

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, April 9, 2025, 7:00 PM**

Call to Order

Commission Chair Apostolik called the meeting to order at 7:03 p.m.

Roll Call

Present	Chair Apostolik
	Commissioner Sass
	Commission Alternate Rittner
	Commissioner McDonald
	Commissioner Graham Riddile
	Commissioner Parks
Absent	Commissioner Cotey
	Commissioner Westerlind

Also present at the meeting was Town Administrator David Reynolds, Town Planner Paul Smith, Assistant to the Town Planner Remi Bordelon, and members of the public.

Meeting Notice

Assistant Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

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

Castle Valley Ranch PA 12 Sketch Plan, Filing 14

Planner Smith introduced TC Midwest, noting their return from 2024 with a different development proposal for the same area. He explained that TC Midwest was presenting a proposal for the property south and east of Katheryn Senor Elementary School. The new proposal included 66 town-home units in 14 buildings, all two-story. Planner Smith noted that this was the first of three stages in the land use process for New Castle: Sketch Plan, Preliminary and Final.

Maarjan Pasha, applicant and project lead introduced her team and expressed excitement for the proposed project in the hopes that it would be positive for the community.

Planner Smith reviewed his staff report (Exhibit A) and provided an overview of the project area, noting that it was zoned as mixed-use. He mentioned that TC Midwest also owned the Atkinson's properties, including the zoned 'mixed use' south of Castle Valley Boulevard, which gave them more flexibility in their plans. The proposed project, named Archwood Townhomes, was presented as a purely residential

development, with plans to consider commercial development elsewhere. He outlined the site plan (Exhibit B). He identified the overall approval criteria to include consistency with the town's Comprehensive Plan, compatibility with proposed zoning & density with neighboring properties, availability of town services, vehicle & pedestrian circulation and preservation of the natural characteristics of the land.

Planner Smith stated that TC Midwest felt it would be a better fit for the community to make the proposed development fully residential and reconsider commercial development further south, off of Castle Valley Boulevard. He noted that the feedback TC Midwest received last year from the community was a deciding factor in making the proposal completely residential. Ms. Pasha confirmed and said they were still in the early stages of discussions regarding commercial planning, as the residential development was their first priority. Planner Smith reminded the commission that Castle Valley Ranch had a cap on commercial space of 100,000 square feet.

Planner Smith confirmed the residential development met the smart growth values established over the years for New Castle. He said the development planned for recreational paths, pickleball courts that would be dedicated to the town and a kid's playground south of the development. He reviewed the roads, pedestrian crossings, right of ways and snow storage confirming the plan met the town's standards. He identified that the affordable housing would look different for this development as the townhomes would be sold, not rented by the developer. He outlined the square footage of the housing units: roughly 1,500 square feet for two bedrooms and 2,500 square feet for three bedrooms. Planner Smith touched on the desire for Net Zero and acknowledged it was in the comprehensive plan. He said the landscaping would be utilizing the raw water system. He acknowledged that the proposal would be a higher density project that Colorado Parks and Wildlife (CPW) would comment on, as usual. He identified the items the Town would manage, included in code, to be dogs off leash and fencing in relation to wildlife.

Planner Smith discussed roads and a small change that was made to design the driveways feeding into an alley instead of Silverado Trail for traffic flow needs (Exhibit C). He said the roads would be maintained by the town, less the alley. He added the suggestion to include a southbound turning right lane into the development from North Wildhorse Drive. He identified the on-street parking locations, north portion of the development and explained there was a line of sight issue adding any addition on-street parking within the development aside from two parking spaces south east across from unit 3B.

Planner Smith said the zoning is classified as MF-2, multifamily, which allows for a higher building height, generally 35 to 40 feet for a two story. Since this is a new application, he said discussions would come about regarding architectural design avoiding blockiness, heights and avoiding a feeling of imposingness. Planner Smith added that the development exceeds the off-street parking requirement, allowing 2 spaces per unit. He identified the mixture of driveway types including two car/ double garage driveways, single car/single garage driveways and two car/single garage driveways (Exhibit B).

