

**New Castle Planning and Zoning Commission Special Virtual Meeting
Wednesday, June 8, 2022, 7:00 p.m.,**

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:
<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400

Call to Order

Commission Chair Apostolik called the meeting to order at 7:00 p.m.

Roll Call

Present Chair Apostolik
Commissioner Bourquin
Commissioner Riddile
Commissioner Sass
Commission Alternate Parks
Commission Alternate Rittner

Absent Commissioner Martinez
Commissioner McDonald
Commissioner Westerlind

Also present at the meeting were Town Administrator Dave Reynolds, Town Planner Paul Smith, Assistant Town Attorney Haley Carmer, Deputy Town Clerk Mindy Andis and members of the public.

Meeting Notice

Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting in accordance with Resolution TC 2022-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Items for Consideration

Oaths of Office – Commissioner Chuck Apostolik, Commission Alternate Bronwyn Ritter and, Commission Alternate Richard Parks.

Deputy Clerk Andis swore in the newly appointed members of the commission: Commissioner Chuck Apostolik, Commission Alternate Bronwyn Ritter and Commission Alternate Richard Parks.

Items for Consideration

Brief description of application: Development Sketch Plan 136 Rental Townhomes in 29 Buildings with Clubhouse/Pool

Legal description: Castle Valley Ranch PA 8&9

Common address: TBD, New Castle, CO 81647

Applicant: BLD Group

Town Planner Paul Smith reviewed his staff report:

I Introduction

On April 25th, 2022 the applicant submitted a sketch plan for Castle Valley Ranch (CVR) planning areas 8 and 9 (PA 8 & 9) following the obligatory pre-application meeting with staff on April 14th, 2022. The sketch plan application was considered complete on May 19th, 2022. The sketch plan is the first of three application steps required for new planned unit developments ("PUD") & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and adverse impacts to the town. The review provides the applicant preliminary, nonbinding feedback from staff, the planning commission, and town council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback can be expected.

II Staff Review:

Throughout the application process, the application will be reviewed pursuant to the criteria outlined in the Municipal Code for planned unit developments (PUDs) and subdivisions. An application shall demonstrate conformity to the following criteria:

- Consistency with the comprehensive plan;*
- Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;*
- Availability of town services from public works, fire, and police;*
- Vehicle, bicycle, and pedestrian circulation; and*
- Preservation of the natural character of the land.*

1) Is the proposal consistent with the comprehensive plan?

According to CVR PUD regulations (Municipal Code 17.104.010):

"The purpose and intent of the Castle Valley Ranch PUD zone district regulations are to:

- A. Encourage variety in the physical development pattern of Castle Valley Ranch;
- B. Provide a variety of housing densities greater than would be normally possible;
- C. Encourage the use of a more creative approach to the Development of land;
- D. Encourage a more efficient, aesthetic and desirable use of open space;
- E. Encourage a more efficient use of energy through solar orientation, native vegetation, and water conservation;
- F. Provide a variety of dwelling and building designs;
- G. Provide high standards of development and provide amenities appropriate to the densities involved in the project;
- H. Provide an integrated open space system throughout areas as outlined on the Castle Valley Ranch PUD zoning plan as well as throughout individual districts;
- I. Provide for a variety of housing types in order to best meet the housing demands of all age groups;
- J. Maintain and preserve the general alignment of drainage ways for aesthetic, energy and functional purposes;
- K. Provide pedestrian networks throughout the open space districts as well as throughout individual districts thereby providing an integrated network throughout the entire development;
- L. Provide landscape areas and tree plantings throughout the entire development."

The preceding planning concept is consistent with the major elements of the currently adopted Comprehensive Plan which is itself derived from public input such as surveys, stakeholder interviews, meetings, and steering committee contributions. Applicants are expected to clearly demonstrate substantial conformity with the comprehensive plan in all applications (Policy CG-1B). The checklist below, though not exhaustive, provides a tool for reviewers to assess conformance. The application therefore should:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.

- Demonstrate that individual project fits into a fully-balanced community land use structure.*
- Ensure a mix of uses that complement the existing New Castle land-use patterns.*
- Create walkable communities with non-vehicular interconnection between use areas.*
- Guarantee a balance of housing types that support a range of affordability.*
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.*
- Encourage economic development and supporting hard & soft infrastructure.*
- Concentrate development in ways which provide efficient and cost-effective services.*

According to the submittal packet (page 4), the proposal aligns with a number of New Castle goals and values. Key to the development is its focus on place-making (Policy CG-5A). It is the intent of the builder to create a space that promotes a quality of life commensurate with community, outdoor recreation, and sustainability. Generous open spaces, interconnected trail systems, and a community/recreation center with sport courts contribute to this quality.

