

Posted: _____

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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, July 28, 2021, 7:00 PM

Due to concerns related to COVID-19, this meeting will be held as a virtual meeting only. The public is invited to attend.

[To join by computer, smart phone or tablet Click Here:](#)

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until

Call to Order, Roll Call, Meeting Notice

Conflicts of Interest (Disclosures are on file with Town Clerk & Secretary of State)

Citizen Comments on Items NOT on Agenda

Public Hearing

A. Brief description of application: Mixed Use Development Sketch Plan

Legal description: Lakota Canyon Ranch, Parcels 4,6 and 7

Common address: TBD, New Castle, CO 81647

Applicant: RG Lakota Holdings, LLC

B. Discussion: Alternate Seats for Planning and Zoning Commission

Comments/Reports

-Items for Next Planning and Zoning Agenda

-Commission Comments/Reports

-Staff Reports

Review Minutes of Previous Meetings

C. January 13, 2021 Draft Minutes

Adjournment



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

**Planning & Code Administration
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

Staff Report

**Lakota Canyon Ranch - Filing 8
Sketch Plan
Planning Commission – July 28th, 2021**

Report Compiled: 7/16/2021

Project Information

Name of Applicant: Dwayne Romero

Applicant's Mailing Address: 350 Market St. #304 Basalt, CO 81621

Phone/Email: 970-273-3100/dromero@romero-group.com

Property Address: TBD

Property Owner: RG Lakota Holdings, LLC

Owner Mailing Address Same as Applicant

Proposed Use: 128 Rental Apartments, 48 Townhomes, & 21 Single-Family Homes totaling **196 residential units; 75,900sf commercial space**

Legal Description: Section: 32 Township: 5 Range: 90 Subdivision: WHITEHORSE VILLAGE AT LAKOTA CANYON RAN AMENDED PARCEL 3 FUTURE DEVELOPMENT PHASE 1 A RE-SUB OF BLK A, B1 & B2 LAKOTA CANYON RANCH FILING 1 4.42 ACRES

Section: 29 Township: 5 Range: 90 Subdivision: LAKOTA CANYON RANCH FILING #3 PHASE 1 FUTURE DEVELOPMENT PARCEL AS PLATTED PER RECEPTION NO. 665843 5.844 ACRES

Section: 29 Township: 5 Range: 90 PARCEL C-2 2ND AMENDED PLAT OF LAKOTA CANYON RANCH FKA EAGLES RIDGE RANCH. 5.321 ACRES

Street Frontage:	Castle Valley Blvd. Faas Ranch Rd. Lakota Dr. Blackhawk Dr. Whitehorse Dr.
Existing Zoning:	Mixed Use (MU)
Surrounding Zoning:	Single Family Residential; Multifamily Residential (Shibui, Senior Housing) Nonresidential (CRFR Fire House)

I Introduction – Sketch Plan

On June 21, 2021 the Applicant submitted a sketch plan for Filing 8 in Lakota Canyon Ranch (“LCR”) following the obligatory pre-application meeting with staff on April 9th, 2021. The sketch plan application was considered complete on June 28th, 2021. The sketch plan is the first of three application steps required for new planned unit developments (“PUD”) & subdivision proposals. The sketch review will assess initial compliance with the town code, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and any adverse impacts to the town. At this initial phase the sketch review gives the applicant preliminary, nonbinding feedback from staff, Planning and Zoning (“P&Z”), and Council before significant expenses are incurred. **No formal approvals are made at this initial step.** However recommendations, endorsements, and/or criticisms based on the following approval criteria can be expected.

Throughout the application process, the proposal will be reviewed pursuant to the criteria outlined in the Municipal Code for PUDs and subdivisions. The intent of this exercise is to communicate the application’s level of conformity to town regulations and requirements and to anticipate the application’s success at future hearings. An application shall demonstrate conformity to the following criteria:

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

II Sketch Plan Application Exhibits:

- 1) P&Z Revised Sketch Plan Submittal – July 8th, 2021

III Staff Review:

According to the 2002 Lakota Master Plan (*Ord. 2002-18*):

“The planning concept for the mixed use zone is to create an attractive environment for community, commercial and retail in a pleasant central location. The community commercial area would be located close to the highway intersection for easy access to non-resident shoppers and would be convenient to the main Boulevard to cut down on traffic trip length and be located near residential areas to cut down on vehicle trips. In keeping with the objective to reduce motor vehicle trips, non-motorized trail systems shall be designed throughout the project and connect residential and commercial districts in a convenient and logical manner. Office and service uses would be mixed into the development in non-store front locations including at the periphery of retail areas as well as on second stories. This would cut down on employee day trips. In some cases, smaller residential units may be mixed in with the commercial/office development, provided that in any building containing both residential and commercial space, there shall be no ground floor residential dwelling units on the same side of the building as ground floor commercial space.”

The application process is meant to assure the present proposal conforms to the expectations of this planning concept.

The major elements of the 2009 Comprehensive Plan (“CP”) were originally based on the community’s core values resulting from various public input opportunities such as surveys, stakeholder interviews, meetings, and Steering Committee contributions. Applicants are expected to clearly demonstrate substantial conformity with the comprehensive plan in all applications (Policy CG-1B). The conformance checklist assists reviewers in assessing conformance. An application should:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.

- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

1) *Is the proposal consistent with the comprehensive plan?*

As proposed, Filing 8 represents a community advocating health and wellness. The concept seeks to augment the lifestyle amenities already available to residents of New Castle such as bike/hiking trails, river rafting, fishing, hunting, winter recreation, and golf. The commercial core of the development plans to attract health and medical services, recreation-oriented retail, potential restaurants or cafes, and co-working space for remote work.

Surrounding this commercial core is a range of residential housing options that hopes to cultivate an authentic mixed-use experience. Units are intended to be priced competitively with affordability in mind. The objective is smart growth that allows residents to live, work, and play altogether locally. The applicant has sought strategic placement of open space courts, trails, plazas, and landscape buffers to diffuse higher density structures. The entirety of the development will “allow housing, employment and services to coexist within walking/biking distance thereby reducing reliance on the automobile for all transportation” (CP, 50). The generous commercial component should help correct the current imbalance between residential and commercial development within the town.

Environmentally, the application narrative anticipates various “net zero” measures to reduce the development’s carbon footprint. Solar collectors, alternative forms of transportation, and higher density are the proposed measures. The proposal will likely impact wildlife habitat and migration patterns for large game who frequent the Castle Valley Blvd. (“CVB”) area especially during the winter. Though these impacts were anticipated in the original Master Plan approval, mitigation steps should still be considered during the design and review process.

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

The proposal is comprised of three parcels originally zoned as mixed-use. In Lakota, mixed use development may have:

- a maximum density of 12 units per useable acre
- 10 units per building
- 100,000sf of commercial space
- Maximum 35’ building height
- Off-street parking of:
 - 2 off-street parking spaces per residential unit
 - 2 spaces per 300sf retail
 - 1 space per 300sf office
 - 2 space per 300sf medical + 1space/two employees
- 15% gross area committed to open space

The proposed residential density of 12.58 units per acre is just above the 12 units per acre approved for Lakota mixed-use zoning, but is less than the recent developments of Lakota

Senior Housing (19.4 units per acre) and Eagle’s Ridge Ranch (13.5 units per acre). The apartments in Parcels 3 & 6 will greatly exceed the 10 units allowed per building with 24 units per building. This ratio was also exceeded in the Senior Housing development. Of note, the residential density is not uniformly high throughout the project. The applicant has been mindful of aesthetic transitions by reducing the density towards already existing single family (“SF”) homes along Blackhawk Dr. and Whitehorse Dr. Generally the density decreases from the southeast (~15.6 units per acre) to the northwest (~9.7 units per acre).

Road capacity has become a significant topic in recent development discussions. At this early stage of the application nothing definitive can be determined with respect to traffic impacts until the applicant has performed a traffic study. The results of this study will not be required until the preliminary application. Nevertheless, the town expects vehicle and pedestrian congestion to grow considerably at the intersection of Faas Ranch Rd and CVB. Staff has begun exploring alternatives to help mitigate any onerous impacts revealed in the traffic study.

Parking has been tabulated and reported in the submittal. A minimum of two off-street parking places will be designed for each dwelling unit. SF homes will have a two car driveway for an additional two spaces per home. Conversely the applicant requests a 26% reduction in parking for the commercial properties. At this initial application phase, it is uncertain what commercial tenants will occupy these units by completion or what tenants will occupy in the future. Therefore it is difficult to know whether the parking allocation is sufficient as proposed. Therefore prior to the preliminary application staff recommends that the applicant provide a comparison study which juxtaposes parking in one or two mixed-use developments elsewhere in the valley (e.g. Willits, Riverwalk in Edwards, Meadows in Glenwood) with the parking configuration proposed here. These analogs will help P&Z and Council determine whether a reduction is justified.

The parcels are adjacent to single-family homes (LCR), apartments (Shibui), present (Senior Housing, Castle Ridge), future condo/townhomes (Eagle’s Ridge Ranch), and the local fire station. Mixed-use development is a seamless fit to these adjacent filings. In all instances, development within LCR has conformed to the design requirements of the Lakota Design Review Committee. Per section *MC 17.128.070*§M, this development will be no exception. Design characteristics should match those already prevalent in the Lakota PUD. Specifically,

To maintain visual quality in the mixed use zone, building facades should be varied and articulated to provide visual interest to pedestrians and motorists. Street level windows and numerous building entries are required in commercial areas. Arcades, porches, bays and balconies are encouraged. In no case shall the streetside facade of a building consist of an unarticulated blank wall or an unbroken series of garage doors. Building designs should provide as much visual stimulus as possible, without creating a chaotic image. Buildings should incorporate design elements at the street level that draw in pedestrians and reinforce street activity. Facades should vary from one building to the next, rather than create an overly unified frontage. Building materials such as concrete, masonry, tile, stone and wood are encouraged; glass curtain walls and reflective glass are discouraged. Development shall comply with any design guidelines or illustrations that may be approved as



part of the site plan review process described in Section 17.128.030 above.

