

Posted: _____

Remove:



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Agenda

New Castle Planning and Zoning Commission Regular Meeting Wednesday, November 12, 2025, 7:00 PM

Full packets of P&Z meetings are available online by visiting
<https://www.newcastlecolorado.org/meetings>

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

Meeting ID: 709 658 8400

Call to Order, Roll Call, Meeting Notice

Conflicts of Interest

Citizen Comments on Items NOT on Agenda

Items for Consideration

A. Discuss potential mixed use proposal for Walters Center

Comments/Reports

- Items for Next Planning and Zoning Agenda
- Commission Comments/Reports
- Staff Reports

Review Minutes of Previous Meetings

Draft minutes October 8, 2025

Adjournment



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To: Planning Commission

From: Paul Smith

Re: P&Z – Discuss potential mixed use proposal for Walters Center with owner Mustang Commercial

Date: 11/12/2025

Purpose:

After a preliminary meeting on August 22nd, 2025, Mustang Commercial has requested additional time with the Planning Commission for feedback on updates to their mixed use proposal at the Walter’s Property. The proposal contemplates 66 residential apartments in six buildings and approximately 10,800sf of commercial space on three pad sites. The property is currently approved for 67 residential units with eight commercial lots. The proposal would be considered a major amendment.

At present, Mustang Commercial has not submitted a formal application but is only requesting comment on the site plan and design before incurring significantly more cost impacts.

Thank you,
Paul



NEW
CASTLE
CENTER
MIXED-USE RETAIL AND
RESIDENTIAL
DEVELOPMENT





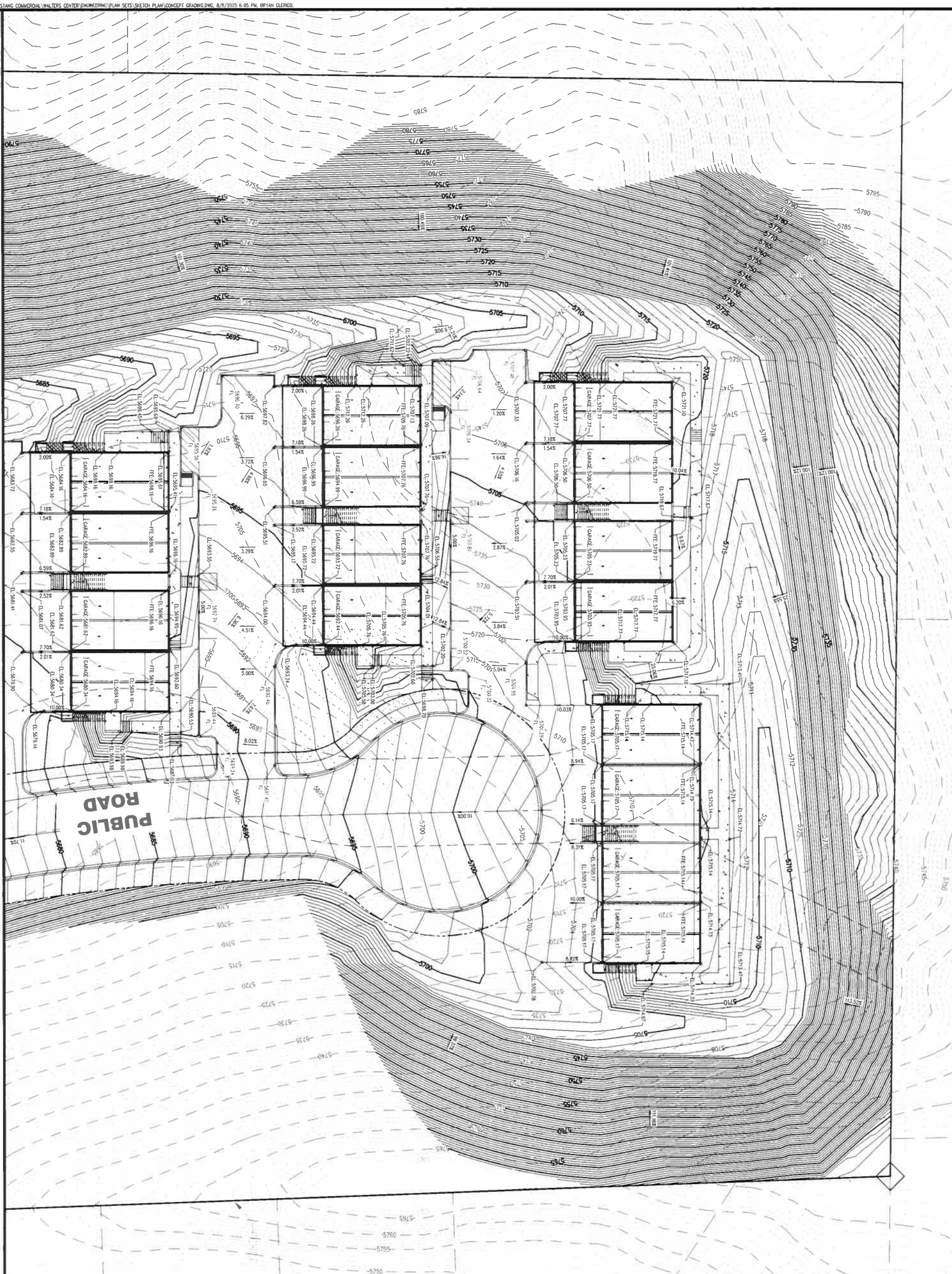
NEW CASTLE, CO
NEW CASTLE CENTER SITE

10.25.2025
GREY WOLF ARCHITECTURE



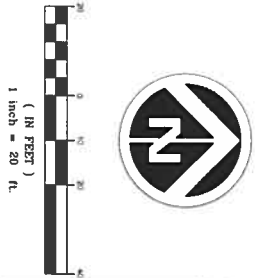


NEW CASTLE, CO
NEW CASTLE CENTER SITE



MATCH LINE - SEE SHEET 2

PUBLIC ROAD



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**NEW CASTLE CENTER
 CONCEPT GRADING**

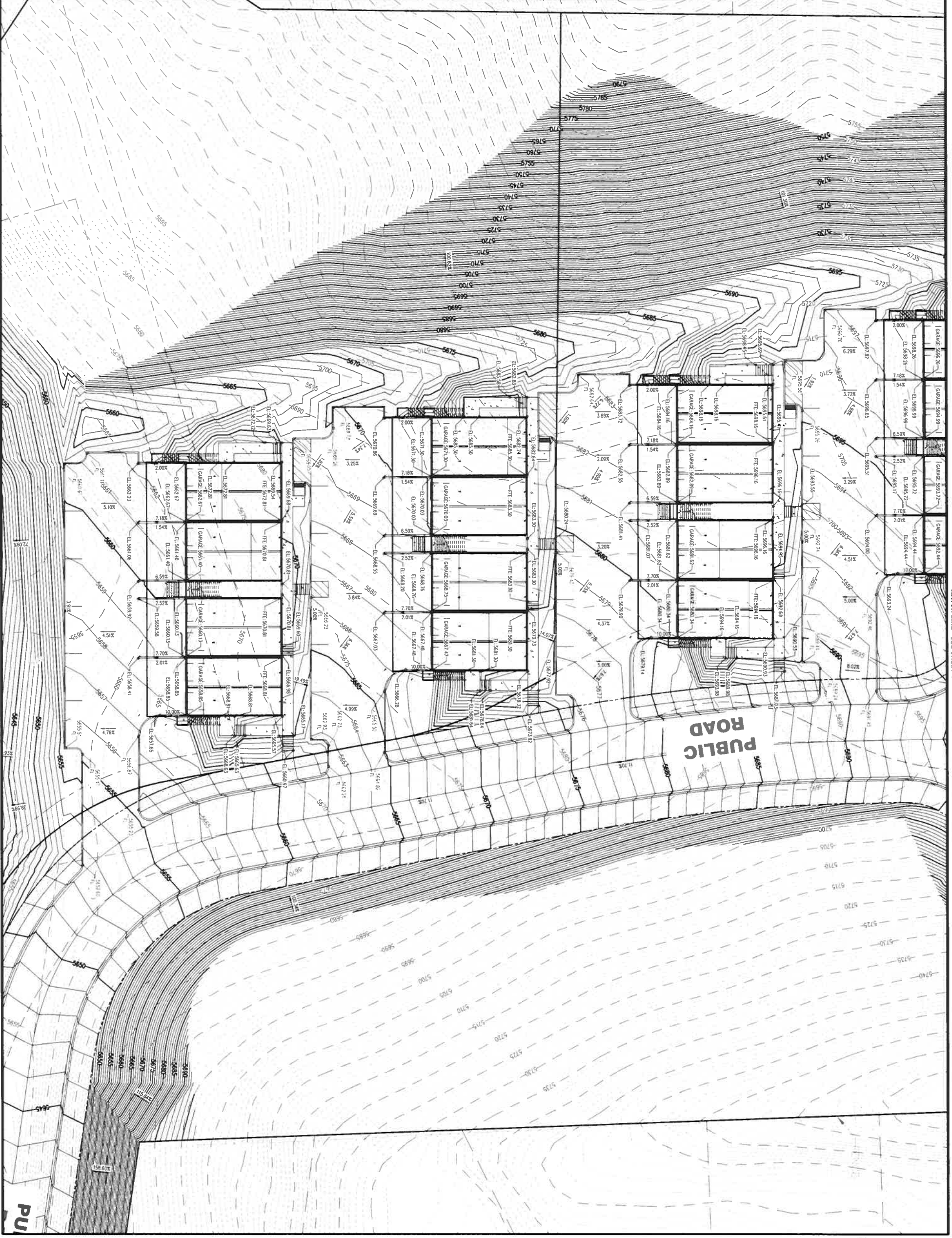
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130-00XXX
 Designed By: **BEC**
 Drawn By: **BEC**
 Reviewed By: **BEC**

Sheet Number:
1 of 4



CWC CONSULTING GROUP
 CIVIL ENGINEERING · LAND SURVEYING · CONSTRUCTION SERVICES
 9360 TEDDY LANE, SUITE #203
 LONE TREE, COLORADO 80124
 TELEPHONE 303-395-2700
 FAX 303-395-2701

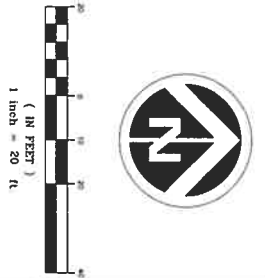
No.	Date	Description
1	08-05-2025	1ST SUBMITTAL
DOCUMENT 2 AMENDMENTS		



MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 1

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**NEW CASTLE CENTER
 CONCEPT GRADING**

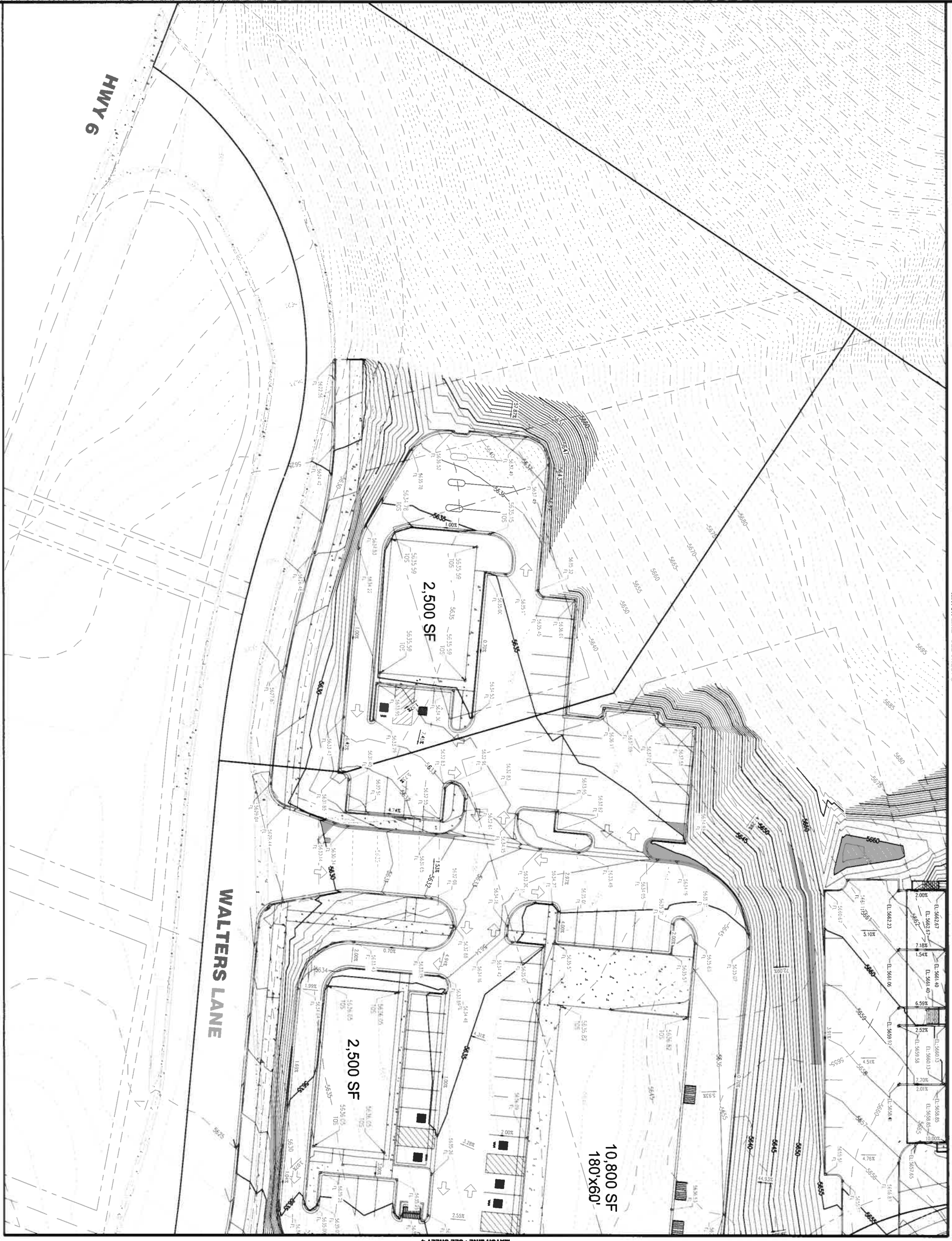
Project Number:
130-00XXX
 Designed By: **Drawn By:**
 BEC
 BEC
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 Sheet Number:
2 of 4



