOA referral was included in the packet. There were no comments from the applicant sent back to the HOA in writing.
- **Yohan VanHove, 1619 Outter Marker Road**, stated they have a horse breeding farm on their property. Shared concerns about noise and safety.

Mr. Pachner thanked the public for their comments and addressed their concerns. The meeting Shea Homes held with Happy Canyon HOA was one of the largest meetings and had a terrific discussion. PA10 is a concern and the farm. PA10 is about 240 acres and 300 feet deep from the project. The project has built in separation to PA10.

The tanks being installed by Parker Water and Sanitation District are part of the WISE project and serves all of their customers and is not related to The Canyons development. The same is true to the IREA substation all of their regional customers including Happy Canyon. It would have the same impact to The Canyons.

Referral agencies letter are in the Commission's packet. Shea Homes will resend the letter to the Happy Canyons HOA.

The applicant answered questions from the Commissioners.

A motion was made to recommend that City Council approve The Canyons Preliminary Plan No. 1, Case No. PP17-001, subject to the following conditions of approval found in the Staff Report, dated August 18, 2017:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Preliminary Plan application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by Staff prior to finalization of the Preliminary Plan; AND

Motion to approve: Commissioner Goode

Second: Commissioner Tosby

After discussion, a revised motion was made.

A motion was made to recommend that City Council approve The Canyons Preliminary Plan No. 1, Case No. PP17-001, subject to the following conditions of approval found in the Staff Report, dated August 18, 2017:

1. The Applicant shall pay ALL fees and costs incurred by the City and its consultants, including without limitation legal fees and costs, for review and processing of the Preliminary Plan application within forty-five (45) days of receiving an invoice from the City. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the City may withhold issuance of building permits or further approvals until the invoices have been paid; AND
2. The Applicant shall resolve/correct any minor technical issues as directed by Staff prior to finalization of the Preliminary Plan; AND
3. The Applicant shall make the best efforts consistent with the approved plan to protect the natural vegetation.

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4. The Applicant shall continue to work with all of their neighbors on the project including communicating and receiving their input.

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

6. FUTURE AGENDA ITEMS*

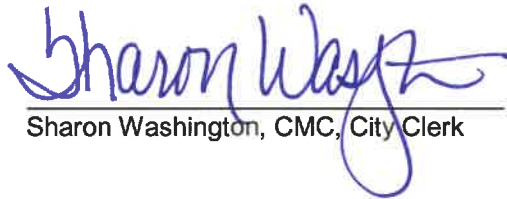
1. **History of the Business District and how to fix it**
2. **Background on some of the undeveloped parcels in the City**
3. **Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.**
4. **Other Suggestions**

7. ADJOURNMENT

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

The meeting was adjourned at **9:34 p.m.**

RESPECTFULLY SUBMITTED:



Sharon Washington, CMC, City Clerk

APPROVED:



Seth Katz, Chair