The applicant is currently in discussions with the Lakota Home Owner's Association ("HOA") design review committee to reach consensus with the exterior treatment of buildings. Examples of those treatments are provided in the submittal.

Importantly, in the above review the applicant is requesting variances with three Lakota zoning requirements: 1) units/acre; 2) units/building; 3) commercial off-street parking;

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

The application narrative anticipates an increase of 200-400 new residents and the possibility of 100-150 employees at full build-out. There is no indication at this point that this increase would compromise police service. An additional FTE would only be considered if the population increase approached 1,000. Moreover, Colorado River Fire Rescue does not currently anticipate adverse impacts on their services to the town. Both departments will provide referral comments at the preliminary application.

The Lakota PUD was originally approved for 827 residential units (EQRs) and 100,000sf commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. As of 6/23/21, Lakota has 233 rooftops connected to town water with six additional homes under construction. No commercial property currently exists within the PUD. With 196 additional units for Filing 8 the total build-out in Lakota would be 435 units or 53% of the total allocation, all else being equal. The sewage treatment plant was upgraded years ago to accommodate the full PUD. In short, the town water & sewer service has far greater capacity than would be needed for the development of the proposed units.

Public works has reiterated the need for sufficient snow storage provisions demonstrated at the time of the preliminary application. Moreover the next phase of application must identify the public/private roads and open space in order to understand the maintenance requirements of these elements. The town has acknowledged that it will maintain the right-of-way along Lakota Dr. and Faas Ranch Rd. The remaining elements would be serviced by HOA property management. Lakota Dr. was anticipated to continue as a town right-of-way ("ROW") southeast to Shibui. Along Parcels 1 & 3, however, Lakota Dr. does not match the design shown northwest of Faas Ranch Rd. Instead this section of road appears to function more as a parking lot. Staff recommends that if the applicant expects to convey ownership of this section of Lakota Dr. to the town, that they clarify the function of Lakota Dr. southeast of Faas and, if necessary, bring the road to the service level expected by the town engineer and the public works department.



Parking within the ROW should take into account all maintenance requirements as well as the safety of pedestrians adjacent to roads. The Comprehensive Plan endorses separated sidewalks, among other things to serve both these purposes. At first blush, on-street parking along Lakota Dr. is dense. Therefore staff has concern with the parking concentrated along Lakota Dr. and encourages the applicant to minimize its effects on pedestrian safety, snow maintenance, and overall aesthetics.

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

Filing 8, again, promises to be a community focusing on health and wellness. Instances of open space, trails, and non-vehicular connectivity are shown dispersed throughout the site plan. A 1/3 acre park is centered in the southeast parcel amidst higher density apartment and commercial structures. Trails and sidewalks border every parcel, although sidewalks are omitted for the SF homes on the northwest end of the development. Staff also requests that an additional trail be added at the Shibui property line and a short spur east of the SF homes to facilitate a more immediate connection with CVB to the south & west. Trails with crusher fines may be ideal for perimeter trails, while asphalt/ paths will be recommended for any paths maintained by the town.

5) *Is the natural character of the land preserved?*

Other than excavation spoils from earlier PUD improvements, the property drops uniformly in elevation from northwest to southeast (see typography submittal). Units are anticipated to step down at each lot/building. Along CVB the adjacent property inclines steeply from ~5ft-10ft above street level. Structures will appear to sit higher than the ROW at CVB. Attention should be given to the building heights when they are in close proximity to these steep terrain differences. For instance, buildings in Parcel 2 along CVB will sit close to the road and may find it challenging to meet the Lakota building height requirements. Per MC 17.128.010 "building height" is defined as follows:

"Building height" means the maximum vertical distance measured from the lowest point of natural or finished grade on the lot within five (5) feet of the tallest side of the building to the uppermost point of the roof of the building.

The point here is that buildings arranged closely to topography which drops precipitously at the buildings' perimeter may have to account for this drop in the building height calculation. If the buildings are already anticipated to exceed the stipulated building height for the zoning by 7ft, then the buildings may appear to be disproportionate to surrounding buildings or out of balance with the surround topography. Care should be given to maintain the view planes along CVB in continuity with the rest of Lakota. Small adjustments in the design of buildings in Parcel 2 may be advised in order to retain the continuity with the surroundings.



It is also recommended that parking for commercial buildings, when facing CVB be appropriately screened with berms and landscaping similarly to other development in town pursuant to MC 17.128.070§D.2

Note, the applicant is requesting an additional variance with respect to building height.

6) Next Steps

The commission shall direct any recommendations for the application to council. At the first available meeting date after the commission's review, the sketch plan shall be presented to council with a summary of the comments and recommendations from the commission and staff members. Council may make further comments and recommendations upon review of the application. Afterwards, the applicant may elect either:

1. To make revisions to the sketch plan for further review; or
2. Proceed directly to the preliminary application phase.

Community Open House. Prior to submitting a preliminary plan application, the applicant shall conduct a community open house meeting regarding the sketch plan, any changes thereto recommended by the town, and any other changes made to the proposed development in anticipation of submitting a preliminary PUD development plan. The open house is an occasion to share the project directly with residents and stakeholders. 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.

Duration of Sketch Plan. The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date town council reviews the application. If applicant does not submit a preliminary PUD plan application within said year, 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.



lakota canyon ranch mixed-use development

july 2021 | sketch plan submittal





SUBMITTAL INDEX

- 3 narrative
- 4 survey with topo + site acreage
- 5 site plan + program
- 7 water + sewage
- 9 residential + non-residential units
- 10 lot layout + sizes
- 11 density
- 12 land use
- 13 traffic circulation
- 14 public + private amenities + open space
- 15 viewshed analysis
- 20 architectural character
- 24 supplemental information



Planning Department
(970) 984-2311
Email:
psmith@newcastlecolorado.org

LAND DEVELOPMENT APPLICATION

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

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Dwayne Romero	
Address: 350 Market St. #304 Basalt, CO 81621	Phone: 970-273-3100 E-mail: dromero@romero-group.com
Property Owner: RG Lakota Holdings, LLC	
Address: 350 Market St. #304 Basalt, CO 81621	Phone: 970-273-3100 E-mail: dromero@romero-group.com
Contact Person: Heather Henry	
Address: 435 N 8th St Carbondale, CO	Phone: 970-618-3324 E-mail: hh@connectiondesign.com
Property Location/Address: Faas Ranch Rd.	
Legal Description: Garfield County Parcel #212332200187, #212332116001, #212332100189	Acres: 15.58
Existing Zone (e.g., Residential R-1, Commercial C-1): M/U/PUD	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|--|
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |

Applicant Signature  Date 6/16/21

U:\Planning (Abby)\Land Development Application doc - 12/28/01

This submittal includes the planning of a mixed-use development on title parcels 4, 6 and 7 within the existing PUD of Lakota Canyon Ranch in New Castle, Colorado.

Existing Conditions

These parcels are nestled between a golfing fairway to the north, existing single-family developments to the south and west and multi-family apartment complexes to the east. The parcels are half bordered to the west by Castle Valley Boulevard which provides the primary access to the project via Faas Ranch Road. The land is vacant and has been used for haul-off from other projects and several spoils piles can be seen throughout the property, especially on the northern parcels. On a close walk of the site various remnants of the Lakota Ranch's history can be seen such as an old ditch alignment and old fence fragments scattered throughout.

The parcels are currently zoned as 'Mixed-Use' within the Town and PUD's zoning map. Other than the clubhouse, these parcels are the only location within the Lakota PUD where commercial is allowed. With an original approved PUD allocation of 300 units and 100,000 square feet of commercial the original mixed-use parcels were clearly intended to be a hub of activity that serves the Lakota and surrounding residential with commercial amenities. It is the intention of this application to develop these parcels with 196 living units and 75,900 SF of commercial and by doing so, provide amenities that serve the residents of Lakota and the surrounding neighborhoods.

Commercial

This proposed development aligns with the existing zoning of mixed-use. It incorporates a commercial node off of Faas Ranch Road that is surrounded by small single-family lots, townhomes, apartments, mixed use building, commercial buildings, and public/semi-public amenities sprinkled throughout the development. Building on everything that makes New Castle an amazing community and the 'place to be' for outdoor enthusiasts, the commercial uses at the development's center intend to be heavily curated toward health, wellness, and lifestyle. Ground floor uses accommodate a limited amount of recreation-oriented retail and food/beverage, providing neighborhood scale lifestyle uses, and purposefully not competing with the community's downtown core. Second and third floor uses will cater to health, wellness, and recreation e.g. gyms, yoga studios, wellness services, and medical offices. Other office space might be geared toward work from home users who live close by that need a small, affordable space to have some dedicated quiet space. Given proximity and walkability this area will be very appealing. This area might accommodate approximately 100-150 employees.

The commercial node encircles an entrance to the north and an entrance to the south off of Faas Ranch Road. The northern road is not located within the existing ROW so that ROW would need to be adjusted throughout this process. The commercial buildings to the south range from 2 stories directly adjacent to Faas to a 3 story building set back from the road. The commercial buildings to the north of Faas are all 2 stories with a single mixed-use building with commercial on the ground floor and residential above. These buildings form a small retail feel to the entrance to the north parcels.

