



## PLANNING COMMISSION REGULAR MEETING

MONDAY, APRIL 15, 2024

### MINUTES

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Monday, April 15, 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 Edward Rhodes  
Commissioner Mike McKesson  
Commissioner Jay Longmire  
Commissioner John Griffith

**EXCUSED** Commissioner Jack Gilmartin  
Commissioner Priscilla Rahn  
Commissioner Barrett Miller  
Commissioner Stephen Allen  
Commissioner C.J. Garbo  
Commissioner Matt Collitt

c. Attorney Certification of the Agenda

Chris Pratt, 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

None.

#### 2. Approval of Minutes

a. Unofficial Minutes from April 1, 2024

Commissioner Browning motioned to approve the Minutes from April 1, 2024.

**RESULT:** Approved

**MOVER:** Jim Browning

**SECONDER:** Mike McKesson

**AYES:** Rhodes, McKesson, Longmire, Griffith,  
Browning

**3. Land Use Hearing Items**

- a. 9255 Roxborough Park Road – Location and Extent – Project File: LE2024-004.

Eric Pavlinek, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Andrea Cole, Dominion Water & Sanitation District, 9250 E. Costilla Ave, Greenwood Village, CO 80012 presented the proposed application.

The applicant's representative, John Ostermiller, Dominion Water & Sanitation District, 7250 S Highlands Dr, Littleton, CO 80120 presented the proposed application.

Commissioner Browning indicated that because this item had been continued from previous hearing, citizen comment was already closed.

Commissioner Browning opened Planning Commission discussion.

Commissioner Rhodes motioned to approve 9255 Roxborough Park Road – Location and Extent – Project File: LE2024-004.

**RESULT:** Approved  
**MOVER:** Edward Rhodes  
**SECONDER:** Mike McKesson  
**AYES:** Rhodes, McKesson, Longmire, Griffith, Browning

- b. 7251 Main St – Location and Extent – Project File LE2024-007.

Jeanette Bare, Planning Manager - Department of Community Development indicated the applicant wishes to continue this item to Monday, May 20, 2024, at 6:00 p.m.

Commissioner Browning opened Planning Commission discussion.

Commissioner Rhodes motioned to continue the 7251 Main St – Location and Extent. Project File: LE2024-007 to Monday, May 20, 2024, at 6:00 p.m.

**RESULT:** Continued  
**MOVER:** Edward Rhodes  
**SECONDER:** Jay Longmire  
**AYES:** Rhodes, McKesson, Longmire, Griffith, Browning

- c. Twin Mesa Metropolitan District Service Plan – Project File: SV2023-003.

Lauren Pulver, Planning Supervisor - Department of Community Development presented the proposed application.

The applicant's representative, Michael Davis, Law Office of Michael Davis LLC, 1151 Eagle Dr, Loveland, CO 80537 - presented the proposed application.

The applicant, Damian Cox, 1288 Peak View Dr, Castle Rock, CO 80109 – presented the proposed application and provided additional information.

Commissioner Browning opened citizen comment.

Citizen comment:

- Joe Showers – Twin Oaks – provided comment
- Sally Lewis – Twin Oaks – provided comment
- Richard Block – Twin Oaks – provided comment
- Lucy Block – Twin Oaks – provided comment
- Jamey Woodzell – Twin Oaks – provided comment
- Wade DeBerry – Twin Oaks – provided comment
- Randy Parks – Twin Oaks – provided comment
- Sue Parks – Twin Oaks – provided comment
- Diane Hollberg – Twin Oaks – provided comment
- John Hollberg – Twin Oaks – provided comment
- Vicki DeBerry – Twin Oaks – provided comment
- Lisa Skidmore – Twin Oaks – provided comment
- Craig OBrien – Twin Oaks – provided comment
- Gail Headley – Twin Oaks – provided comment
- Barb Letherby – Twin Oaks – provided comment
- Doug Schull – Twin Oaks – provided comment

Allen Heinrich – Castle Mesa – provided comment  
 Andy Hough – Castle Rock – provided comment  
 Dean Stange – Twin Oaks – provided comment  
 Gina Eckert – Twin Oaks – provided comment  
 Jay Chinakomda – Twin Oaks – provided comment  
 Rick Stucy – Castle Mesa – provided comment  
 Jeff McGowegol – Castle Mesa – provided comment  
 Tom Calhoun – Twin Oaks – provided comment  
 Jen Henry – Castle Mesa – provided comment  
 Justin Henry – Castle Mesa – provided comment  
 Linda Clark – Castle Mesa – provided comment  
 Jill Cox – Castle Mesa – provided comment  
 Mike Mountain – Twin Oaks – provided comment  
 Drew Edsall – Castle Mesa – provided comment  
 Phil Plum – Castle Mesa – provided comment  
 Kent Finch – Twin Oaks – provided comment  
 Betsi Young – Castle Mesa – provided comment  
 Gene and Lynn Osborne – Castle Mesa – provided comment  
 Mark Cucarola – Castle Mesa – provided comment  
 Filane Lamb – Castle Mesa – provided comment  
 Deb Statter – Castle Mesa – provided comment  
 David Allmon – Twin Oaks – provided comment  
 Andrea Pomarico – Twin Oaks – provided comment  
 Glen Tuscan – Tuscan Farms – provided comment  
 Kristen Olson – Twin Oaks – provided comment  
 Nina Tucker – Twin Oaks – provided comment  
 Mike Wise – Castle Mesa – provided comment  
 Derek Rollingson – Castle Mesa – provided comment  
 Tanya Rollingson – Castle Mesa – provided comment  
 Matt Thomson – Twin Oaks – provided comment  
 Michelle Muckenthaler – Castle Mesa – provided comment  
 Dennis Ingraham – Twin Oaks – provided comment  
 Beth Clemmons – Twin Oaks – provided comment  
 Joan Boyd – Twin Oaks – provided comment  
 Kimberly Hough – Castle Rock - provided comment  
 Nancy Johnson – Castle Mesa – provided comment  
 Milo Johnson – Castle Mesa – provided comment  
 Frank Lamb – Castle Mesa – provided comment

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Rhodes motioned to recommend approval of Twin Mesa Metropolitan District Service Plan – Project File: SV2023-003 subject to the 1 condition recommended by staff.

**RESULT:** Approved  
**MOVER:** Edward Rhodes  
**SECONDER:** Jay Longmire  
**AYES:** Rhodes, Longmire, Browning  
**NAYES:** Griffith, McKesson

- d. Castlewood Canyon Estates – Minor Development Final Plat – Project File: SB2023-045.

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant, Kevin Wikoff, 1887 N State Hwy 83, Franktown, CO 80116 presented the proposed application.

Commissioner Browning opened citizen comment.

Citizen comment:

None.

Commissioner Browning opened Planning Commission discussion.

Commissioner Rhodes motioned to approve Castlewood Canyon Estates – Minor Development Final Plat – Project File: SB2023-045.

**RESULT:** Approved  
**MOVER:** Edward Rhodes  
**SECONDER:** John Griffith  
**AYES:** Rhodes, McKesson, Longmire, Griffith, Browning

**Adjournment**

The meeting was adjourned at 10:27 p.m.

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Mike McKesson, Secretary

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Kristy Mann, Recording Secretary