CWC CONSULTING GROUP
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 FAX 303-395-2701

No	Date	Description
1	08-05-2025	1ST SUBMITTAL
DOCUMENT AMENDMENTS		



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4



No.	Date	Description
1	08-05-2025	1ST SUBMITTAL
DOCUMENT AMENDMENTS		

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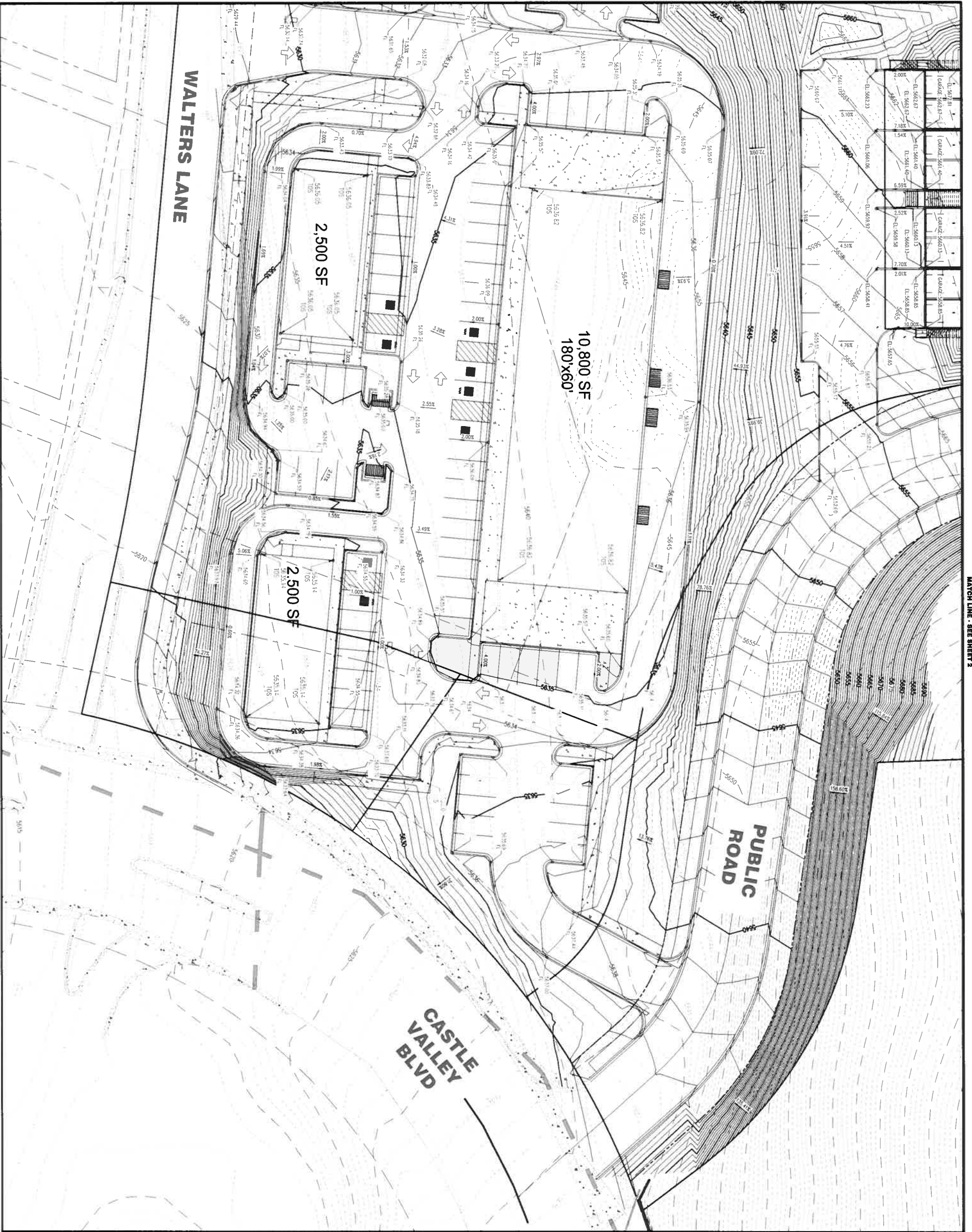
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Reviewed By: **BEC**

Sheet Number:
3 of 4

MATCH LINE - SEE SHEET 3



MATCH LINE - SEE SHEET 2



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 CONCEPT GRADING**



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CWC CONSULTING GROUP
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 CONSTRUCTION SERVICES

No.	Date	Description
1	08-05-2025	1ST SUBMITTAL

DOCUMENT AMENDMENTS

Project Number:
130-00XXX

Designed By: **BEC**
 Drawn By: **BEC**

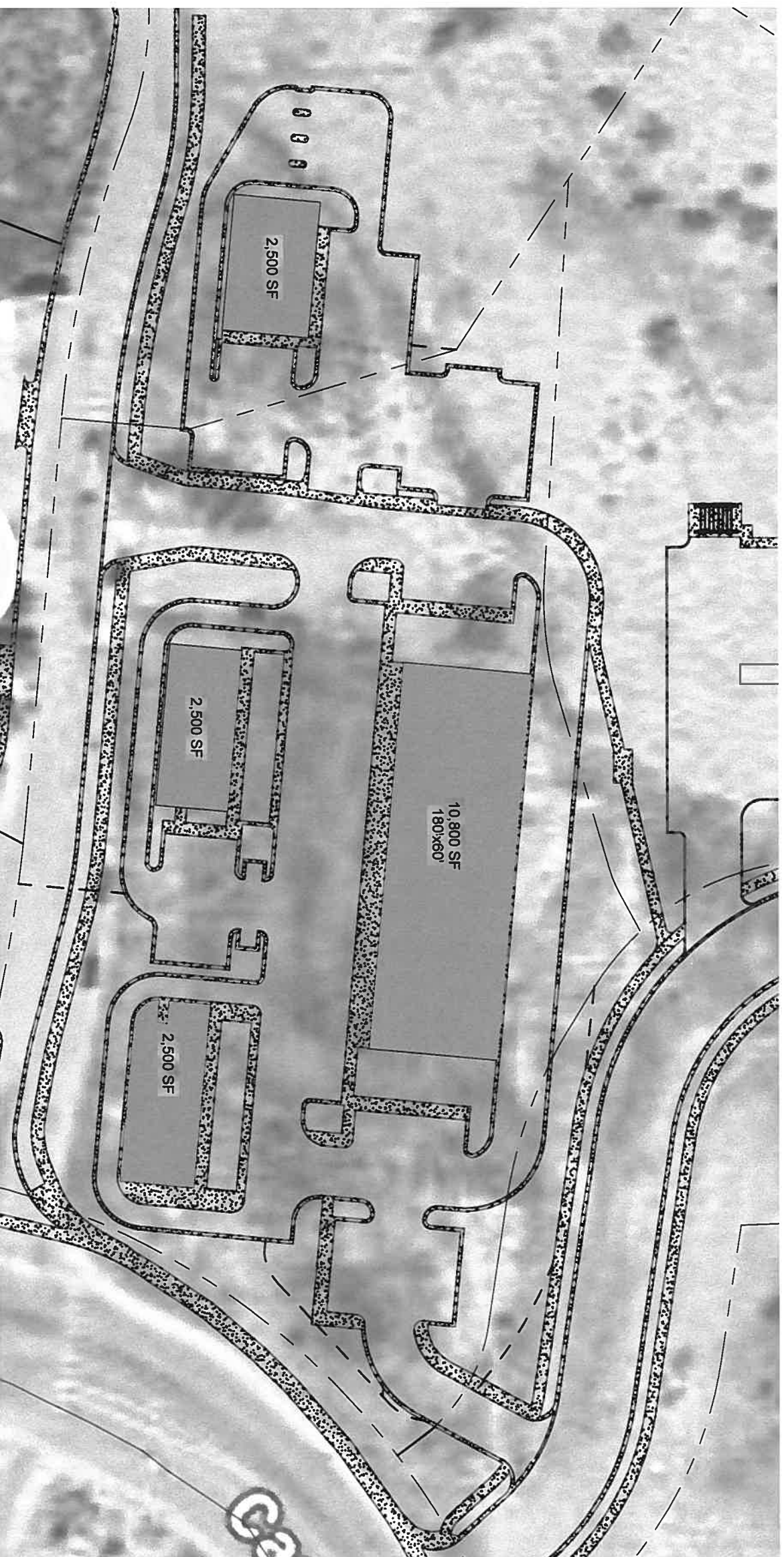
Reviewed By:
BEC

Sheet Number:
4 of 4

COMMERCIAL
SITE DATA

ZONING	C/2PUD
BUILDING AREA	10,800 SF
PAD 1	2,500 SF
PAD 2	2,500 SF
PAD 3	2,500 SF

PARKING	103 SPACES
RETAIL REQ'D	4.5 PER 1000 SF
RESTAURANT REQ'D	1 PER 100 SF DINING
RETAIL BUILDING	57
PAD 1	16
PAD 2	15
PAD 3	15