Residential

Residential uses include rental apartments at the highest density, townhomes, and single-family homes. These land uses engage the site and respect surrounding residential uses with single-family homes abutting other existing homes to the north and apartments abutting another existing apartment complex to the south. The development might accommodate 200-400 residents (not including children) and will contain varying occupancy in the apartments.

Energy & Climate

Several energy and climate concepts are being explored at this time including net zero or net zero ready single-family homes, car and bike charging infrastructure throughout, all electrified buildings, and solar collectors over larger parking areas/appropriate buildings. These concepts will be further articulated at preliminary plan review.

Alternative Transportation

The project will provide bike and walking connectivity throughout and will connect to existing trails and sidewalks on Castle Valley Boulevard and Faas. Areas will be reserved in the public amenity spaces to accommodate WeCycle once it completes future expansion. Consideration could be given to reserving space for a shuttle or bus stop as well should Newcastle implement a circulator in the future, and areas for car-share parking. While these forms of transportation are not in place yet, we believe this project should consider that future infrastructure and plan for it now.

Architecture

While not required at Sketch Plan Review, we have included both massing studies as a part of our viewshed analysis and architectural typologies. These are not intended to show exactly the architecture that will be built here, but rather to convey a sense of place. We want these images to spark a dialog with the community as to the size, massing, materials, and feel of the buildings in the development.



SCALE: 1"=80'
0' 80' 160'



PROGRAM SUMMARY	1 bedroom	2 bedroom	3 bedroom	commercial square feet	parking requirement	off-street parking	parking reduction
East of Faas Road							
Residential							
Apartments	36	18	18		144	144	0%
Townhomes	-	-	10		20	20	0%
Small Lot Single Family	-	-	-				
Commercial							
1st floor commercial (likely retail sales, recreation, entertainment)				13,400			
2nd floor undesignated commercial (likely services and office)				17,000			
Medical space				14,000			
Total Commercial Parking Req'd					148	111	25%
TOTAL - EAST OF FAAS	36	18	28	44,400			
West of Faas Road							
Residential							
Apartments	24	12	12		96	96	0%
Townhomes	-	-	38		76	76	0%
Flats	-	-	7		14	14	0%
Small Lot Single Family	-	-	21		42	42	0%
Commercial							
1st floor commercial (likely retail sales, recreation, entertainment)				20,000			
2nd floor undesignated commercial (likely services and office)				11,500			
Medical space				-			
Total Commercial Parking Req'd					105	75	29%
TOTAL - WEST OF FAAS	24	12	78	31,500			
GRAND TOTALS	60	30	106	75,900	645	578	10%

Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	7.3	6.6	7.3	7.1	7.3	7.1	7.3	7.3	7.1	7.3	7.1	7.3	86.4
(2) Irrigation	ac-ft				0.0	5.2	6.7	8.4	5.7	4.2	3.7			34.1
Totals	ac-ft	7.3	6.6	7.3	7.1	12.6	13.8	15.8	13.1	11.3	11.0	7.1	7.3	120.5
	gallons/day	77,117	77,117	77,117	77,117	132,048	150,359	165,716	137,364	122,893	116,100	77,117	77,117	
	gpm	54	54	54	54	92	104	115	95	85	81	54	54	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	4.3
(4) Irrigation	ac-ft				0.000	3.920	5.058	6.323	4.299	3.161	2.782			25.5
Totals	ac-ft	0.367	0.331	0.367	0.355	4.287	5.413	6.690	4.666	3.616	3.149	0.355	0.367	29.9
Sewer Loading														
(5) Totals	ac-ft	7.0	6.3	7.0	6.7	7.0	6.7	7.0	6.7	7.0	6.7	7.0	7.0	82.1
	gallons/day	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	
	Avg gpm	51	51	51	51	51	51	51	51	51	51	51	51	

SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

In-house uses	
(A) Total EQR's	220.3 EQR's (from Table 2)
(B) Inside use	350 gal/day/EQR (3.5 people @ 100 gal/per)
(C) In-house depletion	5%
Outside uses	
(E) Irrigated area	2,500 sq.ft./EQR Mun code
(F) Irrigated Area	12.6 acres = (A) x (E)/43560
(G) Irrigation Efficiency	75%

(1) = (A) x (B) x C x days in month / 325800
 (2) = (F) x (J) / (G)
 (3) = (1) x (D)
 (4) = (2) x (G)
 (5) = (1)-(3)

Unit Consumptive Use Demands (Irrigation and Water Feature Uses, if any)

Estimated to reach 0.14 af/EQR's

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet				0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020

Table 4 - Engineers Estimate Water and Sewer Loading Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	3.1	2.8	3.1	3.0	3.1	3.0	3.1	3.1	3.0	3.1	3.0	3.1	36.8
(2) Irrigation	ac-ft				0.0	2.9	3.7	4.7	3.2	2.3	2.1			18.9
Totals	ac-ft	3.1	2.8	3.1	3.0	6.0	6.8	7.8	6.3	5.4	5.2	3.0	3.1	55.6
	gallons/day	32,844	32,844	32,844	32,844	63,252	73,388	81,889	66,195	58,184	54,424	32,844	32,844	
	gpm	23	23	23	23	44	51	57	46	40	38	23	23	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.2	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	1.8
(4) Irrigation	ac-ft				0.000	2.170	2.800	3.500	2.380	1.750	1.540			14.1
Totals	ac-ft	0.156	0.141	0.156	0.151	2.326	2.951	3.656	2.536	1.901	1.696	0.151	0.156	16.0
Sewer Loading														
(5) Totals	ac-ft	3.0	2.7	3.0	2.9	3.0	2.9	3.0	2.9	3.0	2.9	3.0	3.0	35.0
	gallons/day	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	
	Avg gpm	22	22	22	22	22	22	22	22	22	22	22	22	

SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

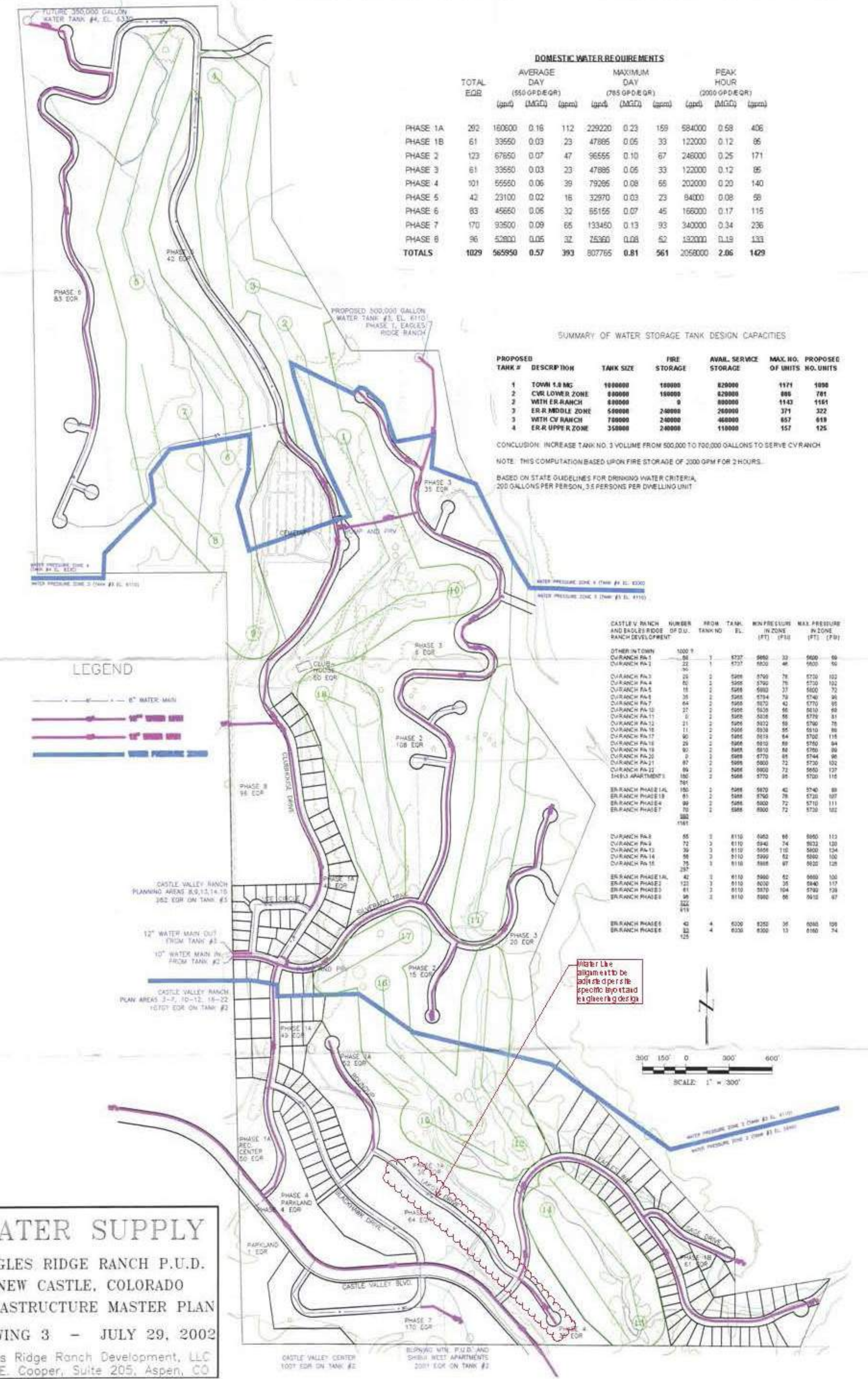
In-house uses	
(A) Total Residences	196.0
(B) Inside use	138 gal/day/unit (avg water use studies)
(C) Commercial equiv residences	42.0
(D) In-house depletion	5%
Outside uses	
(E) Irrigated area	n/a sq.ft./EQR Mun code
(F) Irrigated Area	7.0 acres = measured
(G) Irrigation Efficiency	75%

