

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](http://www.newcastlecolorado.org)

## **Agenda**

### **New Castle Planning and Zoning Commission Public Hearing Wednesday, March 25, 2026, 7:00 PM**

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

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

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

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

#### **Call to Order, Roll Call, Meeting Notice**

#### **Conflicts of Interest**

#### **Citizen Comments on Items NOT on**

#### **Agenda**

#### **Public Hearing**

- A. Consider Resolution No. PZ 2026-3 A RESOLUTION OF THE NEW CASTLE  
PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF  
A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION IN THE  
INDUSTRIAL ZONE DISTRICT**

#### **Comments/Reports**

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

#### **Review Minutes of Previous Meetings**

- B. Approval of January 14, 2026 Minutes, Approval of February 25, 2026, Minutes**

#### **Adjournment**



## Attachment F: Adjacent Property Owners

PARCEL NUMBER	ACCOUNT NUMBER	OWNER	CARE OF NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES	PHYSICAL ADDRESS	PHYSICAL CITY	PHYSICAL ZIP
212331400013	R380804	ROYAL MINI STORAGE, LLC		PO BOX 2526 GLENWOOD SPRINGS, CO 81602-2526	GLENWOOD SPRINGS	CO	81602-2526	6.63	6300 335 COUNTY RD	NEW CASTLE	81647
212331400004	R380022	PUBLIC SERVICE COMPANY OF COLORADO	CORPORATE REAL ESTATE	550 15TH STREET, SUITE 1000 DENVER, CO 80202-4256	DENVER	CO	80202-4256	0.51	6355 335 COUNTY RD	NEW CASTLE	81647
212331400017	R045146	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	2.48	6395 335 COUNTY RD	NEW CASTLE	81647
212331400018	R083464	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	0.13	Not available	NEW CASTLE	81647
212331400005	R380027	NAP COLORADO #2 LLC		PO BOX 4030 BISMARCK, ND 58504	BISMARCK	ND	58504	2.17	6299 335 COUNTY RD	NEW CASTLE	81647

March 13, 2026

Mr. Paul Smith, Planner  
Town of New Castle  
P.O. Box 90  
New Castle, CO 81647

**RE: Coal Ridge Substation  
Engineering Comments for C.U.P.**

Dear Paul,

Please let this letter serve to transmit our comments regarding the review of the information provided to the Town for the Conditional Use Permit Application prepared by HDR and Tetra Tech on behalf of Xcel Energy for the Proposed Coal Ridge Substation. We have had an opportunity to review the information provided noted as follows:

1. Site Plan
2. Landscape Plan
3. Visual Simulation Elevations
4. CUP Narrative
5. Floodplain Development Permit
6. Grading Permit SWMP Maps and Grading Memo
7. Watershed Permit Application

Given our review of the foregoing, please note the following:

1. Prior to construction and at the time of a mandatory preconstruction meeting, provide the Town in advance for final review, a revised set of Grading, Landscaping and Construction drawings that provide construction level detail of the following:
  - a. Retaining wall construction details identifying specific heights, cross section, material construction, foundation construction, etc.... Currently, no specific details for construction exist that allows construction to commence along with requisite inspection and adequate construction confirmation.
  - b. All drawings need to be stamped by a Colorado Registered Professional Engineer.
  - c. Provide details with detailed locations of guard rail placement for both temporary and final conditions.
  - d. Provide specific details as to how culverts are to be installed along with details of the specific installation requirements for revetment/erosion protection of culvert inlets and outfalls.

- e. Provide specific details of final paving and how the final paving of driveways are to tie to CR 335. Provide specifications for depth of concrete, control joints, expansion joint locations, etc...
- f. Provide specific details of concrete lined swale complete with expansion and control joints. Also, provide details of inlet and culvert installations complete with pipe size, material, bedding requirement, trenching requirements and path repair details. Note that if excavating the bike path, provide saw cut joints and a 1 ½" milled 24" wide overlap of the existing asphalt at the joint when paving back the bike path final lift. Replacement depth of road base and asphalt should be 8" and two 1 ½" asphalt lifts respectfully.
- g. Provide details of all fencing, gates, etc... proposed for construction.

With the Floodplain Development Permit, the proposed site and grading plans to represent that the proposed improvements do not negatively impact the floodplain of the Colorado River and therefore, this letter can serve as an approval of such with the caveat that the final copy of the provided information having been provided to the Town with a stamped version by a Colorado Registered Professional Engineer.

For the Watershed Permit, the application provided does represent that the project will provide no impact to the Town's intakes and therefore, this letter can serve as the approval of that application with the caveat that the final submittal document also be stamped by a Colorado Registered Professional Engineer.

Upon your receipt and review, if you have any questions, please don't hesitate to contact me.

Respectfully,

**SGM**



Jefferey S. Simonson, PE  
Principal, Town Engineer

**From:** [Jeff Simonson](#)  
**To:** [Dan Cokley](#)  
**Cc:** [Paul Smith](#); [John Wenzel](#)  
**Subject:** RE: Coal Ridge Substation Traffic Study  
**Date:** Friday, December 19, 2025 3:28:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Please see below for the traffic per Dan's comments.

For the site planning and grading, please note the following that needs to be provided to the Town prior to construction:

1. Retaining wall details need to be provided for construction. At this point, other than a note saying that this will be a block wall, we are not certain what kind of block we may be expecting. Masonry block, Versalok, Redi-Rock, etc..?
2. We also need details of the construction of concrete depth, strength, control joints, ties to adjacent concrete, etc... for the driveway aprons tying onto CR 225.
3. Note that a saw cut edge to the existing asphalt is not sufficient, we would be expecting a straight formed edge to be constructed with a T-top asphalt patch to mitigate shrinkage cracks.
4. We also need to see more detail as to how the piping is to terminate at the edge of the river. Knowing we do have some fairly flat grades there, we do need to understand whether the backfilling of the pipe will have adequate cover and erosion protection prior to daylight.

Please call with any questions.

Thanks!

**Jeff Simonson, PE**  
Civil Services Sector Leader/Principal, **SGM**

---

phone (970) 384-9005

---

**From:** Dan Cokley <DanC@sgm-inc.com>  
**Sent:** Tuesday, December 16, 2025 2:02 PM  
**To:** Jeff Simonson <JeffS@sgm-inc.com>  
**Cc:** Paul Smith <psmith@newcastlecolorado.org>  
**Subject:** RE: Coal Ridge Substation Traffic Study

Jeff

Traffic Study comments below. The TIA it's methodology and conclusions are acceptable, the Applicant should address the following items with an updated TIA.

1. Note that the existing multi-use trail is located north of the site and not adjacent to CR 335 at the site location.
2. Provide references for and basis of the site-generated full-build and construction scenario trip generation (Tables 4-1 / 4-2).
3. Proposed driveway will have a Stop condition at CR 335. CR 335 will remain free-flow both directions.

**Dan Cokley, PE, PTOE**

Civil Services Team Leader/Principal, **SGM**

---

phone (970) 384-9009  
mobile (970) 379-3378

---

**From:** Paul Smith <psmith@newcastlecolorado.org>  
**Sent:** Monday, December 15, 2025 3:42 PM  
**To:** Jeff Simonson <JeffS@sgm-inc.com>; Dan Cokley <DanC@sgm-inc.com>  
**Subject:** FW: Coal Ridge Substation Traffic Study

Hello,

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We hope to have them on the January 14<sup>th</sup> PZ meeting. This would mean referrals are necessary by the 1<sup>st</sup>. Is that possible?

Thank you,

*Paul Smith*

Town Planner/Inspector

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



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450 W. Main Street  
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Department**  
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---

PERFORMANCE STANDARDS

I, *Jan I. [Signature]*, ON THIS DATE February 27, 2026 agree to abide by the following PERFORMANCE STANDARDS:

Performance Standards

- (A) Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.
- (B) Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.
- (C) Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.
- (D) Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.
- (E) Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.
- (F) Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Source: Municipal Code, Sec. 17.72.090

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Civil Services Sector Leader/Principal, **SGM**

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**Dan Cokley, PE, PTOE**

Civil Services Team Leader/Principal, **SGM**

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Thank you,

*Paul Smith*

Town Planner/Inspector

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



---

**From:** Miller, Cory R <[Cory.R.Miller@xcelenergy.com](mailto:Cory.R.Miller@xcelenergy.com)>  
**Sent:** Thursday, November 6, 2025 1:27 PM  
**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>  
**Cc:** Michel, Taylor <[Taylor.Michel@tetrattech.com](mailto:Taylor.Michel@tetrattech.com)>; Swenson, Madison Q <[mqswenson@burnsmcd.com](mailto:mqswenson@burnsmcd.com)>  
**Subject:** Coal Ridge Substation Traffic Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,  
our engineering team has created a traffic study as well as MOT typical sheets for the Coal Ridge substation.

Please reach out if you have any additional questions.

**Cory Miller, AICP**

Pronouns (He/Him/His)

**Xcel Energy**

**Principal Agent, Siting and Land Rights**

3500 Blake Street, Denver, CO Zip 80205

**C:** 303-285-6765

**E:** [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com)



October 24, 2025

Paul Smith, Town Planner and Code Administrator  
Town of New Castle  
450 West Main Street  
New Castle, CO 81647

RE: Conditional Use Permit Application for the Coal Ridge Substation

Dear Paul Smith,

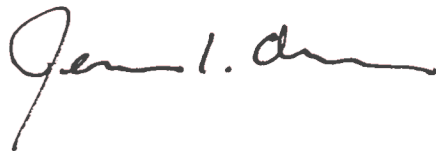
Public Service Company of Colorado (PSCo), a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is seeking approval of a Conditional Use Permit (CUP) from the Town of New Castle to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado. The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt transmission line interconnection, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its useful operational life. The site on which the New Castle Substation is located is unsuitable for expansion and the replacement substation, Coal Ridge, will be built in a different location on property owned by PSCo. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. This CUP application was prepared in accordance with the Application requirements of Section 17.84.020 of the Town of New Castle's Code of Ordinances, and feedback provided by the Town of New Castle during the pre-application meeting.

We look forward to working with you during the permit process. If you need any additional information, please feel free to contact Cory Miller at (303) 571-7759 or [cory.r.miller@xcelenergy.com](mailto:cory.r.miller@xcelenergy.com), or our environmental consultant Taylor Michel with Tetra Tech Inc. at (720) 881-5842 or at [taylor.michel@tetrattech.com](mailto:taylor.michel@tetrattech.com).

Sincerely,



Jennifer Chester  
Xcel Energy  
Siting & Land Rights, Senior Manager  
Telephone: (303) 285-6533  
[jennifer.i.chester@xcelenergy.com](mailto:jennifer.i.chester@xcelenergy.com)



# COAL RIDGE SUBSTATION

TOWN OF NEW CASTLE

CONDITIONAL USE PERMIT APPLICATION

**Coal Ridge Substation  
Town of New Castle – Conditional Use Permit Application Submittal  
Requirements**

<b>Requirement</b>	<b>Location in this Permit Application</b>	<b>Town of New Castle Code of Ordinances Citation</b>
<b>Application</b>		17.84.020
An application for approval of a conditional use may be filed by a person having an interest in the property for which the conditional use is requested, with the written consent of the owner, and shall be made on a form provided by the town.	Section 2.1, Section 2.2, Section 2.3, Attachment C, Attachment D	17.84.020.A
A complete site plan illustrating: a. Adjacent land uses and location of adjacent structures, b. Boundary and size of site, c. Building location, height and setbacks, d. Off-street parking and loading areas, e. Points of ingress and egress, f. Service and refuse areas, g. Signs and exterior lighting, h. Fencing, landscaping and screening, i. Compliance with performance standards, j. Anticipated utility requirements	Section 3, Attachment A	17.84.020.A.1
A time schedule for development	Section 4	17.84.020.A.2
Other information the applicant believes will support the application.	Section 1, Section 5, Figures, Attachment A, Attachment B, Attachment E	17.84.020.A.3
The applicant shall furnish a list of the names and addresses of owners of property located within two hundred fifty (250) feet of the subject site.	Section 6, Attachment F	17.84.020.B
Upon review of the application, the planning commission may determine that additional information is critical to its evaluation of the application. The applicant shall be responsible for furnishing such additional information if so requested.	Section 7	17.84.020.C
<b>Approval Criteria and Conditions</b>		17.84.050
A conditional use application shall be approved only if the town council finds that the application:		
Is eligible for conditional review under Section 17.84.040;	Section 8.1	17.84.050.A.1
Is generally compatible with adjacent land uses;	Section 8.2, Section 5.1.b	17.84.050.A.2
Meets all requirements of Section 17.84.020, is in compliance with this title and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;	Section 8.3, Section 8.2, Section 5.1.b	17.84.050.A.3
Is consistent with the comprehensive plan; and	Section 8.4, Section 8.2, Section 5.1.b, Attachment A, Attachment B	17.84.050.A.4
The town has the capacity to serve the proposed use with water, sewer, fire and police protection.	Section 8.5	17.84.050.A.5
In considering an application for a conditional use, the town council may impose conditions on the application to ensure compliance with this section.	Section 8.6	17.84.050.B

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**ATTACHMENTS**

- Attachment A: Site Plan
- Attachment B: Landscape Plan
- Attachment C: Land Development Application Form
- Attachment D: Statement of Authority
- Attachment E: Visual Simulations
- Attachment F: Adjacent Property Owners

**LIST OF ACRONYMS AND ABBREVIATIONS**

BMP	Best Management Practice
Comprehensive Plan	Town of New Castle Comprehensive Plan
CUP	Conditional Use Permit
EEE	electrical equipment enclosure
EMF	Electric and Magnetic Fields
kV	kilovolt
Project	Coal Ridge Substation
Project Site	An approximately 2-acre parcel owned by Public Service Company of Colorado located at 6385 County Road 335 in New Castle, Colorado
ROW	Right-of-Way
Xcel Energy	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy

**1. INTRODUCTION AND PROJECT DESCRIPTION**

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), proposes to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado (Figure 1). The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt (kV) transmission line interconnections, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life, and it is unsuitable for expansion. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy’s system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Section 17.52.0502 of the Town of New Castle’s Code of Ordinances (Town of New Castle 2024) defines a Conditional Use as “any use not specifically defined in the permitted or nonpermitted use categories”. An electric substation is not listed in Section 17.52.030 as a Permitted Use nor in Section 17.52.040 as a Nonpermitted Use within the Industrial Zone District. Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. During the pre-application meeting, the Town of New Castle confirmed that a Conditional Use Permit (CUP) would be required for the Project. Xcel Energy is seeking approval of a CUP for the ultimate buildout of Coal Ridge Substation. This CUP application was prepared in accordance with the Application requirements of Section 17.84.020 of the Town of New Castle’s Code of Ordinances, and feedback provided by the Town of New Castle during the pre-application meeting.

**1.1 SUBSTATION AND PROJECT SITE**

Coal Ridge Substation will be located on an approximately 2-acre parcel owned by Public Service Company of Colorado (PSCo; Project Site), located at 6385 County Road 335 (also known as Colorado River Road; Figure 1). The Project Site is located in the Industrial Zone District on parcel number 212331400012 (Figure 2). County Road 335 forms the southern Project Site boundary. The parcel to the east is zoned and used for industrial land uses. The parcel to the north and west of the Project Site is vacant land owned by the Town of New Castle zoned as open space, and the Colorado River is immediately north of this parcel.

The existing New Castle Substation site does not meet the parcel size requirements for the replacement Coal Ridge Substation as it is not large enough to accommodate two transformers, both of which are included in the CUP application, without substantial

grading into the adjacent hillside. Additionally, constructing on the existing New Castle Substation site would require the existing substation to be taken offline during construction activities, which may result in electrical outages in the Town of New Castle. PSCo owns the Project Site that can accommodate the Coal Ridge Substation; this ownership provides overall Project cost savings, allowing Xcel Energy to be prudent to its rate payers.

An existing public trail, the Talbot Trail, is located in road right-of-way (ROW) on the north side of County Road 335 adjacent to the Colorado River within the Town of New Castle (Town of New Castle 2025). The Talbot Trail is paved, with a guard rail separating the trail from County Road 335. At the western boundary of the Project Site where the parcel meets County Road 335, the Talbot Trail leaves County Road 335 ROW to follow the Colorado River to the north of the industrial area and County Road 335 and rejoins the County Road 335 ROW east of the industrial area (Figure 1). Xcel Energy understands that County Road 335 and Talbot Trail are maintained by the Town of New Castle.

Other adjacent land uses include an existing Xcel Energy natural gas regulator station and the Riverside Industrial Park to the east. Lands to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335.