Trails/Open Space/Recreation: *On page 10 (Exhibit A to minutes) of the submittal, the trails map demonstrates a high degree of fidelity with currently existing trails and trail agreements. With minor realignments and consolidation the application shows three trails starting from the VIX Park leading east to the locally dubbed "Sunset Trail" adjacent to Lakota Canyon Ranch and north towards public lands. The intent is for the new trail experience to be seamless with trails already prized by residents (Goal RT-1). Preservation of the Sunset Trail corridor will also support existing wildlife habitat. Other walking trails are dispersed throughout the development's interior as shown on page seven. The new trails and sidewalks will also give residents ample non-vehicular access to the mixed-use parcel southwest of the development. The hope there is that a future mixed-use development will provide goods and services accessible by alternative means of transportation. The private clubhouse with pool will function as a community gathering point similar to Lakota's recreation center. The indoor fitness facility and sport courts, an already popular amenity elsewhere New Castle, should be well received by new tenants. The pool at 7,500 gallons is diminutive in scale compared to Lakota Canyon Ranch pool is 120,000 gallon operation. Nevertheless, the pool may*

function more as a place for relaxation rather than fitness.

At least two pocket parks are situated within the interior open space areas (page 10). The amenities are valued, and often underestimated, assets to a neighborhood as gathering places directly adjacent to backyards (Policy Post-2D). Young kids can play independently in these areas within a safe distance to their homes, dogs/owner can go for quick walks, or families can recreate together without having to drive. VIX Park, moreover, is also within walking distance to all units.

Commissioner Bourquin asked if the pockets parks were for the development or for public use.

Jason Jaynes, planner for the application, said since the layout of the buildings will be townhome style with a front door and a back door that will spill out onto a patio into the internal open space, it will function like a back yard collective spaces. Therefore, the parks are intended for the residences.

Commissioner Bourquin asked if the parks would be maintained by the HOA and not by the town.

Mr. Jaynes said yes, that is correct.

Commissioner Bourquin asked what the trail width is that runs through the center.

Mr. Jaynes said on average it would be 6 feet wide. The open space above will remain Pinion and Juniper on the hillside and native grasses down towards the bottom. He said it will also help create some buffering from the neighboring parcels.

Commissioner Rittner asked if there would be trail that would go to the clubhouse.

Mr. Jaynes said yes, the idea was to create the pedestrian connectivity both within the right-of-way and outside of the right-of-way.

Commissioner Bourquin asked if there would be fences for the back yards or will they remain open.

Mr. Jaynes said the applicant will create a feeling when you step out the backdoor you will have a sense that this was your area. Then it will move into more open or common areas. Therefore, there is no intent to fence the backyards. But will be providing a sense of privacy.

Commissioner Parks asked about putting a people culvert under North Wild Horse Drive.

Mr. Jaynes said there had not been any thought about putting the culvert under North Wild Horse Drive because as the drainage goes under North Wild Horse Drive the infrastructure was already in place and it was a series of round concrete culverts that would need to be replaced. Then they would need to look at engineering traffic solutions on the surface in that location.

Environmental Impact: *New Castle is committed to preserving the natural environment and recognizes the potential negative impacts of new development. The town will work with Colorado Parks and Wildlife (CPW) and the applicant to identify and protect critical environmental resources (Goal EN-1). Though CPW defers comment until the preliminary stage, the areas north and east of the outer ring of townhomes are recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by prohibiting dog's off-leash, minimizing light trespass, preserving native vegetation, and/or limiting fences in certain areas. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and terrain features.*

New Castle also endorses "green building" which generally means minimizing resource consumption while maximizing use of renewable energy (Goal EN-7). All buildings will be expected to comply with the rigorous demands of the adopted energy code. In addition, solar energy collection, high-efficiency appliances, and electrical vehicle charging capacity are all commonplace measures that should be considered in discussions about sustainability. It will be important for the applicant to discuss how green building measures are included in the proposal as the application progresses.

Raw water has been contemplated by the applicant as the means to irrigate landscaping. Raw water is non-potable water which bypasses the town's treatment facility thereby reducing the energy for processing. The applicant would also receive a 25% reduction in tap fees as a result of implementation. Opting for raw water is ultimately an economical and sustainability win for all.

Planner Smith explained the raw water would be expected to link down through the road connection of North Wild Horse Drive. The ask would be not just to supply to the project but to link the raw water with the road.

Affordability: *The rental aspect of the community is another unique attribute to the proposal. Rental communities provide a fully managed property for tenants who do not have the time nor inclination to fuss with general repairs and upkeep. Rental communities also provide a way for retirees to downsize in communities dominated by larger single-family homes and a way for younger families to participate in communities in which they may otherwise be priced-out. The units include two bedrooms (10 units), three bedrooms (110), and four bedrooms (16) to allow for a wide occupancy demographic. The applicant speculates that the target income demographic for these units are 120% area median income (AMI). From the last census, New Castle's current AMI sits at \$91,659. Assuming that "affordable housing" refers to no more than 30% of household income used for housing expenses, this would bring rents to \$2,750/unit maximum. For some*

context, this is roughly equivalent to a mortgage of \$550,000 at a 5.5% rate. In conversations, the applicant has been hospitable the idea of a limited number of deed restricted units for employees in the community. Reasonably priced units for the property management's staff may be considered as well.