(1) = ((A)+(C)) x (B) x C x days in month / 325800
 (2) = (F) x (J) / (G)
 (3) = (1) x (D)
 (4) = (2) x (G)
 (5) = (1)-(3)

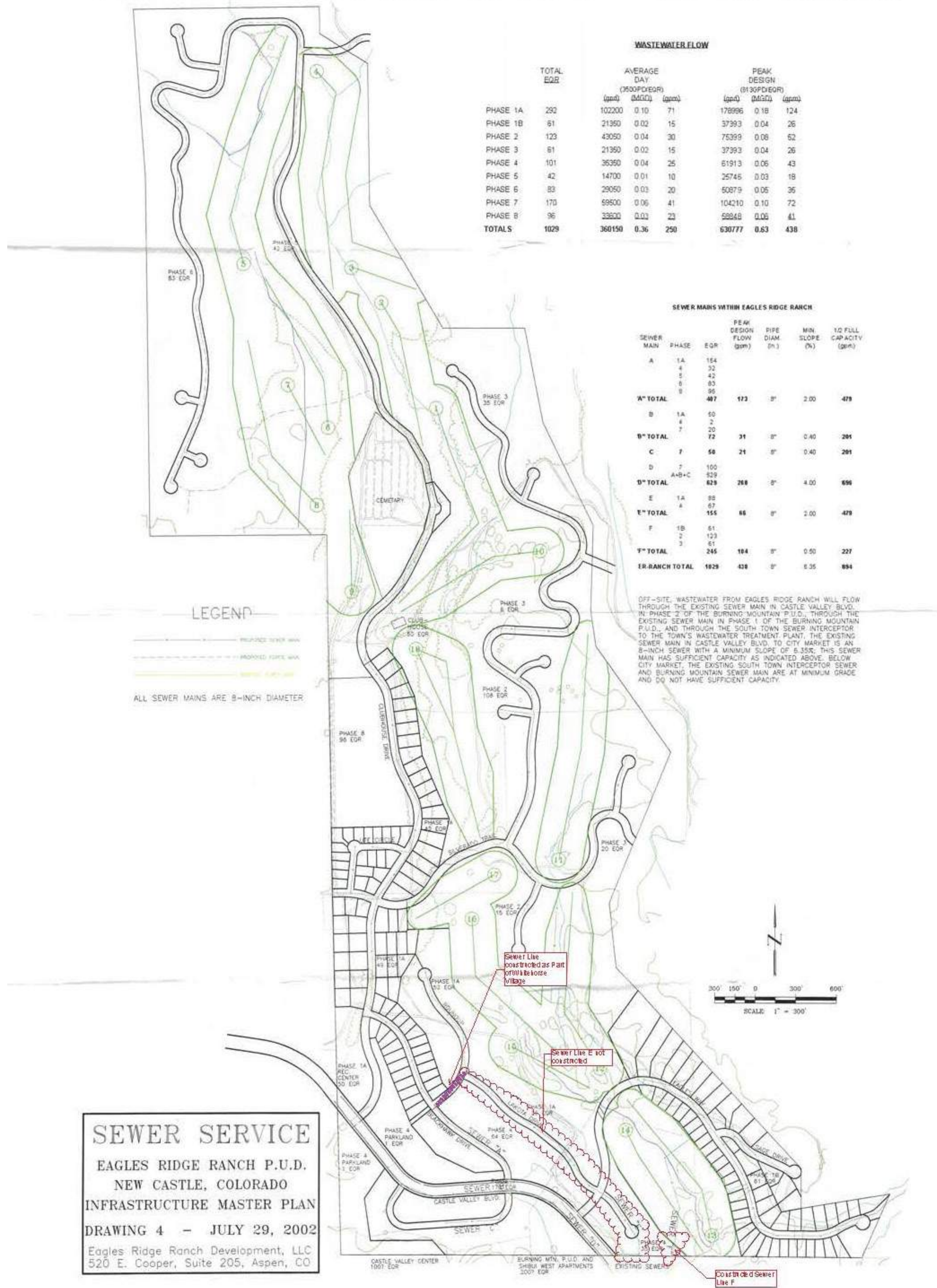
Unit Consumptive Use Demands (Irrigation and Water Feature Uses, if any)

Estimated to reach 0.14 af/EQR's

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet				0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020



EAGLES RIDGE RANCH P.U.D., NEW CASTLE INFRASTRUCTURE MASTER PLAN – SEWER SERVICE



WASTEWATER FLOW

	TOTAL EDR	AVERAGE DAY (2600FD/EDR)			PEAK DESIGN (1100FD/EDR)		
		(gpd)	(MGD)	(gpm)	(gpd)	(MGD)	(gpm)
PHASE 1A	292	102200	0.10	71	178996	0.18	124
PHASE 1B	61	21360	0.02	15	37393	0.04	26
PHASE 2	123	43050	0.04	30	75359	0.08	52
PHASE 3	61	21360	0.02	15	37393	0.04	26
PHASE 4	101	36360	0.04	25	61913	0.06	43
PHASE 5	42	14700	0.01	10	25746	0.03	18
PHASE 6	83	29050	0.03	20	50879	0.05	36
PHASE 7	170	59600	0.06	41	104210	0.10	72
PHASE 8	96	33000	0.03	23	58868	0.06	41
TOTALS	1029	360150	0.36	250	630777	0.63	438

SEWER MAINS WITHIN EAGLES RIDGE RANCH

SEWER MAIN	PHASE	EDR	PEAK DESIGN FLOW (gpm)	PIPE DIAM. (in.)	MIN. SLOPE (%)	1.0 FULL CAPACITY (gpm)
A	1A	154				
	4	32				
	6	42				
	8	83				
	9	85				
A* TOTAL		497	123	8"	2.00	479
B	1A	60				
	4	2				
	7	20				
B* TOTAL		72	31	8"	0.40	281
C	7	56				
	7	100				
C* TOTAL		156	268	8"	4.00	696
E	1A	88				
	4	67				
E* TOTAL		155	66	8"	2.00	479
F	1B	61				
	2	123				
	3	61				
F* TOTAL		245	184	8"	0.50	227
RR RANCH TOTAL		1029	428	8"	0.35	694

LEGEND

- EXISTING SEWER MAIN
- - - PROPOSED SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER MAIN

ALL SEWER MAINS ARE 8-INCH DIAMETER

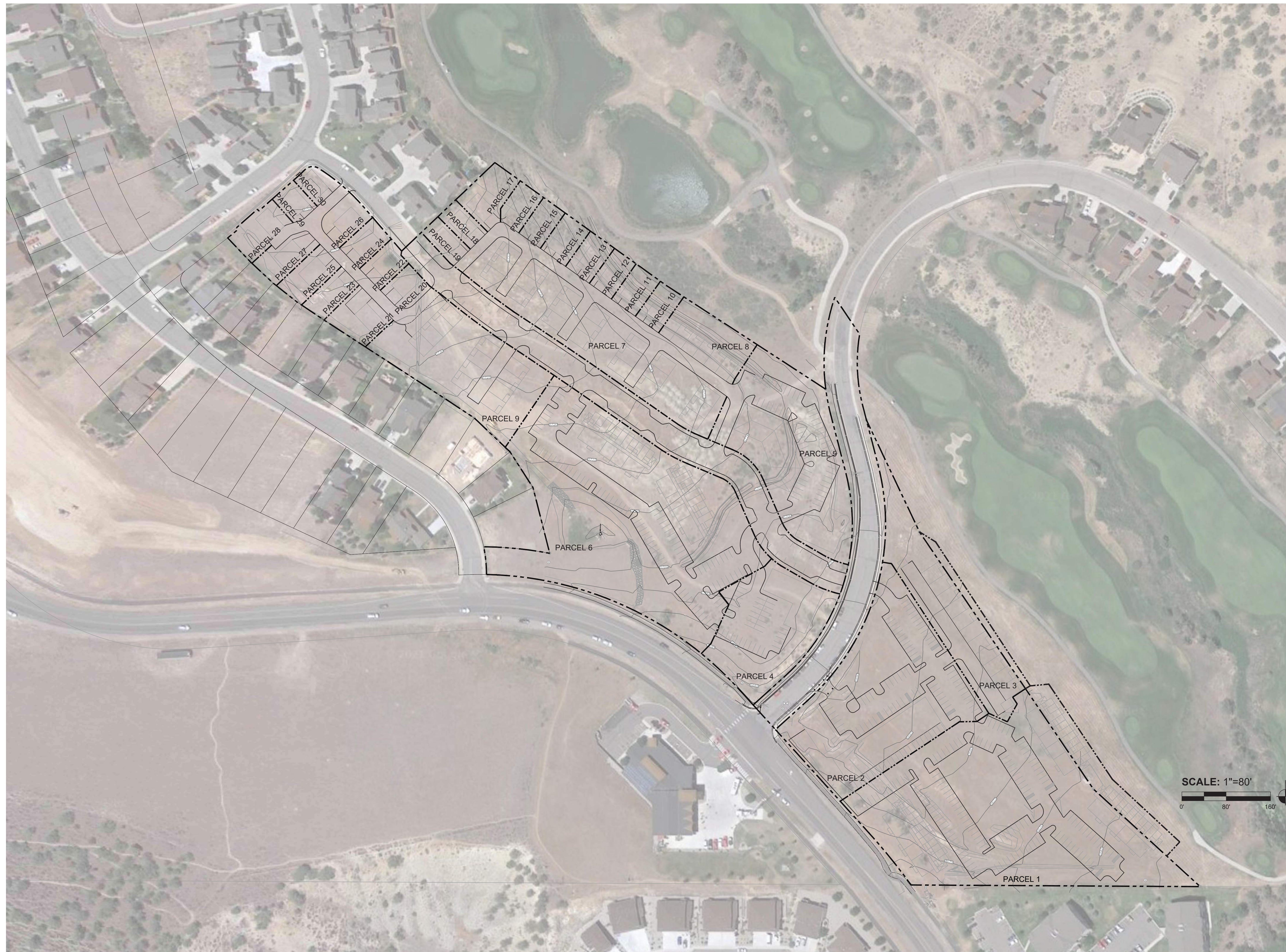
OFF-SITE WASTEWATER FROM EAGLES RIDGE RANCH WILL FLOW THROUGH THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD. IN PHASE 2 OF THE BURNING MOUNTAIN P.U.D., THROUGH THE EXISTING SEWER MAIN IN PHASE 1 OF THE BURNING MOUNTAIN P.U.D., AND THROUGH THE SOUTH TOWN SEWER INTERCEPTOR TO THE TOWN'S WASTEWATER TREATMENT PLANT. THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD. TO CITY MARKET IS AN 8-INCH SEWER WITH A MINIMUM SLOPE OF 0.35%. THIS SEWER MAIN HAS SUFFICIENT CAPACITY AS INDICATED ABOVE. BELOW CITY MARKET, THE EXISTING SOUTH TOWN INTERCEPTOR SEWER AND BURNING MOUNTAIN SEWER MAIN ARE AT MINIMUM GRADE AND DO NOT HAVE SUFFICIENT CAPACITY.

