



# City of Castle Pines, Colorado

## Planning Commission/ Board of Adjustment

### Member/Term

Lisa Glynn – Chair Pro  
Tem  
1/2020  
David Goode  
1/2019  
Seth Katz – Chair  
1/2019  
David Necker  
1/2020  
Deborah Mulvey  
1/2019  
Don Tosby  
1/2019

## AGENDA REGULAR MEETING OF THE PLANNING COMMISSION

Douglas County Library, Castle Pines Branch,  
360 Village Square Lane, Castle Pines, CO 80108  
Thursday, October 26, 2017 - 6:00 PM

1. **CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA**
3. **DISCLOSURE OF CONFLICTS OF INTEREST AS TO ANY ITEM ON THE AGENDA**
4. **PLANNING COMMISSION – Action Items**
  - a) Approval of the August 24, 2017 Planning Commission Meeting Minutes
  - b) **PUBLIC HEARING – Ordinance No. 17-07** - An Ordinance of the City Council of the City of Castle Pines, Colorado, Amending Section 2303A of Section 23A of the Castle Pines Zoning Ordinance Regarding Limits on the Number of Medical Marijuana Plants Permitted in Residential Structures
5. **PLANNING COMMISSION – Discussion Items**
  - a) City of Castle Pines Master Transportation Plan
6. **FUTURE AGENDA ITEMS\***
  - a) History of the Business District and how to fix it
  - b) Background on some of the undeveloped parcels in the City
  - c) Planning Topics: Smart Growth, Land Use Law & Case Studies, Subdivision, Growth Management Techniques, Density, Transfer of Development Rights, Sprawl, Urban Design, Design Guidelines.
  - d) Other Suggestions
7. **ADJOURNMENT**

\*FUTURE AGENDA ITEMS SUBJECT TO CHANGE



# 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 enjoying 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.

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**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:

APPROVED:

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Sharon Washington, CMC, City Clerk

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Seth Katz, Chair



# City of Castle Pines, Colorado

## COUNCIL COMMUNICATION MEMORANDUM

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**TO:** Honorable Mayor Huff and Members of City Council

**THROUGH:** Linda Michow, City Attorney

**FROM:** Christiana McCormick, Assistant City Attorney

**DATE:** September 12, 2017

**SUBJECT:** Agenda Item 6a: Ordinance No. 17-07, An Ordinance of the City Council of the City of Castle Pines, Colorado, Amending Section 2303A of Section 23A of the Castle Pines Zoning Ordinance Regarding Limits on the Number of Medical Marijuana Plants Permitted in Residential Structures

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**I. STATEMENT OF ISSUE:**

Ordinance No. 17-07 amends Section 2303A of the Castle Pines Zoning Ordinance to reduce the maximum number of marijuana plants allowed in the primary residences of medical marijuana patients and primary caregivers from thirty (30) to twelve (12) and broadens the plant limit restriction to include any person growing marijuana. This amendment is in accordance with recent amendments to state law.

**II. DISCUSSION:**

In March 2017, the Colorado General Assembly passed House Bill 17-1220 ("HB17-1220"), which amends Sections 18-18-406 and 25-1.5-106 of the Colorado Revised Statutes regarding limits on marijuana plants grown in residences and becomes effective on January 1, 2018.

HB17-1220 addresses problems created by allowing medical marijuana patients and primary caregivers to grow six plants per patient or a greater number of plants if it is recommended by a patient's physician, which is the situation under state law prior to the amendments of HB17-1220. According to the Colorado Legislature, allowing patients and primary caregivers the ability to grow higher numbers of plants has permitted large-scale cultivation sites that create public safety issues and public nuisance issues, including greater fire and water damage risks and exploitation of large-scale cultivation sites by crime organizations.

HB17-1220 attempts to address these issues by imposing stricter limits on the number of marijuana plants allowed in residential structures. On January 1, 2018, state law will limit the maximum number of marijuana plants in residential structures to twelve (12). In addition, a patient or primary caregiver may grow up to twenty-four (24) marijuana plants in or on residential property only if a local government expressly allows it or if a local government does not limit the number of the number of marijuana plants grown in a residence.

Ordinance No. 17-07 expressly limits the number of marijuana plants that may be grown by any person, including medical marijuana patients and their primary caregivers, in a residential structure to twelve (12) in accordance with the limit set forth in HB17-1220. Although the effective date of the state law amendments is January 1, 2018, the City may pass an ordinance ahead of that effective date in anticipation of the state law change and



because limiting the number of marijuana plants grown in residential structures is a local land use issue.

Below is the text of Section 2303A of the Castle Pines Zoning Ordinance showing redlines of the changes made through Ordinance 17-07:

**Section 2303A. Maximum Number of Medical Marijuana Plants**

It shall be unlawful for any person, including Patients and Primary Care-givers, to cultivate, produce, possess, or process, or permit to be cultivated, produced, possessed, or processed more than the following maximum number of Marijuana Plants within the person's Primary Residence:

(a) A person may cultivate, produce, possess, or process, or permit to be cultivated, produced, possessed, or processed within the person's Primary Residence:

(1) No more than six (6) Marijuana Plants with three (3) or fewer being mature, flowering plants that are producing a useable form of marijuana for each Patient residing in the Primary Residence; and

(2) In no event shall the maximum number of Marijuana Plants within a person's Primary Residence exceed twelve (12) Marijuana Plants regardless of size or stage of growth or the number of persons residing, either temporarily or permanently, at the Primary Residence.