Commissioner Bourquin asked what was determining the rental product and not for sale product market.

Mr. Jaynes said looking at the plan there are five different unit types in four different building types. Looking through the Comprehensive Plan and the goals the plan created, some of the diversity is that there is a need and a place for rental housing. Also, the project is a family-friendly and downsizing-friendly housing. He said that their marketing plan had driven the site design. The project is also the business model and expertise of the BLD Group. The project was in alignment with an area need, the Comprehensive Plan and the kind of projects BLD Group builds.

Commissioner Bourquin asked if there would be a property manager living on site.

Mr. Jaynes said yes, the property will be professionally managed with a manager on site. He said that BLD Group had a number of on-going projects. BLD Group is building a specific management organization within the business model.

David Levin, BLD Group. Mr. Levin said BLD Group did asset management and in general, hired national-scale property management companies.

Chair Apostolik asked why there was a minimum number of two bedroom units as compared to three and four bedrooms when they were talking about down-sizing.

Mr. Jaynes said it really was about having a variety of products available and there is also the format of the units. For example, two of the products have the master bedroom on the lower level therefore you would be able to occupy those units without having to navigate stairs. There is the physical footprint of the downsizing and the management of the maintenance of the property that is also downsizing as well as the type of unit that would be available. This also help with families that are just coming into the community and want to establish themselves and are looking for generously sized units which can be difficult with the housing costs. When couples or families are asked what their needs are their responses are usually that they want to be able to grow into a place by starting a family or have a spare bedroom which would double as an office and being able to have bedrooms for when family members come and visit.

Chair Apostolik asked what percentage would be deed restricted.

Mr. Jaynes said it would be a select number of units. Therefore, just a couple of units. Those units would be specifically for public service employees.

Commissioner Rittner asked if the property manager would be on site or off site.

Mr. Levine said that decision is decided by property-by-property basis. With this property being a smaller project with 300 units. It would be something to put into a compensation package, maybe with a smaller unit.

Commissioner Rittner highly recommended having the property manager onsite because there are problems with property managers being offsite. Having someone onsite with a rental situation helps keep eyes on rest of community and it also gives a sense of peace and calm knowing there is someone there all the time looking after the property.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions:

Land Use: *The applicant has elected Castle Valley Ranch MF-1 zoning. According to Municipal Code 17.104.080 MF-1 is a "multifamily townhouse and patio home district allowing for creative approaches to development with housing alternatives that are sensitive to existing and surrounding land uses." The following land uses are permitted by right:*

- *Attached dwelling units in structures containing more than two units;*
- *Public parks, playgrounds and related accessory structures 5,000 sq. ft. or less;*
- *Parking facilities;*
- *Recreation facilities including, but not limited to health facilities, hobby rooms, activity rooms, meeting rooms, pools, gymnasiums, ball fields, tennis or basketball courts, volleyball courts, and any building of fields or play surfaces;*
- *Pedestrian and bicycle trails;*
- *Open space and parks*

All uses currently proposed for the property are therefore permitted by right.

The Master PUD allows for the following density standards:

- *Minimum lot area of 2,200sf;*
- *Minimum lot area per dwelling unit of 2,200sf;*
- *Maximum building height of 35';*
- *Minimum front yard setback 18';*
- *Minimum side yard setback of 0';*
- *Minimum rear yard setback of 10'*
- *Minimum distance between buildings of 10';*

As shown in the submittal packet lot areas will exceed 2,200sf per unit. Setbacks will be provided at the preliminary application.

Parking: The purpose of off-street parking in the PUD "is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets" (MC 17.104.100). As shown on page 3 the following town standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit;
- Places of public assembly (recreation center) – A parking area equal in size to floor area of the building;

Per the municipal code required off-street parking totals 222 spaces. The proposal provides for a mix of one and two car garages with attached driveways. Garages plus driveways total 352 off-street spaces. In addition, 50 perimeter parking spaces are shown at locations along future streets. With 402 total off-street parking spaces, this exceeds the required parking by 180 spaces. There are an additional 21 spaces for "seasonal and recreational vehicles" as required by the code for buildings with five or more units (Municipal Code 17.104.100). The clubhouse parking lot will serve up to 30 vehicles. Less the clubhouse parking, there are just shy of three off-street parking spaces available per unit.