SEWER SERVICE
EAGLES RIDGE RANCH P.U.D.
NEW CASTLE, COLORADO
INFRASTRUCTURE MASTER PLAN
DRAWING 4 - JULY 29, 2002
Eagles Ridge Ranch Development, LLC
520 E. Cooper, Suite 205, Aspen, CO



Lot Size

- Parcel 1 - 139,041 SF
- Parcel 2 - 73,734 SF
- Parcel 3 - 33,824 SF
- Parcel 4 - 35,811 SF
- Parcel 5 - 55,318 SF
- Parcel 6 - 128,911 SF
- Parcel 7 - 49,669 SF
- Parcel 8 - 13,250 SF
- Parcel 9 - 41,725 SF
- Parcel 10 - 4,016 SF
- Parcel 11 - 4,194 SF
- Parcel 12 - 3,769 SF
- Parcel 13 - 4,158 SF
- Parcel 14 - 4,375 SF
- Parcel 15 - 3,757 SF
- Parcel 16 - 3,969 SF
- Parcel 17 - 7,177 SF
- Parcel 18 - 3,633 SF
- Parcel 19 - 3,530 SF
- Parcel 20 - 4,112 SF
- Parcel 21 - 7,033 SF
- Parcel 22 - 4,054 SF
- Parcel 23 - 4,504 SF
- Parcel 24 - 4,161 SF
- Parcel 25 - 5,901 SF
- Parcel 26 - 5,010 SF
- Parcel 27 - 5,672 SF
- Parcel 28 - 6,206 SF
- Parcel 29 - 3,274 SF
- Parcel 30 - 3,289 SF



Density



Parcel 1 : Apartments
 1 bedroom - 36 units
 2 bedroom - 18 units
 3 bedroom - 18 units

Parcel 2 : Commercial
 1st floor - 13,400 SF
 2nd floor - 17,000 SF
 Medical - 14,000 SF

Parcel 3 : Townhomes
 3 bedroom - 10 units

Parcel 4 : Commercial
 1st floor - 6850 SF
 2nd floor - 6850 SF

Parcel 5 : Commercial + residential
 1st floor - 13,200 SF
 2nd floor - 4,600 SF
 2nd level flats - 7 units

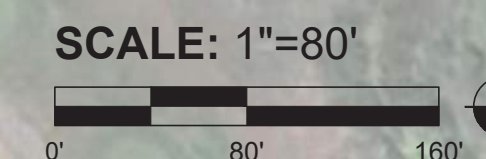
Parcel 6 : Apartments
 1 bedroom - 24 units
 2 bedroom - 12 units
 3 bedroom - 12 units

Parcel 7 : Townhomes
 3 bedroom - 21 units

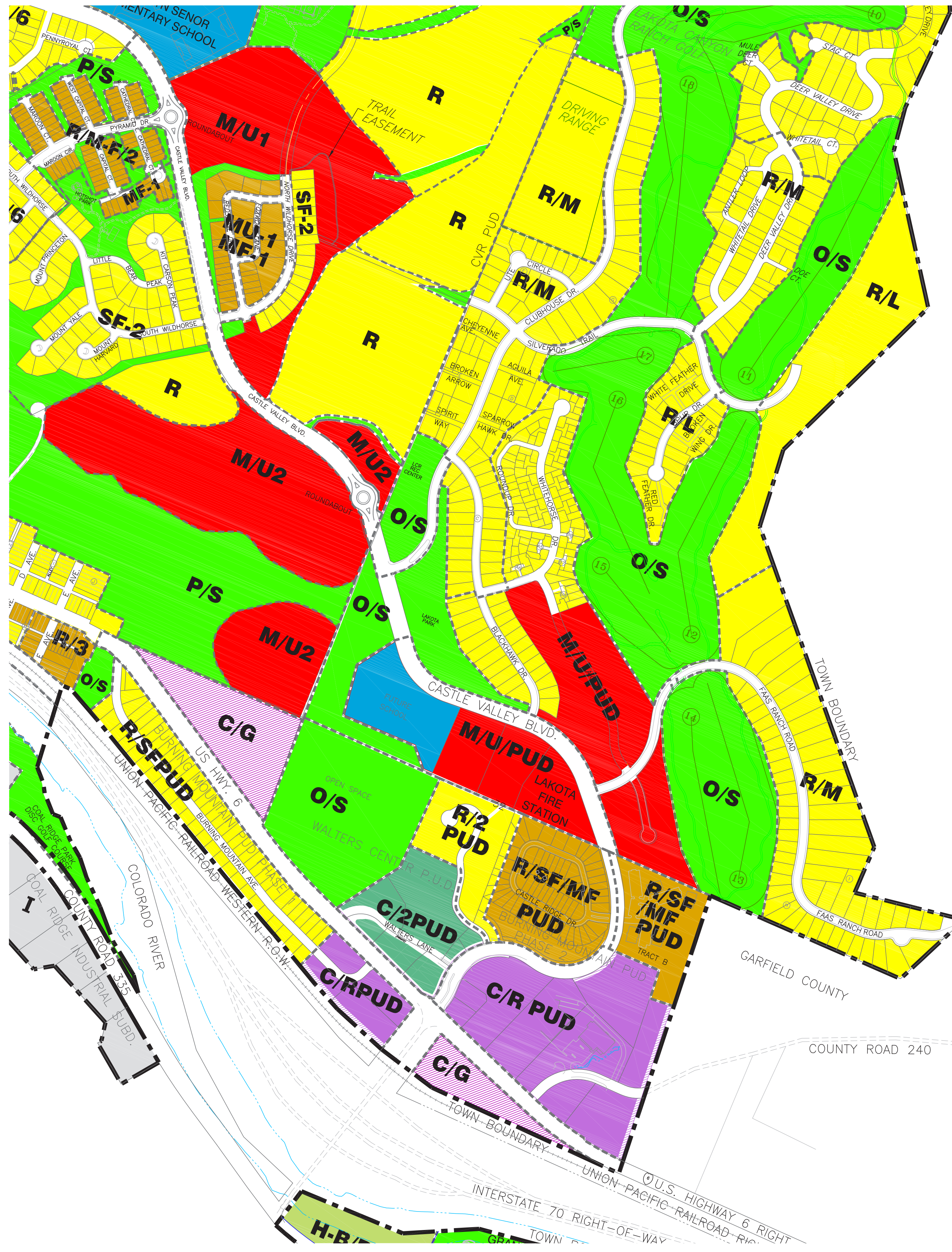
Parcel 8 : Townhomes
 3 bedroom - 5 units