Coal Ridge Substation will be a distribution substation that reduces high-voltage electricity from transmission lines to a lower voltage that can be delivered via distribution lines to power homes and businesses. Coal Ridge Substation will include an electrical equipment enclosure (EEE), two transformer and bays, breakers, distribution feeder equipment, a deadened transmission pole, two new access driveways off County Road 335, a retaining wall, a security fence to prevent public access, and landscaping to exceed the Town of New Castle requirements and enhance aesthetics (see the Site Plan, Attachment A, and the Landscape Plan, Attachment B). The proposed EEE will enclose electrical equipment and have a concrete foundation. The initial and ultimate buildout of the Coal Ridge Substation are shown in Attachment A. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized and approved for an increase to 115kV to account for future demand. The substation application also includes capacity approval for a second electric transformer and bay which will be installed at a later date, dictated by electric demand in the Town of New Castle and surrounding areas.

The majority of the substation infrastructure will be approximately 45 feet high, though the shield wire/spike would add additional height as necessary to serve as a lightning protection measure. The maximum height of all substation infrastructure will be 70 feet.

While the maximum height for buildings and structural facilities is 30 feet in the Industrial District, certain types of structures, including transmission towers and other similar projections are not subject to the height limitations (Section 17.72.040 of the Town of New Castle's Code of Ordinances). The substation General Arrangement is shown in the Site Plan, Attachment A. Xcel Energy's substations, including the Coal Ridge Substation, must have the ability to be illuminated in accordance with the National Electric Safety Code. Lighting needed to perform maintenance or emergency repairs will be provided by permanent mounted lights within the Project Site but generally, the substation will not be lit for standard operations. Manual light switches controlling the substation yard lighting will be installed in the EEE enclosure on the property. The lights will be downcast and shielded so that only the substation equipment is illuminated. A lighting layout is provided in the Site Plan, Attachment A.

Two new access driveways will be constructed off County Road 335, and the existing driveway to the parcel will be removed (see the Site Plan, Attachment A). A guard rail will be installed at the edges of the access drives to deter public access from the adjacent public trail.

A portion of the Project Site is located within the 100-year floodplain and 100-year floodway of the Colorado River (Town of New Castle 2009a; Figure 3). The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. Aggregate base course will be used for the top 12 inches of fill. Four inches of aggregate yard surfacing (clean rock) will be installed on top of the aggregate base course. Retaining walls will be constructed on the north, east, and west sides of the Project Site (see the Site Plan, Attachment A). Concrete-lined drainage swales will connect to an outlet control structure within the northeastern portion of the Project Site, and a detention pond outlet pipe will connect the outlet control structure to discharge water to the Colorado River to the north; an additional outlet pipe will be located at the west side of the Project Site to discharge water to the Colorado River. Both outlet pipes will be constructed underneath the existing Talbot Trail (see the Site Plan, Attachment A). Xcel Energy will coordinate with the Town of New Castle on a license agreement or easement along portions of the outlet pipes that cross Town of New Castle's property, if required. Xcel Energy will obtain a Grading Permit from the Town of New Castle prior to construction.

## **1.2 TRANSMISSION LINE**

Coal Ridge Substation will connect to Xcel Energy's existing electrical transmission system via a new interconnect to the existing Mitchell Creek to Rifle Ute 69-kV transmission line located south of County Road 335. The interconnect consists of two overhead 69-kV transmission lines extending from the Coal Ridge Substation to the existing transmission line.

Table 1 describes the 69-kV transmission line characteristics, and a representative transmission pole is provided in Attachment A.

**Table 1: Typical 69-kV Transmission Line Characteristics**

<b>Characteristic</b>	<b>Anticipated Design</b>
Voltage	69 kV
Length	331 feet
Number of poles	1
Typical height	95 feet
Right-of-way (ROW)	60 feet total, 30 feet on either side of the centerline
Material/color	Steel, dark brown in color
Clearance	Maintain all clearances as required by National Electric Safety Code

**1.3 DISTRIBUTION LINES**

Xcel Energy requests approval of the portions of the underground distribution feeders located within the Project Site as part of this CUP Application. Xcel Energy will request approval, as needed, of the distribution feeders located outside of the Project Site separately. Xcel Energy has an existing franchise agreement with Town of New Castle and will follow the typical process for any distribution feeder work located outside the Project Site. Underground distribution lines will exit the Project Site on the eastern side of the Project Site and will be placed in an easement and connected to the existing distribution system that serves Town of New Castle.

**1.4 REGULATORY FRAMEWORK**

During the pre-application meeting, the Town of New Castle also indicated that the following additional permits from the Town of New Castle will be required for the Project: stormwater/floodplain permits for proposed stormwater discharge outlets, an Access Permit for proposed driveways, and a Grading Permit for construction at the Project Site. Xcel Energy understands that prior to issuing the Conditional Use Certificate, which serves as a Notice to Proceed with construction, the Watershed Permit, Access Permit, and Grading Permit must be approved pursuant to Section 17.84.040 E of Town of New Castle’s Code of Ordinances. Xcel Energy will obtain a Right-of-Way Permit for construction work to be performed in County Road 335 ROW if requested by the Town of New Castle. Xcel Energy will obtain all permits and approvals for the Project which are required prior to construction.

## **2. APPLICATION (17.84.020.A)**

### **2.1 APPLICANT CONTACT INFORMATION**

The applicant's contact information is as follows.

Applicant:

Jennifer Chester  
Senior Manager, Siting and Land Rights  
Xcel Energy  
3500 Blake Street  
Denver, CO 80205  
Ph: 303-285-6533

Project Coordination:

Cory Miller  
Principal Agent, Siting and Land Rights  
Xcel Energy  
3500 Blake Street  
Denver, CO 80205  
Ph: 303-285-6765

### **2.2 WRITTEN CONSENT OF THE OWNER**

PSCo is the fee owner of parcel number 212331400012. PSCo, as the applicant and property owner, has signed the Land Development Application Form (Attachment C), therefore providing written consent of the property owner. A notarized Statement of Authority from Xcel Energy to certify the authority of Jennifer L. Chester, Senior Manager, Siting and Land Rights, to act on behalf of Xcel Energy is provided as Attachment D.

### **2.3 APPLICATION FORM**

The completed Land Development Application Form is provided as Attachment C.

## **3. SITE PLAN (17.84.020.A.1)**

The Site Plan is provided as Attachment A.

## **4. ANTICIPATED SCHEDULE FOR DEVELOPMENT (17.84.020.A.2)**

Construction of Coal Ridge Substation is anticipated to begin in 2026 and be completed in 2027. Decommissioning of the existing New Castle Substation will occur once Coal Ridge Substation is placed in service. See Table 2 for the Anticipated Project Schedule. See Section 5.1 for a description of the construction process.

**Table 2: Anticipated Project Schedule**

<b>Activity</b>	<b>Timeline</b>
Permanent Improvements	Summer 2026
Construction Material Delivery	Summer 2026
Vegetation Management	Summer 2026
Construction of Substation	Summer 2026
Construction of Transmission Interconnect	Spring 2027
In Service	Summer 2027
Restoration	Summer 2027
Decommissioning of New Castle Substation	Summer 2027 (after in service)

It is anticipated that one 12-hour shift per day (Monday through Saturday) will be worked during Project construction, but additional hours may be required. This will be during daylight hours, early morning to early evening. If additional hours are anticipated for shift work, a 24-hour work permit will be obtained from the Town of New Castle.

**5. OTHER INFORMATION TO SUPPORT THE APPLICATION  
(17.84.020.A.3)**

**5.1 CONSTRUCTION PROCESS**

**5.1.1 Construction Phases**

Construction of the Coal Ridge Substation and transmission line interconnection will occur in phases, generally including the following: access drive construction, grading, site/ROW preparation; installation of best management practices (BMPs); equipment mobilization and material delivery; foundation construction; transmission pole placement and installation; conductor wire stringing and electrical equipment installation; and land restoration.

Vegetation management within the Project Site and transmission line ROW will be required prior to, or in conjunction with, construction. Trees and tall vegetation growing within or near the Project Site and transmission line ROW can cause downed lines, power outages and wildfire. Vegetation management involves the use of various types of treatment including removing, pruning, and mowing vegetation and the treatment of vegetation with herbicides to ensure safe operations.

The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. This work and grading activities will be required prior to construction. Once pre-construction preparation work has been completed, work on the Substation foundation will begin. The replacement Substation foundations will consist of anchor bolt foundations. The depth of the foundation will be based upon the subsurface conditions.

Following grading and foundation installation, steel equipment support structures will be erected on site. Electrical equipment (circuit breakers, disconnect switches and bus work, capacitor banks, surge arresters, SSVTs, line traps, insulators, steel support structures, static masts for lightning protection, and EEE containing control and communication devices) will be installed after the foundations and support structures are in place. Construction of the retaining wall and fence will follow. Equipment testing and placing in service will occur after construction is complete.

Following Substation construction, work on the interconnection will begin. Holes will be augured for transmission poles. Once holes are augured, the poles are set and backfilled. Some poles may require foundations that are set in the augured holes with a concrete enforced steel cage. Transmission poles will be placed in the holes or on the foundation using a crane. Ground installation of poles involves first assembling poles at the Project Site, which will be used as a material staging area during construction. Helicopters will not be used for installation of either the substation or the transmission poles.

Following setting of the transmission poles, conductor wire is strung using a temporary pulley system which is attached to the insulators. Pulling/tensioning sites are required at specific angles, so the conductor wire is pulled in line with the poles, remaining in alignment. Other equipment including bird diverters, spacers, and galloping devices are also installed as needed.

Throughout construction, wind erosion control BMPs, including the application of water or other dust palliatives, will be implemented as required. Following construction, all areas not needed for ongoing operations and maintenance will be restored as soon as practicable and in coordination with the landowner. Restoration and installation of permanent landscaping at the Project Site will be completed after construction and final grading is complete.

Once the Coal Ridge Substation is placed in service, the existing New Castle Substation will be decommissioned. Decommissioning activities include the full removal of all substation components including transformers, breakers, and bus work. Hazardous materials such as transformer oil will be disposed of in compliance with all applicable federal, state, and local regulations. To prevent power disruptions during the

decommissioning of New Castle Substation and placing the Coal Ridge Substation in service, a temporary fly line will be installed to maintain power to customers.

### **5.1.2 Construction Traffic**

Xcel Energy will utilize the two new access driveways that will be constructed off County Road 335 to access the Project Site during construction. Temporary access off County Road 335 will only be required for crews to walk in and access the transmission pole locations for pole installation. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail during construction of the retaining wall and outlet pipes to discharge water to the Colorado River (see the Site Plan, Attachment A). It is anticipated that Xcel Energy will close the trail for 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

## **5.2 OPERATIONS**

Coal Ridge Substation will be an unstaffed facility and visits from personnel will be limited to inspection and maintenance activities once construction is completed. Operation of the substation and transmission line will not interfere with continued use of the surrounding areas. The Project will be operated and monitored remotely 24 hours a day, 7 days a week, 365 days a year to provide safe and reliable electric service.

## **5.3 INDUSTRIAL ZONE DISTRICT REQUIREMENTS (17.52.060)**

The Project will comply with the Industrial zone district requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances. A description of Project compliance with each requirement of Section 17.52.060 of the Town of New Castle Code of Ordinances is provided in the subsequent sections.

### **5.3.1 Fencing (17.52.060.A)**

Coal Ridge Substation will be enclosed by a 10-foot-high galvanized chain link security fence with mesh fabric integrated into the fencing for screening.

### **5.3.2 Material Loading and Unloading (17.52.060.B)**

All loading and unloading of materials will be conducted on the Project Site.

### **5.3.3 Nuisances (17.52.060.C)**

Odor, glare, nuisance vibrations, or smoke are not anticipated during construction or operation of the Project. Construction-related noise will result in temporary short-term increases in noise where and when construction is taking place. Short-term noise is anticipated from construction equipment such as auguring machines, cranes, heavy machinery, and trucks. Construction vehicles and equipment will be maintained in proper operating condition and equipped with manufacturers' standard noise control devices (e.g., mufflers or engine enclosures).

Indirect effects from post-construction activities, which include the noise from transmission line inspections and maintenance activities are anticipated to be negligible because of their short duration and infrequency. During operations, noise from the substation and transmission line will remain at or below the 80 dBA-weighted decibel sound limitations required within industrial zone districts per Colorado Revised Statutes 25-12-101 et seq.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust, construction equipment exhaust (fumes), and clearing and preparing areas for construction (dust). Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

Electric and magnetic fields (EMF) exist wherever electricity is produced or used, including around any electric appliance or wire that conducts electricity. Electric fields are created by voltage — the higher the voltage, the stronger the field. Anytime an electric appliance is plugged in, even if it is not on, an electric field is created in its vicinity. Electric fields are easily blocked by walls, trees, clothes, and skin. The further the distance from the source of the electric field, the weaker it becomes. Electric and magnetic fields extend outward from the conductor wire and decrease rapidly with distance from the conductor. The Coal Ridge Substation and interconnection will be designed, constructed, operated, and maintained to meet or exceed applicable standards of design and performance set forth in the National Electric Safety Code.

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

During construction, enclosed containment will be provided for trash disposal. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials.

#### **5.3.4 Landscaping and Screening (17.52.060.D)**

As described in Section 5.3.a, the security fence will include mesh fabric integrated into the fencing for screening of the Coal Ridge Substation.

Landscaping at Coal Ridge Substation will exceed the requirements of Section 17.52.060.D of the Town of New Castle Code of Ordinances (see the Landscape Plan, Attachment B). The Code requires the Project Site to be “screened with trees and shrubs on at least twenty-five (25) percent of their private property lines”, equating to approximately 360 linear feet of landscaping (Town of New Castle 2024). Approximately 503 linear feet of landscaping is proposed to be installed on the north and west sides of the Project Site, north of the retaining wall and guard rail that will be constructed. Native grass seed will be planted in the area outside of the fenced substation within the parcel. Landscaping will be watered until it is established, for a maximum of two years.

Visual Simulations of Project facilities, including proposed landscaping, from various locations along the Talbot Trail adjacent to the Project Site is provided as Attachment E.

It is not anticipated the Project will negatively impact the character of the surrounding area or create new significant visual disturbances for several reasons: (1) the Project will be built within and adjacent to current industrial land uses; (2) the proposed landscaping adds significant vegetative cover on the north and west sides of the Project Site adjacent to the Talbot Trail; and (3) the mesh fabric within the security fencing will minimize negative visual impacts. Any visual disturbance resulting from Project construction vehicles and equipment will be temporary.

#### **5.4 SETBACK REQUIREMENTS (17.52.080)**

The Project will comply with the Industrial zone district setback requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances, as shown in the Site Plan (Attachment A).

### **6. ADJACENT PROPERTY OWNERS (17.84.020.B)**

A list of the names and addresses of owners of property located within two hundred fifty (250) feet of the Project Site is provided as Attachment F.

## **7. ADDITIONAL INFORMATION REQUESTED BY PLANNING COMMISSION (17.84.020.C)**

Xcel Energy understands that upon review of the application, the Planning Commission may determine that additional information needed to evaluate the application. Xcel Energy will provide additional information upon request.

## **8. APPROVAL CRITERIA AND CONDITIONS (17.84.050)**

The following sections describe Project compliance with the conditional approval criteria in Section 17.84.050 of the Town of New Castle's Code of Ordinances.

### **8.1 IS ELIGIBLE FOR CONDITIONAL REVIEW UNDER SECTION 17.84.040 (17.84.050.A.1)**

As determined during the pre-application meeting with the Town of New Castle, the Project is eligible for conditional review under Section 17.84.040 of the Town of New Castle's Code of Ordinances.

### **8.2 IS GENERALLY COMPATIBLE WITH ADJACENT LAND USES (17.84.050.A.2)**

The Project is compatible with the adjacent industrial and utility land uses, including the Riverside Industrial Park. Adjacent land uses include an existing Xcel Energy natural gas regulator station to the east. Parcels to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335 and its existing New Castle Substation is located approximately 0.5 mile west of the Project Site. There are also existing distribution lines running on the north and south side of County Road 335 in this area.

Construction of the Project may result in temporary traffic impacts to County Road 335 as described in Section 5.1.2. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail, as described in Section 5.1.2, for approximately 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

The Project is compatible with the adjacent open space and Talbot Trail. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the

Project Site. Aside from the transmission pole foundation footprints, areas under and around the transmission line will remain unchanged.