Planner Smith said regarding town services that police are full staffed for the town's population. He added that Fire Marshal Orrin provided comments with no major concerns. Planner Smith said the higher density units would be on a fire sprinkler system. He acknowledged the road design was satisfied, leaving Public Works with no major concerns. He added there was plenty of planned snow storage available. Planner Smith stated that Commissioner Cotey commented that she felt the snow storage exceeded what was needed. He noted that Castle Valley Ranch did not require open space, but the development had designed open areas facing Castle Valley Boulevard, without the intention of dedicating to the town. He reiterated that the pickleball courts would be dedicate to the town, however.

Planner Smith reviewed the elevation and architectural design of the units (Exhibit D). He said TC Midwest addressed variation in building look and color scheme which was outlined as a concern in the Comprehensive Plan as well. He highlighted the individuality of each unit by their variation in dormers and gables, colors and materials. He stressed the point that TC Midwest wants feedback regarding ideas for design.

Planner Smith reviewed staff recommendations. He explained that after the sketch plan with Planning & Zoning, the development proposal would then be presented to Council, before TC Midwest organizes an Open House event for the community.

Chair Apostolik asked if TC Midwest considered breaking the townhomes into stacked single bedroom units on top each other. Ms. Pasha commented that TC Midwest wanted to build units that made the homeowner feel like it was their space, providing the opportunity for starter homes or smaller families. She added, the design with alternating materials and colors also catered towards that goal. Planner Smith commented that the zoning minimum square footage was 1,500sf and Council had previously expressed concern about building too small of residential units. Chair Apostolik asked when the buildout of the two lane roundabout would occur and if the TC Midwest and R2 Partners developments affected the timing of said buildout. Planner Smith said the buildout would be planned for but was not sure if those developments would trigger the roundabout buildout. He confirmed that there would be a traffic study conducted for each development with comments from the traffic engineers. Chair Apostolik asked what TC Midwest timeline would look like if approved. Ms. Pasha said they were ready to break ground as soon as possible in a directional order by each building. Planner Smith clarified that TC Midwest planned to complete the public infrastructure all in one phase then move on to constructing the building.

Commissioner McDonald asked if there was an agreement made between TC Midwest and R2 Partners for a shared corridor for development. Planner Smith said it was not approved yet, but there was time to finalize an agreement. Commissioner McDonald commented he liked Planner Smith's suggestion for a right turn lane into Silverado. Commissioner McDonald asked what the idea was for a HOA. Ms. Pasha said TC Midwest researched some companies in the area, but decided to wait on any decisions until they received feedback from the commission regarding their development proposal.

Commissioner Parks asked about a mention of RV parking availability and questioned where there would be space to accommodate. Planner Smith clarified that the thought was to provide regular parking, on the site plan there were four reserved RV parking spots on North Loop. Commissioner Graham Riddile said he preferred not to have designated RV parking. Commissioner Rittner agreed.

Commissioner Parks stated he liked Commissioner Cotey's comment of building a significant berm on Dancing Bear to buffer kids/pedestrians from the main road of Castle Valley Boulevard (Exhibit E). Chair Apostolik said he did not agree with Commissioner Cotey's comment about moving the pickleball courts in that vicinity due to a lack of parking.

Commissioner Rittner asked how TC Midwest planned to manage trash collection. Ms. Pasha said each garage was planned with enough room to accommodate individual trash bins for each unit. Alt. Commissioner Rittner asked about landscaping and fencing. Ms. Pasha said they do not have a landscaping plan yet and planned to keep the fencing similar to neighboring subdivisions.

Commissioner Graham Riddile expressed the importance of making sure there was no on-street parking on Silverado Trail. He commented that 62 feet width road may invite parking on the road. He said if there were no bike lanes, the road could be narrowed. Commissioner Graham Riddile asked for the strategy for completing North Wildhorse. Planner Smith said North Wildhorse would be connected north to south drive lanes by R2 Partners. He clarified that the cost share would include all of North Wildhorse, based on a traffic count. Commissioner Sass asked what the parking plan was for North Wildhorse. Planner Smith said on-street parking was planned for both sides of the road on North Wildhorse.

Commissioner Graham Riddile said TC Midwest would be the first developers dealing with housing affordability in a home sale capacity. He asked if TC Midwest was open to providing any of the units as deed restricted, where the town would manage the program. He said 6 units would be ideal. Ms. Pasha expressed interest and said she would discuss with the TC Midwest team. She said the goal was to sell the units, even presale, with efforts to make them as affordable as possible. She added that the pricing would be a balancing act of providing a good quality product at a fair market to sell the units successfully.