Parcel 9 : Townhomes
 3 bedroom - 12 units

Parcel 10 - 30 : Homes
 SF Homes - 21 units

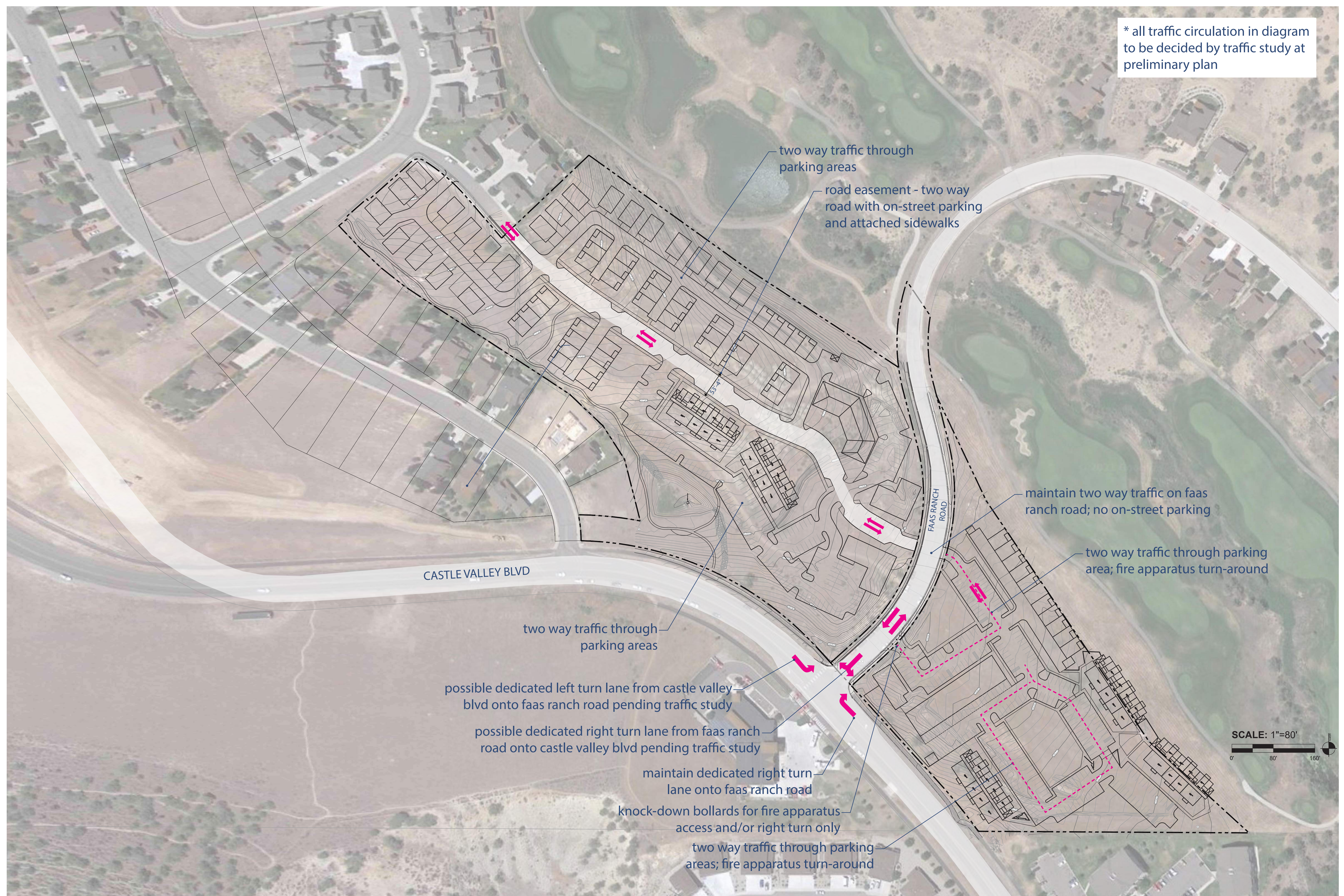


Mixed Use Zoning LCR PUD



Allowed Per Code	Proposed
Multifamily residential dwellings	Yes
Residential & commercial in same building	Yes
Retail sales	Yes restaurants w/out bars and drive-throughs, outdoor dining, sporting goods, non-motorized recreational sales
Services	Yes medical or dental clinic, professional office, business office
Recreation & Entertainment	Yes health clubs, parks, playgrounds
Other	Yes micro-brewery
Single family	Yes
Required Per Code	Proposed
15% gross area as open space	40% gross area as open space
Max Residential density = 12 units/acre & 300 dwelling units total	12.58 units/acre & 196 units total
Max Residential units = 10 per building	Apartments = 24 units/building Townhomes = 3, 4, & 5 units/building Mixed-Use = 7 units /building
Max Commercial Space = 100,000 SF of interior space	75,900 SF of interior space
Max Building height = 35 feet	42 feet = 7 feet increase
Residential Parking = 2 spaces per unit	392 parking spaces = 2 spaces per unit
Commercial Parking = 253 spaces total retail : 2 spaces per 300 SF office : 1 space per 300 SF medical : 2 space per 300 SF, 1 space/ two employees restaurant : 1 space/three seats	186 parking spaces = 26% reduction

* all traffic circulation in diagram to be decided by traffic study at preliminary plan



two way traffic through parking areas

road easement - two way road with on-street parking and attached sidewalks

maintain two way traffic on faas ranch road; no on-street parking

two way traffic through parking area; fire apparatus turn-around

CASTLE VALLEY BLVD

FAAS RANCH ROAD

two way traffic through parking areas

possible dedicated left turn lane from castle valley blvd onto faas ranch road pending traffic study

possible dedicated right turn lane from faas ranch road onto castle valley blvd pending traffic study

maintain dedicated right turn lane onto faas ranch road

knock-down bollards for fire apparatus access and/or right turn only

two way traffic through parking areas; fire apparatus turn-around

SCALE: 1"=80'