NEW CASTLE, CO
NEW CASTLE RETAIL CENTER

10.25.2025
GREY WOLF ARCHITECTURE

RETAIL CENTER



NEW CASTLE, CO
NEW CASTLE CENTER SITE

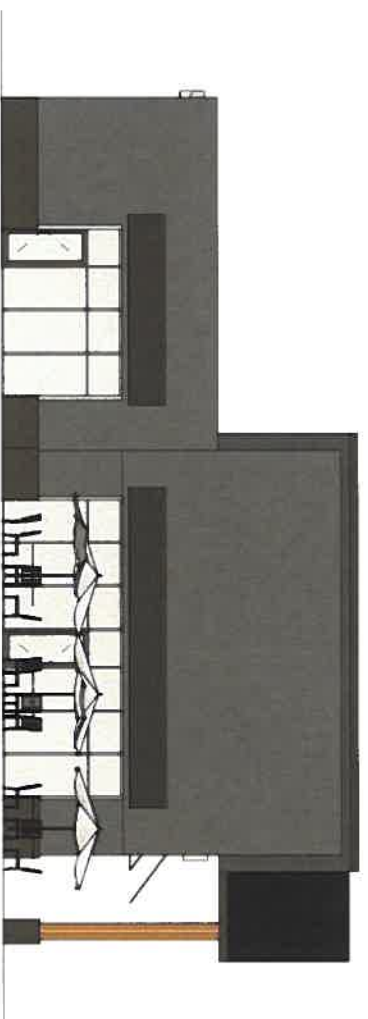
10.25.2025
GREY WOLF ARCHITECTURE



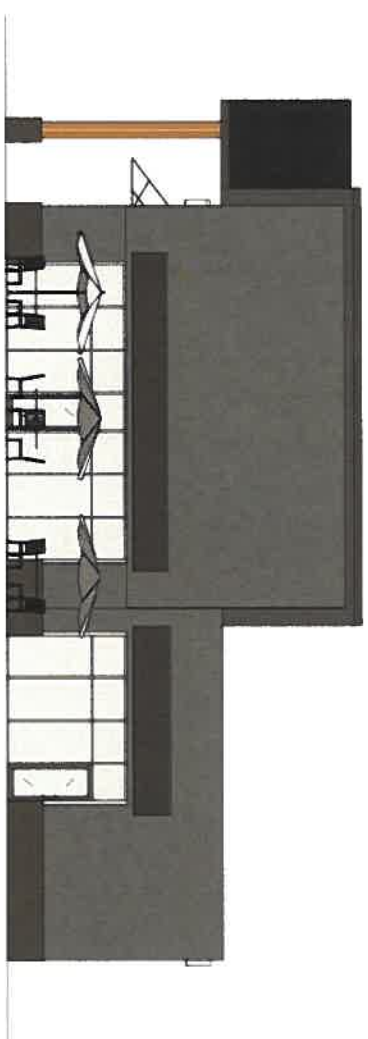
RETAIL CENTER



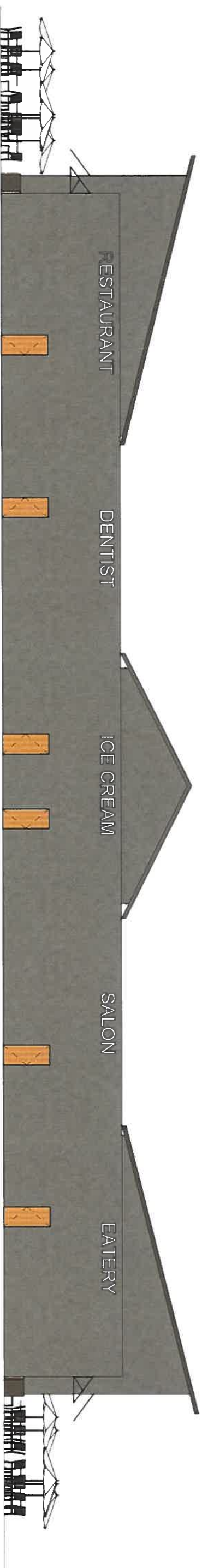
NORTH ELEVATION



WEST ELEVATION



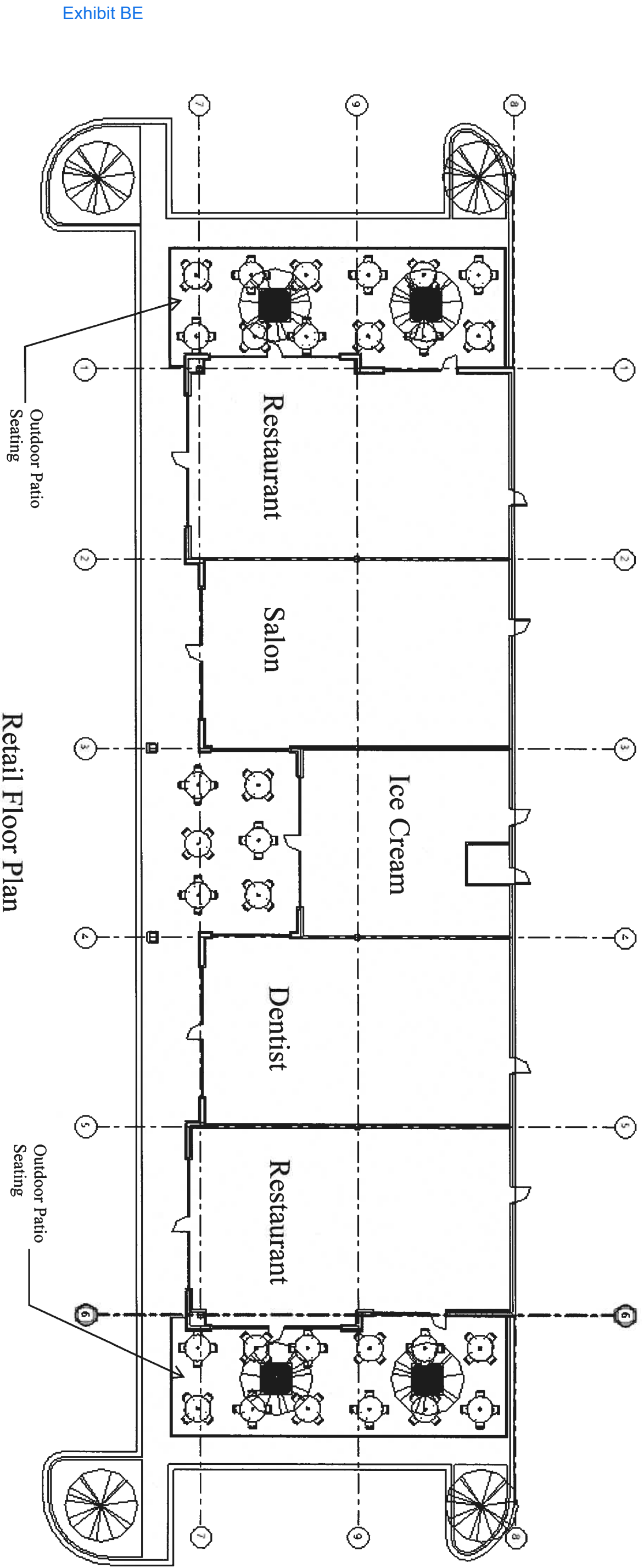
EAST ELEVATION



SOUTH ELEVATION

NEW CASTLE, CO
NEW CASTLE CENTER SITE



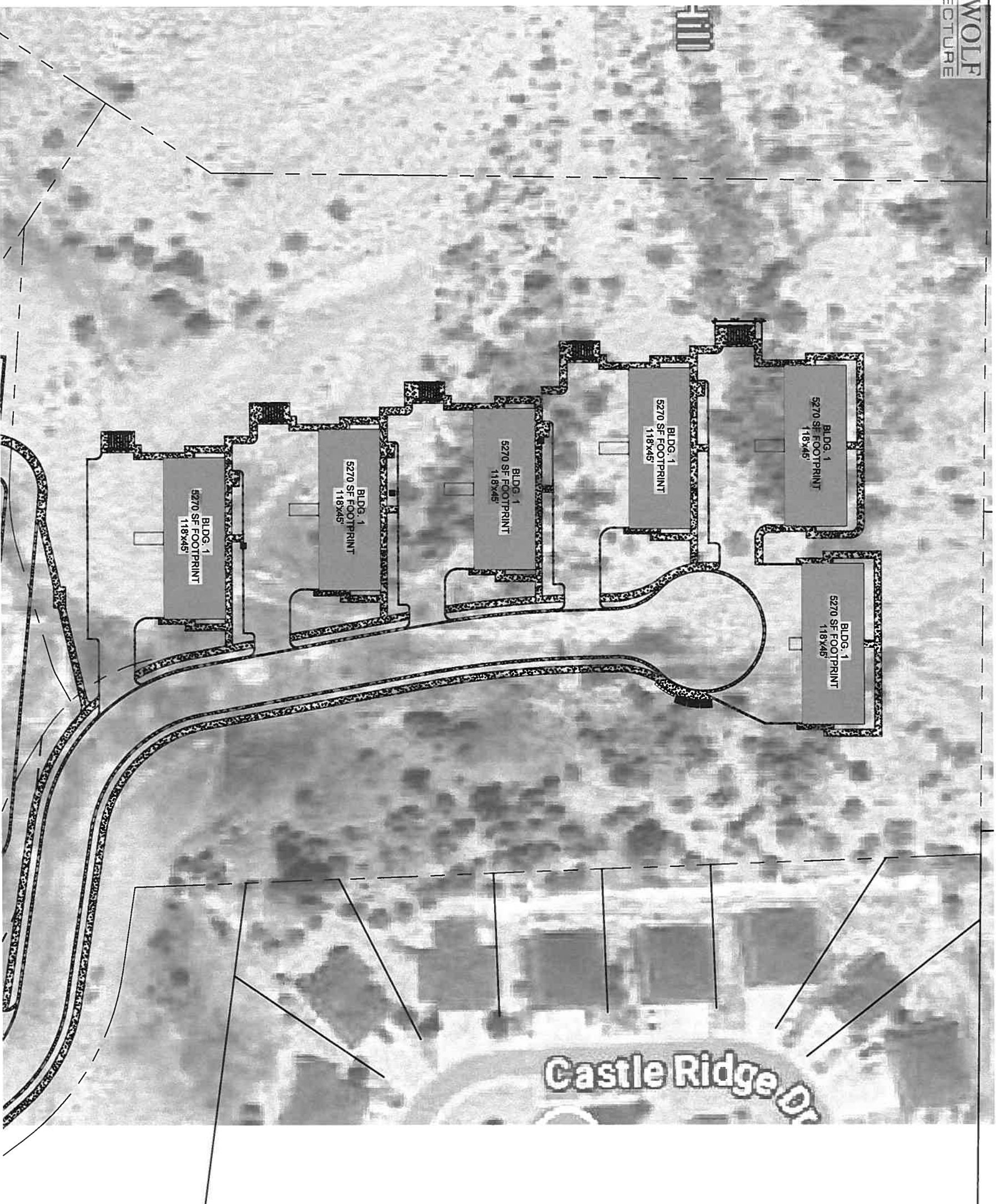


Retail Floor Plan

NEW CASTLE, CO
NEW CASTLE CENTER SITE

8.11.2025
GREY WOLF ARCHITECTURE

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RESIDENTIAL SITE DATA

ZONING C/2PUD

PARCEL 2 - RESIDENTIAL 6.56 ACRES
PARCEL 1 - RESIDENTIAL & COMMERCIAL 4.29 ACRES

BUILDING TYPE 1 - TOTAL 6 BLDGS.

UNIT TYPE	UNIT SQ. FT.	UNIT QTY.
STUDIO	384 SQ. FT.	18
ONE BEDROOM	636 SQ. FT.	18
TWO BEDROOM	1084 SQ. FT.	24
THREE BEDROOM	1042 1ST 498 2ND	
	1544 SQ. FT.	6

TOTAL SINGLE BUILDING: 8,940 SQ. FT. TOTAL 66
TOTAL ALL BLDG TYPE 1: 53,610 SQ. FT.

RESIDENTIAL PARKING TOTAL SPACES

GARAGES BUILDING TYPE 1	48
SURFACE PARKING BLDG TYPE 1	78
SURFACE PARKING BLDG TYPE 2	16
SURFACE PARKING BLDG TYPE 2	16
TOTAL SPACES	158

NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

10.25.2025
GREY WOLF ARCHITECTURE

RESIDENTIAL CENTER



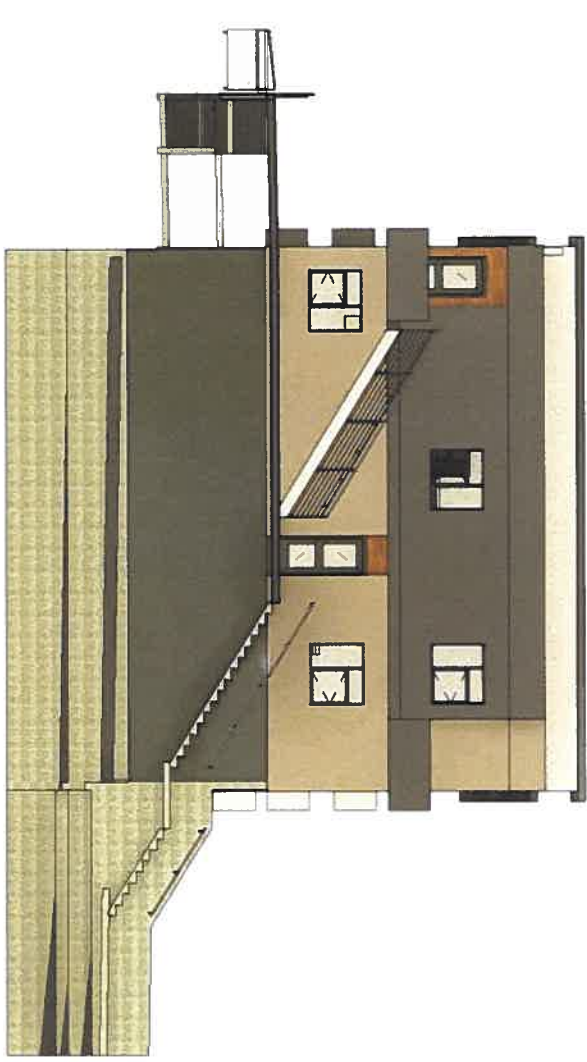
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