### **8.3 MEETS ALL REQUIREMENTS OF SECTION 17.84.020, IS IN COMPLIANCE WITH THIS TITLE AND MINIMIZES POTENTIAL ADVERSE IMPACT OF THE CONDITIONAL USE ON ADJACENT PROPERTIES AND TRAFFIC FLOW (17.84.050.A.3)**

This application includes all of the components of the CUP application requirements outlined in Section 17.84.020 of the Town of New Castle's Code of Ordinances. Xcel Energy is requesting approval of the Project in accordance with the procedures applicable to approval of a conditional use under Chapter 17.84 of the Town of New Castle's Code of Ordinances.

See the response to Section 8.2 regarding impact to adjacent properties and traffic flow.

### **8.4 IS CONSISTENT WITH THE COMPREHENSIVE PLAN (17.84.050.A.4)**

The Project is consistent with the Town of New Castle Comprehensive Plan (Comprehensive Plan; Town of New Castle 2009b). A summary of Project consistency with the Guiding Principles of the Comprehensive Plan is described in the subsequent text.

#### *Guiding Principle 1: Community Growth*

The Town of New Castle and surrounding areas continue to experience residential and commercial growth that has increased the demand for electricity. Additionally, the existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life and it is unsuitable for expansion. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver safe and reliable electric power to existing and future customers in the Town of New Castle and other surrounding areas. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system and be able to accommodate future growth. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized to increase within its approved capacity to 115kV to account for future demand. The second electric transformer and bay will be installed at a later date, dictated by electric demand that is anticipated in the Town of New Castle and surrounding areas. It should be noted that the existing New Castle Substation is located on property that is too small and lacks expansion capacity to accommodate the addition of a future transformer.

The Project is compatible with the adjacent industrial and utility land uses and following construction the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

*Guiding Principle 2: Infrastructure*

The Project provides the necessary electrical infrastructure to add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

The Project creates no additional demand for water, wastewater treatment, or transportation infrastructure.

*Guiding Principle 3: Recreation and Tourism*

Construction activities will require the temporary closure of the Talbot Trail as described in Section 5.1.b. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the Project Site.

*Guiding Principle 4: Transportation*

The Project creates no additional demand for transportation infrastructure. Xcel Energy will utilize the two new access drives that will be constructed off County Road 335 to access the Project Site during construction. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities. Following construction, no transportation impacts are anticipated.

See the response to Guiding Principle 3 regarding temporary impacts to Talbot Trail.

*Guiding Principle 5: Housing*

Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

No residential housing is located in the vicinity of the Project. Following construction, the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

*Guiding Principle 6: Parks, Open Space & Trails*

See the response to Guiding Principle 3.

*Guiding Principle 7: Economy*

Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas. This Project will ensure continued delivery of economic, safe, and reliable electric service to customers in the Town of New Castle. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system for current customers, and also be able to accommodate future growth.

*Guiding Principle 8: Natural Environment*

Construction activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment. Construction and operation of the Project is not anticipated to impact wildlife habitat, dark night sky, or riparian corridors.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust. Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

The Project design includes landscaping and screening to minimize visual impacts as described in Section 5.3.d and the Landscape Plan (Attachment B).

The Project Site will be stabilized to mitigate issues with the floodplain as described in Section 1.1 and the Site Plan (Attachment A).

*Guiding Principle 9: Mineral Extraction & Energy Development*

The Project will have no effect on the extraction of natural resources and energy development.

*Guiding Principle 10: Historic Downtown*

The Project will have no negative effect on the historic downtown. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

*Guiding Principle 11: Schools*

The Project will have no effect on schools. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to

continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

*Guiding Principle 12: Community Design*

The Project will have no effect on community design. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

*Guiding Principle 13: Community Gateways*

The Project will have no negative effect on community gateways. The decommissioning of the existing New Castle Substation will remove the improvement within the Town of New Castle boundaries, along County Road 335 opening up and enhancing the gateway area.

*Guiding Principle 14: Intergovernmental Coordination & Cooperation*

The Project will have no effect on intergovernmental coordination. Xcel Energy will obtain all permits and approvals for the Project required prior to construction.

**8.5 THE TOWN HAS THE CAPACITY TO SERVE THE PROPOSED USE WITH WATER, SEWER, FIRE AND POLICE PROTECTION (17.84.050.A.5)**

The Project creates no additional demand for water, sewer, fire, or police protection, as it is a replacement and expansion of the nearby existing New Castle Substation. No new or upgraded public services or facilities are anticipated to be needed to serve the Project. The Project creates no additional demand for transportation infrastructure, educational facilities, housing, water, wastewater treatment or public transportation.

**9. IN CONSIDERING AN APPLICATION FOR A CONDITIONAL USE, THE TOWN COUNCIL MAY IMPOSE CONDITIONS ON THE APPLICATION TO ENSURE COMPLIANCE WITH THIS SECTION (17.84.050.B)**

Xcel Energy understands that the Town Council may impose conditions of approval on the application to ensure compliance with the Conditional Use Permit requirements.

## 10. REFERENCES

Town of New Castle. 2009a. Flood Plain – Address Map. Available online at: <https://www.newcastlecolorado.org/media/1496>. Accessed July 2025.

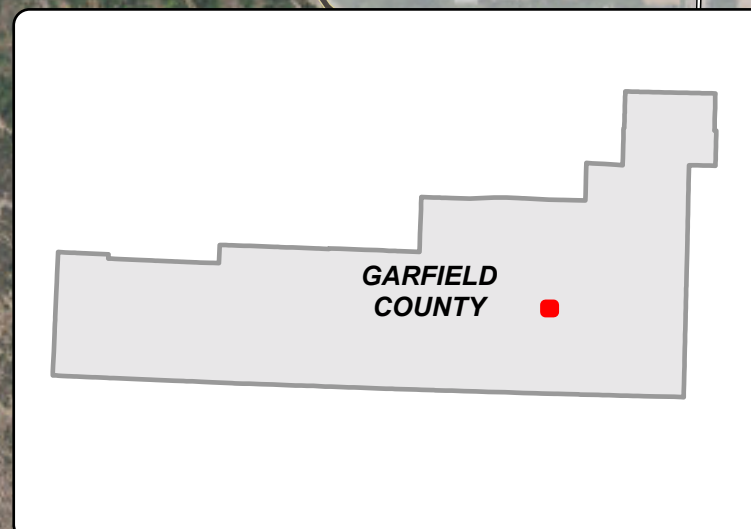
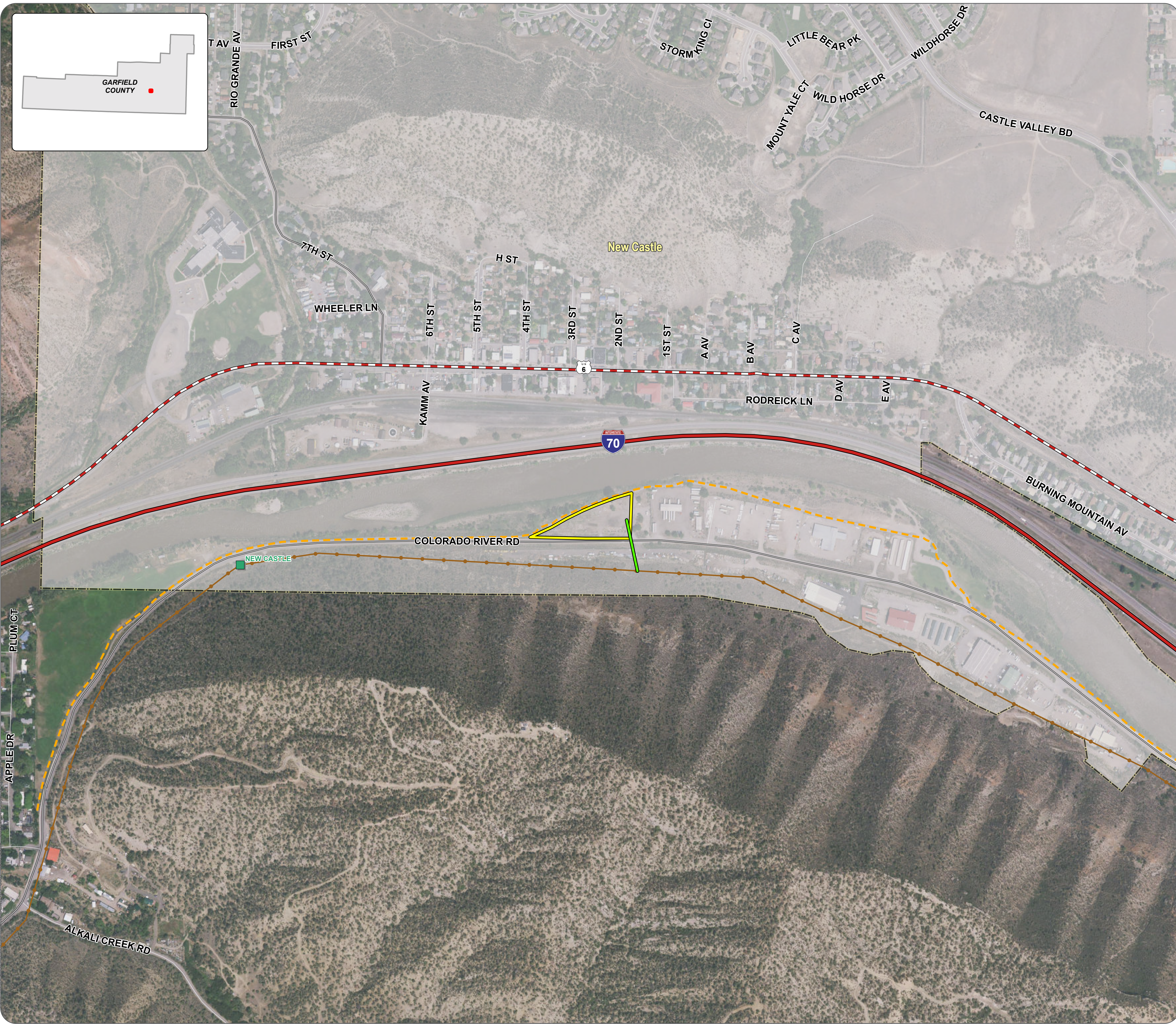
Town of New Castle. 2009b. Town of New Castle Comprehensive Plan. Available online at: <https://www.newcastlecolorado.org/media/2706>. Accessed July 2025.

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Town of New Castle. 2025. Trails. Available online at: <https://www.newcastlecolorado.org/todo/page/trails>. Accessed July 2025.

# Figures

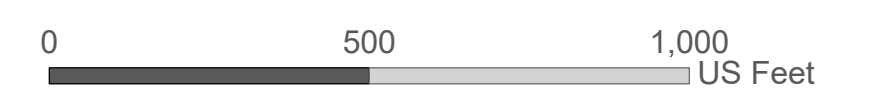
- Figure 1: Vicinity Map**
- Figure 2: Zoning Map**
- Figure 3: Water Resources Map**



# LEGEND

- Proposed Substation Site
- Transmission Line Interconnection
- Existing Electric Infrastructure**  
(HIFLD, 2023)
- Public Service Company of Colorado Substation
- 69kV Transmission Line
- Transportation**  
(CDOT, 2023)
- Interstate
- U.S. Highway
- Local Road
- North Talbot Trail
- Boundary**  
(CO DOLA, 2023)
- City of New Castle

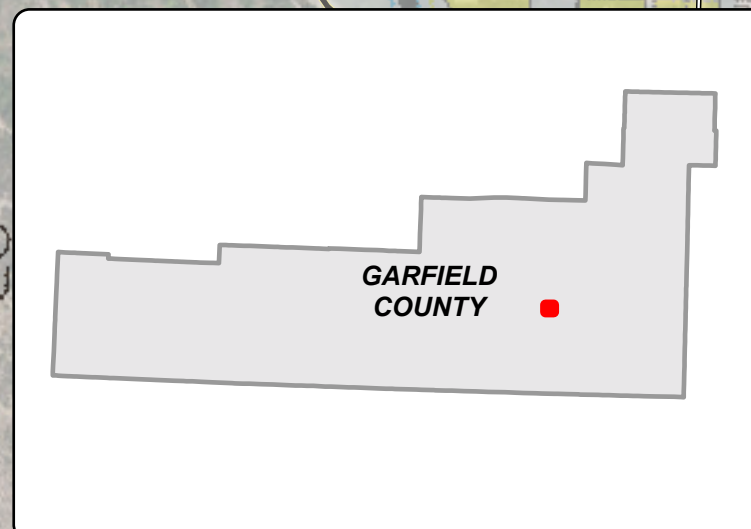
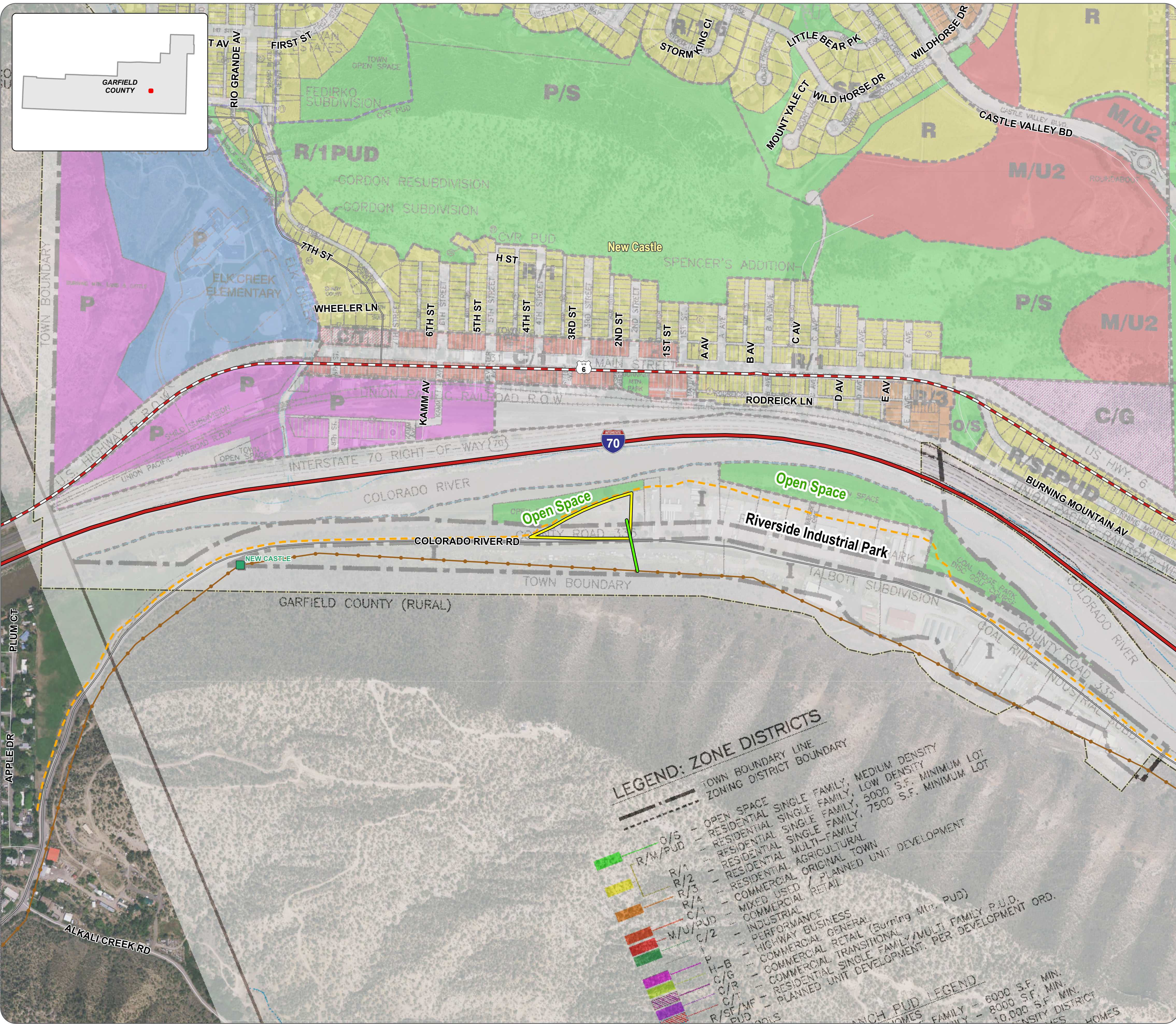
**Coal Ridge Substation Project**



NOT FOR CONSTRUCTION

Revised | 9/15/2025

Vicinity Map



# LEGEND

- Proposed Substation Site
- Transmission Line Interconnection
- Existing Electric Infrastructure**  
(HIFLD, 2023)
- Public Service Company of Colorado Substation
- 69kV Transmission Line
- Transportation**  
(CDOT, 2023)
- Interstate
- U.S. Highway
- Local Road
- North Talbot Trail
- Boundary**  
(CO DOLA, 2023)
- City of New Castle
- \* Zoning**  
2013 New Castle Zoning Map

## LEGEND: ZONE DISTRICTS

- TOWN BOUNDARY LINE
- ZONING DISTRICT BOUNDARY
- O/S - OPEN SPACE
- R/M/PUD - RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY
- R/1 - RESIDENTIAL SINGLE FAMILY, LOW DENSITY
- R/2 - RESIDENTIAL SINGLE FAMILY, 5000 S.F. MINIMUM LOT
- R/3 - RESIDENTIAL SINGLE FAMILY, 7500 S.F. MINIMUM LOT
- R/4 - RESIDENTIAL MULTI-FAMILY
- C/1 - COMMERCIAL AGRICULTURAL
- W/U/PUD - MIXED USED / PLANNED UNIT DEVELOPMENT
- C/2 - COMMERCIAL RETAIL
- P - INDUSTRIAL
- H-B - PERFORMANCE
- C/G - HIGHWAY BUSINESS
- C/R - COMMERCIAL GENERAL
- C/T - COMMERCIAL RETAIL (Burning Mtn. PUD.)
- R/SE/MF - COMMERCIAL TRANSITIONAL
- PUD - RESIDENTIAL SINGLE FAMILY/MULTI FAMILY P.U.D.
- PUD - PLANNED UNIT DEVELOPMENT, PER DEVELOPMENT ORD.