View A



View B



View C



View D



E



View E



View F



View G



View H



View I



modern +



past + future generations



traditional materials



new



+ old



rural forms



modern +



quality touches



traditional materials



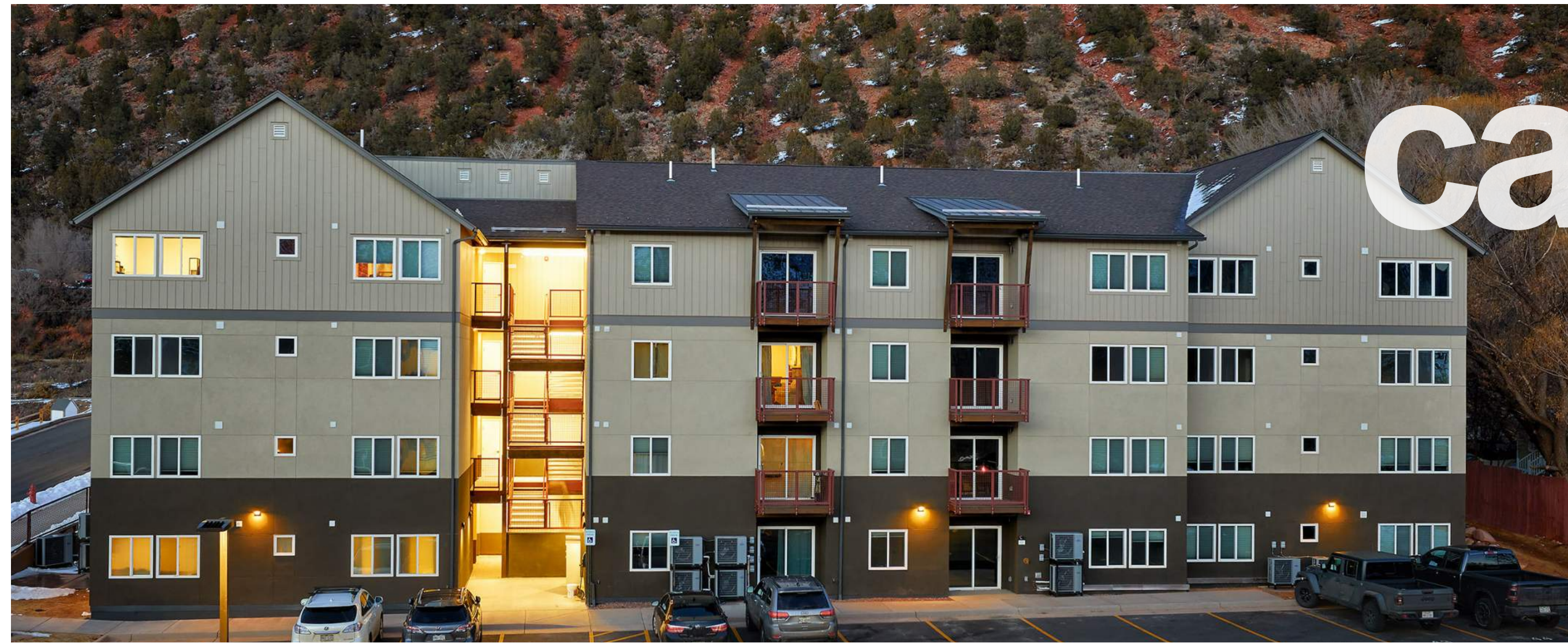
new



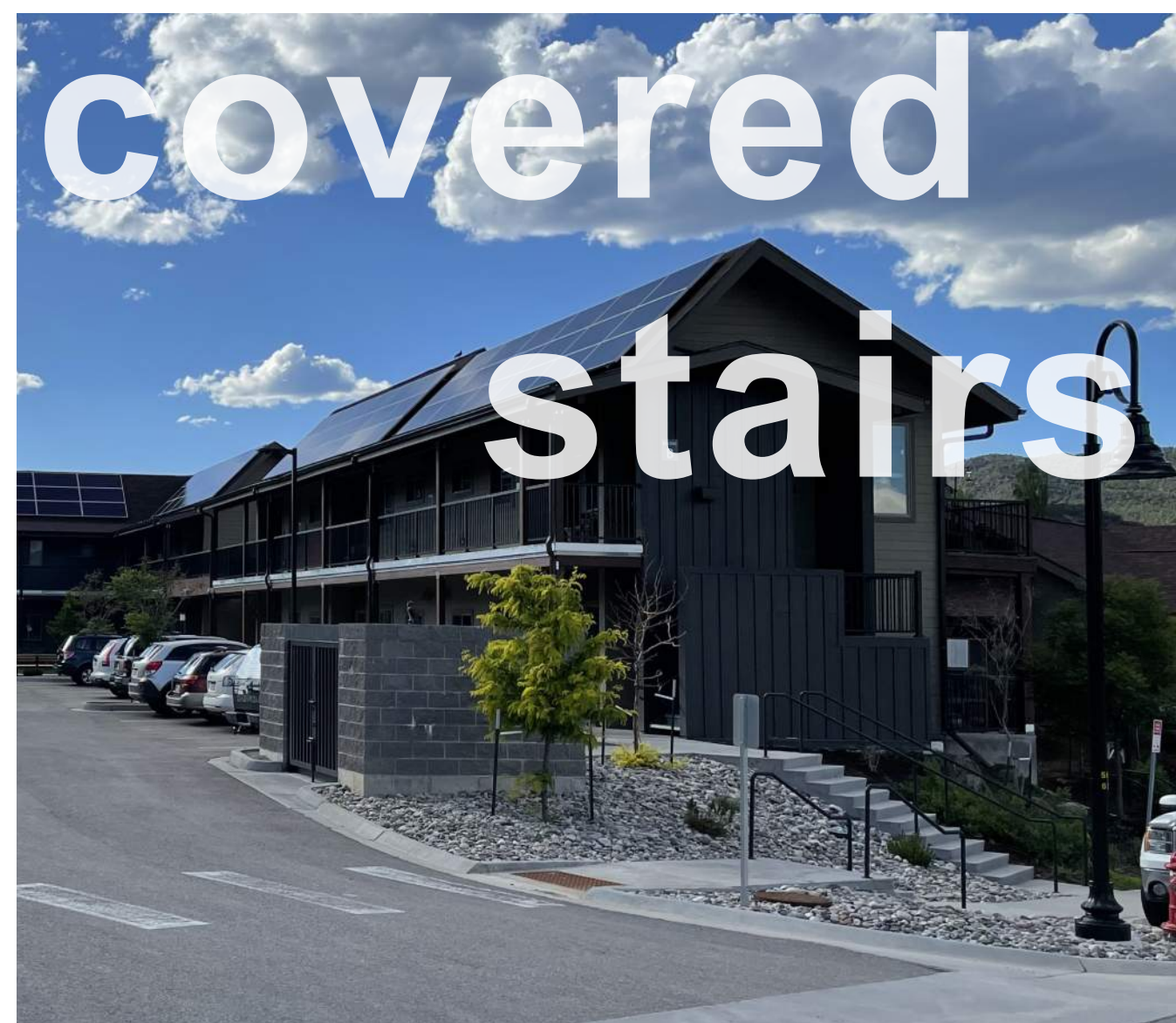
+ old



gable + shed forms



cantilevered decks



covered stairs



new



+ old



mix of roof

+ gable forms



legacy building



health + wellness



building



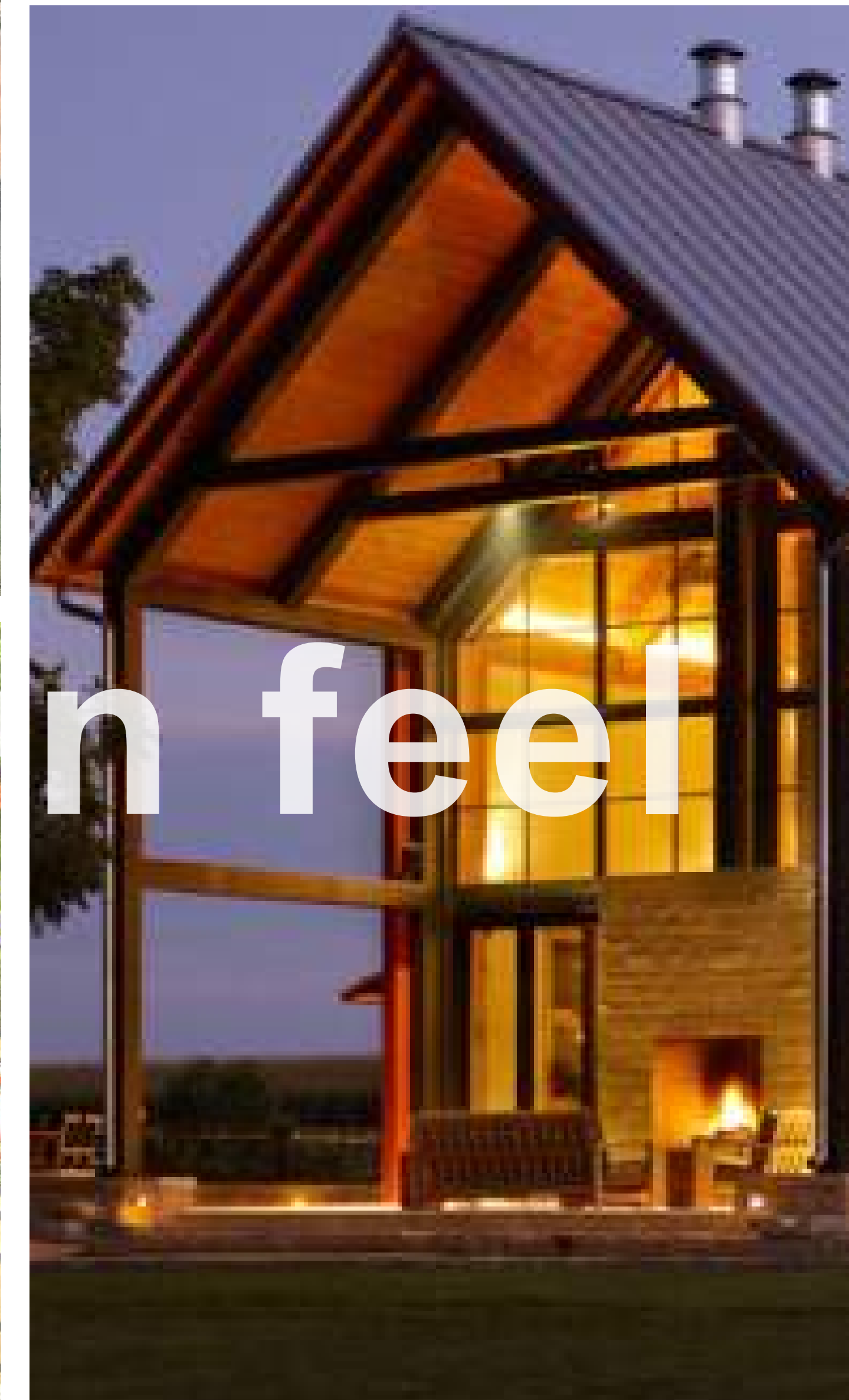
cute



+ warm



small town scale



feel

SUPPLEMENTAL INFORMATION

1 **New Castle Planning and Zoning Commission Special Virtual Meeting**
2 **Wednesday, January 13, 2021, 7:00 p.m.,**
3

4 **Due to concerns related to the Coronavirus, this meeting was open to the**
5 **public as a virtual meeting only.**
6

7 **To join by computer, smart phone or tablet:**
8 **<https://us02web.zoom.us/j/7096588400>**
9

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

13
14 **Call to Order**

15 Commission Chair Apostolik called the meeting to order at 7:03 p.m.
16

17 **Roll Call**

18 Present Chair Apostolik
19 Commissioner Bourquin
20 Commissioner Lucio
21 Commissioner McDonald
22 Commissioner Riddile
23 Commissioner Sass
24 Commissioner Westerlind
25

26 Absent None
27
28

29 Also present at the meeting were Town Administrator Dave Reynolds, Town
30 Planner Paul Smith, Town Attorney David McConaughy, Assistant Town Attorney
31 Haley Carmer, Public Works Director John Wenzel, Deputy Town Clerk Mindy Andis
32 and members of the public. All persons attended the meeting via phone computer,
33 smart phone or tablet.

34 **Meeting Notice**

35 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting
36 in accordance with Resolution TC 2021-1.
37

38 **Conflicts of Interest**

39 There were no conflicts of interest.
40

41 **Citizen Comments on Items NOT on the Agenda**

42 There were no citizen comments.
43
44

1 **Item for Consideration – Continued from December 9, 2020**

2 Consider Resolution PZ-2020-09 Approving a Preliminary PUD Development Plan
3 for Castle Valley Ranch Filing 11, Being a Portion of PA17 and PA19.
4

5 Assistant Town Attorney Haley Carmer gave a brief summary of the application.
6 Attorney Carmer said that CVR Investors had submitted a revised preliminary PUD
7 plan at the end of October 2020. The public hearing for the application was opened
8 and closed on November 23, 2020. Since then, the commission had been
9 deliberating the application and considering the evidence to determine whether to
10 approve, approve with conditions or deny the preliminary PUD application. She
11 said that in the packet was a proposed resolution with a number of conditions the
12 commission had discussed over the past several meetings. Attorney Carmer said
13 that within the past few days the applicant's attorney, Bart Johnson, had
14 submitted a proposed redline version of the resolution and a letter explaining the
15 proposed changes.
16

17 Attorney Johnson said CVR Investors had looked at other projects with the same
18 product type, same type of road, and density configuration particularly in filing 6
19 and 9 with the same type of buildings. Then CVR Investors looked at the response
20 they had received on their application. CVR Investors had become frustrated and
21 felt they were being held to a different standard although their application was
22 very comparable to others. He said CVR Investors felt they were complying with
23 the zoning standards just as the other projects had, but were being looked at
24 differently. Attorney Johnson said that CVR Investors were eager to make the
25 project work, but had some concerns about at what extent they might have to go
26 to meet some of the conditions.
27

28 Chair Apostolik reviewed the proposed conditions with the commission.
29

30 6. Conditions. Approval of the Preliminary Plan, as amended, is subject to and contingent up on
31 satisfaction of the following conditions:
32

- 33 a. Eliminate, reorient, or reduce the following buildings that adversely impact the natural
34 character of the Property and the livability of the community:
- 35 • ~~Reduce the building on Lot 11 to a duplex because of the aesthetic impacts of a~~
36 ~~18' grade cut~~
 - 37 • ~~Reduce the building on Lot 12 to a duplex because of the aesthetic impacts of a~~
38 ~~14' grade cut~~
 - 39 • ~~Eliminate Building 13 because of 30' fill and projected settlement~~
 - 40 • ~~Eliminate Building 14 because of 38' fill and projected settlement~~
 - 41 • Eliminate Buildings 24 23 and 25 24 to make central open space more usable and
42 to promote outdoor recreation
 - 43 • Orient Building 29 so that the building is parallel to Eagle Ridge Drive
44

45 Commissioner Riddile said the elimination of buildings 23 and 24 would be an

1 opportunity for additional parking, additional snow storage and a playground. He
2 said he had no problem with the rest of the redline.