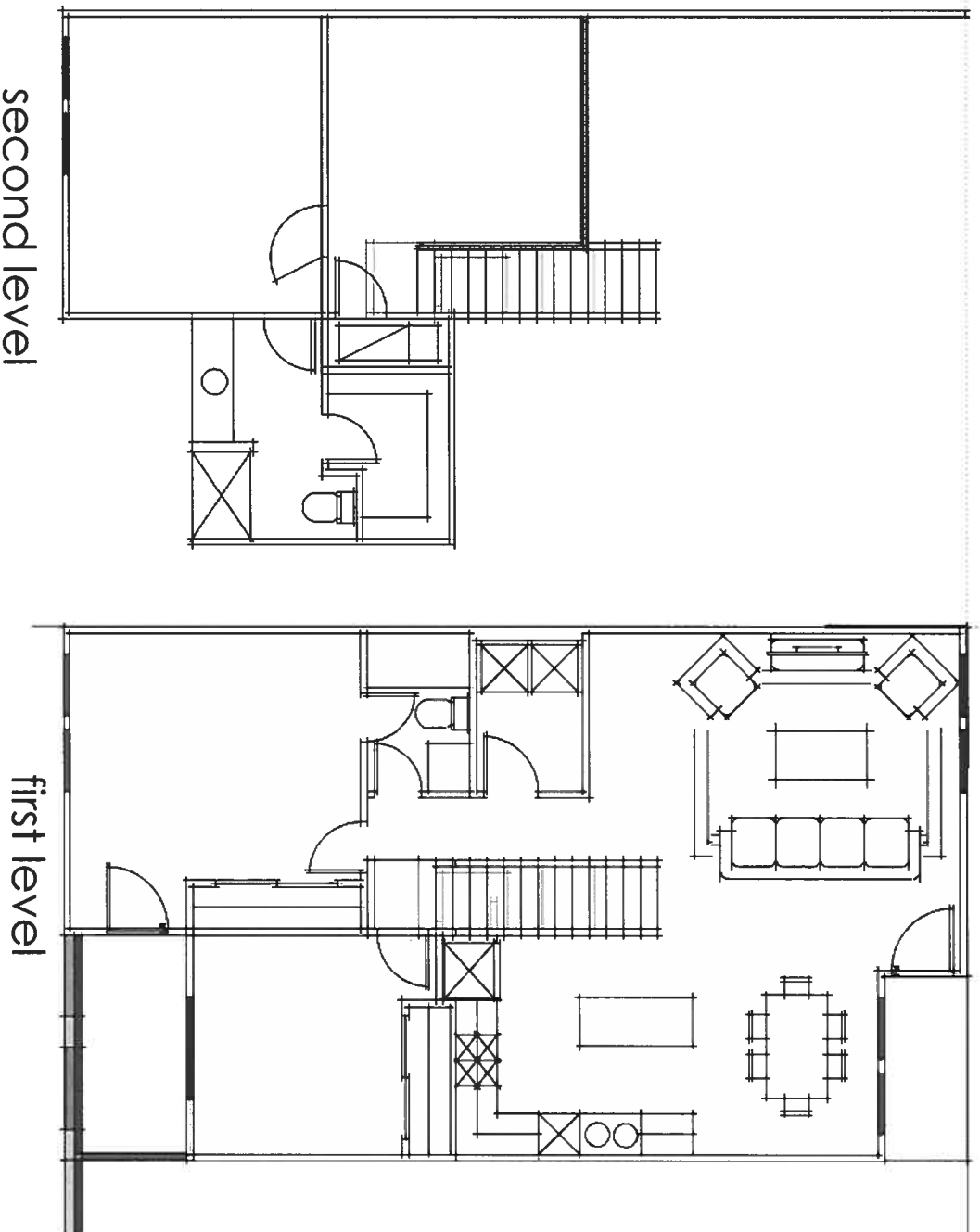


WEST ELEVATION

NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

10.25.2025
GREY WOLF ARCHITECTURE



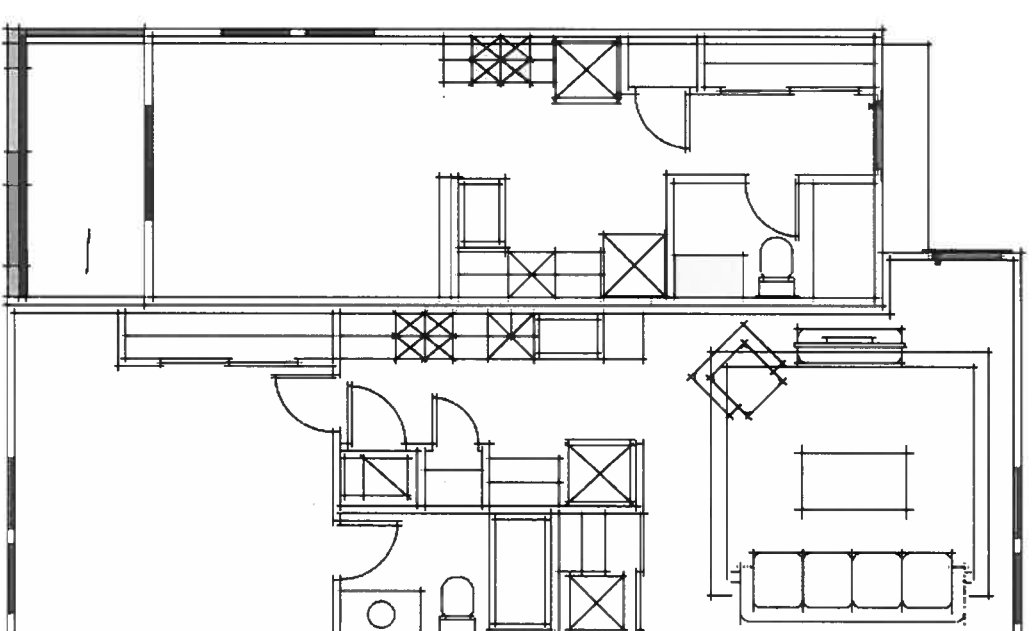


second level

first level

three bedroom – 2 bath

Unit 4



studio- 1 bath & 1 bed – 1 bath

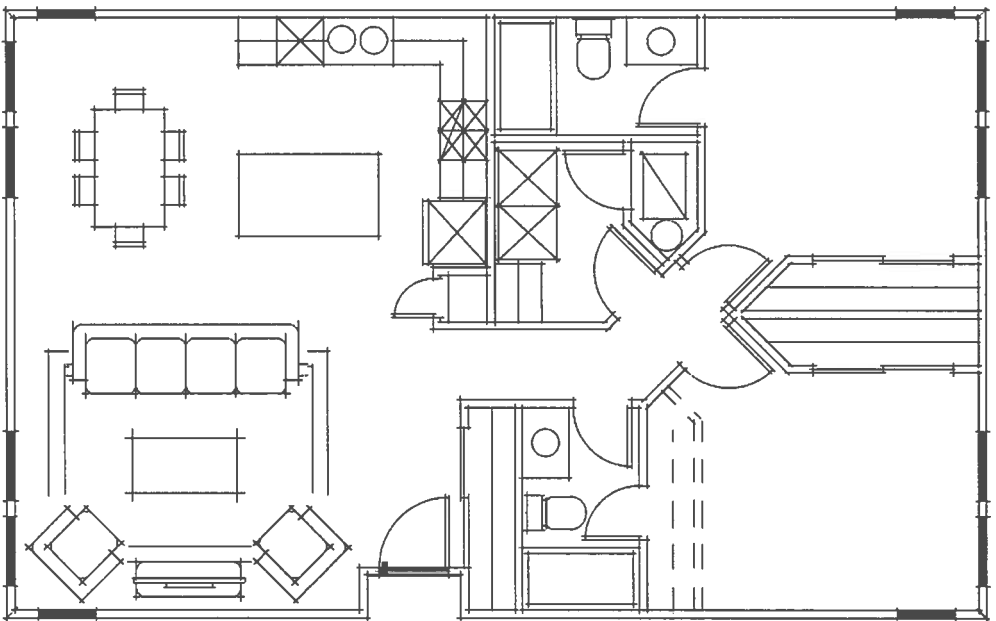
Unit 1

Unit 2

NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

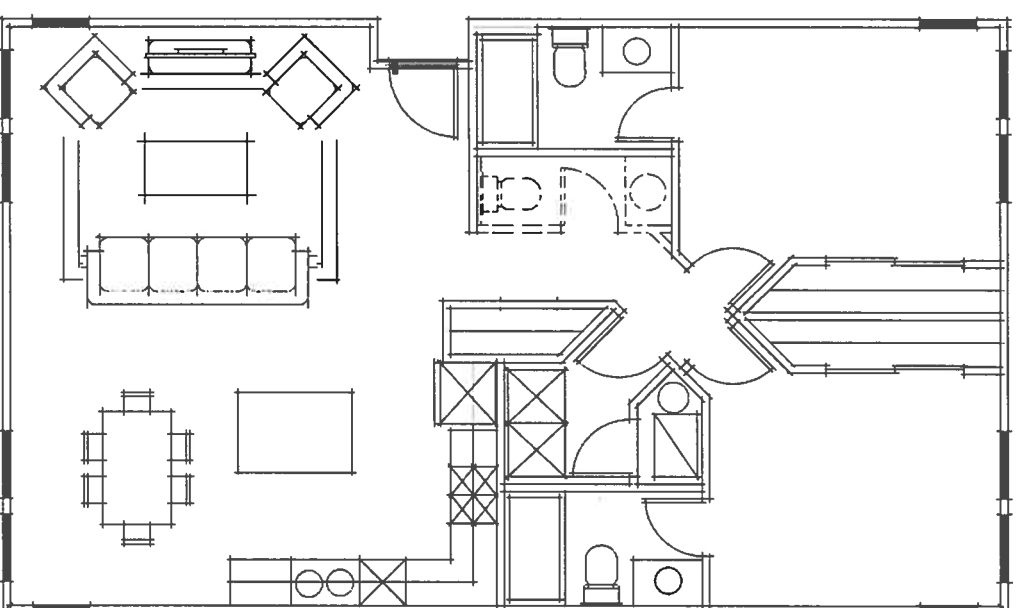
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GREY WOLF ARCHITECTURE





two bedroom – 2 bath

unit 3



two bedroom w/ hall office
2 bath – 2-1/2 bath opt.

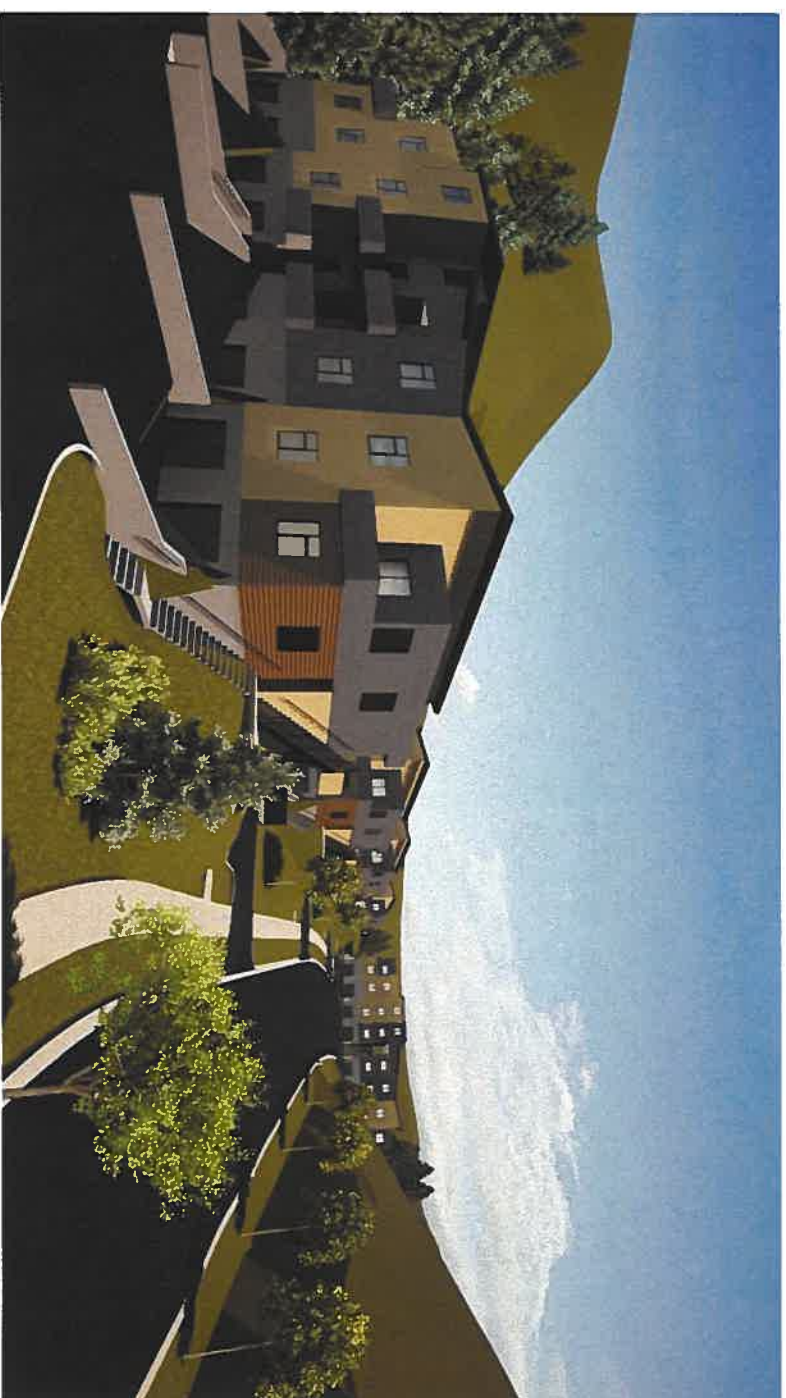
unit 3 alternate

NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

8.11.2025
GREY WOLF ARCHITECTURE



RESIDENTIAL



NEW CASTLE, CO
NEW CASTLE CENTER SITE

10.25.2025
GREY WOLF ARCHITECTURE



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**New Castle, Colorado
Planning and Zoning Commission
Wednesday, October 8, 2025, 7:00 PM**

Call to Order

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

Roll Call

Present Chair Apostolik
Commissioner Cotey
Commissioner G. Riddile
Commissioner Parks
Commission Alternate Rittner
Commissioner Sass
Commissioner Westerlind
Alternate Commissioner Mahaffey

Absent Commissioner McDonald

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk, Michelle Huster.