Single car garages have had a notorious reputation in New Castle. Single car garages tend to function as miscellaneous storage rather than vehicle storage. Even with a garaged vehicle, storing anything more, such as garbage bins, is problematic. As a result, tenants of these single garage units will invariably need additional off-street parking. The planning commission will need to decide whether the proposed parking is amenable to the comprehensive plan given the history of these designs in past developments.

3) Is there availability of town services from public works, fire, and police?

Police: The application anticipates an increase of approximately 354 new residents at build-out. There is no indication at this point that this increase would compromise police service. An additional police full time employee would usually only be considered if the population increase approached 1,000.

Fire: In light of the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now stresses improving the resiliency of structures and the defensible space around them (Goal EN-8). Replacing conventional materials with those considered fire resistant, particularly in buildings along the perimeter of the development, buys time for fire firefighters during a wildland fire incident and inhibits fire spreading outward from its source.

Mandating defensible space in the HOA design criteria commensurate with the recommendations of the Colorado State Forest Service could be part of a successful management plan. Comment from the applicant on these measures would be expected at future review meetings.

Public Works: *The Castle Valley Ranch PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present (6/2/22) the PUD has 866 units plus nine additional under construction and no commercial space. With 136 new units the PUD is still well short of the 1,400 EQRs. The current sewer treatment plant can handle the full build-out of both Castle Valley Ranch and Lakota Canyon Ranch.*

Streets: *Per comment from the Public Works Director, the town contemplates maintenance of all future streets once all public improvements are approved. At dead end streets, cul-de-sacs are also recommended in lieu of T-turnarounds. Recommended ROW design of 58 feet in contrast to a 50 foot proposed design.*

Open Space: *Per comment from the Public Works Director, all proposed open space and natural trails, proposed as a town wide amenity, should be identified on the plat and maintained by the Town. Interior trails, pocket parks, and courts meant for use mainly by the tenants should be maintained by the HOA.*

Snow Storage: *Snow removal is not indicated in the narrative nor the site plan. Because of the various issues with snow impacts, staff will work with the applicant to implement the strategies identified by the Public Works Director. Detached sidewalks with localized snow storage areas, are preferred in addition to the prohibition of on-street parking during snow events. Alternative methods may be considered.*

Raw Water: *Raw water is available at VIX Park and is expected to irrigate all common areas within the PUD. The raw water infrastructure will need to be extended with the installation of the N Wild Horse Drive road connection.*

Commissioner Bourquin asked if detached sidewalks have been discussed with the applicant since it is in the Comprehensive Plan. It is a health, safety and wellness issue both from the ice dams and the safety for the children in the streets. There are cars parked on the sidewalk or driving over the edge of the sidewalks and it makes a better situation for snow storage situation.

Chair Apostolik asked Mr. Steve Craven if he had an understanding of how the off-street parking would look as North Wild Horse Drive continues down to a more commercial look or feel. Would there be parking lots or something similar. Mr. Steve Craven there was a conceptual design done several years ago. At that time all the parking was in the interior.

Chair Apostolik asked if there would be an issue with overflow parking come outward towards North Wild Horse Drive based on schematics.

Mr. Craven said no, the new owners were just now hiring a planner. In the original concept plan, there was plenty of parking within the parcel.

Commissioner Riddile asked if it was the intent of the applicant to dedicate the trails to the town as open space.

Mr. Jaynes said yes.

Commissioner Bourquin said the property was privately owned, however, the community saw it as their backyard. Once the application goes to public hearing, there needed to be community education and community trust to help steer the project along.

Commissioner Bourquin said it's critical to understand what was happening on the parcel to the south west when it came to commercial use, since we knew that parcel has the most commercial use rights. What the influence might have to the decision making and planning in the other areas. It will be critical for the commission to understand what the South Wild Horse Drive section looked like and how the parking would be accommodated. This would help the commission make a long-term decision and how the pieces would fit together.

Planner Smith said the build out of the project of 136 residential would be all that Mr. Craven had available to him. Therefore, the mixed-use would not have any residential available.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Vehicular Circulation: Road, sidewalk, and trail design is a critical component to any new development in New Castle. To optimize circulation, the applicant is committed to connecting N Wild Horse Dr. between Alder Ave. to Castle Valley Blvd. This effort will complete the section currently underdeveloped along the east side of VIX Park. Of note, nearly 1/5th of this new road section is outside the applicant's property boundary. However, because of the importance of circulation and public safety, the applicant has agreed to work with the neighboring property owners, particularly CVR Investors, to realize this link. Staff anticipates that the connector will match the existing right-of-way design, including detached sidewalks with landscaping.