3
4 Commissioner McDonald said he agreed with Commissioner Riddile. Eliminating
5 buildings 23 and 24 would give a little more open space. Looking at the
6 comprehensive plan, the guiding principle in terms of open space was to have a
7 location that was accessible by as much of the development as possible and to
8 have trails that are interconnected with the open space.

9
10 ~~b. Design duplex units on Eagle Ridge Road with garages which can accommodate two~~
11 ~~vehicles to improve the housing diversity, snow storage, and on-street parking issues.~~

12
13 c. The covenants for Filing 11 shall prohibit the parking of boats, trailers, campers, RVs,
14 inoperative vehicles, etc. in driveways or on public rights of way for no more than 48
15 consecutive hours.

16
17 d. Upgrade the open space area off of Falcon Ridge Court as a central “green” with
18 functional active or passive space.

19
20 e. Applicant shall adequately screen the western portion of Filing 11 from the adjacent
21 homes along South Wild Horse Drive through one or more of the following:

- 22
23
 - Widening the natural buffer along C Avenue to greater than 120 feet;
 - Heavily landscaping Open Space A as shown on the Preliminary Plan with trees
24 to obscure the line-of-site; or
 - Installing at least three trees near ~~the~~ each rear lot lines of the lots along the west
25 side of Filing 11 and including a provision in covenants for Filing 11 regarding
26 on-going HOA maintenance and replacement of the same.27
28
29

30 Commissioner Sass said if there would not be a wider buffer then there needed to
31 be more of a natural buffer which meant more than 1 tree per unit to help extend
32 the natural buffer.

33
34 f. Identify all permanent snow storage easements on the final plat and any temporary
35 locations on the phasing drawings. In addition to the snow storage areas shown on the
36 revised site plan submitted with the Amended Preliminary Plan, a snow storage easement
37 shall be designated to the east of Building 11 consistent with the comments from the
38 Public Works Director. Snow storage shall be free of all obstructions including fences.

39
40 g. Install street signage stating, NO PARKING ON STREETS 48 HOURS AFTER A
41 SNOWFALL EVENT OF 2” OR MORE.

42
43 h. Provide 5’ landscape (“green”) buffers between the road and sidewalks along the outer
44 radial lane of Eagle Ridge Dr. for snow storage.

1
2 Commissioner Bourquin said having the buffer was an essential to solve snow
3 storage. She said that the ice dams on the sidewalks in Castle Valley Ranch were
4 very dangerous and a matter of public safety for anyone who walks. She also said
5 that there were cars that cannot see the edge of road and were driving on the
6 sidewalks.
7

- 8 i. The boundary of the open space area at the southwestern end of Filing 11 shall be
9 revised to incorporate the entire length of the trail that connects to Eagle Ridge Drive as
10 shown on the revised site plan. Said open space and trail shall be owned and maintained
11 by the HOA for the development but shall be open for public use.
12
- 13 j. Design Bear Canyon Dr. as a ~~50'~~ 60' right-of-way according to comments from the
14 Public Works Director. No homes in this filing or any future filing north of the southern
15 intersection of Eagle Ridge Drive and Bear Canyon Drive shall front or be accessed off
16 of Bear Canyon Drive. **Parking shall be allowed on both sides of Bear Canyon Drive.**
17

18 Public Works Director John Wenzel said if the applicant had a desire to have
19 parking then the right-of-way would need to change to 60 foot right-of-way along
20 Bear Canyon Drive. Director Wenzel said he was fine with the 60 foot right-of-way
21 as long as there were no homes fronting Bear Canyon Drive.
22

- 23 k. Specify on the plat that Open Space A shall be owned and maintained by the Town and
24 that all other open space areas within the development shall be owned and maintained by
25 the HOA.
26
- 27 l. Provide a construction phasing plan. Identify, at minimum, each of the following
28 components:
29
 - Buildout phases;
 - Schedule that identifies the sequencing of construction, sequencing of occupancy,
30 traffic flow, and traffic control plans during construction;
 - Storage and staging areas for construction equipment and materials;
 - Illustrate drainage and erosion control best management practices (BMP's)
34
- 35 m. Request approval of street names through Garfield County Communications to avoid any
36 duplication of names in the county dispatch area.
37
- 38 n. Demonstrate that all exterior illumination shall comply with acceptable International
39 Dark-sky Association (IDA) standards.
40
- 41 o. Provide a conceptual landscape plan for each phase illustrating size, type and location of
42 plant materials and an irrigation plan, if applicable. Plans submitted to obtain a building
43 permit for any dwelling in Filing 11 shall demonstrate no more than 2,500 square feet of
44 sod per dwelling unit as specified in 13.20.060 of the Municipal Code.
45

- 1 p. Designate locations of mailbox kiosks with written authorization from the local
2 postmaster.
- 3 q. Submit an exhibit and conveyance document(s) in a form acceptable to the Town
4 Attorney outlining the necessary water rights (potable and/or raw) required for Filing 11.
5
- 6 r. Prior to the recordation of any Filing 11 phase plat, the Applicant shall enter into a
7 subdivision improvements agreement with the Town for each phase of the development
8 in a form acceptable to the Town Attorney. The subdivision improvements agreement
9 for the first phase shall address the allocation of work and costs between Applicant and
10 the Town necessary to mitigate potential fuel hazards for wildland fires in areas
11 identified as threats by Colorado River Fire & Rescue.
12
- 13 s. The sale of individual units within Filing 11 may not occur until a plat creating the unit
14 is recorded with Garfield County.
15
- 16 t. Submit a new combined preliminary/final subdivision application to be considered
17 concurrently with a revised final PUD application that takes into account the conditions
18 set forth in this Resolution.
- 19 u. All representations of the Applicant made verbally or in written submittals presented to
20 the Town in conjunction with the Application before the Commission or Town Council
21 shall be considered part of the Application and binding on the Applicant.
22
- 23 v. The Applicant shall comply with all applicable building, residential, electrical and
24 municipal code requirements, including all sign code regulations, when developing the
25 Property according to the Plan, as amended;
26
- 27 w. The Applicant shall reimburse the Town for any and all expenses incurred by the Town
28 regarding this approval, including, without limitation, all costs incurred by the Town's
29 outside consultants such as legal and engineering costs.
30
- 31 x. Dedicate for public use a single-track hiking and biking easement at the base of Ganley
32 Hill as a trail connector between Mount Medaris and Prendergast Hill.
33
- 34 y. Diversify painting color and texture of the units buildings within the subdivision.
35

36 Commissioner Westerlind expressed concern regarding the separation from South
37 Wild Horse and Eagle Ridge Road.
38

39 Commissioner Bourquin expressed concern regarding the redline version of the
40 conditions list in the resolution from the applicant. She said that in previous
41 meetings with the applicant, the applicant expressed an inability to accommodate
42 some of the concerns.
43

44 **MOTION: Chair Apostolik made a motion to approve Resolution PZ2020-09**
45 **Approving a Preliminary PUD Development Plan for Castel Valley Ranch**

1 **Filing 11, Being a portion of PA17 and PA19 as amended. Commissioner**
2 **Westerlind seconded the motion and it passed on a roll call vote:**
3 **Commissioner Westerlind: Yes; Commissioner Lucio: Yes; Commissioner**
4 **McDonald: Yes; Commissioner Riddile: Yes; Commissioner Sass: Yes; Chair**
5 **Apostolik: Yes; Commissioner Bourquin: No.**

6
7 **Staff Reports**

8 There were no staff reports.
9

10 **Commission Comments and Reports**

11 There were no commission comments.
12

13 **Review Minutes from Previous Meeting**

14 **MOTION: Chair Apostolik made a motion to approve the November 23,**
15 **2020 meeting minutes as submitted. Commissioner McDonald seconded**
16 **the motion and it passed unanimously.**
17

18 **Review Minutes from Previous Meeting**

19 **MOTION: Commissioner Bourquin made a motion to approve the**
20 **December 9, 2020 meeting minutes as submitted. Commissioner Sass**
21 **seconded the motion and it passed unanimously.**
22

23 **MOTION: Chair Apostolik made a motion to adjourn the meeting.**
24 **Commissioner Westerlind seconded the motion and it passed**
25 **unanimously.**
26

27 The meeting adjourned at 7:39 p.m.
28

29 Respectfully Submitted,
30
31
32
33
34

35 _____
36 Chair Chuck Apostolik

37 _____
38 Deputy Town Clerk Mindy Andis, CMC
39
40