Meeting Notice

Professional Assistant Michelle Huster 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

Consider Resolution PZ-2025-4 A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A MULTIPLE LOT LINE ADJUSTMENT FOR CERTAIN BLOCKS OF WHITEHORSE VILLAGE AT LAKOTA CANYON, PHASE 2, AND AN AMENDED PLAT FOR THE SAME.

Planner Smith introduced applicant Luke Gosda who is the development manager with Sunrise Company representing Sunrise Company Roundup. Mr. Gosda said Sunrise Company is a fully vertically integrated company from acquisition development and home building. Mr. Gosda said the company was in California, but they have presence in Aspen and the Roaring Fork Valley. Mr. Gosda said he went to school in Aspen and cared deeply about the valley and surrounding area and wanted to preserve New Castle's growth and beauty. Mr. Gosda said during the underwriting process of Whitehorse Village, he noticed the lots in block 8 of Roundup Dr. were shallow when originally plated and were sixty feet deep. **(Exhibit A)**. Mr. Gosda said he was aiming for traditional single family residential front-loaded products in this community to match the rest of Lakota Canon Ranch development and deeper lots were needed. Mr.

1 Gosda proposed moving the lot line shown in red on backside of block 8 forward to the
2 blue line. Mr. Gosda said it would add an additional twenty to thirty feet to give those
3 lots adequate front setbacks, driveways, and more rear yard space. Mr. Gosda said the
4 proposed lot line change would be more agreeable to Lakota Canon Ranch and the
5 market for new homes.

6 Town Planner Smith presented his memo. **(Exhibit B)**

7
8 **To:** Planning Commission
9 **From:** Paul Smith
10 **Re:** P&Z – Decide on an application for a multiple lot line adjustment for White Horse Village
11 Phase 2
12 **Date:** 10/8/2025
13 **Purpose:**

14 *On August 28, 2025, Sunrise Company (SC Roundup, LLC) applied for a multiple lot line*
15 *adjustment for Phase 2 of the White Horse Village PUD (WHV) located in Lakota Canyon Ranch. The*
16 *Applicant wishes to reconfigure the existing lot lines within the remaining A-Blocks of Phase 2 and*
17 *transition towards a more traditional residential product that better contributes to the success of*
18 *Lakota.*

19 *WHV was originally part of Lakota Canyon Ranch PUD Filing 1 approved in 2003. In 2004, an*
20 *application was approved for WHV, Phase 1 which included the cluster homes (5-6 pack units)*
21 *observed today along White Horse Dr., Lakota Dr. and Roundup Drives (Figure 1).*

22 *WHV, Phase 2 was later approved in 2007 for 13 total blocks and 69 clustered style units (Figure*
23 *2). This configuration was further amended in 2011 with at least two important provisions:*

- 24 *1) The density within the remaining B-Blocks along the golf course (Figure 4) were reduced to*
25 *19 conventional rectangular lots (Figure 3);*
26 *2) The remaining A-Blocks were allowed up to 40 total units provided that the lot configuration*
27 *was consistent with the proposed B-Block configuration.*

28 *Provision #2 above allows a way to reconfigure the A-Blocks in a manner consistent with the B-*
29 *Blocks without having to endure an additional PUD amendment.*

30 *To optimize the building envelopes on the A-Block lots and improve the compatibility with the*
31 *2011 PUD amendment, SC Roundup is proposing the adjustment of five (5) lot lines and four (4) lots*
32 *as shown on pages 18 and 19 of the packet. The realignment allows for longer lots fronting*
33 *Roundup Dr. and improved spacing between the lots fronting White Horse Dr. in a manner*
34 *consistent with the lot configuration approved in 2011. The lot line adjustment will now anticipate*
35 *20 units where 28 were once proposed.*

36 Commissioner Riddile asked if an adjustment was needed with blocks A1 and
37 A7, Planner Smith said no because those blocks are not part of the lot line
38 adjustment.

1 Pursuant to section 16.40.080, the multiple lot line adjustment is permitted if it “does not create
2 additional lots or interests in property but is merely a mechanism that adjusts, relocates, or vacates
3 multiple lot lines or combines more than one lot for building purposes. The amended plat process is
4 limited to amendments that affect less than twenty (20) lots within a subdivision.” Staff concludes
5 that the multiple lot line adjustment reconfigures the A-Blocks in a manner consistent with the lots
6 approved in the 2011 Phase 2 amendment in compliance with section 16.40.080 above.

7 Thank you,
8 Paul



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27 **Figure 1 - White Horse Village, Phase 1**

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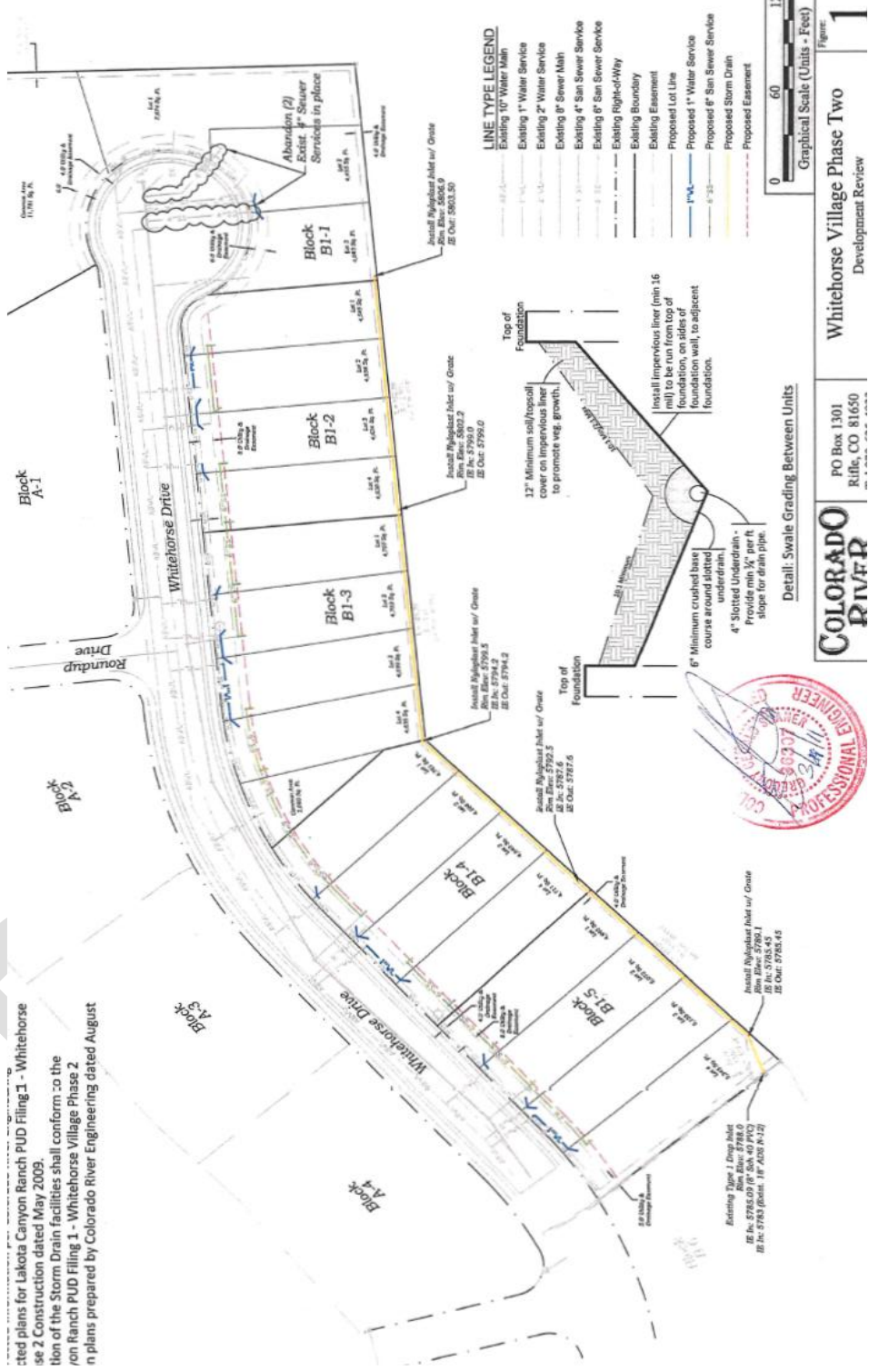


Figure 3 – 2011 Amended PUD

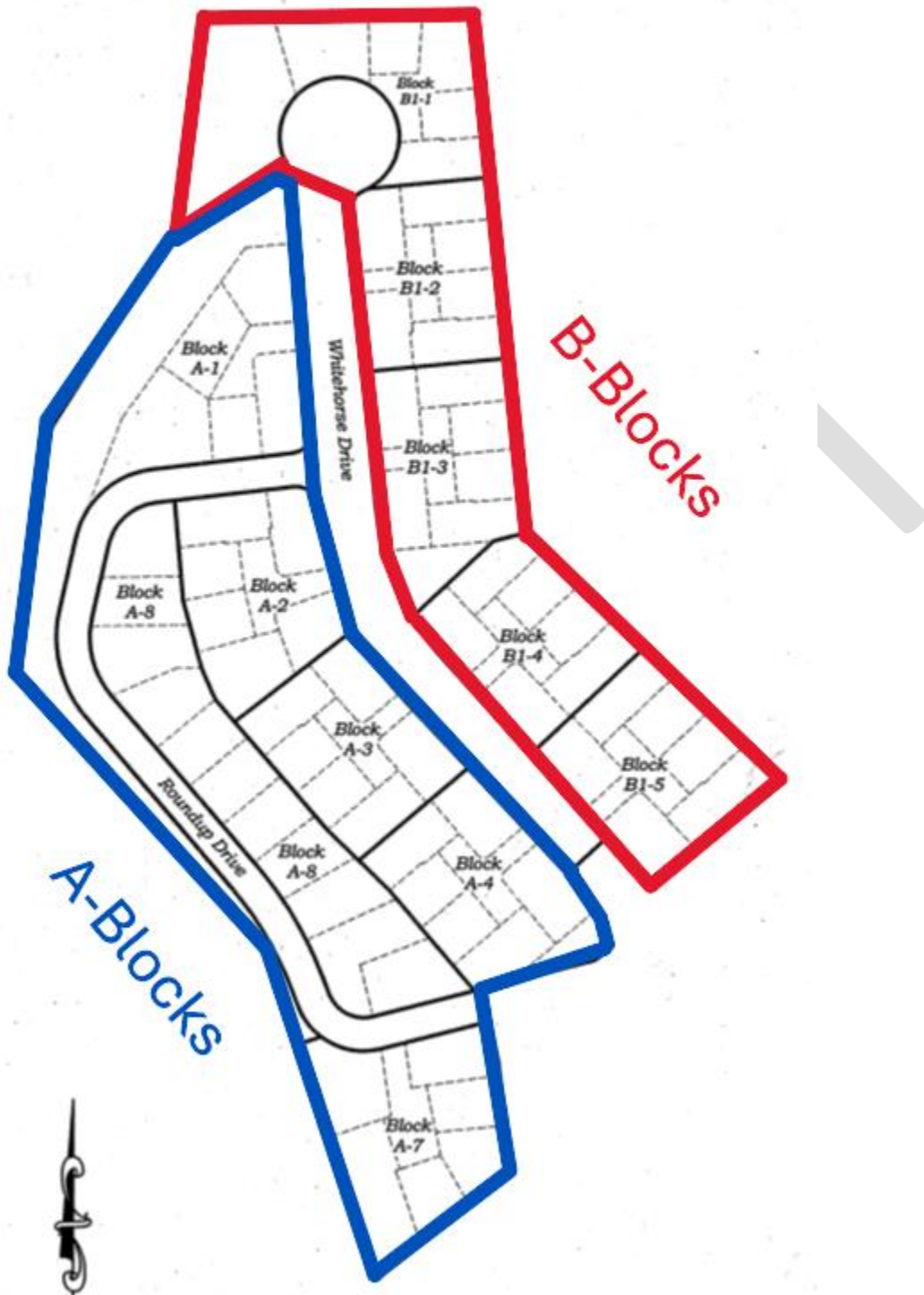


Figure 4 - Phase 2, Remaining A-Blocks and B-Blocks

- 1
- 2
- 3

1 Planner Smith said the applicant asked to move blocks and not individual lots because
2 in 2011 the original applicant, Mr. Elmore, left the other block open. Planner Smith
3 explained that if the adjustment is approved with P & Z, it would not need council's
4 approval. Planner Smith said staff had reviewed this with Town Attorney Haley Carmer
5 and the proposed adjustment conforms better with the existing orientation of the 2011
6 approval.