Bicycle/Pedestrian Circulation: The applicant has made a point not to disrupt the existing trail between VIX Park and the BLM land. A pedestrian culvert between buildings 13 & 14 will allow uninterrupted passage of bicycle and hiker traffic below the street. Moreover, streets are purposely not connected through the design's interior in order to preserve an idyllic experience for trails users. T-turnarounds

rather than cul-de-sacs were provided at dead-end streets to minimize encroachment of roads within trail and open space corridors. The design currently employs attached sidewalks along 50' rights-of-way so that open space is maximized elsewhere. The town preferences detached sidewalks since they contribute to pedestrian safety, snow storage, and reduce curbside clutter. The planning commission will need to weigh the trade-offs of either design options.

5) Is the natural character of the land preserved?

Topography: The site plan follows the sloping topography downhill from northeast to southwest. Each building block generally steps down with the slope. Since building lengths are significant (120ft to 171ft) vertical terracing of each unit as opposed to building in addition to potential horizontal offsetting along road curves is recommended. Displacement between units helps to limit cut-and-fill and reduce the need for retaining walls. Such designs are more visually pleasing on rolling terrain. The design seeks to preserve existing drainage features such as that found on the central single-track trail which runs southwest to northeast.



The ridgeline associated with Sunset Trail to the west of the development is a prominent visual feature for all New Castle residents. Per policy EN-6B, visual access to the ridgeline should be confirmed by the applicant. In other words, the ridge should be visible to the rest of New Castle residents once buildings are constructed? View shed protection is vital, particularly for onlookers off of Castle Valley Blvd. To mitigate building mass at the southwest elevation, modest sized berms and drought resistant conifers and/or shrubs could provide sustainable and more organic screening methods as it does in other areas of town.

IV Staff Recommendations

1. Design snow storage locations, on-street parking, and separated sidewalks as part of an overall winter road maintenance plan which optimizes the pedestrian experience.
2. Demonstrate that all street intersections shall meet at right angles.
3. Provide "story-poles" to demonstrate building heights do not obscure view sheds in the direction of Sunset Trail.
4. Parking lot lighting will need to be sensitive to dark-sky compliance per the comprehensive plan. Demonstrate that all lighting will limit light trespass. Parking lot lighting should be on timers to reduce lighting at night time while maintaining security lighting as needed.

5. Offer a limited number of rent reduced units for local emergency responders, town support personnel, school district employees, or employees in the town.
6. Terminate interior trails at streets rather than parking spaces.
7. Consider a larger pool amenity for fitness purposes.
8. Provide fire apparatus road along north and west property boundaries per recommendation of the fire marshal.
9. Provide fire resistant construction per fire marshal recommendations (pending).
10. The applicant shall comply with all recommendations of the Town Public Works Director and Town Engineer set forth in their letters dated June 1, 2022.
11. Include perpendicular parking along the entire boundary of VIX Park during development/replacement of N Wild Horse Dr.
12. Specify on plat open space to be maintained by the HOA and open space maintained by the Town.
13. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
14. Each townhome unit will be provided with separate water and sewer service directly from the main. Gas and electric service must run directly to each unit from the building exterior rather than through crawlspaces or attic spaces.

V Next Steps

Comments and recommendations made by staff and the planning commission should inform future revisions made to the application prior to Council review.

After Council review, but prior to the preliminary plan application, the applicant shall conduct a community open house meeting to present the proposal to the public. The applicant shall notify the town of the date of the community open house, and notice the community open house according to the town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date of Council's review. If the applicant does not submit a preliminary PUD plan application within said year, the applicant may

be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the town administrator may require the applicant to conduct a new sketch plan review.

Mr. Jaynes explained that the pool and clubhouse would have a couple of meeting spaces, a small gathering area for birthday party, small community gatherings, and might have a small exercise gym for the neighborhood. The pool would be part of the amenity package.

Mr. Levine gave some background about the BLD Group. BLD Group works off of investment pieces. He said they understood there was a need for housing. BLD Group is currently building in Durango, Pueblo and a couple of projects in Glenwood Springs. BLD Group is a family-owned business. Mr. Levine's 2 sons and partners son and daughter are in the business. Their business plan is not to build, flip and make a profit. They build and hold as legacy assets with long term holdings.

Mr. Jaynes briefly reviewed the application. He said the project was about creating a quality neighborhood that fits in the existing neighborhood and felt like part of the community that was already there. He explained that the applicant was looking at connectivity and community. The project is a different format than what was currently there, but the project will be meeting a current need and is consistent with the overall Comprehensive Plan as well as the current agreements between Castle Valley Ranch PUD and other developers.

Mr. Jaynes said the road layout of the curvature of the road the grade climbs quickly and the curvilinear nature of the road and the loop that comes out at North Wild Horse Drive is one of the places there are close grade relations. The layout is intended to meet the public works and engineering requirements for roads, slopes, grades, cross slopes but, at the same time tracking with the contour. That is how the layout of buildings came to plan. Because of that there are not rows of buildings. Because the buildings are following the grade. He said it makes sense to limit the amount of disturbance and limit the amount of expensive foundation. This allows for the buildings to be both horizontally and vertically varied. The buildings would be in different angles and orientation. Building as such makes it a better quality of life benefit inside a unit because you are not looking square across to another unit. It also helps offsite because it helps breaks up the buildings and you are not consistently looking at a face of buildings at one angle. The buildings also step up to follow the grade.