Coal Ridge Substation Project



0 500 1,000 US Feet

NOT FOR CONSTRUCTION

Revised | 9/16/2025



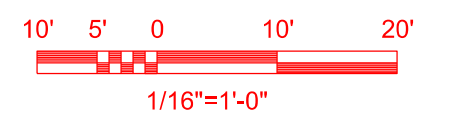
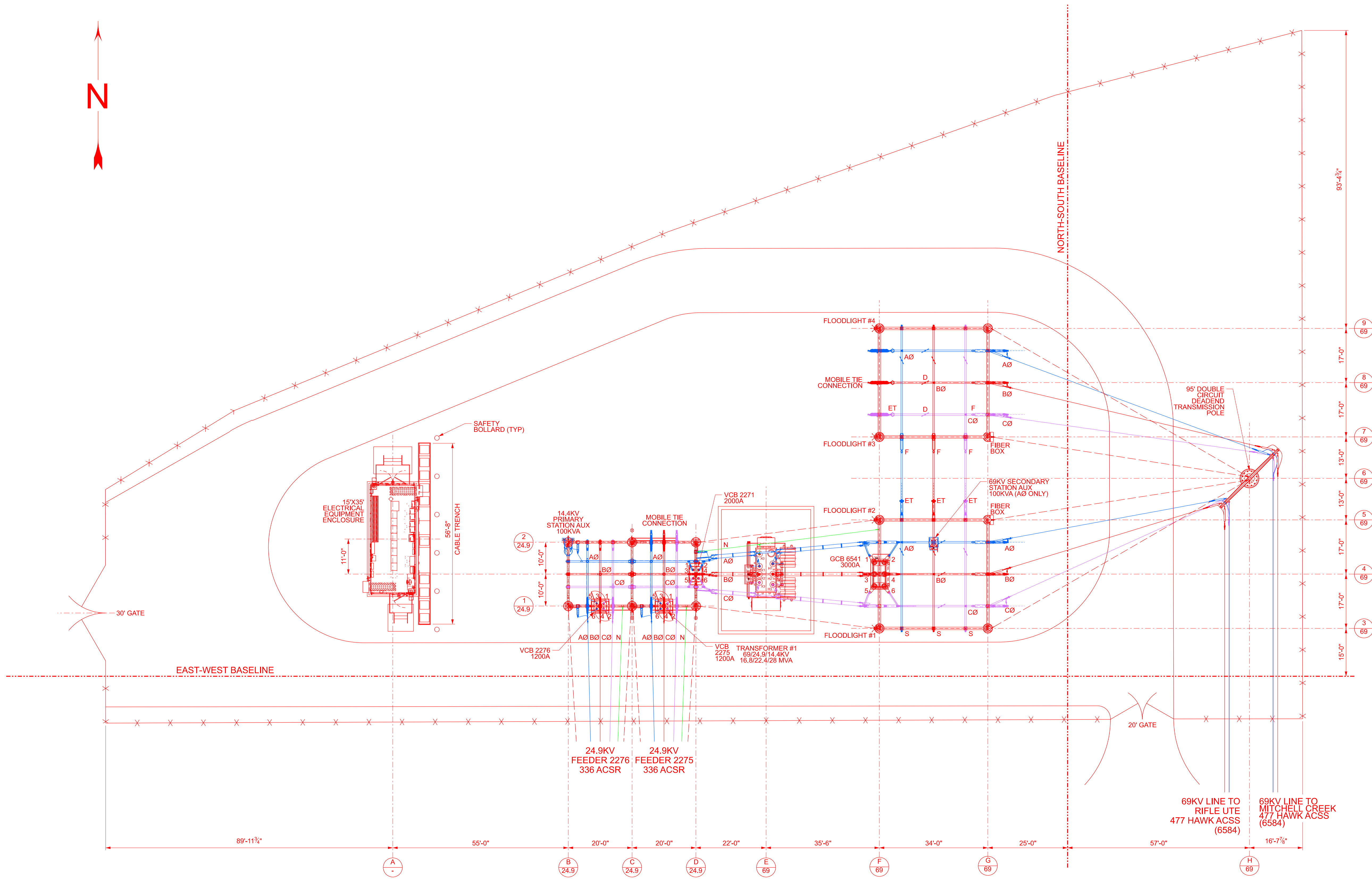
**ATTACHMENT A: SITE PLAN**





LEGEND	
	FLOODLIGHT
	STATIC WIRE
	CHAINLINK FENCE
	BASELINE
	COLUMN NUMBER

FLOODLIGHTS 1-4 SPECIFICATION				
MANUFACTURER/PART #	WATTAGE	LUMENS	COLOR TEMP.	LIGHT COLOR
RAB / X17XFU35	35 W	5,034 LUMENS	3000K 4000K 5000K	BRONZE



**PRELIMINARY  
NOT FOR CONSTRUCTION**

911 ADDRESS  
6385 COUNTY ROAD 335  
NEW CASTLE, CO 81647  
LATITUDE: 39°34'8.41" N  
LONGITUDE: 107°31'57.77" W

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

ISSUED BY ENGINEERING DEPT FOR: **PRELIMINARY**

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INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

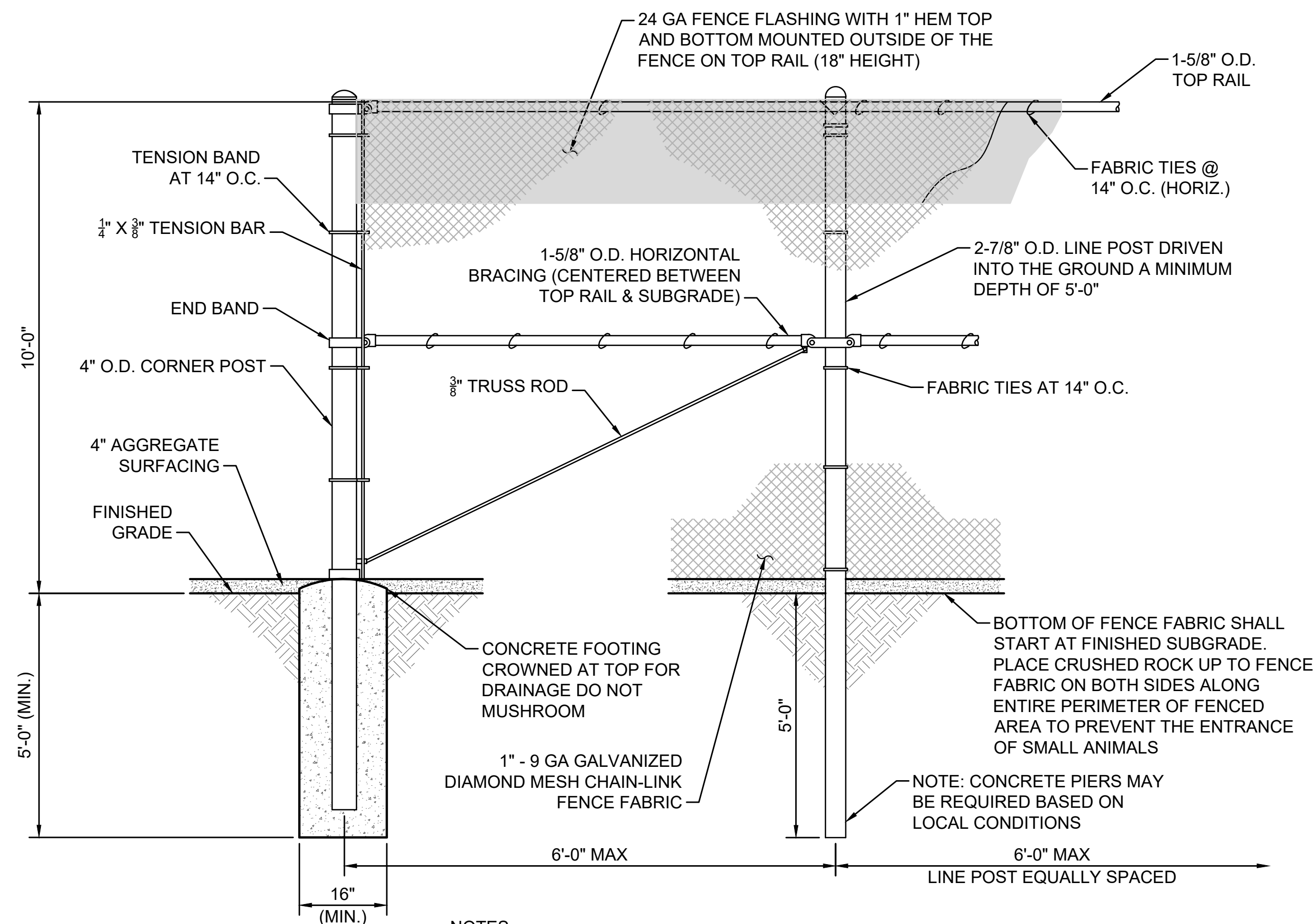
**COAL RIDGE SUBSTATION** **CORI**

**69/24.9KV SUBSTATION** **LIGHTING LAYOUT**

**0999-010.001S02** SCALE: 1/16"=1'-0" REV: 0

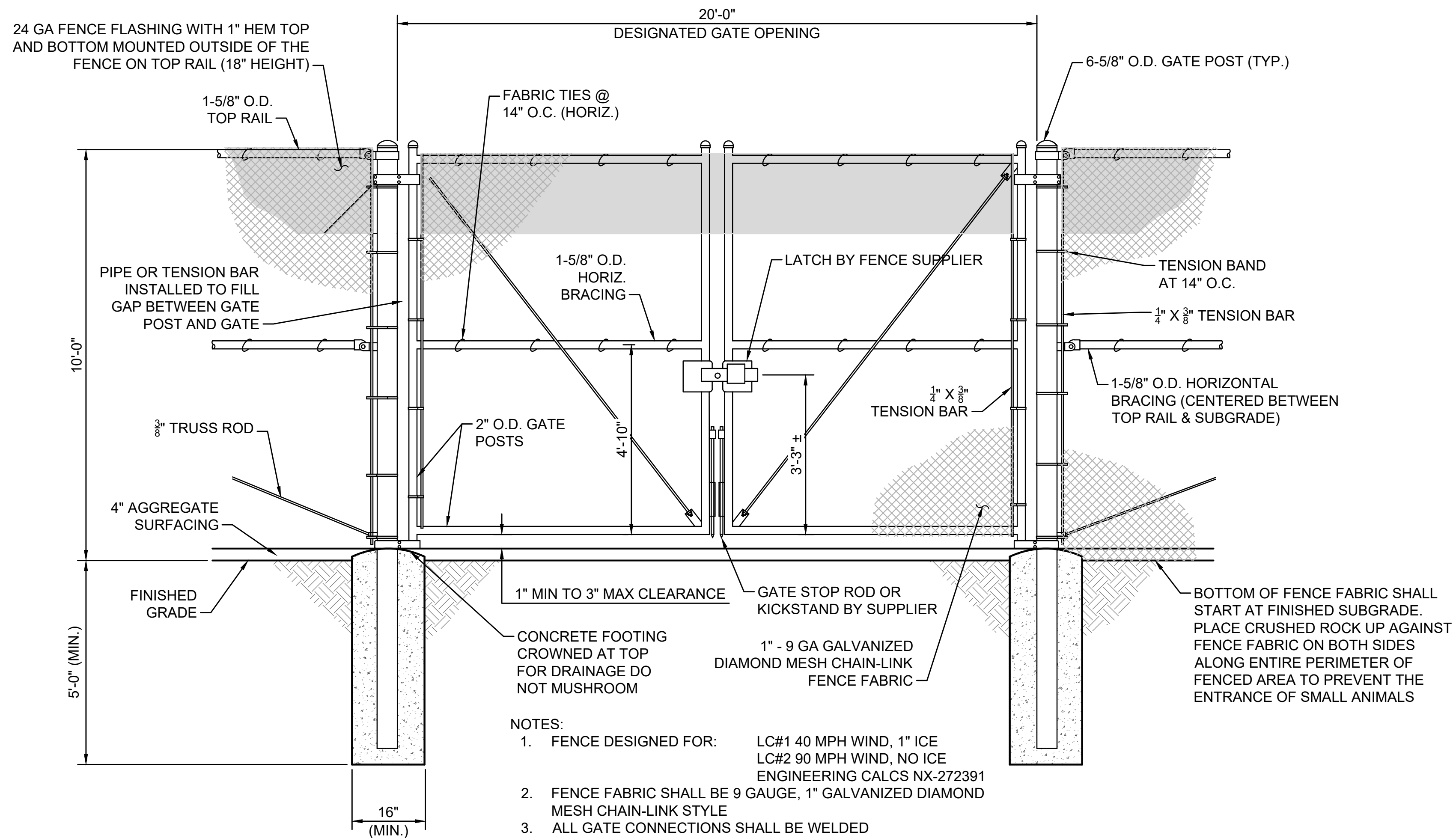
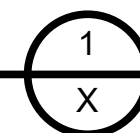
REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION

9/19/2023 3:50:56 PM



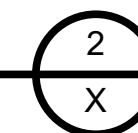
- NOTES:
- FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE  
LC#2 90 MPH WIND, NO ICE  
ENGINEERING CALCS NX-272391
  - FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
  - FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
  - ALL PIPE MATERIAL SHALL BE SCH.40

10' CHAIN-LINK FENCE DETAIL  
NOT TO SCALE



- NOTES:
- FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE  
LC#2 90 MPH WIND, NO ICE  
ENGINEERING CALCS NX-272391
  - FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
  - ALL GATE CONNECTIONS SHALL BE WELDED
  - PIPE OR TENSION BAR INSTALLED SHALL FILL GAP BETWEEN THE GATE POST & GATE
  - FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
  - ALL PIPE MATERIAL SHALL BE SCH.40

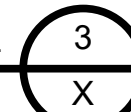
20' DOUBLE SWING DRIVE GATE  
NOT TO SCALE



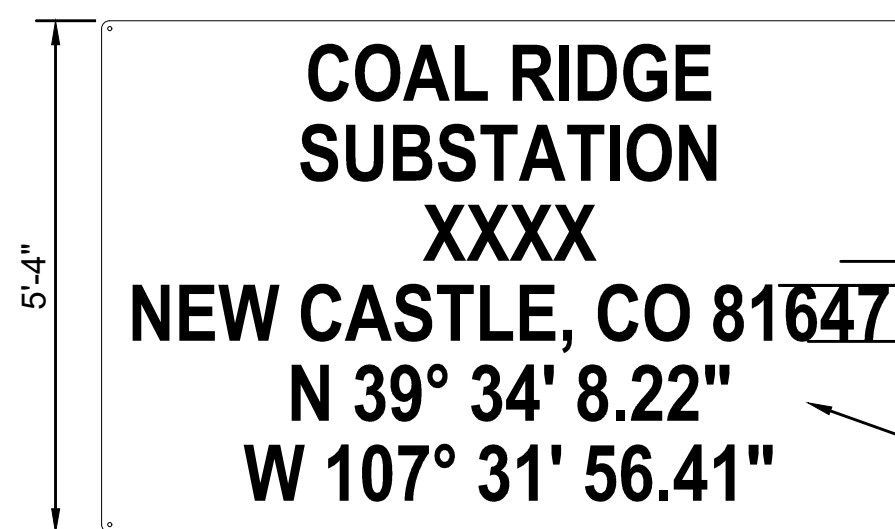
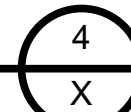
\*\*911 ADDRESS HAS NOT BEEN ASSIGNED YET AND WILL BE UPDATED BEFORE THE SIGN IS FABRICATED\*\*



