



## PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 5, 2024

### MINUTES

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Monday, August 5, 2024

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Browning presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

**PRESENT** Commissioner Jim Browning  
Commissioner C. J. Garbo  
Commissioner Michael McKesson  
Commissioner Priscilla S. Rahn  
Alternate Matt Collitt

**EXCUSED** Commissioner Jack Gilmartin  
Commissioner John Griffith  
Commissioner Jay Longmire  
Commissioner Edward Rhodes  
Commissioner Stephen S. Allen  
Alternate Barrett Miller

c. Attorney Certification of the Agenda

Chris Pratt, Managing County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed and the Commission has jurisdiction to hear them.

d. Planning Commission Disclosures

Commissioner C.J. Garbo stated he is currently working as Campaign Manager for two campaigns for the Town of Castle Rock - one to re-elect a town councilperson and one to elect a new person to town council.

Chris Pratt asked Commissioner C.J. Garbo if he or anyone in his immediate family stands to personally benefit in any way from the outcome of tonight's meeting.

Commissioner C.J. Garbo stated, "no."

Chris Pratt asked Commissioner C.J. Garbo if he will be able to judge tonight's item solely on the merits before him.

Commissioner C.J. Garbo stated, "yes."

Chris Pratt stated that there should be no issues hearing the item tonight.

**2. Approval of Minutes**

- a. Unofficial Minutes from July 15, 2024.

Commissioner Michael McKesson moved that the Commission approve the Minutes from July 15, 2024.

**RESULT:** APPROVED

**MOVER:** Michael McKesson

**SECONDER:** C. J. Garbo

**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt

**3. Land Use Hearing Items**

- a. 7251 Main St - Location and Extent - Project File: LE2024-007.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant’s representative, Pamela Grover, Greenwood Village, CO - presented the proposed application.

The applicant’s representative, Andrea Cole, Greenwood Village, CO - provided additional information.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner C.J. Garbo moved that the Commission approve the 7251 Main St - Location and Extent - Project File: LE2024-007.

**RESULT:** APPROVED

**MOVER:** C.J. Garbo

**SECONDER:** Michael McKesson

**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt

**NAYS:** None

- b. 7801 Roxborough Park Rd, Waterton Canyon K-9 Academy – Use by Special Review – Project File: US2024-004.

Mike Pesicka, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, John Pfannenstein, Spring Creek Fields, LLC - presented the proposed application.

The applicant's representative, Jon Porricelli, Waterton K-9 Academy - provided additional information.

Commissioner Browning opened citizen comment.

Brock Smethills – Littleton, CO - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner C.J. Garbo moved that the Commission approve the 7801 Roxborough Park Rd, Waterton Canyon K-9 Academy - Use by Special Review - Project File: US2024-004.

**RESULT:** APPROVED

**MOVER:** C.J. Garbo

**SECONDER:** Pricilla Rahn

**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt

**NAYS:** None

- c. Haystack Hills – Minor Development – Project File: SB2024-005.

Trevor Bedford, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Ryan Dykstra, Denver, CO - presented the proposed application.

Commissioner Browning opened citizen comment.

Bryan Heikes - Castle Rock, CO - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner C.J Garbo moved that the Commission approve the Haystack Hills - Minor Development - Project File: SB2024-005.

**RESULT:** APPROVED  
**MOVER:** C.J. Garbo  
**SECONDER:** Michael McKesson  
**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt  
**NAYS:** None

- d. Sterling Ranch Filing 5C, 1<sup>st</sup> Amendment – Minor Development – Project File: SB2024-022.

Jeanette Bare, Planning Manager - Department of Community Development - presented the proposed application.

The applicant's representative, Susan Beckman, Sterling Ranch, LLC - presented the proposed application.

Commissioner Browning opened citizen comment.

Victor Reyes - Castle Rock, CO - provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Priscilla Rahn moved that the Commission approve the Sterling Ranch Filing 5C, 1<sup>st</sup> Amendment - Minor Development - Project File: SB2024-022.