Mr. Jaynes said the other component is the consistency with the Comprehensive Plan and the Castle Valley Ranch Master Plan is the drainage corridor and also the trail corridor being able to preserve that all the way through the development. For BLD Group its big quality benefit and access to trails immediately outside of a unit.

With the open spaces between the units helps connect the development and drives the layout of the buildings.

Commissioner Bourquin asked if there would be no off street parking then why the 16ft drive lane. She felt they should consider the lane no more than 12ft.

Mr. Jaynes said the way the roadway is set up currently, it contemplates having parallel parking on both sides. The 16ft would be to the face of the pan versus to flow line.

Mr. Jaynes explained the building types which are exhibit B to these minutes. The goal was to show a two story building with front doors that are on ground level facing the street and significant articulation of the massing. Then, as the four different unit types are put together into the four different building types, there are variation of massing. The basic idea is traditional forms a little more contemporary in the way the buildings are finished, but recognizable as architectural style commonly seen in the area.

Planner Smith asked out of the eight proposed design that were brought to staff why this building design.

Mr. Jaynes said it really came down to the surrounding neighborhoods and the homes that have been built and the character and style. Also being responsive in the architecture that is current but also moving forward keeping the style current.

Chair Apostolik asked within the four-unit building, if there was a way to do a little more articulating the looks of buildings beyond the rooflines. Also give the building more diversity in the looks so the building doesn't look like one long building. Because a building that is half of a football field has a wall effect without having different character of building materials and different colors to help break up the same look. The neighboring homeowners will probably have an issue with the looks of the building.

Mr. Jaynes said BLD Group have had discussions about the look and there could be a number of different ways as far as the street frontage as well as the alley view. The applicant will continue to explore options as the project developed. He said they were looking at the right places to create the level of character.

Mr. Jaynes said there were four different style of units. The units were not oversized but generously sized. Also, the garages are 20x10' with an additional 3x7' storage space. The floor plans are open and contemporary with a lot of light and natural opening out to the back.

Commissioner Bourquin asked what the challenges had been to creating the site plan and meeting the standards of the municipal code in regards to the zoning, setback, etc. She asked if there was middle ground that could be thought about

differently that might help to accommodate some of the grades. For example: was it the setbacks, number of parking spaces or something else that had been challenging, that have been driving some of the decision on creating the sketch plan.

Mr. Jaynes said by far has been the front yard setbacks resulting in the driveway parking space and the spacing in between the buildings. The low density with the amount of acreage for the development does help provide generous open space in between the buildings. Another challenge has been making sure the building spacing was right, the distribution of open space, but at the same time not exceeding the soils requirement. There is also some site retaining walls on the backside to help keep the ridge lines down and protect the views. It is costly to build into a hillside.

Commissioner Riddile said the applicant had shown to be preserving the open space and the characteristics of the land. However, there are a few issues. First one is a need for separated sidewalks, and they need to look at the parking on North Wild Horse Drive and the connectivity. The project benefits the community and the development. There also needs to be vehicular accesses points on the East and West side of the drainage primarily for fire response. As a priority based housing will be available to Re-2 School District, Town of New Castle and Fire Department, the rent should be appropriate to their salary income. Commissioner Riddile believed the project did meet the diversity for New Castle.

Commissioner Bourquin said she would like to see more details of the trail corridor such as the widths and what the trails sections would look like. Also, she wanted to know if they would be able to provide more than two affordable units for the first responders.

Commissioner Sass said she appreciate that the trails are being kept. Also having the story poles are important to the community on how the development will look and how it will affect them.

Chair Apostolik asked what the time frame might be for developing the property. Also, if the infrastructure was going to go in as a loop or if it be phased in as the project gets developed. How long would it take for complete build out?

Mr. Jaynes said the infrastructure would be sequenced as a single phase. Meaning the infrastructure would be put in then the building built next.

Greg Baumann BLD Group said with the permitting and the approvals they would not be ready to begin building until 2023. It will take 21-24 months for complete build out. The North Wild Horse Drive portion would be taken care of first. Normally on roadways there would be a first lift, then all the heavy construction and once all the major vertical construction is complete and the heavy equipment is off, then there is a second lift and then finish the roadways. The work would be

left to contractors for recommendations. But, at the same time phase the project in order to have people move in as soon as possible and still continue to build out.

Consider Appointing Commission Chair

MOTION: Commissioner Riddile made a motion to appoint Commissioner Apostolik as Commission Chair. Commissioner Sass seconded the motion and it passed unanimously.