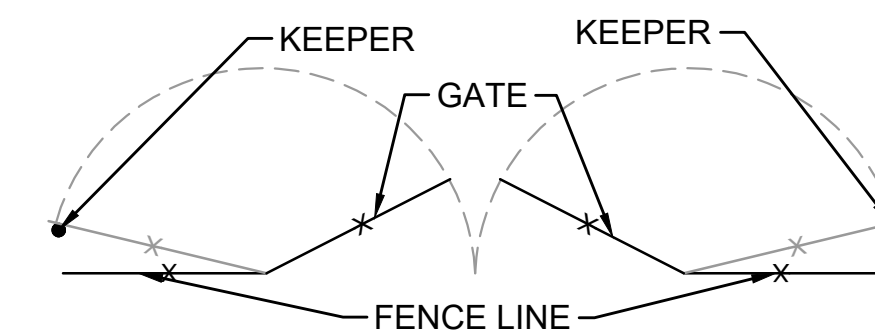
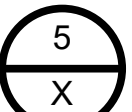
TYPICAL NO TRESPASSING SIGN DETAIL  
NOT TO SCALE



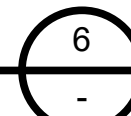
TYPICAL WARNING SIGN DETAIL  
NOT TO SCALE



TYPICAL NAME PLATE SIGN DETAIL  
NOT TO SCALE



GATE CATCH LOCATION DETAIL  
NOT TO SCALE



ISSUED BY ENGINEERING DEPT FOR: PRELIMINARY

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INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

XCEL STANDARD FENCE DETAIL  
CONTOUR AND GRADING LAYOUT  
FENCE DETAILS

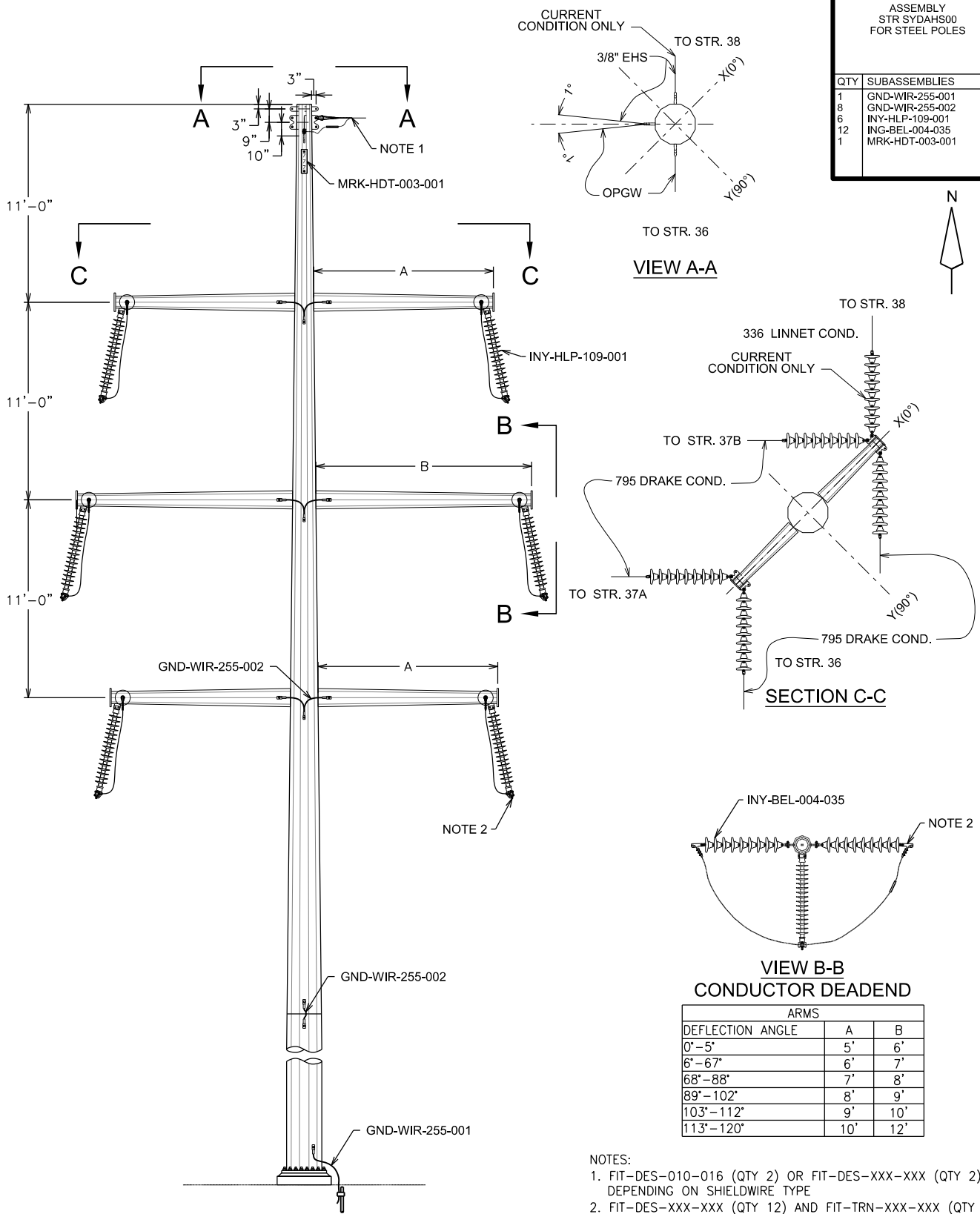


SCALE 1/2"=1'-0"

REV 0

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION

QTY	SUBASSEMBLIES
1	GND-WIR-255-001
8	GND-WIR-255-002
6	INY-HLP-109-001
12	ING-BEL-004-035
1	MRK-HDT-003-001



- NOTES:
1. FIT-DES-010-016 (QTY 2) OR FIT-DES-XXX-XXX (QTY 2) DEPENDING ON SHIELDWIRE TYPE
  2. FIT-DES-XXX-XXX (QTY 12) AND FIT-TRN-XXX-XXX (QTY 6) DEPENDING ON CONDUCTOR TYPE

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**DCP TAP - CLOVERLY STR. 37**  
**DOUBLE CIRCUIT DEADEND**  
**VERTICAL WITH ARMS, ANCHOR BOLT FOUNDATION**

**115kV**



**SYDAH SZB**

SCALE  
**NONE**

REV  
**0**

**ATTACHMENT B: LANDSCAPE PLAN**

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH
<b>DECIDUOUS TREES</b>							
HAC	3	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	40 - 65ft. ht.	40 - 65ft. w.
HPS	9	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	2" Cal.	B&B	40 - 65ft. ht.	10 - 15ft. w.
OKS	8	Quercus x warei 'Nadler'	Kindred Spirit® Oak	2" Cal.	B&B	25 - 40ft. ht.	6 - 10ft. w.
<b>EVERGREEN TREES</b>							
AUS	2	Pinus nigra	Austrian Pine	6' Ht.	B&B	40 - 65ft. ht.	25 - 40ft. w.
<b>EVERGREEN SHRUBS</b>							
MMC	19	Cercocarpus ledifolius	Curly-leaf Mountain Mahogany	#5	Pot	10 - 15ft. ht.	6 - 10ft. w.
WBL	11	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot	10 - 15ft. ht.	3 - 6ft. w.
<b>NATIVE SEED MIX: PBSI FOOTHILLS NATIVE MIX OR APPROVED EQUAL.</b>							
CONTACT: PAWNEE BUTTES SEED, INC. 605 25TH ST., GREELEY, CO P: (970) 356-7002							

**LEGEND**

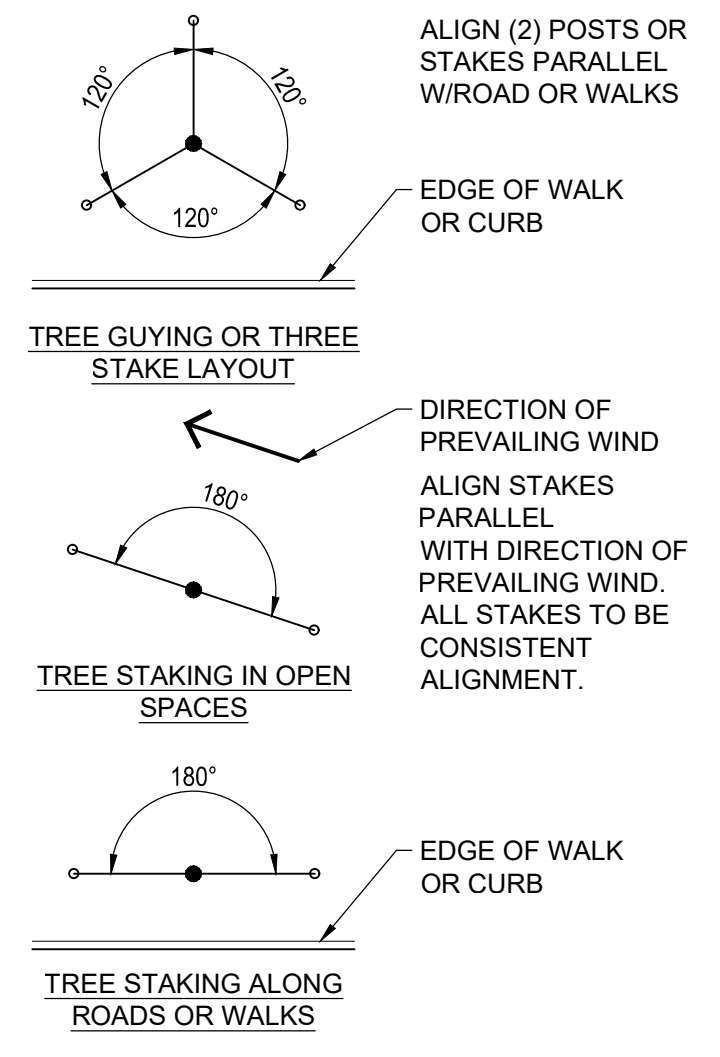
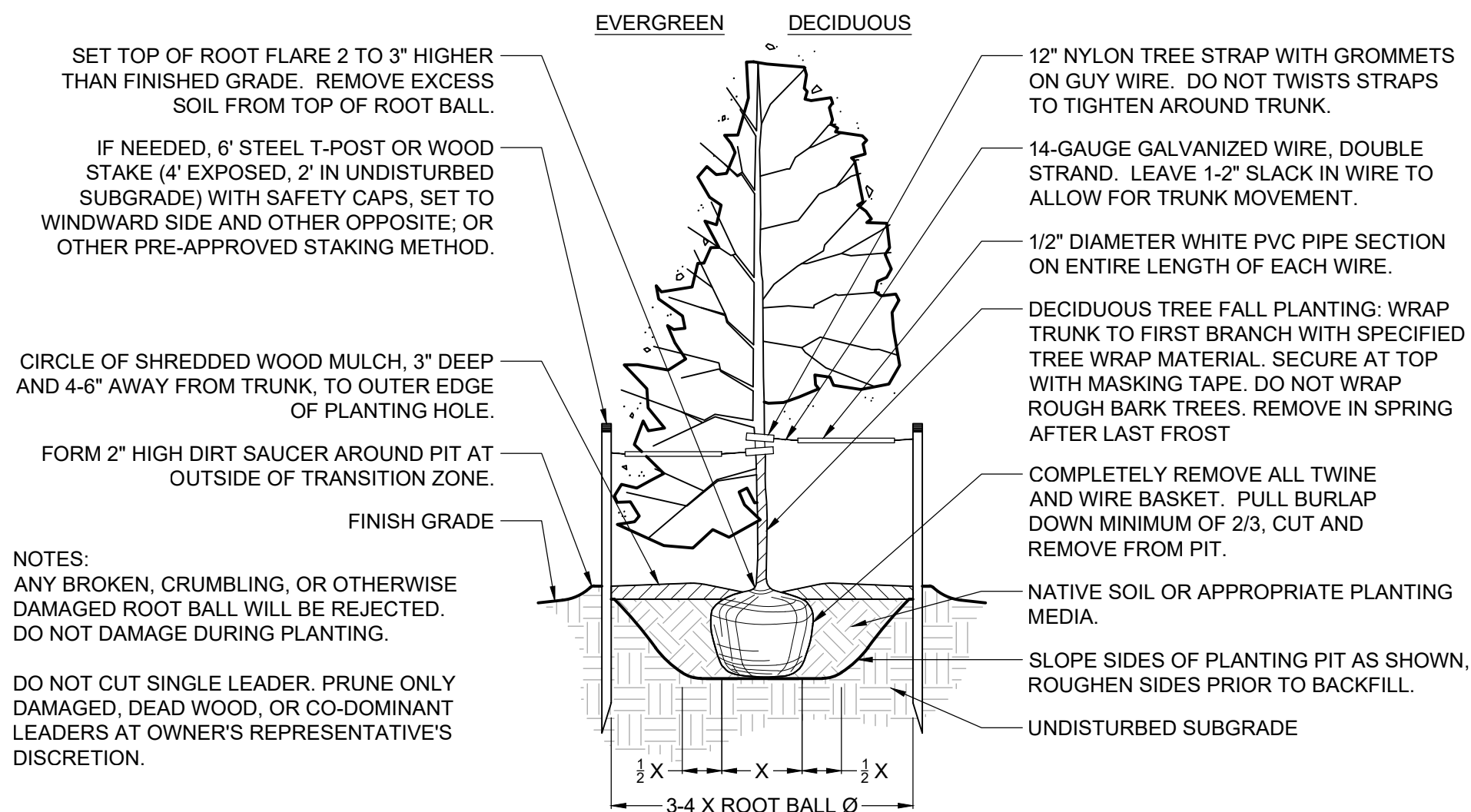
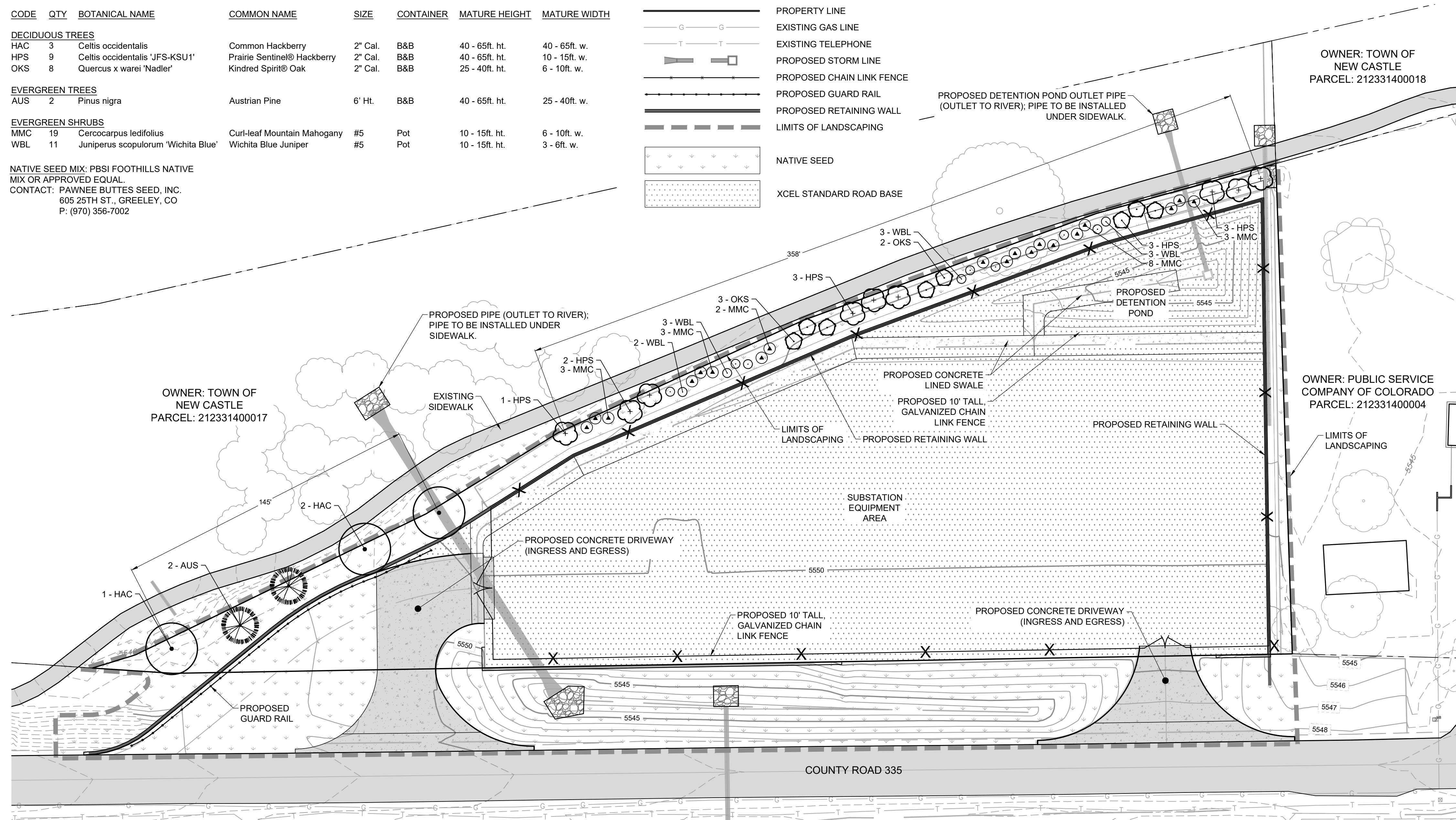
	PROPERTY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE
	PROPOSED STORM LINE
	PROPOSED CHAIN LINK FENCE
	PROPOSED GUARD RAIL
	PROPOSED RETAINING WALL
	LIMITS OF LANDSCAPING
	NATIVE SEED
	XCEL STANDARD ROAD BASE