The commission expressed gratitude toward TC Midwest returning and incorporating the feedback they received from their first development proposal. Ms. Pasha reiterated their desire to develop a product that best fit the community and expressed excitement for their current proposal.

Staff Reports

Planner Smith said Coal Seam was planned to present end of May, 2025 as an approved combined application. He added that Lauren Prentice joined Amanda Poindexter in energy consulting and Remi Bordelon transitioned to the Building and Planning Department.

Commission Comments and Reports

Commissioner Parks reported that the Historic Preservation Commission was working on completing the forms to request designation of the town cemetery with state assistance from History Colorado.

Review Minutes from Previous Meeting

MOTION: Commissioner Sass made a motion to approve the January 22, 2025 meeting minutes. Chair Apostolik seconded the motion and it passed unanimously.

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

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,



Chuck Apostolik, Commission Chair



Remi Borden, Assistant to the Town Planner

Exhibits

- Exhibit A – Staff Report for PA 12 Sketch Plan, Filing 14
- Exhibit B – TC Midwest Site Plan
- Exhibit C – Arial Site View
- Exhibit D – Elevation Plan
- Exhibit E – Commissioner Cotey’s Comment Letter

Exhibit A



Town of New Castle

Planning & Code Administration

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Department

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Staff Report

Castle Valley Ranch PA 12, Filing 14

Sketch Plan

Planning Commission – April 9th, 2025

Report Compiled: 4/3/2025

Project Information

Applicant:

Maarjan Hashami

Applicant's Mailing Address:

17774 Preston Rd.
Dallas, TX 75254

Phone/Email:

469-531-4115/maarjan@ctfuels.com

Property Owner:

TC Midwest LLC

Owner Mailing Address

17774 Preston Rd
Dallas, TX 75254

Proposed Use:

66 Multi-family Residential Townhomes.

Parcel Acreage:

10.32 acres

Open Space:

~2.02 acres or 19.3%

Underlying Zoning:

Mixed Use MU-1

Proposed Zoning:

Castle Valley Ranch MF-2

Surrounding Zoning:

SF & multifamily homes (N Wild Horse Dr., Redstone Dr,
CVB),
Parkland (VIX Park)
Residential zoning (CVR1)
School (Kathryn Senor Elementary)

I Introduction

TC Midwest, LLC originally submitted a sketch plan application in February of 2024 proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley Blvd. (CVB) roundabout near Kathryn Senor Elementary and across from Pyramid Dr. That plan included various commercial occupancies in several phases. With the feedback received from the meeting, the Applicant moved to reconsider alternative uses more consistent with the surrounding neighborhood.



The current proposal reflects the outcome of that reconsideration. The plan now proposes all residential, comprised of 66 townhome units in 14, two-story buildings (**Exhibit A, pg. 11**) priced at fair market value. Road designs are to comply with town standards and will be aligned with existing intersections. Open space will include areas for snow storage, a kids park along CVB, and potentially two public pickleball courts integrated with VIX Ranch Park.

The sketch plan is the first of three application steps – sketch, preliminary, and final – required for new planned unit developments (“PUDs”) & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities & infrastructure, substantial conformance to the comprehensive plan, and any adverse impacts to the Town. The review provides the Applicant with 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 is anticipated.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. Any proposal should show general conformity to the following (MC 17.100.040(E)):

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

1) Is the proposal consistent with the comprehensive plan?

Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP may include:

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- ☐ Fostering distinctive, attractive communities with a strong sense of place and quality of life.
- ☐ Demonstrating a fully-balanced community and land use structure.
- ☐ Ensuring a mix of uses that complement existing land-use patterns.
- ☐ Creating walkable communities and encourage multi-modal transportation.
- ☐ Balancing housing types that support a range of affordability.
- ☐ Preserving open space, natural beauty, and critical wildlife habitat.
- ☐ Encouraging economic development.
- ☐ Providing efficient and cost-effective services.

Balanced Community: To begin, the proposal pairs well with a number of New

Castle goals and values, central being a commitment to quality of life. With this value in mind, the Applicant proposes to repurpose the underlying mixed-use zoning with a fully residential site plan. Commercial uses, they maintain, will be considered at a more suitable location (**Exhibit A, pg. 10**). Though “all residential” is potentially a better fit for the location, it will be imperative for P&Z and Council to recognize the growing deficit of commercial prospects in New Castle with each deferment of commercially zoned land. The Applicant is prepared to discuss this concern and the possible relocation of commercial on other properties they own.