7
8 During commission discussion, Commissioner Riddile said the proposed adjustment
9 was straight forward. Commissioner Cotey said it made sense and Commissioner Parks
10 approved of less density. Commissioner Parks asked the applicant when the
11 development would move forward. Mr. Gosda said he didn't know how long the process
12 would take with the town and P&Z. Mr. Gosda said they were finalizing the architecture
13 and engineering in the draft state and preparing to go to the Lakota Canyon Ranch
14 Design Review Committee for approval as a next step.

15
16 **MOTION: Chair Apostolik Made a Motion to approve Resolution PZ-2025-4 A**
17 **RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION**
18 **APPROVING A MULTIPLE LOT LINE ADJUSTMENT FOR CERTAIN BLOCKS OF**
19 **WHITEHORSE VILLAGE AT LAKOTA CANYON, PHASE 2, AND AN AMENDED**
20 **PLAT FOR THE SAME. Commissioner G. Riddile seconded the motion, and it**
21 **passed on a roll call vote. Commissioner G. Riddile: yes; Commissioner**
22 **Westerlind: yes; Commissioner Sass: yes; Commissioner Parks: yes;**
23 **Commissioner Cotey: yes; Alternate Commissioner Rittner: yes; Chair**
24 **Apostolik: yes; the motion passes 7 to 0.**

25 26 **Commission Comments and Reports**

27 Planner Smith said Planning and Zoning will not meet on October 22, 2025.

28
29 Commissioner Parks reported the Historic Preservation Commission (HPC) had a
30 celebration at Down Valley Brewing for the historical designation and placement of the
31 plaque. Commissioner Parks said HPC was holding a public hearing on October 20,
32 2025, to historically designate the cemetery. Commissioner Rittner said Down Valley
33 Brewing's celebration was well attended.

34
35 Commissioner Cotey said the light poles in Castle Valley Ranch are fraying fiberglass
36 and was concerned about their safety. Town Administrator Reynolds asked where the
37 poles were located and commissioner Cotey said all of Castle Valley Ranch, specifically
38 Alder Park. Planner Smith asked if those poles were the same as others installed and
39 Commissioner Cotey said they were a different model. Administrator Reynolds said the
40 town will investigate the condition of the poles.

41
42 Commissioner Sass said the crossing lights above Wild Horse do not work consistently.
43 Administrator Reynolds said they have replaced switches, batteries, solar panels, and
44 transmitters to troubleshoot the lights. Planner Smith asked if it would be worse to
45 have a crossing light there that did not work. Commissioner Sass clarified that when
46 driving she looks for lights instead of looking at the sides of the crosswalk for
47 pedestrians. Commissioner Sass said it did not make sense to have a light there if it
48 did not work and suggested a manual switch. Administrator Reynolds said the crossing

1 lights have had most all the parts replaced. Commissioner Rittner said the downtown
2 lights were working well after repairs.

3
4 Commissioner Sass asked why the sidewalks at Alder Court and Lariat Loop were not
5 handicapped accessible. Commissioner Riddile asked if they were accessible before
6 they were replaced and Commissioner Sass said they were. Commissioner Riddile
7 agreed the new curbs were not ADA compliant. There was discussion about when they
8 were built and whether they were part of a town replacement or original construction.

9
10 **Staff Reports**

11 Planner Smith said development was still moving forward and it is slow with every
12 current development. Planner Smith said he met with the Walter Center team and they
13 were working on revisions and would try to get through an amendment this fall.
14 Commissioner Cotey asked if there was a way to collaborate with them to do a more
15 expedited process for the commercial area because there were fewer questions from
16 the planning commission. Commissioner Cotey asked if they should have a separate
17 application for the residential because the residential may take longer with the
18 planning commission. Commissioner Cotey said she did not want to hold up the
19 Walter's Center commercial plans wanted to see them moving forward with funding.
20 Chair Apostolik said they were using the residential to help fund the commercial part of
21 the development. Planner Smith said they would have to make two PUD amendments.
22 Planner Smith said the applicant would not be open to two PUD's because the
23 applicant is in the final steps in this amendment. Commissioner Riddile asked if they
24 could see the original PUD when the Walter's Center application comes in. Planner
25 Smith said he will include it in the packet.

26
27 Planner Smith said he was working with R2, and they were hoping to break ground
28 next year. Planner Smith said R2 Partners would work on an amendment this fall that
29 would go to P & Z. Planner Smith said TC Midwest just submitted a preliminary plan
30 and there are a couple of pieces still missing as they are working toward a completion
31 check. Planner Smith said Coal Seam is still an open application, and they are making
32 significant adjustments as they move forward. Planner Smith said Coal Seam will come
33 to P & Z in December.

1 **Review Minutes from Previous Meetings**
2 **MOTION: Commissioner Riddile made a Motion to approve September 24,**
3 **2025, meeting minutes. Commissioner Cotey seconded the motion, with a**
4 **correction, and it passed unanimously.**

5
6 Chair Apostolik adjourned the meeting at 7:20.

7
8 Respectfully Submitted,

9
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13 _____
14 Chuck Apistolik, Commission Vice Chair

15
16
17 _____
18 Michelle Huster, Professional Assistant to
19 the Town Clerk

20
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25 Exhibits
26
27 Exhibit A – New Castle Center Sketch Plan

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NC Trails - Connector Options to Prendergast

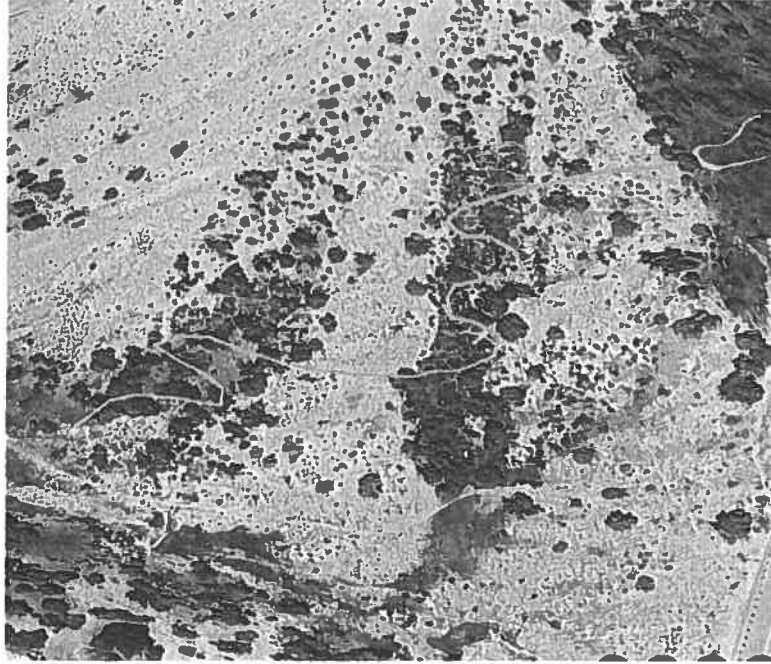


EXHIBIT B
TO
ANNEXATION AGREEMENT
SITE SPECIFIC PLANNED UNIT DEVELOPMENT PLAN,
VESTED PROPERTY RIGHTS AGREEMENT, AND
SUBDIVISION IMPROVEMENTS AGREEMENT

PUD VARIANCES FROM USE, BULK AND YARD RESTRICTIONS
OF ZONE DISTRICTS

I. PUD/C-2 ZONE (Commercial Lots)

A. Yard and Bulk Definitions. The yard and bulk definitions for the Subdivision shall be all those applicable to the C-2 zone district as modified by the following.

1. Lot Area.

Minimum: 10,000 square feet;
Maximum: Ten acres.

2. Minimum Setbacks.

Front: 20 feet.
Side: 10 feet. The side-yard setback will not apply to the following adjacent Lots if developed as a single Building which crosses the property line: Lots 1 and 8; Lots 2 and 3; Lots 4 and 5; and Lots 5 and 6. Any such development shall comply with any lot-line adjustment or lot-line vacation procedures of the New Castle Code.

3. Maximum Building Height.

Basement Excluded: 38 feet.

4. Maximum Building Stories.

3 stories, basement excluded, limited to Commercial Lot 1; Commercial Lots 2-8 are limited to 2 stories, basement excluded.

5. Retail Establishments.

No requirement.

6. Minimum Common Open Space.

No requirement.

7. Minimum Parking Lot Greenery.

No requirement. All landscaping shall be as approved on the landscaping plan to be approved by the Board of Trustees.

8. Minimum Floor Area.

The minimum floor area for any building on any lot shall be 1000 square feet.

B. Use Restrictions. All uses currently allowed by right and allowed by special review under the C-2 zone district (including all those commercial and residential uses listed for the C-2 Zone District in Town Ordinance No. 435, which is incorporated herein by this reference), plus the following, shall be allowed by right in the Subdivision.

1. Retail Establishments.

Retail sale of musical instruments, automobiles, motor homes and camper vehicles, recreational vehicles, records, tapes, pets, computer equipment hardware and software, building materials, agricultural products, arts and crafts.

2. Service Establishments.

Arts and crafts studio, dry cleaning, laundromat, convenience market, gas station, car wash, taxidermy, florist, private club, health club, property sales and rental, camera store, amusement arcade, instructional studio.

3. Other Uses.

Office for conduct of any legal business or profession, including medical or dental clinic; library; public building or museum; group home for aged or disabled; day nursery; and child or elderly care center.

4. Storage.

Not more than 40% of any one building shall be used for storage purposes.

II. PUD/R-1 (Parcel 1)

A. Yard and Bulk Definitions. The yard and bulk definitions for the Subdivision shall be all those applicable to the R-1 zone district as modified by the following.

None.

B. Use Restrictions. The uses allowed by right and allowed by special review are as follows:

1. Permitted Uses.

a. Open Space, passive and active recreation, and trails.

2. Special Uses.

- a. Communication and receiving equipment facility;
- b. Water storage tank facility.

III. PUD/R-2 (Parcel 2)

A. Yard and Bulk Definitions. The yard and bulk definitions for the Subdivision shall be all those applicable to the R-2 zone district as modified by the following.

1. Lot Area.

Minimum: 20,000 square feet.

B. Use Restrictions. All uses allowed by right and allowed by special review under the R-2 zone district shall be allowed by right in the Subdivision.

17.48.040 - Permitted uses.

C-2 Commercial District

Permitted uses shall be as follows:

- A. Retail establishments: sales of food, beverage, dry goods, clothing, furniture, appliances, automotive parts, hardware, jewelry, sporting goods, books, antiques, and including restaurants with or without a bar, bar/tavern and liquor;
- B. Personal service establishments: barber/beauty salon, tailor shop, shoe/boot repair shop, photo shop, print shop and gallery, picture frame shop, office supplies, real estate, insurance agency, travel agency, pharmacy, business/professional office, bank and movie theater;
- C. General service establishments: appliance service and repair, interior decorating, household upholstery shop, convenience store, hotel/motel, laundromat;
- D. Other uses: parks, open space, walk and bicycle paths, overhead and underground utilities.
- E. Provisions for Permitted Uses.
 - 1. All sales, service, fabrication and repair operations shall be conducted within a building.
 - 2. No outdoor storage of materials.
 - 3. No odor, noise, dust, glare or vibration shall project beyond the property line.
 - 4. Loading and unloading of materials shall be conducted on site of the establishment or in an approved loading zone.

(Prior code § 13-04-090(C))

17.48.050 - Special review uses.

Special review uses shall be as follows:

- A. Doctor/dental/optometrist office/clinic, hospital, nursing home, veterinary clinic, laundry/dry cleaning, fuel/service station, establishment with fuel service, car wash, quick lube, small engine service and repair;
- B. Residential: single-family and multifamily units based on feasibility and relationship to residential districts and commercial districts;
- C. Other uses: school, church, fire station, ambulance station, library, museum, community center, utility substation, commercial recreation or amusement park, golf course, club house, governmental facilities.
- D. Additional uses:

1. Commercial establishments not listed under the C-2 district that may be compatible within the C-2 district upon review and findings by the planning and zoning commission and approval by the town council,
 2. Any permitted uses not meeting the provisions or requirements set forth in this C-2 district,
 3. Any retail establishment requesting wholesale sales.
- E. Provisions for Special Review Uses.
1. Subject to certain conditions as established by the planning and zoning commission and/or the town council upon review of the proposal,
 2. Subject to complete Part A of the commercial-industrial application,
 3. Provide a sketch plan to scale and complete when a retail establishment is proposing:
 - a. Sales conducted outside the building,
 - b. Vehicle sales parking or displaying lot,
 - c. Outside building area for services, repairs, fabrications, storage, including parked vehicles and/or equipment to be serviced or repaired,
 - d. Area for loading and unloading of products,
 4. No outside storage of wrecked vehicles or equipment, salvage, scrap or other such items shall be permitted,
 5. Residential developments to conform to R-2 or R-3 residential zone districts and as provided within this C-2 district.