**LANDSCAPE NOTES:**

- THE CONTRACTOR SHALL REVIEW ALL LANDSCAPE, GRADING, AND CIVIL DRAWINGS BEFORE STARTING WORK.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITIES, GRADING, DRAINAGE, PAVING, SLEEVES, AND EROSION CONTROL PER CIVIL PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER OR REPRESENTATIVE AT LEAST 7 DAYS BEFORE WORK BEGINS.
- ALL EARTHWORK AND PLANTING SHALL BE COORDINATED WITH THE OWNER OR REPRESENTATIVE PRIOR TO STARTING.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS AND REPORTING DISCREPANCIES BEFORE PROCEEDING.
- CHANGES TO THE WORK SHALL NOT BE PERFORMED WITHOUT WRITTEN APPROVAL FROM THE OWNER OR REPRESENTATIVE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF ALL WORK.
- SUBSTANTIAL COMPLETION INSPECTION SHALL BE REQUESTED IN WRITING; THE SITE MUST BE CLEAN AND FREE OF DEBRIS PRIOR TO ACCEPTANCE.
- ANY DEFECTIVE WORK SHALL BE REPLACED OR RE-EXECUTED AT THE CONTRACTOR'S COST.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND FACILITATING REQUIRED INSPECTIONS: WEED CONTROL, COMPOST AMENDMENT, POST-TILLING, POST-PLANTING, AND FINAL COMPLETION.
- NOXIOUS WEEDS MUST BE ERADICATED USING LICENSED APPLICATORS AND APPROVED HERBICIDES.
- TOPSOIL MUST BE FERTILE, FRIABLE, AND FREE OF DEBRIS.
- COMPACTED SOILS MUST BE RIPPED TO 12" DEPTH IN ROWS NO GREATER THAN 18" APART.
- ORGANIC COMPOST SHALL BE INCORPORATED AT A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT., TILLED TO 6".
- ORGANIC FERTILIZER AND SOIL CONDITIONERS MUST BE APPLIED PER MANUFACTURER'S INSTRUCTIONS.
- FINE GRADING MUST ENSURE SMOOTH FINISH, POSITIVE DRAINAGE, AND DEBRIS-FREE SURFACES.
- PLANT MATERIAL MUST BE INSTALLED PER PLANS BETWEEN MARCH 1-OCTOBER 15, AND ONLY AFTER IRRIGATION IS OPERATIONAL.
- OWNER APPROVAL IS REQUIRED FOR PLANT SUBSTITUTIONS, STAKING, SPACING, ADJUSTMENTS, AND NURSERY SELECTIONS.
- ALL PLANT MATERIAL MUST BE HEALTHY, PEST-FREE, DROUGHT-TOLERANT, AND MEET ANSI Z60.1 STANDARDS; EXISTING TREES MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
- IRRIGATION: TEMPORARY IRRIGATION SHALL BE PROVIDED TO TREES AND SHRUBS THROUGHOUT THE TWO-YEAR ESTABLISHMENT PERIOD. PERMANENT IRRIGATION SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.

**LANDSCAPE MATERIALS**

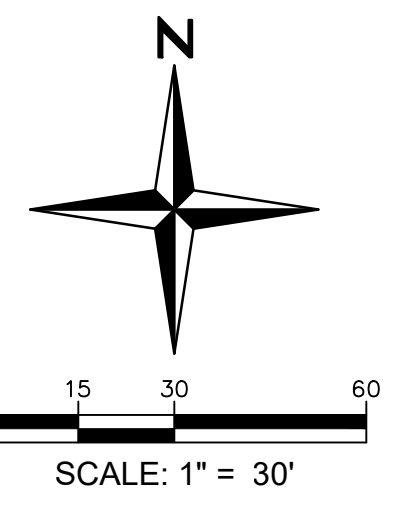
- ORGANIC SOIL AMENDMENTS:**  
RECOMMENDED SUPPLIER: A1 ORGANICS, EATON, CO (970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONERS:**  
GRANULAR ENDO MYCORRHIZAE, MENEFFEE GRANULAR HUMATE AND BIOSOL FORTE (7-2-1).  
RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239 (303-696-8960), CONTACT: TOM BOWMAN.  
TYPICAL APPLICATION RATE IS 1,000 LBS BIOSOL, 500 LBS HUMATE, AND 20 LBS GRANULAR MYCORRHIZAE PER ACRE. A ROCKY MOUNTAIN PLANTERS KIT, A PREMIXED BLEND OF ALL THREE PRODUCTS, IS AVAILABLE. EACH KIT COVERS 1,500-2,000 SF.  
INCORPORATING ORGANIC FERTILIZER AND SOIL CONDITIONERS AT PLANTING IS ESSENTIAL TO IMPROVE SOIL STRUCTURE, NUTRIENT AVAILABILITY, AND MOISTURE RETENTION, ENSURING PROPER ESTABLISHMENT OF THE TREES, SHRUBS, AND NATIVE GRASS SEED.
- WOOD MULCH:** TO BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 1/2" - 3 1/2" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF 4". INSTALL AT THE BASE OF EACH TREE AND SHRUB PER DETAIL.  
MULCHED BED AREAS WILL NOT INCLUDE WEED BARRIER FABRIC.



**1 TREE PLANTING**  
SCALE: NTS

**2 SHRUB PLANTING**  
SCALE: NTS

Landscape Requirements Zone District: Industrial				
Code Section	Property Line Length	Required	Provided	
17.52.060 - Zone requirements: D. All property lines adjacent to the New Castle public parks are to be screened with trees and shrubs approved by the New Castle parks and recreation committee, and shall be in compliance with the tree city requirements as specified in Chapter 12.20. All property which is not adjacent to the New Castle public parks shall be screened with trees and shrubs on at least twenty-five (25) percent of their private property lies in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.	1,440 LF	360 LF	503 LF	



ISSUED BY ENGINEERING DEPT FOR: PERMITTING  
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**COAL RIDGE SUBSTATION LANDSCAPE PLAN** **COAL**

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0A	2024/09/09		A.0000103.004.001.003				EXHIBIT				

X:\3000\_001.DWG 9/16/2025 11:41:36 AM

**ATTACHMENT C: LAND DEVELOPMENT APPLICATION FORM**



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

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

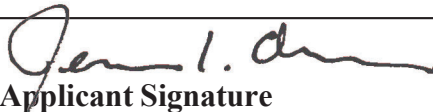
**LAND DEVELOPMENT APPLICATION**

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.

<b>Applicant:</b> Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy	
<b>Address:</b> 3500 Blake Street, Denver CO 80205	<b>Phone:</b> <b>E-mail:</b> 303.285.6533 jennifer.l.chester@xcelenergy.com
<b>Property Owner:</b> Public Service Company of Colorado	
<b>Address:</b> 3500 Blake Street, Denver CO 80205	<b>Phone:</b> <b>E-mail:</b>
<b>Contact Person:</b> Cory Miller, Xcel Energy, Principal Agent, Siting & Land Rights	
<b>Address:</b> 3500 Blake Street, Denver CO 80205	<b>Phone:</b> <b>E-mail:</b> 303-285-6765, cory.r.miller@xcelenergy.com
<b>Property Location/Address:</b> 6385 County Road 335, New Castle, CO 81647	
<b>Legal Description:</b> Sec 31 T 5 R 90 A TR IN NWSE, EXCEPT A TR OF LAND CONT 2.478 AC +/- AS DESC IN SWD#737823 STATE ASSESSED	<b>Acres:</b> <b>2.478</b>
<b>Existing Zone (e.g., Residential R-1, Commercial C-1):</b> Industrial (I)	<b>Existing Land Use:</b> Industrial/utility

**TYPE(S) OF LAND USE(S) REQUESTED**

- |  |   |
|--|---|
| <input type="checkbox"/> Pre-Annexation Agreement  | <input checked="" 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 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  |
|  | <input type="checkbox"/> Watershed Permit   |

	10/16/25
<b>Applicant Signature</b>	<b>Date</b>



## AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

*By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.*

SO AGREED this 16th day of October, 2025.

Cory Miller

Applicant (Print Name)

303-285-6533

Telephone Number

jennifer.l.chester@xcelenergy.com

Email

Public Service Company of Colorado

Property Owner

Authorized Representative (see Att E)

Relationship of Owner to Applicant

Jennifer L. Chester

Digitally signed by Jennifer L. Chester  
Date: 2025.10.16 15:26:57 -06'00'

Signature of Applicant

3500 Blake Street, Denver CO 80205

Mailing Address of Applicant

jennifer.l.chester@xcelenergy.com

Email Address of Applicant

Jennifer L. Chester

Digitally signed by Jennifer L. Chester  
Date: 2025.10.16 15:26:43 -06'00'

Signature of Property Owner

3500 Blake St., Denver, CO 80205

Owner Mailing Address

Type of application: Conditional Use Permit

Property description: 6385 County Road 335, New Castle, CO 81647

Revised 3/2021

**ATTACHMENT D: STATEMENT OF AUTHORITY**



**ATTACHMENT E: VISUAL SIMULATIONS**

**Existing Conditions**

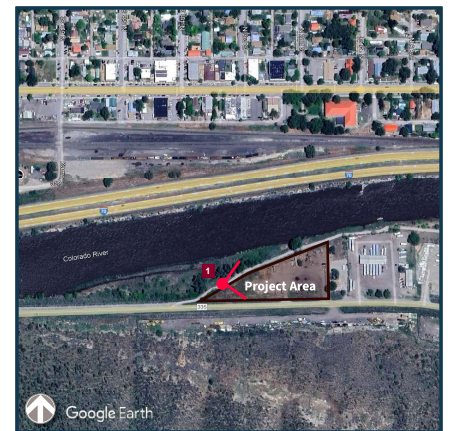


**Xcel Energy  
Coal Ridge Substation**

*VISUAL SIMULATIONS*

Key Observation Point 1

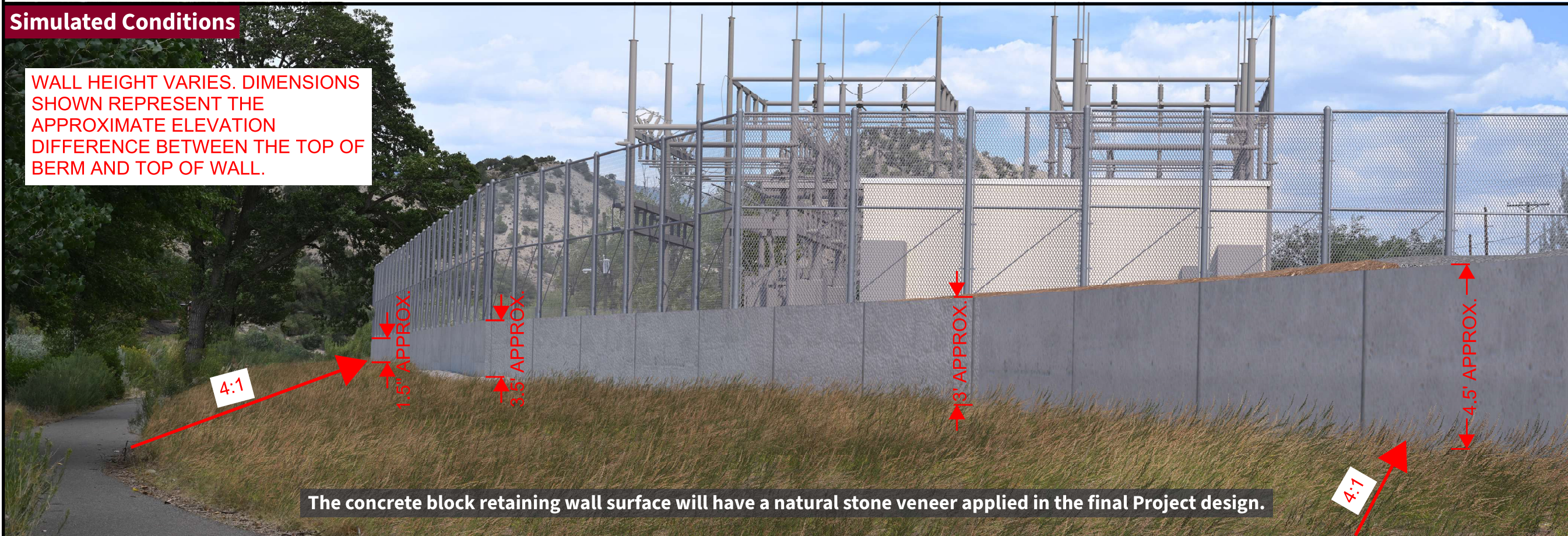
View from  
Bike Path - Eastbound



VICINITY MAP

**Simulated Conditions**

WALL HEIGHT VARIES. DIMENSIONS SHOWN REPRESENT THE APPROXIMATE ELEVATION DIFFERENCE BETWEEN THE TOP OF BERM AND TOP OF WALL.



4:1

1.5' APPROX.

3.5' APPROX.

3' APPROX.

4.5' APPROX.