Smart Growth: The project favors Smart Growth (**Goal CG-5**) including sensitivity to aesthetics – employing architectural features already observed in Town –, recreational opportunities – including trails, courts, a playground, and seamless access to VIX park –, and livability – attention given to safety, vehicle circulation, and pedestrian priority (**Goal RT-1**). The Applicant’s future commitment to a TBD commercial property along CVB will help right the imbalance of needed goods and services in the immediate vicinity. Staff would encourage improving the sense of place with improved outdoor living areas within each lot including larger, covered patios and/or decks.

Affordability: A higher density, multifamily development comprised of two and mostly three bedroom units should advance more affordable housing options compared to other places in Town. Floor plans will range from 1,500sf to 2,500sf and should track current market rates. Seven of the 66 units will be two-bedroom, the rest are three-bedroom designs of various sizes. Staff have been in only initial conversations with the Applicant about possibilities for workforce housing. Guidance from P&Z and Council on the matter will be welcomed.

Trails/Open Space/Recreation: The site plan establishes a baseline commitment to pedestrian friendly communities and active open space (**Exhibit A, page 15**). The development will memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park. Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to nearby locations.

The Applicant has volunteered to dedicate a new pickleball hub to the northeast of the development. Applicant installed and Town maintained, the pickleball courts will be a perpetual Town-wide amenity. Lastly, a children’s play area on the south end of the property will be available to kids and families walking home from school.

Preserves Natural Environment: New Castle is committed to stewardship of 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 surrounding areas of the property have historically been recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building that minimizes the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.

Raw water is being considered as the means to irrigate landscaping (**Exhibit A, pg. 13-14**). Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economic and sustainability win for all involved.

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 to develop under the CVR **MF-2** zoning criteria. According to MC 17.104.080, MF-2 is a "multifamily district allowing higher density including apartments." The following land uses are permitted by right:

- Attached dwelling units with rear yards;
- Patio homes;
- Attached dwelling units in structures containing more than two units
- Parking;
- Playgrounds;
- Trails;
- Open space;

The MF-2 also permits the following density and area standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit 1,600sf;
- Maximum building height of 40'
- Minimum front yard setback 18';
- Minimum side yard setback of 0';
- Minimum rear yard setback of 10'
- Minimum distance between buildings of 10';
- Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more units/building + 1 for recreational vehicles per 5 dwelling units;

The proposal adopts strictly permitted uses, with structures complying with density and separation. Compliance with building height limits is still indeterminate based on the provided elevations (**Exhibit A, pg. 27-28**). However, the Applicant expects to fully comply with the required 40' height limits as defined for CVR. Setbacks will be finalized at the preliminary application. These provisions aside, the Planning Commission should prioritize ways of mitigating the potential visual impacts of building massing to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be attenuated. Some of these elements have been included in the renderings (**Exhibit A, pages 36-38**).

Off-Street 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). The following off-street parking 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 + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;

Per the standards, required off-street parking totals 125 spaces. The Applicant shows approximately 194 spaces on the site plan (**Exhibit A, 15**). Regardless of the coverage, Staff recommends a minimum of two-car width driveways for single car garages to solve for issues related to garages used as storage rather than vehicle parking. This tendency inevitably results in "tandem" parking which induces residents to park at least one car on the street which further aggravates street congestion and sometimes compromises safety. The Applicant invites P&Z's input as to whether seasonal/RV parking should be included with the proposal. Committing to the full allocation of RV parking would mean a loss of 10 spaces otherwise available for conventional vehicles.

On-Street parking: On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in a project design. ROW cross-sections are illustrated in **Exhibit A, 32-34**. The recently adopted Town standard commits to a 58' ROW cross-section with parallel parking on both sides of the street (**Exhibit A, page 32-33**) and minor collectors reaching 62.5' right-of-way. The Applicant shows adaptations of these standards to better accommodate driveways and traffic flow. **Exhibit A, page, 15** shows parking mainly on the interior radius of the loop road with "bump-outs" for pedestrian safety and improved line-of-sight. On-street parking has been omitted on Silverado Trail to facilitate two bike lanes. P&Z should consider whether bike lanes are a reasonable substitution for on-street parking in this area. The central alleyway will be a narrower 12' drive with travel in both directions.