Consider Appointing Commission Vice-Chair

MOTION: Chair Apostolik made a motion to appoint Commissioner Bourquin as Vice-Chair. Commissioner Sass seconded the motion and it passed unanimously.

Consider Appointing Commissioner to Historic Preservation Commission (HPC)

After a brief discussion the commission decided to table the appointment until the next Planning & Zoning meeting and Commissioner Sass would continue to serve on HPC as the Planning representative.

Staff Reports

There were no staff reports.

Commission Comments and Reports

There were no commission comments or reports

Review Minutes from Previous Meeting

MOTION: Chair Apostolik made a motion to approve the March 23, 2022 meeting minutes as submitted. Commissioner Riddile seconded the motion and it passed unanimously.

MOTION: Chair Apostolik made a motion to adjourn the meeting. Commissioner Riddile seconded the motion and it passed unanimously.

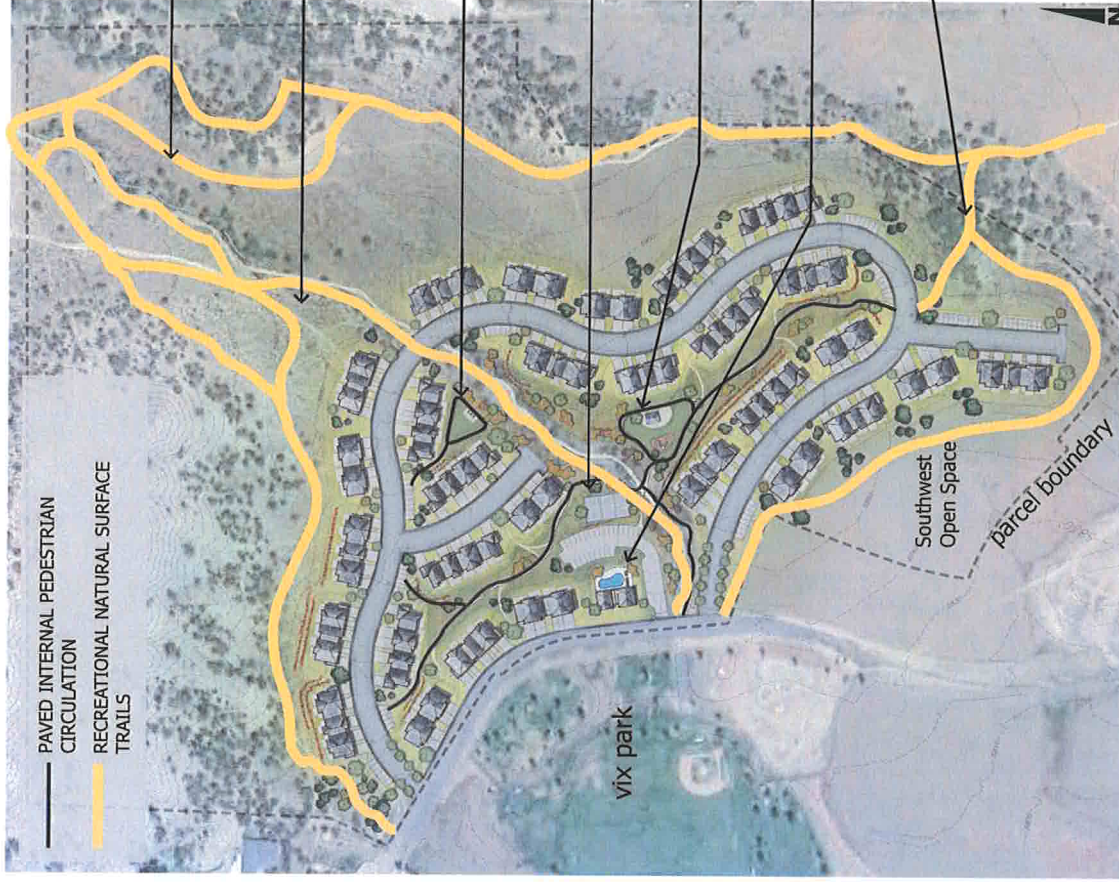
The meeting adjourned at 9:22 p.m.

Respectfully Submitted




Chair Chuck Apostolik


Deputy Town Clerk Mindy Andis, CMC



proposed open space

dedicate an additional +/- 50% of the total parcel area to public open space

trail connections

realign existing trail routes through development to maintain overall trail connectivity

pocket park / outdoor social space

small neighborhood gathering area with bench seating + enhanced plantings

sport courts

neighborhood, volleyball and or pickle-ball courts

neighborhood park

large children's play area with shade structure seating and turf grass area

clubhouse

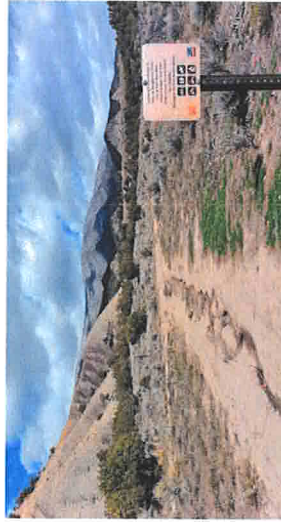
neighborhood clubhouse with fitness, pool + flexible meeting areas