4:1

The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

**Photograph Information**

**Key Observation Point 1**

Time of photograph: 2:15 p.m.  
Date of photograph: 08/07/2025  
Weather condition: Partly Cloudy  
Viewing direction: East-northeast  
Latitude: 39.568944° N  
Longitude: -107.533732° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



**Existing Conditions**

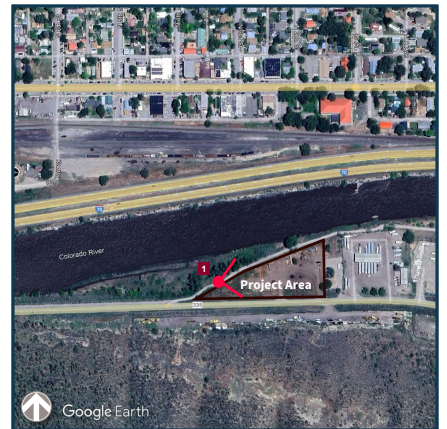


**Xcel Energy  
Coal Ridge Substation**

*VISUAL SIMULATIONS*

Key Observation Point 1

View from  
Bike Path - Eastbound



VICINITY MAP

**Simulated Conditions**

Landscaping at 10 years growth



The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

**Photograph Information**

**Key Observation Point 1**

Time of photograph: 2:15 p.m.  
Date of photograph: 08/07/2025  
Weather condition: Partly Cloudy  
Viewing direction: East-northeast  
Latitude: 39.568944° N  
Longitude: -107.533732° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



**Existing Conditions**



**Simulated Conditions**



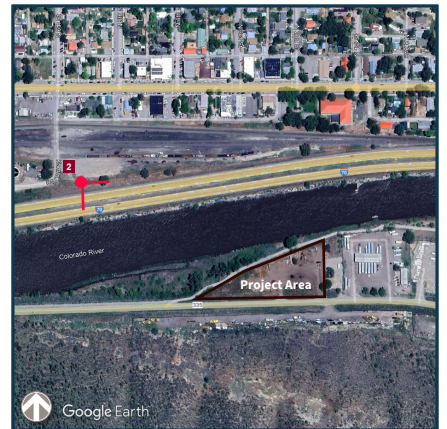
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

# Xcel Energy Coal Ridge Substation

*VISUAL SIMULATIONS*

Key Observation Point 2

View from  
170 - Eastbound



VICINITY MAP

### Photograph Information

**Key Observation Point 2**

Time of photograph: 2:50 p.m.  
Date of photograph: 08/07/2025  
Weather condition: Partly Cloudy  
Viewing direction: Southeast  
Latitude: 39.570226° N  
Longitude: -107.536049° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



**Existing Conditions**

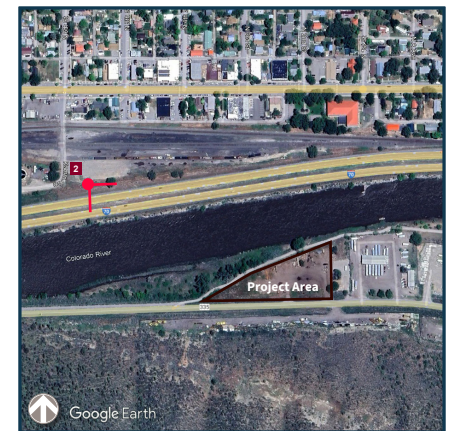


**Xcel Energy  
Coal Ridge Substation**

*VISUAL SIMULATIONS*

Key Observation Point 2

View from  
170 - Eastbound



VICINITY MAP

**Simulated Conditions**

Landscaping at 10 years growth



The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

**Photograph Information**

**Key Observation Point 2**

Time of photograph: 2:50 p.m.  
Date of photograph: 08/07/2025  
Weather condition: Partly Cloudy  
Viewing direction: Southeast  
Latitude: 39.570226° N  
Longitude: -107.536049° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



**Existing Conditions**



**Simulated Conditions**



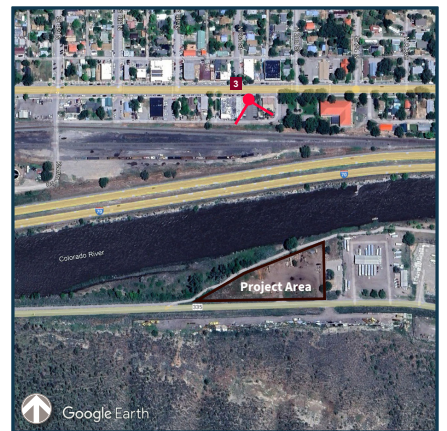
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

# Xcel Energy Coal Ridge Substation

*VISUAL SIMULATIONS*

Key Observation Point 3

View from  
Main Street, Newcastle



VICINITY MAP

### Photograph Information

**Key Observation Point 3**

Time of photograph: 3:00 p.m.  
Date of photograph: 08/07/2025  
Weather condition: Partly Cloudy  
Viewing direction: South-southeast  
Latitude: 39.571369° N  
Longitude: -107.533227° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



**Existing Conditions**



**Simulated Conditions**

Landscaping at 10 years growth



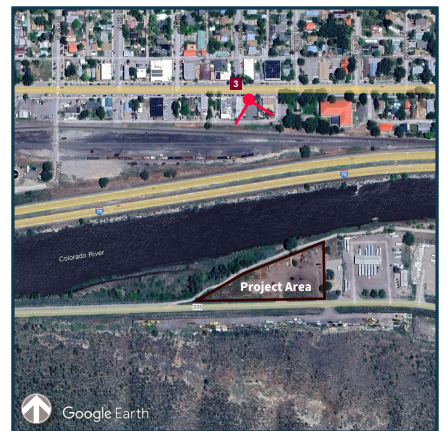
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

# Xcel Energy Coal Ridge Substation

*VISUAL SIMULATIONS*

Key Observation Point 3

View from  
Main Street, Newcastle



VICINITY MAP

### Photograph Information

**Key Observation Point 3**

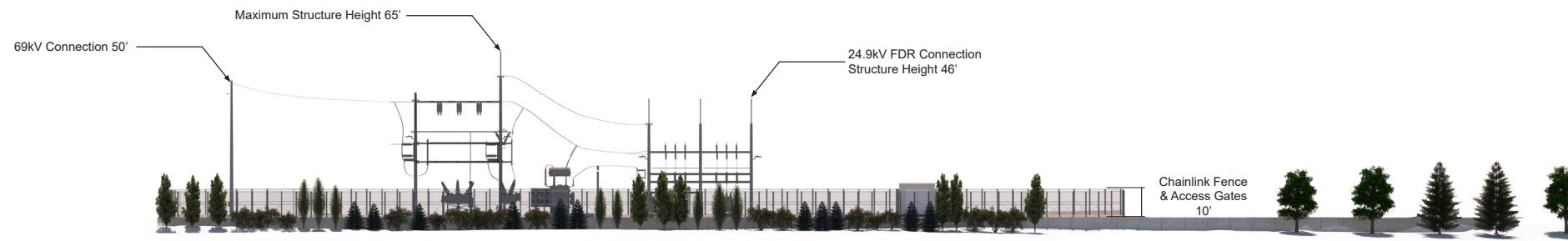
Time of photograph: 3:00 p.m.  
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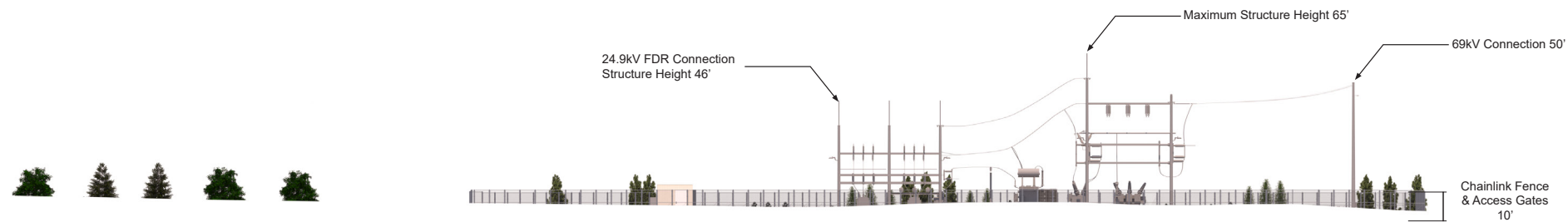


# Xcel Energy Coal Ridge Substation

## SITE ELEVATIONS



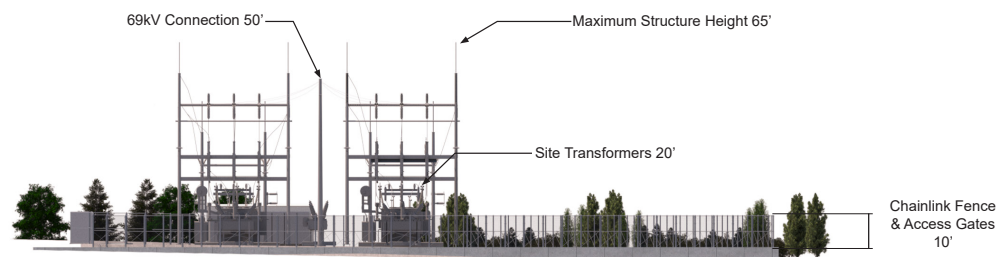
1 Site Plan View (North)



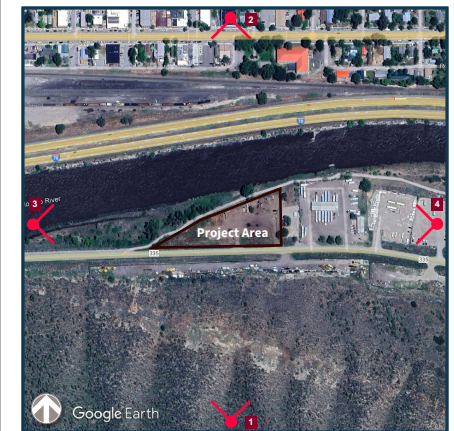
2 Site Plan View (South)



3 Site Plan View (East)



4 Site Plan View (West)



VICINITY MAP

**ATTACHMENT F: ADJACENT PROPERTY OWNERS**

## Attachment F: Adjacent Property Owners

PARCEL NUMBER	ACCOUNT NUMBER	OWNER	CARE OF NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES	PHYSICAL ADDRESS	PHYSICAL CITY	PHYSICAL ZIP
212331400013	R380804	ROYAL MINI STORAGE, LLC		PO BOX 2526 GLENWOOD SPRINGS, CO 81602-2526	GLENWOOD SPRINGS	CO	81602-2526	6.63	6300 335 COUNTY RD	NEW CASTLE	81647
212331400004	R380022	PUBLIC SERVICE COMPANY OF COLORADO	CORPORATE REAL ESTATE	550 15TH STREET, SUITE 1000 DENVER, CO 80202-4256	DENVER	CO	80202-4256	0.51	6355 335 COUNTY RD	NEW CASTLE	81647
212331400017	R045146	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	2.48	6395 335 COUNTY RD	NEW CASTLE	81647
212331400018	R083464	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	0.13	Not available	NEW CASTLE	81647
212331400005	R380027	NAP COLORADO #2 LLC		PO BOX 4030 BISMARCK, ND 58504	BISMARCK	ND	58504	2.17	6299 335 COUNTY RD	NEW CASTLE	81647





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

**Building & Planning  
Department**  
**Phone:** (970) 984-2311  
**Fax:** (970) 984-2716  
[www.newcastlecolorado.org](http://www.newcastlecolorado.org)

---

**Planning Commission – Public Hearing**  
**Wednesday, March 25, 2026**  
**Resolution PZ 2026-3**  
**Staff Report**

<b>Name of Applicant</b>	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy; Contact: Jennifer Chester
<b>Mailing Address</b>	1800 Larimer Street, Suite 400, Denver, CO 80202
<b>Property Address</b>	6385 CR 335
<b>Name of Property Owner</b>	Public Service Company of Colorado
<b>Existing Zoning</b>	Industrial
<b>Surrounding Zoning</b>	Industrial; Open Space
<b>Surrounding Land Uses</b>	Construction yard; Town open space; Warehouse/Distribution;
<b>Existing use of property</b>	Xcel staging yard; Firewood distribution
<b>Proposed use of property</b>	New substation including transmission and feeder lines;
<b>Property size</b>	2.478 acres

***I. Background:***

The Applicant proposes a new electrical substation at 6385 CR 335 to replace the existing one approximately 0.4 miles west on CR 335. The existing substation has reached the end of its service life and therefore warrants replacement. However, due to the size limitations of the current lot and complications with its topography, relocating the facility was deemed necessary. Whether the current substation will be demolished and the land reclaimed is still unclear. However, that property exists entirely within Garfield County and is not part of this application.

The project is comprised of equipment enclosures, transformers, various transmission towers/lines, and fencing. The grade within the property will be raised from 2ft to 4ft in order to mitigate flood risk. Two new driveways will be installed to improve access. A 10' screened security fence on top of a retaining wall will surround the property.

The proposed substation is eligible for conditional use review because it is not listed as a permitted or prohibited use under Section 17.52.050. As a conditional use application, the Planning Commission (P&Z) is required to hold a public hearing in accordance with the procedures set forth in Municipal Code *Chapter 16.08.040*. Within 30 days of the public hearing, P&Z must make one of these three recommendations to Town Council:

- 1) Approve the CUP unconditionally;
- 2) Approve the CUP with conditions;
- 3) Deny the CUP.

## **II. Application Materials:**

The purpose of this conditional use review is to determine if the nature of the proposed use is appropriate to the location and character of the New Castle Industrial Zone.

### **1) Site Plan:**

- a. Adjacent land uses and location of adjacent structures;

Adjacent land uses include mini-storage (Royal construction yard, Gabossi Storage, C'Mon-Back Storage), low hazard industrial (National Propane, NAP distributing, Bramco Bld.), factory uses (VR Cabinetry Chop, Granite Shop), business (All Dogs and Cats), and Town open space adjacent to the Colorado River.

- b. Boundary and size of lot;

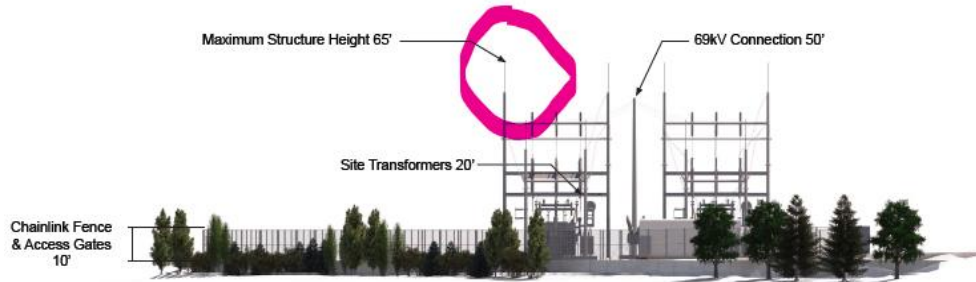
The project spans 2.478 acres. The Industrial zone does not regulate for lot coverage or required open space.

- c. Building location, height and setbacks;

Permitted setbacks are as follows:

- a) Front – 25ft
- b) Rear – 10ft
- c) Side – 5ft

Per the site plan, all utility infrastructure demonstrate conformance with the allowed setbacks. Section 17.52.090 limits a structure's wall height to no more than 30'. However, section 17.04.050 of the code exempts "poles, lines, cables, or other transmission or other distribution facilities of public utilities" from this provision. The application indicates a maximum structure height of 65'.

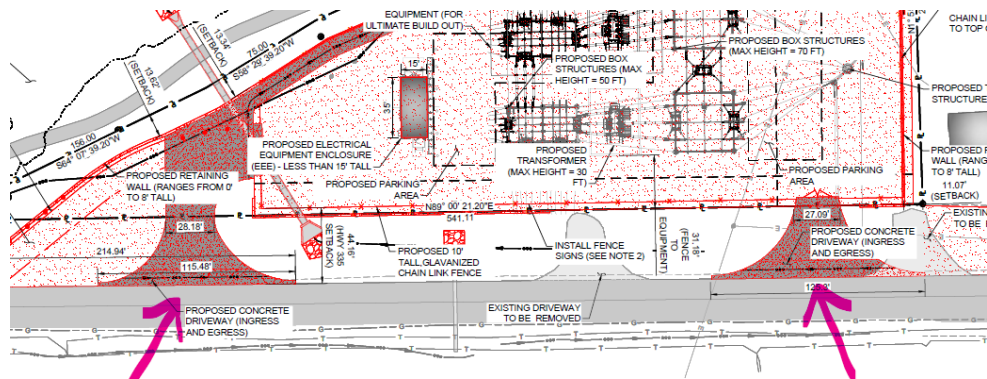


d. Off-street parking and loading areas;

Two access driveways connecting County Road 335 will allow for pass-thru ingress and egress. The site plan projects 12-15 parking spaces available for maintenance workers. The traffic impact analysis concludes that future operations will function at acceptable levels with the current alignment of CR 335 and proposed driveways, so no additional turn lanes or accel/decel lanes should be necessary. During construction, traffic control will be provided as necessary for staging and road tie-ins. A construction management plan will be submitted prior to permitting.

e. Points of ingress and egress;

The project proposes two driveways, one at either end of the property.



f. Service and refuse areas;

Need for regular trash service is not anticipated.

g. Signs and exterior lighting;

Signage renderings were not provided in the packet. However, all signage shall comply with the sign code. Temporary traffic control signs along CR 335 can be expected during the replacement process. Traffic control plans are subject to a ROW permit as regulated by the Public Works Department.