**RESULT:** APPROVED  
**MOVER:** Pricilla Rahn  
**SECONDER:** C.J. Garbo  
**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt  
**NAYS:** None

- e. Pine Canyon Planned Development Water Appeal - Project Files: MI2020-009.

Matt Jakubowski, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Marcus Pachner, The Pachner Company - presented the proposed application.

The applicant's representative, Kurt Walker, JRW Family Partnership - provided additional information.

The applicant's representative, Curtis Rowe, Kimley-Horn and Associates- provided additional information.

The applicant's representative, Gina Burke, Jehn Water Consultants - provided additional information.

The applicant's representative, James Eklund, Sherman and Howard - provided additional information.

The applicant's representative, Bob Frachetti, Aqua Engineering - provided additional information.

Commissioner Browning opened citizen comment.

Mayor Jason Gray – Town of Castle Rock – provided comment.  
Mark Marlowe – Castle Rock Water – provided comment.  
Mark Steinke – Raptors Athletics – provided comment.  
Joe Lima – Castle Rock, CO 80104 – provided comment.  
Justin Henry – Castle Rock, CO 80104 – provided comment.  
David Stepkey – Castle Rock, CO 80104 – provided comment.  
Jerry Farniok – Castle Rock, CO 80104 – provided comment.  
Randy Reed – Castle Rock, CO 80104 – provided comment.  
David Hammelman – Castle Rock, CO 80104 – provided comment.  
Randy Chambers – Castle Rock, CO 80104 – provided comment.  
Eric Wojak – Non-Douglas County Resident – provided comment.  
Bruce Johnson – Castle Rock, CO 80104 – provided comment.  
Keith Novac – Castle Rock, CO 80104 – provided comment.  
Britt Ostansky – Douglas County, CO resident – provided comment.  
Michael Morningstar – Castle Rock, CO 80104 – provided comment.  
Sean Sides – Castle Rock, CO 80104 – provided comment.  
Wayne Ramey – Weld County, CO resident – provided comment.  
Pete Allen – Castle Rock, CO 80104 – provided comment.  
Steve Snodgrass – Castle Rock, CO 80104 – provided comment.  
Jovish Thind – Castle Rock, CO 80104 – provided comment.  
Eric Klemer – Castle Rock, CO 80104 – provided comment.  
Faith Snyder – Douglas County, CO resident – provided comment  
Ryan Hollingsted – Castle Rock, CO 80104 – provided comment.  
Gwenneth Snyder – Castle Rock, CO 80104 – provided comment.  
Jay Jacobson – Woodlands Homeowners Association – provided comment.  
Jason Morgan – Castle Rock, CO 80104 – provided comment.  
Carrie Savitt – Douglas County, CO resident – provided comment  
Tim Dietz – Castle Rock, CO 80104 – provided comment.  
Liz Willoughby – Castle Rock, CO 80104 – provided comment.  
Matt Reese – Castle Rock, CO 80104 – provided comment.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Priscilla Rahn made a motion to continue the Pine Canyon Planned Development Water Appeal - Project File: MI2020-009 and the Pine Canyon Planned Development Rezoning - Project File: ZR2020-010 to August 12, 2024, at 6:00p.m.

**RESULT:** APPROVED  
**MOVER:** Pricilla Rahn  
**SECONDER:** Michael McKesson  
**AYES:** Jim Browning, C. J. Garbo, Michael McKesson, Pricilla Rahn, Matt Collitt  
**NAYS:** None

f. County Line Storage Planned Development - Rezoning - Project File: ZR2021-004.

The Planning Commission had a discussion about continuing the item. Chris Pratt noted a continuance to August 12, 2024 at 6:00p.m.

#### 4. **Adjournment**

The meeting was adjourned at 10:51 p.m.

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Michael McKesson, Secretary

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Samantha Hutchison, Recording Secretary