connect to existing

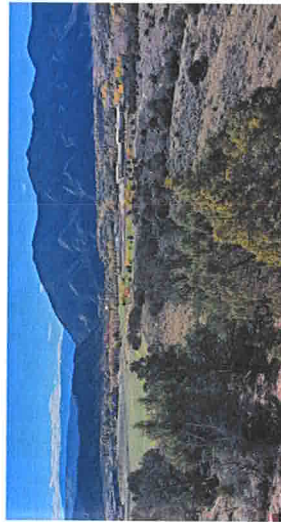
connect new trail system to existing



maintain trail connection to adjacent vix park



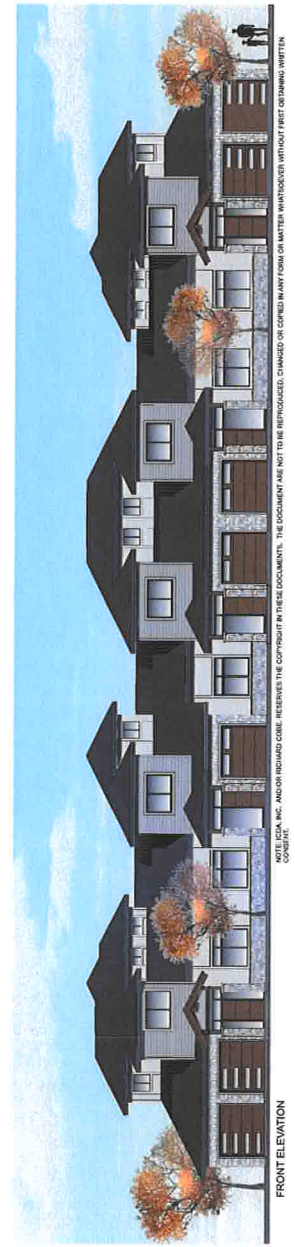
realign existing trails through new development



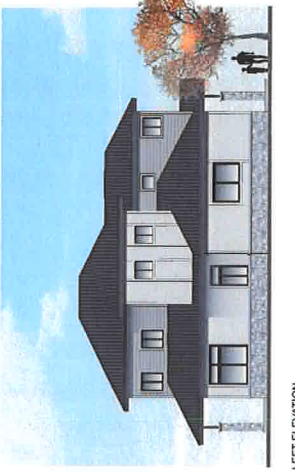
dedicate additional parcel area to public open space

open space, trails, parks + amenities

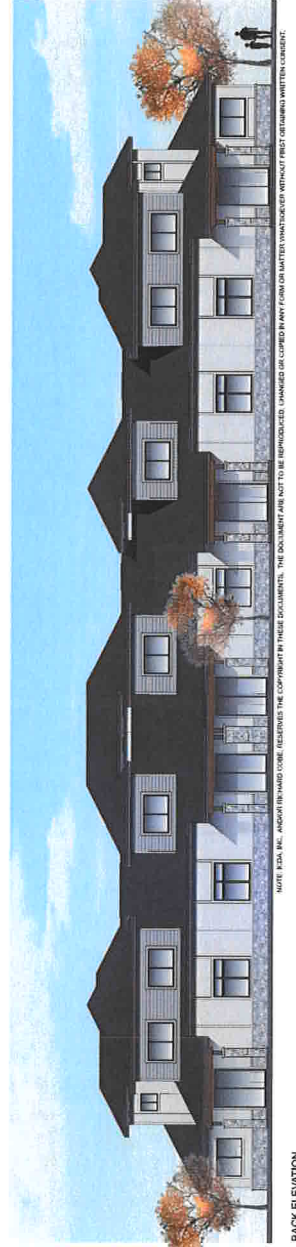
Exhibit B
to
6.8.22 Planning & Zoning Minutes



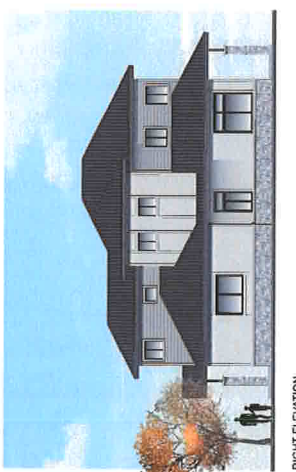
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

- Notes:
- 1) Elevations are conceptual and represent overall character and approach to massing, articulation, materials, and unit grouping only.
 - 2) As shown, maximum building height (to top of ridge) is 28'-4". Maximum height in MF-1 zone district is 35'