(Prior code § 13-04-090(D))

R-2 Residential District

17.24.040 - Permitted uses.

- A. Single-family;
- B. Two-family dwelling;
- C. Public park and open space;
- D. Home occupation;
- E. Family child care home;
- F. Public utilities;
- G. Accessory use.

(Prior code § 13-04-050(C))

(Ord. No. TC 2022-1, § 2, 1-18-2022)

17.24.050 - Conditional uses.

- A. Multifamily dwellings (maximum six units);
- B. Bed and breakfast lodge (maximum eight units);
- C. School;
- D. Church;
- E. Day nursery;
- F. Museum;
- G. Community center;
- H. Municipal facilities;
- I. Fire station;
- J. Light outdoor commercial recreation use;
- K. Golf course;
- L. Country club;
- M. Utility substation;
- N. Accessory dwelling units associated with a primary single-family dwelling.

(Ord. 2003-16 § 3; prior code § 13-04-050(D))

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, November 12, 2025, 7:00 PM**

Call to Order

Chair Apostolik called the meeting to order at 7:01 p.m.

Roll Call

Present Chair Apostolik
Commissioner Cotey
Commissioner A. Riddile
Commissioner Parks
Commissioner McDonald
Alternate Commissioner Mahaffey

Absent Commission Alternate Rittner
Commissioner Westerlind
Commissioner Sass

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk, Michelle Huster.

Meeting Notice

Professional Assistant Michelle Huster 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

Discuss potential mixed-use proposal for Walters Center

Town Planner Paul Smith opened the discussion about Mustang Commercial's Walters Center property located just north of McDonald's. Planner Smith introduced Magnus Grimmett, Jeff Barbles (who joined via Zoom), along with Corey Neilson who represented the ownership group. The applicants wanted a discussion with the commission before submitting the application. Planner Smith said the applicants made a few updates and implemented the commissions suggestions after meeting with Planner Smith and Town Administrator, David Reynolds. Planner Smith said they wanted to share alternative styles of buildings, address questions the commission had about trails and pedestrian friendliness.

Planner Smith presented his memo (**Exhibit A**).

To: Planning Commission
From: Paul Smith
Re: P&Z – Discuss potential mixed use proposal for Walters Center with owner Mustang Commercial
Date: 11/12/2025

Purpose:

After a preliminary meeting on August 22nd, 2025, Mustang Commercial has requested additional time with the Planning Commission for feedback on updates to their mixed use proposal at the Walter’s Property. The proposal contemplates 66 residential apartments in six buildings and approximately 10,800sf of commercial space on three pad sites. The property is currently approved for 67 residential units with eight commercial lots. The proposal would be considered a major amendment.

At present, Mustang Commercial has not submitted a formal application but is only requesting comment on the site plan and design before incurring significantly more cost impacts.

Thank you,
Paul



Planner Smith said the applicants have not submitted an application, but when they do, the proposed changes would be considered a major amendment to the 1996 application. Planner Smith stated in the code, when there is already a PUD, or approval

that is overriding a property, and P & Z decides to amend the approval, there are three types of amendments. Planner Smith said the first type of amendment is a de minimis, or administrative change that is at the staff level. Therefore, the applicant would be asking for approval to change several parts of the site plan. Planner Smith said that when an actual application is submitted, it would be considered a major amendment to the existing 1996 Planned Unit Development (PUD) approval, requiring a final application process with recommendations from P & Z before proceeding to town council. Planner Smith emphasized that this was not a formal application or decision-making meeting, but rather a continuation of preliminary discussions about potential changes to the Walter Center's property

Planner Smith said the original PUD was approved for a mixed use zoning. **(Exhibit B page 6)**. Planner Smith said that the current application showed commercial use in the flatter area near Walters Center Lane and residential in the drainage area above. At the time of approval, the applicant contemplated mixed use on the commercial area however they changed one significant piece. Planner Smith said in 1996 the applicants were approved for 60 units considered in the area with residential apartments or condominiums on top of the commercial space with up to 7 units of single-family units in the drainage area. Planner Smith said the applicant was asking to amend that application and move the residential out of the commercial entirely and put 67 residential units into the cul-de-sac. Planner Smith said they would consider dropping the original number of 67 residential units down to 66 and relocating the units to the north end of the property.

Planner Smith said one enhancement to the original approval would be the dedication of Walter Center Lane to the town, meaning a public amenity that the town would own and maintain moving forward. Planner Smith said more specific uses to the commercial areas had been discussed, as well as a change from single family to multifamily units. Planner Smith said the road hadn't been changed much from the original PUD. Commissioner Cotey disagreed and said it came through from the opposite side in the sketch plan originally as opposed to coming off Castle Valley Boulevard in this recent discussion. Commissioner Cotey said in the 1996 approval, the road was coming off from the west versus proposed road coming off to the east. Commissioner Cotey said the first time the road to the east was proposed was in a 2007 application that was not approved. Planner Smith asked Commissioner Cotey what the difference was in the 1996 version. Commissioner Cotey said it weaved more, but hard to tell because there was not a lot of detail in that application. Planner Smith said there was not a clear picture from 1996, and there was supposed to be another layer of subdivision approval that did not happen with the upper lots. Commissioner Cotey asked if they only got through the sketch plan and if everything else was written in an entitlement package. Planner Smith said there were proposals to move forward, but he did not know all the details as to why it did not move forward. Planner Smith said that a subdivision approval was another step that had to be completed before construction started in 1996 and it did not. Commissioner Cotey asked if that was not completed and Planner Smith said it was not completed and they started seeing different plans until early 2000. Commissioner Cotey said there was another sketch plan from 2007 that introduced more density up the valley of this site but was never approved. Commissioner Cotey asked for clarification on which sketch plan he was going off, 1996, or 2007. Planner Smith said the 1996 version. Commissioner Riddle said he was on council in 2007 when the sketch plan came up and one of the issues

that they had was the dedicated land use for the parks because of the slope of the hill. Commissioner Riddile said he did not know what the slope of the hill was but wanted to share the issue with the commission. Commissioner Cotey wanted to note that density on the original sketch plan almost did not pass, and more was being added to the new site discussion plan.

Planner Smith said the idea of mixed use property has always been in the site plan and the density as far as number of residential units and commercial square footage was the same. The change to the site plan was moving the residential into more severe topography. Planner Smith said the topography might affect road slopes, pedestrian access to bike trails, and walkability. Planner Smith said he and Alternate Commissioner Mahaffy also with New Castle Trails were looking at the proposal for single track access from the Prendergast Trail.

Mr. Grimmitt said he wanted to review Mustang Commercial's vision for the proposed development. Mr. Grimmitt said his company has taken P&Z's recommendations and ideas for parking, walkability and connectivity allowing existing trail users and potential residents access through the commercial to the residential areas with transport links on the south side of the proposed development. Mr. Grimmitt has addressed concerns about snow removal, the HVAC system, and concerns with building height on the residential side. Mr. Grimmitt said he wanted to come back and provide an updated look to the proposed development before submitting a formal application.

Commissioner Cotey asked the applicant what the current road grades were for this sketch. Mr. Grimmitt said 10 percent with a small section of 11.7 percent. Commissioner Cotey asked the applicant how those comply with the Town's standards and said 8 percent is the max. Planner Smith agreed 8 percent is the standard and had a conversation with the Public Works Director John Wenzel who is willing to accept 10 percent in a phone conversation, but has not gotten a response for the 11.7 percent. Planner Smith said the area with the steeper grade was about 50 feet at the north end of the cul-de-sac. Planner Smith showed the grades on the residential road cut, **(Exhibit E)**. Planner Smith said if the town is not willing to accept the road grade, the town doesn't have to accept it as a public road. Planner Smith said if Council or P&Z do not accept the road grade slope it is a different process. Commissioner Cotey said this is not an application therefore they are unable to review.

Commissioner Cotey was interested in knowing some best practices around road grades and the reason 8 percent is typically the maximum. Commissioner Cotey said she had seen driveway slopes in the 10-12 percent range; however, they were in a rural area. Commissioner Cotey said if she knew the best practices it would help the commission understand the concerns with steeper slopes and the mitigation that could be put into place to ensure safety. Commissioner Parks commented that the sidewalks would not be ADA compliant with that slope and Commissioner Cotey agreed. Planner Smith said the path of travel from a parking space to an entry is the only consideration for ADA Compliance. Commissioner Cotey said the health and safety of the community with accessible paths of travel are important to her. Mr. Barbles said it is almost impossible to do anything in that 11.7 grade section but considered putting steps at the 11.7 grade area with a ramp. Mr. Barbles said there would be a maximum of two small steps in two areas to the north of the cul-de-sac. Planner Smith asked the applicants if the grade was greater than 8 percent and if the sidewalk matched the road grade in the cul-de-sac. Mr. Grimmitt said he understood the sidewalks matched

the road grade and said it would be easier to change the sidewalk grade than the road itself.

Commissioner Riddile asked for a comparison of Castle Valley Boulevard's grade and the adjacent sidewalk trail from City Market Plaza is to the Shibui for a future P&Z discussion. Planner Smith said he would guess that grade to be not more than 8 percent but said a few sections of road up Blackhawk and Castle Valley Boulevard. climb to 10 percent. Planner Smith said C Avenue is almost 17 percent.

Commissioner Cotey asked the applicants why they changed the 1996 application where most of the density was on the flatter portion of the site and a larger structure is more ideal. Commissioner Cotey said the large structures fight the grade with buildings that step up the mountain. Mr. Grimmitt said the new proposal is a more elegant solution to allow separation between the commercial and residential. Mr. Barbles said the building, approved in 1996, had a 25000-foot footprint, with three to four stories above it. Mr. Barbles said retailers no longer like residential above commercial space except in places like New York City with high density. Commissioner Cotey said it works. Mr. Barbles said with residential above the commercial; parking is difficult because residents cannot park close to the unit. Mr. Grimmitt said Willits does have residential above commercial in Willits, however he said it is not universally popular anymore because restaurants need to close before 10:00 p.m. Mr. Grimmitt said that the residences put pressure on businesses and it is not enjoyable for the proprietors. Commissioner Cotey said she understands that but said there is a design solution that could make density lower, so they are not fighting the grade while keeping the residential and commercial separate. Mr. Grimmitt asked Commissioner Cotey if there was any interest in having residential on top of commercial and Commissioner Cotey said not necessarily but preferred to not stack sixty units up the terrain. Commissioner Cotey said it was difficult with the plan of thirty duplex units proposed in 2007 working with the grade and now they are proposing sixty large units with a substantial impact to the grade. Commissioner Cotey said it feels like they are putting more units in an area that is difficult to develop. Commissioner Cotey said it is too dense and her concern is trying to fit into this site and keep it elegant.

Planner Smith asked how deep the cut would have to be on the west side of the development by the upper structures (**Pg. 4 Exhibit B**). Mr. Barbles said there would be two tiers of retaining walls and the slope would be held back with vegetation. Planner Smith asked if all the western slope of the proposed development would be altered to stabilize the slopes and the buildings. Commissioner Mahaffey asked what the degree of the cut was. Mr. Barbles confirmed the slope would be cut and stabilized. Commissioner Parks said the degree of cut was 1 to 1. Commissioner Cotey said a 2 to 1 cut was the max anywhere she has worked in the Chair Apostolik asked about the storm drainage because there is a 100 percent slope to west and another to the north. Chair Apostolik asked what their anticipation was based on a 50-year flood event for water or a mudslide. Mr. Grimmitt said they were seeking a meeting with SGM to discuss detention and water runoff. Mr. Barbles said they had not scheduled a meeting until after discussion with P&Z. Commissioner Parks asked if there would be a need for controlled runoff because there was an 8 foot ditch on the west side and a sidewalk coming down the east side and the plan doesn't convey any control for that runoff. Mr. Barbles said there is already an existing system in place but did not know the specifics. Planner Smith said the engineer is looking into that and will propose solutions to the westside drainage.

Chair Apostolik asked if the applicants would take responsibility for Walter Center Lane. Mr. Grimmitt said that it was up for discussion and would like it to be up to town standards. Mr. Barbles said if there is a problem or concern with the slope or grade, they could keep that private. Commissioner Cotey said private roads are not ideal and would like the applicants to find a solution that works for both the town and the developers. Commissioner Cotey said getting closer to the 8 percent grade would be appropriate. Planner Smith asked the applicants if there was an alternative for the road grade and if there were other possibilities for the slope. Mr. Barbles said they have worked on it with Brian at CWC and SGM and there is a small steep section to cut and that would not be feasible. Mr. Barbles said they were trying to keep the buildings low and, in the gulch, so they are out of sight. Mr. Barbles said putting them lower keeps them from looking like huge buildings. Commissioner Cotey agreed did well with stepping them into the grade.