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

Police: There is little indication that police service would be compromised with the added traffic. However, the Police Department is currently fully staffed with 11 officers. Generally, additional officers are considered for every 1,000 resident increase.

Fire: In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface Codes. Structures are required to use materials with better ignition resistance than more conventional materials. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation or landscaping surrounding new structures will also be scarcer than before with separation from structures and other combustible materials.

Public Works: The CVR Master 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, the CVR PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR and Lakota.

Raw Water: Raw water is available at the roundabout on CVB and VIX Park and is expected to irrigate all lots and common areas within the new PUD.

Streets/Snow Storage: Other than the central, interior alleyway, all roads will match the Town standards. Snow storage totals are not currently tabulated, however separated sidewalks coupled with designated storage locations should be adequate to the task. Adequate snow storage is crucial for public safety, cost savings, and quality of life.

Due to the traffic demands for future residential development east of N Wild Horse Dr., Staff is studying the possibility of a committed southbound right-turn lane at the intersection of N Wild Horse and Silverado. The intent here is to reduce the projected traffic congestion at the two-way stop of CVB and N Wild Horse by encouraging vehicles to head immediately west to the CVB roundabout.

*Open Space: The Applicant has made efforts to integrate open space in three locations (**Exhibit A, 12, 15**). The kid's park, the pickleball courts, and the central open space will be available to all residents and will complement other amenities in VIX Park.*

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

Because the main roads will be built to Town requirements, the anticipated detached sidewalks will provide a safer and more enjoyable pedestrian experience. Driveways fronting Silverado Trail have been removed to expedite vehicle travel through the parcel. The higher density and associated disrupted lines-of-sight, it will be important for streets to have high visibility crosswalks, preferably with bump outs, placed in priority locations. The development will also dedicate the connecting trail from the CVB pedestrian culvert to the Dog Park. This path should be modestly landscaped and dimly lit along its route.

5) Is the natural character of the land preserved?

The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal, if necessary at all. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

Staff recommends landscape berms to obscure traffic noise and headlights along CVB and attenuate noise adjacent to the pickleball courts (see Eagle Ridge Ranch development).

IV Staff Recommendations

- A. The applicant shall comply with all recommendations of the Town Engineer, Town Public Works Director, and Town Attorney provided in response to review of the Application.
- B. Demonstrate how the property will be managed through the HOA or sub-association including a draft of proposed covenants.
- C. Provide a lighting plan demonstrating that exterior building lighting will be dark-sky compliant per the Comprehensive Plan.

- D. Identify all permanent snow storage easements on the final plat.
- E. Specify on the final plat any open space maintained by the HOA and open space maintained by the Town, if applicable.
- F. Request approval of street names through Garfield County Communications to avoid any duplication of names in the county dispatch area.
- G. Consider landscape berms to mitigate traffic & pickleball noise as well as light trespass along CVB.
- H. Party walls shall be designed with a shaft-liner system consistent with UL- U415 (or similar) and approved by the Building Official.
- I. Any trash dumpsters shall be located within an approved trash enclosure that extends six feet high and includes a bear resistant latching mechanism. Any trash receptacles for units shall be of a bear resistant type and stored inside the garage.
- J. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.
- K. Extend raw water infrastructure from existing stub-outs into the new development.
- L. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
- M. The Town agrees to facilitate cost recovery for the construction of N Wild Horse Dr in accordance with the provisions of the Cost Recovery Agreement approved by Resolution TC 2025-7 (Exhibit B) as defined in the subdivision improvements agreement (Exhibit M) of Ordinance TC 2025-1 otherwise known as Castle Valley Ranch Filing 13 "9 N Wild Horse".
- N. Prior to the recordation of the plat, the Applicant shall enter into a subdivision improvements agreement with the Town.
- O. The sale of individual lots or units within the development may not occur until a plat creating the lot or unit is recorded with Garfield County.
- P. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this application, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

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 sketch review, but prior to the preliminary plan application, the applicant shall conduct a **community open house meeting** with 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.

VI Sketch Plan Exhibits:

- A. Applicant Sketch Plan Submittal – April 4th, 2025
- B. Land Development Application – March 7th, 2025
- C. Comments from Fire Marshal – March 27th, 2025
- D. Comments from Town Engineer – April 3rd, 2025