**III. FISCAL IMPACTS:**

None.

**IV. RECOMMENDED MOTIONS:**

City staff recommends City Council approve Ordinance No. 17-07, attached as **Exhibit 1**, on first reading in order to consider the Ordinance at a duly noticed public hearing on second reading. The following motions are suggested:

**ORDINANCE NO. 17-07:**

**I MOVE TO APPROVE ORDINANCE 17-07, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, AMENDING SECTION 2303A OF SECTION 23A OF THE CASTLE PINES ZONING ORDINANCE REGARDING LIMITS ON THE NUMBER OF MEDICAL MARIJUANA PLANTS PERMITTED IN RESIDENTIAL STRUCTURES ON FIRST READING AND SCHEDULE SECOND READING ON SEPTEMBER 26, 2017 AT 6:00 P.M. TO BE HELD AT THIS LOCATION.**

**V. ATTACHMENTS:**

**Exhibit 1:** Ordinance 17-07

**EXHIBIT 1**  
**ORDINANCE NO. 17-07**

(see attached)

**ORDINANCE NO. 17-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, AMENDING SECTION 2303A OF SECTION 23A OF THE CASTLE PINES ZONING ORDINANCE REGARDING LIMITS ON THE NUMBER OF MARIJUANA PLANTS PERMITTED IN RESIDENTIAL STRUCTURES**

**WHEREAS**, the City of Castle Pines is a statutory municipality organized pursuant to Article 4 of Title 31 of the Colorado Revised Statutes; and

**WHEREAS**, the City is authorized pursuant to Section 31-15-401, C.R.S., to exercise its police powers to promote and protect the health, safety, and welfare of the community and its inhabitants; and

**WHEREAS**, the City prohibits medical marijuana businesses and recreational marijuana businesses in all zoning districts but protects the lawful rights of medical marijuana patients and primary care-givers to reasonably cultivate, produce, possess, and process medical marijuana within their primary residences in accordance with Article XVIII, Section 14 of the Colorado Constitution, the Colorado Medical Marijuana Code, and the Colorado Medical Marijuana Program; and

**WHEREAS**, Subsection 2303A of the City’s Zoning Ordinance as adopted by Ordinance No. 11-11 currently allows medical marijuana patients and primary care-givers a maximum of thirty (30) medical marijuana plants in the patient’s or primary caregiver’s primary residence; and

**WHEREAS**, in March 2017 the Colorado General Assembly passed House Bill 17-1220 (“HB17-1220”), which becomes effective on January 1, 2018 and amends Sections 18-18-406 and 25-1.5-106 of the Colorado Revised Statutes regarding the maximum number of marijuana plants allowed in residential structures for all persons, including medical marijuana patients and primary care-givers; and

**WHEREAS**, HB17-1220 limits the number of marijuana plants grown or possessed in residential structures to twelve (12) but provides an exception, where the limit is twenty-four (24) plants, if a municipality does not expressly limit the number of marijuana plants in its municipal code; and

**WHEREAS**, in furtherance of the best interests of the City and the preservation and protection of the health, safety, prosperity, security, and general welfare of the public, the City Council desires to amend Section 2303A of Section 23A of the Castle Pines Zoning Ordinance to place a cap on the number of marijuana plants allowed in residential structures in Castle Pines in accordance with HB17-1220.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO:**

Section 1. Section 2303A, currently titled “Maximum Number of Medical Marijuana Plants”, in Section 23A of the Castle Pines Zoning Ordinance is hereby amended to read in full as follows:

**Section 2303A. Maximum Number of Marijuana Plants**

It shall be unlawful for any person, including Patients and Primary Care-givers, to cultivate, produce, possess, or process, or permit to be cultivated, produced, possessed, or processed more than the following maximum number of Marijuana Plants within the person’s Primary Residence:

(a) A person may cultivate, produce, possess, or process, or permit to be cultivated, produced, possessed, or processed within the person’s Primary Residence:

(1) No more than six (6) Marijuana Plants with three (3) or fewer being mature, flowering plants that are producing a useable form of marijuana for each person residing in the Primary Residence; and

(2) In no event shall the maximum number of Marijuana Plants within a person’s Primary Residence exceed twelve (12) Marijuana Plants, regardless of the size or stage of growth or the number of persons residing, either temporarily or permanently, at the Primary Residence.

Section 2. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after publication following final adoption.

**INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

**READ, PASSED, AND ADOPTED ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

\_\_\_\_\_  
Jeffrey T. Huff, Mayor

ATTEST:

Approved as to form:

\_\_\_\_\_  
Sharon Washington, CMC, City Clerk

\_\_\_\_\_  
Linda C. Michow, City Attorney

## CERTIFICATION OF PUBLICATION

I hereby attest and certify that the within and foregoing Ordinance was introduced and read on first reading at a noticed public meeting of the Castle Pines City Council on \_\_\_\_\_, 2017; published by reference by title only in the *Douglas County News-Press*, together with the statement that “[t]he complete text of all ordinances is available through the City Offices and on the City’s official website”; and finally passed and adopted by the City Council on \_\_\_\_\_, 2017 following a duly noticed public meeting and ordered published by title only, with amendments if any, one time in the *Douglas County News-Press* on \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Sharon Washington, CMC, City Clerk