Planner Smith asked the applicants what changes they made to the buildings that affected their height. Mr. Barbles said the PUD was originally 78 units on the entire track of 35 feet, but there were concerns about the height so they got them below 30 feet and that is the lowest they can go. Mr. Barbles said they changed the rooflines and changed ceiling in the buildings. Commissioner Cotey asked if the garages were included in the total height. Mr. Barbles said the garages are below grade and 40 feet deep. Mr. Barbles said they are more than tandem and allow for storage in the garages and 27 feet to the road to allow off street parking for parking for each unit. Commissioner Cotey said this type of unit is appropriate but the way they fit into the site is not elegant as it could be.

Chair Apostolik asked what the expectation for the turn lane on Castle Valley Boulevard was based on density. Planner Smith said a proposed left turn lane heading north on Castle Valley Boulevard to enter the property. Chair Apostolik asked if there was an existing double as you come around the corner. Planner Smith said there is a left turn lane already there. Planner Smith said a traffic study was performed and there are several iterations of entry and exit. The one thing that has been looked at is that they made alterations. Planner Smith said there is a driveway from the residential area into the commercial portion of the property. Commissioner Parks asked if left turns will be limited or not allowed access from Castle Valley Boulevard. Mr. Barbles said it was full access because the alternative would require residents to do a U-turn on Castle Valley Boulevard. Mr. Barbles said they have that access and the one behind the McDonalds. Commissioner Cotey said it would be tight.

Commissioner Parks asked if sidewalks would extend all the way. Planner Smith confirmed sidewalks are being considered. Commissioner Cotey asked the applicants if they owned parcel 8 that goes down to the sidewalk, and the applicant said Ed Walters owns that.

Commissioner Cotey said despite circulation challenges, the commercial plans are strong. Mr. Barbles said there are two large patios on the side of the building and one in the center. Mr. Barbles said the pad sites are conceptual at 2500 feet maximum, most are 1200 to 1500 square feet. He said he liked the cutout in the center and the outside area of the commercial. Commissioner Cotey said it looks like they are planning for a bank and asked if there were drive arounds to the commercial units. Commissioner Cotey asked if the circulation that goes around the commercial is for more drop-offs or drive-throughs. **(Exhibit B Pg. 4)** Mr. Grimmitt said drive arounds

are dependent on tenants. Mr. Grimmitt said they had earlier interest from a bank and designed a pad with drive-through lanes, now they are just placeholders, and they planned to refine when they have a tenant. Commissioner Cotey asked what the process would look like with the layouts once tenants are decided. Planner Smith said it would be the same process as if the applicant is currently undergoing, if it would require a building change, it would come back to P&Z for approval.

Commissioner Cotey asked if they are meeting their parking minimums. Planner Smith said in addition to residential parking, there will be some parking on the public road. Original sketch showed parking on the left side of the street and during an internal meeting it changed parking on the right to accessing the property easier. Currently parking on the right side of the public road. Commissioner McDonald asked if that is included in the off-street parking, planner Smith said no, it was off street parking.

Commissioner Cotey said she believes they can find a middle ground solution. Mr. Grimmitt said they had attempted to address some of those concerns because they moved away from higher density of smaller units after feedback from Planner Smith. Mr. Grimmitt said smaller units may invite transient residents as opposed to permanent residents. Mr. Grimmitt said they took that into consideration and that is how they chose the recent unit count. Mr. Grimmitt said they attempted to add connections between residents and commercial side.

Commissioner Mahaffey said he liked how the overall community compared to senior housing Eagle's Ridge and Shibui, fits the character of the area already. Commissioner Mahaffey was concerned by the lack of solutions to the 1 to 1 grading and cutting into the mountain. Commissioner Mahaffey suggested orienting the buildings, so they aren't going towards the hill as much and not having to take such big cuts into the hill. Mr. Grimmitt said it is difficult to comment on the engineering side of it. Commissioner Mahaffey said they did not discuss what would be required to keep the 1 to 1 grade but said it did not look like a good idea in his opinion.

Chair Apostolik asked if the units were for rent or for sale. Mr. Grimmitt said the units would be condominiums for sale. Chair Apostolik suggested a solution to the grade by widening the entry off the west side from Walter's Lane and eliminating access from Castle Valley Boulevard. Chair Apostolik said one of the upper buildings could be placed where the road was proposed to instead of cutting deep into the north side. Mr. Grimmitt said they will come back about that idea.

Commissioner Cotey said another solution to the grade would be less units, there are pro formas the developer needs to meet as well as project feasibility, but they need to consider site feasibility as well.

Commissioner Parks said the total slope was 15.84 percent and did not think it would pass, Commissioner Mahaffey agreed. Commissioner Riddile asked if any of the units would be made affordable. Mr. Grimmitt said they are prepared to make affordable units to the discretion of the town. Mr. Barbles said the retail is dependent on affordable units for their workers. Commissioner Riddile asked what the percentage of affordable units would be. Mr. Barbles said the studios would be affordable as well. Mr. Barbles said they wanted to set up a program with a first right of refusal with 30-60 days, but the 11 units on the bottom, closest to the retail would be affordable. Commissioner Cotey said the younger workforce is able to find housing, but a lot of families can't afford housing large enough for families and they end up leaving the

community. Commissioner Cotey suggested a mix of affordable units. Mr. Barbles said all the buildings have a mixture of unit sizes, but the bottom building would have those larger affordable units as well.

Commissioner Mahaffey said the townhome development in West Glenwood had a deep cut and they have a staircase. Commissioner Mahaffey reminded the commission that they live in steep mountains with change in elevation gain and sometimes cutting into mountains is required. Commissioner Mahaffey asked what kind of vegetation they would use to restore the hillside. Mr. Grimmitt was not sure what the civil engineers had decided.

Commissioner Cotey was concerned about the site not having enough space for its residents to be outside. Mr. Grimmitt said the communal areas have barbeque pits and space for mingling than if they went with the 1996 approval. Mr. Barbles said they are granting easements to the trails to the west and north in addition to the sidewalks they would put in.

Commissioner Mahaffey asked how the size of the units compare to the other recent developments in height. Planner Smith said the Eagle's Ridge buildings are thirty-six feet off the slab, senior housing units are 10 feet taller. Commissioner Mahaffey asked how the size of the foundation footprint compared. Commissioner Cotey said the site plans were similar in size and design style. Commissioner McDonald asked Planner Smith if Eagle's Ridge went from 36 units to 24 by amending four of the buildings. Planner Smith said yes. Commissioner Cotey said there were similarities between Eagle Ridge and the Walter's Center discussion.

Chair Apostolik said he did not have a concern about the buildings stepping because it's a mountain. Chair Apostolik said he thought they could save on development costs with a little re-arranging. Chair Apostolik asked how they would phase the project and if the money was needed from the condominiums to start the commercial construction. Mr. Barbles said they were doing the whole thing at once because they require housing for the commercial section. Commissioner Cotey said there were one or two too many buildings but wants the project to move forward. Commissioner Mahaffey said the road grades were his biggest concern. Mr. Barbles said if they submitted an application and SGM and CWC engineers would figure it out. Mr. Barbles said their next step would be to submit the application so the work can begin with engineering.

Commissioner McDonald said he was concerned about the floodplain being a significant issue and Chair Apostolik agreed.

Planner Smith said there was another item that was not in the digital packet, **(Exhibit C)**. Planner Smith also wanted to consider uses for the commercial that were approved in 1996. He said in this process that it is an amendment process, the commission may consider the uses again. He noted the approved uses and discussed items that may not be relevant and asked the commission to suggest new uses that might be necessary. Commissioner Cotey said Planner Smith has the Commercial C2 District and the Residential R2 District, but it is zoned R2 PUD. Planner Smith clarified it is zoned C2 for commercial with amendments and said they were found in the zoning for the annexation agreement where they amended the C2 Zoning. Planner Smith said there were items added to the list. Planner Smith said R2 residential is similar with a list of uses.

Planner Smith said all PUD's have an approved list of uses for residential and more for commercial. Planner Smith said there are uses by right within the town code so if someone wants to occupy a commercial unit, they can see what uses are allowed. Planner Smith said there was an approved list from 1996 and asked the commission to review the list and give suggestions on preferences or concerns to address them now instead of in the future. Planner Smith said the second page is an annexation agreement and the third page talks about uses and restrictions **(Exhibit C)**. Planner Smith said additional uses were named in the C2 zoning uses; Retail establishments could sell food, beverages, dry goods, clothing, taverns, automotive parts, personal services, barbershops, tailor, real estate, and insurance. Planner Smith asked the applicants if they wanted to add anything to the list of restrictions. Mr. Barbles said they have an REA in Dropbox and will allow the commissioners to review them.

Commissioner Cotey asked if there are any restrictions on what can be stored outside in addition to general cleanliness and appearance. Mr. Barbles said it was in the REA for all parties to agree to. Mr. Barbles said they have started a Reciprocal Easement Agreement (REA) for residential as well that talks about storage on the balconies, flags and cleanliness. Planner Smith said there is a letter E, but they could enhance it to be more specific. Commissioner Cotey said letter C could lean towards yards that are less aesthetically pleasing. Mr. Barbles said the applicants would like to remove automotive and RV sales. Planner Smith said there would potentially be complaints about RV's, Campers, and pets. Commissioner Cotey asked for a compare and contrast since the allowed uses are different than the town's code and Planner Smith said this is the C2 code and clarified in 1996, they added the uses in addition to the code and clarified it is on the third page. Commissioner Cotey said they needed to make it match the code better. Commissioner Cotey asked not to allow water tanks, communication facilities, no EV sales, no auto storage. Town Administrator Reynolds suggested a prohibited list. Mr. Grimmitt clarified if a communication facility was a Verizon store or something similar. Commissioner Cotey said more industrial communication services. Planner Smith said the water tank was no longer relevant or necessary. Mr. Grimmitt asked if the proposed water tank was at the top of the residential. Mr. Barbles said it was initially for storage for the golf course, but it is no longer wanted. Commissioner Cotey said to make sure that it works with the water.

Town Administrator Reynolds said to not speculate on possible future business tenants because there is an existing PUD approved for mixed use, but there may be modifications.

Commission Comments and Reports

Planner Smith said Planning and Zoning would not meet on November 26, 2025, and will meet December 10, 2025. Planner Smith the commission would review the Coal Seam application which has been continued twice. Planner Smith said there are changes needed to make the application work. Planner Smith said there would be another R2 amendment but wasn't sure if the application would be ready on December 10, 2025. Planner Smith said there would be an amendment to the food truck code and Town Attorney Haley Carmer would attend that meeting. Councilor Riddile asked if the commission would meet on December 24, 2025, and Planner Smith said no. Commissioner Cotey asked Planner Smith if he would bring the food truck code change to the commission or if there was an applicant. Planner Smith said staff would be present. Administrator Reynolds explained the change in code for the food trucks

needing to get one inspection from any county and if the other counties would accept that.

Staff Reports

Planner Smith said TC Midwest would come to P&Z after the first of the year and another CUP from Xcel Energy for a substation, like what they did for the transmission line. Planner Smith said it is a busy time of year and he is working with staff.

Commissioner Cotey said she presented at the APA Colorado conference and there was discussion about recent legislation surrounding housing needs assessment, ADU policies and some strategic growth elements for comp plans. Commissioner Cotey asked how the town was preparing for state legislation bills because the HNA is required for anyone with a planning commission. Commissioner Cotey said a housing assessment needs to be completed by 2026 and mentioned there are grant funding opportunities. Chair Apostolik asked if there was a difference between Home Rule municipality. Administrator Reynolds said the attorneys are looking into the changes for 2026. Administrator Reynolds said there were options to combine with other municipalities for the housing studies. Administrator Reynolds didn't know if the town would become part of the region or stand alone for the housing study. Commissioner Cotey said she feels like the town should be separate from Roaring Fork Valley because the demand is different. She said the income and AMI are different too. Commissioner Cotey said she did not want the town to be in non-compliance and said grant funding would be welcome but realizes there is a limit on town staff availability.

Commissioner Parks said Councilor Hazelton presented historical maps that were in poor condition to HPC. Commissioner Parks said the town was looking into getting the maps restored and put in the museum. Commissioner Parks also reported the HPC completed another videography project with Jim Shrull and the Williams family.

Review Minutes from Previous Meetings

MOTION: Commissioner Cotey made a Motion to approve October 8, 2025, meeting minutes. Commissioner McDonald seconded the motion, with a correction, and it passed unanimously.

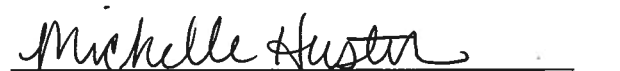
Chair Apostolik adjourned the meeting at 8:29 p.m.

Respectfully Submitted,



Chuck Apostolik, Commission Vice Chair





Michelle Huster, Professional Assistant to
the Town Clerk

Exhibits

Exhibit A – New Castle Center Sketch Plan