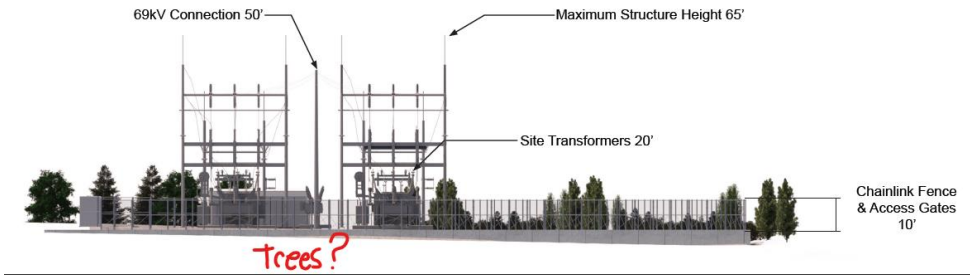
Exterior lighting is currently proposed as flood lighting. As a condition of approval, all exterior lighting shall conform to dark-sky standards and shall always be shut off other than for emergencies or maintenance. Otherwise, exterior lighting shall comply with section C405.2.7 of the energy code. C405.2.7 includes provisions for sensors, timers, and lighting reduction as necessary.

h. Fencing, landscaping and screening;

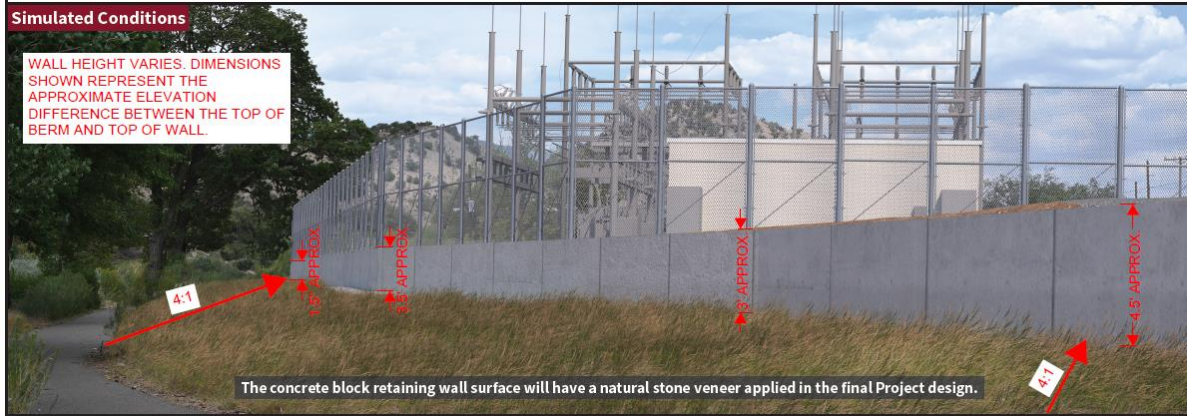
The Applicant proposes mesh wire fencing in the immediate vicinity of the facility. Moreover, the proposal will be subject to section 17.52.060 for the industrial zone. The perimeter shall be screened with:

“trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.”

Because of the structure’s considerable height and visual impacts to properties both adjacent and further towards the north, Staff has worked with the Applicant to expand the screening to the greatest extent possible. Additional trees have been added to the southern property line to attenuate visual impacts to users of the bike path and onlookers from New Castle’s downtown area. Additional screening may be necessary on the west aspect to comply with “25%” code requirement.



The placement of modest landscape berms along the bike path has been discussed to obscure the up to 8’ retaining wall along the bike path. Even with all recommendations implemented, the screening methods above will obscure the facility only partially.



- i. Compliance with performance standards;

Performance Standards are a commitment from the Applicant to minimize potential nuisances. The Applicant has signed the commitment letter. The proposal does not expect to exceed the Town’s noise statutes at 80dB, but will consider dark-sky compliant lighting.

- j. Anticipated utility requirements;

Town services (i.e. water and sewer) are not provided to the property. However, the proposal creates no additional demands for water and sewer than already exist.

- k. The Applicant provided an anticipated schedule of development:

**Table 2: Anticipated Project Schedule**

Activity	Timeline
Permanent Improvements	Summer 2026
Construction Material Delivery	Summer 2026
Vegetation Management	Summer 2026
Construction of Substation	Summer 2026
Construction of Transmission Interconnect	Spring 2027
In Service	Summer 2027
Restoration	Summer 2027
Decommissioning of New Castle Substation	Summer 2027 (after in service)

**III. Approval Criteria:**

A decision on a conditional use application shall be made based on the following criteria:

- 1) Is eligible for conditional review under § 17.72.040;

**Staff Comment** – The application is eligible for conditional review subject to sections 17.84.070 & 17.84.080 as discussed above.

- 2) Is generally compatible with adjacent land uses;

**Staff Comment** – While a substation may agree with perceptions about industrial uses, the Town also considers the level of impact of a proposed use on *current* surrounding uses. In this case, uses such as warehousing, construction storage, propane storage, and the Town’s wastewater treatment plant are ostensibly consistent with a utility facility. Though the Town’s open space parcel along the Colorado River is arguably less consistent, the open space has bordered the industrial district since its origin. Nevertheless, Town code enlists substantial screening efforts to attenuate the visual impacts of industrial operations. As discussed elsewhere, the Applicant intends to provide ample screening to this end.

- 3) Meets all requirements of § 17.84.020, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;

**Staff Comment** – The application demonstrates compliance with Section 17.84.020 as overviewed in Section II above. Adverse impacts are also discussed above. The provided traffic analysis suggests little impact to traffic flow as a result of the new substation.

- 4) Is consistent with the comprehensive plan and

**Staff Comment** – The Comprehensive Plan (see Goal POST & Goal EN policies pages 59ff & 65ff) places a premium on the preservation of the natural environment not only for the protection of surrounding ecosystems, but also for its aesthetic value to residents. The applicant has prepared floodplain, grading, and watershed analyses as part of their building permit application. The site will be raised to mitigate the 100 year flood plain, otherwise no adverse effects are projected.

Viewsheds towards the south are expected to be influenced by the overall height and design of the facility. Therefore, Staff and the Applicant have worked jointly to offer intentional screening solutions such as berms, trees/shrubs, decorative retaining features, and mesh wire fencing to preserve these viewsheds to

the greatest extent possible. Staff would like to see additional foliage along the west property line as required by code.

- 5) The Town has the capacity to serve the proposed use with water, sewer, and fire and police protection.

**Staff Comment** – The replacement project is not expected to have any new impacts on water, sewer, fire or police protection.

**IV. Staff Recommendations:**

Staff recommends approval of Resolution 2026-2 with the following conditions:

1. No construction shall begin until a conditional use certificate has been issued by the Town Planner subject to Section 17.84.040.
2. Prior to issuance of the conditional use certificate, the Applicant shall demonstrate conformance with any recommendations provided by the town engineer, town attorney, and/or fire district.
3. Prior to the issuance of a conditional use certificate, a construction management plan shall be provided for review and approval by town staff. A construction management plan shall include, but is not limited to, identification of best management practices (BMPs), the identification of off-site storage & delivery locations, refuse management, and bathroom locations.
4. The Applicant shall conduct a pre-construction meeting with Town staff and relevant agencies at least 14 days prior to the beginning of construction.
5. The Applicant shall apply for any right-of-way permits through the Town's Public Works Department.
6. Applicant shall add vegetative screening along the west property line pursuant to section 17.52.060. The approved constructions drawings shall demonstrate conformance with the landscaping, screening, retaining wall, and berm designs provided in the application.
7. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all county licensing requirements. Specifically, the approved construction drawings shall demonstrate that any ambient lighting complies with the 2021 International Energy Conservation Code for exterior lighting, section C405.2.7. Exterior safety or emergency lighting that will only be illuminated during emergencies does not need to comply with said requirement.
8. All exterior lighting shall be dark-sky compliant per the New Castle Comprehensive Plan.
9. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.

10. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.
11. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant.
12. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

**V. Application Exhibits:**

- A. Land Development Application
- B. Town Engineer Referral – Jeff Simonson
- C. Public Notice
- D. Notarized Affidavit of Notice
- E. Signed Performance Standards

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ISSUED BY

STEWART TITLE GUARANTY COMPANY

**File No.:** 2796397-IO

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 AND THE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;  
THEN ALONG SAID WEST LINE N. 01 DEGREES 33' 18" W. A DISTANCE OF 114.11 FEET TO THE SOUTHERLY LINE OF THE COLORADO RIVER;  
THEN DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES:

1.) N. 81 DEGREES 40' 00" E. A DISTANCE OF 336.73 FEET;  
2.) N. 76 DEGREES 53' 00" E. A DISTANCE OF 580.91 FEET;  
THEN DEPARTING SAID SOUTHERLY LINE S. 02 DEGREES 24' 56" E. A DISTANCE OF 296.38 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD;  
THEN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES:

1.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 541.11 FEET;  
2.) N. 86 DEGREES 43' 18" W. A DISTANCE OF 301.00 FEET;  
3.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 66.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF NEW CASTLE, A COLORADO HOME RULE MUNICIPALITY, BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2007 AT [RECEPTION NO. 737823](#).

For Informational Purposes Only: 6385 335 County Road, New Castle, CO 81647

APN: 212331400012, R380803

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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File No.: 2796397-IO

ALTA Commitment for Title Insurance Schedule A (07-01-2021)

Page 3 of 6

AMERICAN  
LAND TITLE  
ASSOCIATION



# NOTICE OF PUBLIC HEARING

## Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

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

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Date: March 25, 2026

Time: 7:00 PM

Place of hearing: New Castle Town Hall, 450 West Main Street, New Castle, CO

Public body conducting hearing: Planning & Zoning Commission

Brief description of application: Applicant requests conditional use review under Chapter 17.84 of the Town Code in order to construct and operate a replacement electric substation at 6385 County Road 335.

Legal description: See Exhibit A

Common address: 6385 County Road 335

Applicant: Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy

Landowner: Xcel Energy

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

## **Exhibit A**

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 AND THE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;  
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**New Castle, Colorado  
Planning and Zoning Commission  
Wednesday, February 25, 2026, 7:00 PM**

**Call to Order**

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

**Roll Call**

Present Vice Chair Cotey  
Commissioner A. Riddile  
Commissioner McDonald  
Commissioner Alternate Mahaffey  
Commission Alternate Rittner  
Commissioner Sass

Absent Commissioner Westerlind  
Chair Apostolik  
Commissioner Parks

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds, Town Attorney Haley Carmer and Professional Assistant to the Town Clerk, Michelle Huster and members of the public.

**Meeting Notice**

Professional Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

**Conflicts of Interest**

There were no conflicts of interest.

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

There were no citizen comments.

**Public Hearing**

Vice Chair Cotey opened the public hearing at 7:02 p.m.

**CONSIDER A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A PRELIMINARY PUD DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR CASTLE VALLEY RANCH PLANNING AREA 12, FILING 14 (ARCHWOOD TOWNHOMES)**

Professional Assistant Huster reminded the commissioners and public not to speak over one another.

Vice Chair Cotey welcomed the applicants and explained the process of the public hearing. Town Planner Paul Smith introduced the applicant from TC Midwest, Maarjan Pasha. Planner Smith said TC Midwest had introduced their sketch plan to the commission a year ago and made changes the commission suggested. Planner Smith

1 said this public hearing was the preliminary application and not a final approval.  
2 Planner Smith reviewed his staff report. **(Exhibit A)** Vice Chair Cotey asked if the  
3 preliminary plans go to council, or if they come back to the planning commission for  
4 the final. Planner Smith said yes, the application would come back to the planning  
5 commission for another public hearing and a chance for the public to provide feedback  
6 then it would go to town council for the final.

7 Planner Smith directed the commission to the 11 X 7 portion of the site plan on page  
8 10. **(Exhibit B)**

9  
10 **Staff Report**

11  
12 **Castle Valley Ranch PA 12 – Filing 14**  
13 **Preliminary PUD/Subdivision Application**  
14 **Planning Commission – Resolution 2026-01**  
15 **February 25<sup>th</sup>, 2026**

16  
17 *Report Compiled: 2/19/2026*

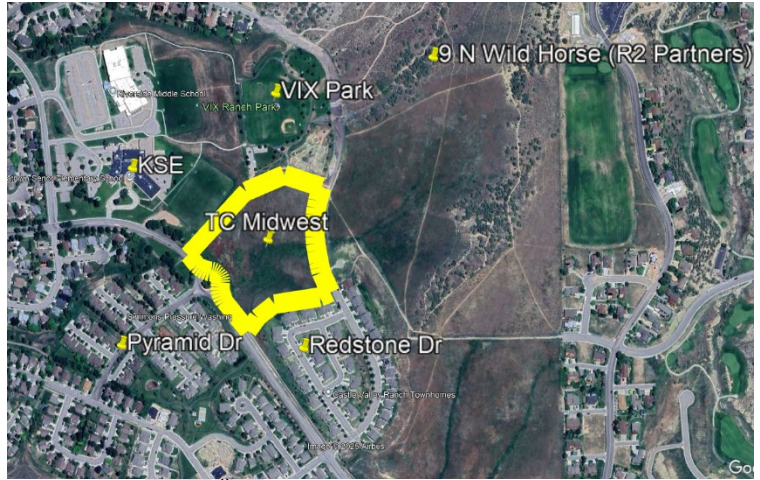
18  
19 **Project Information**

- 20  
21 **Applicant:** *Maarjan Hashami*
- 22  
23 **Applicants' Mailing Address:** *17774 Preston Rd.*  
24 *Dallas, TX 75254*
- 25  
26 **Email:** *maarjan@tcfuels.com*
- 27  
28 **Property Owner:** *TC Midwest LLC*
- 29  
30 **Owner Mailing Address** *17774 Preston Rd*  
31 *Dallas, TX 75254*
- 32  
33 **Proposed Use:** *66 Multi-family Residential Townhomes*
- 34  
35 **Parcel Acreage:** *10.32 acres @ 6.4 units/acre*
- 36  
37 **Open Space:** *~2.02 acres or 19.3%*
- 38  
39 **Underlying Zoning:** *Mixed Use MU-1*
- 40  
41 **Proposed Zoning:** *Castle Valley Ranch MF-2*
- 42  
43 **Surrounding Zoning:** *SF & multifamily homes (N Wild Horse Dr., Redstone Dr,*  
44 *CVB);*  
45 *Parkland (VIX Park)*  
46 *Residential zoning (CVRI)*  
47 *School (Kathryn Senior Elementary)*

48 **I Introduction**

49  
50 *TC Midwest, LLC originally submitted a sketch plan application in February of 2024*  
51 *proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley*

1 Blvd. (CVB) roundabout near  
2 Kathryn Senior Elementary and  
3 across from Pyramid Dr. That plan  
4 included various commercial uses  
5 developed in several phases. With  
6 the feedback received from the  
7 meeting, the Applicant reconsidered  
8 alternative uses more consistent  
9 with the surrounding neighborhood.  
10 These alternatives were reviewed at  
11 Sketch Plan by the Planning  
12 Commission and Council on April  
13 9<sup>th</sup>, 2025 and May 6<sup>th</sup>, 2025,  
14 respectively. The Sketch Plan was  
15 later presented at a community open house on May 14<sup>th</sup>, 2025.



17 The current preliminary application reflects the feedback from those meetings and now  
18 proposes a fully residential development, comprised of 66 townhome units in 14, two-story  
19 buildings priced at fair market value including workforce housing. Road designs will match  
20 Town standards and will align with existing intersections such as the CVB roundabout and  
21 the future Silverado Trail to the Lakota PUD. Open space will include areas for snow  
22 storage, a children’s play area, two public pickleball courts, various connecting trails, and  
23 the usual sidewalks.

25 The Preliminary Plan application was completed on December 18th, 2025. As the  
26 second of three application steps required for new planned unit developments (“PUD”) &  
27 subdivisions, the plan shall demonstrate zoning conformance, compliance with the Town  
28 code, provisions for utilities and infrastructure, compatibility with the comprehensive plan,  
29 and address any adverse impacts to the Town. Unlike the sketch plan, the preliminary plan  
30 is assessed through a public hearing, culminating with an approval decision by the Planning  
31 & Zoning Commission (P&Z).

33 Within thirty (30) days after the close of the public hearing, or within such time as is  
34 mutually agreed by P&Z and the Applicant, P&Z shall make one of three decisions regarding  
35 the application: 1) approve the application unconditionally; 2) approve the application with  
36 conditions; 3) deny the application. A continuance may be granted pursuant to Section  
37 16.08.040(G) of the code.

39 **II Changes from Sketch Plan**

41 Planner Smith shared the site plan (**Exhibit B pg. 8**).

43 At the Sketch Plan meetings, both the Commissioners and Council lauded the turn from  
44 mixed use to multifamily residential zoning. An all-residential product was considered a  
45 better fit for the surrounding community. The input has since prompted the Applicant to  
46 consider only modest changes to the Sketch proposal. Some of these include:

- 48 • Street bump-outs at crosswalks added for better lines of site;
- 49 • An 8-foot dedicated bike path along the property line with Kathryn Senior  
50 Elementary;
- 51 • Patios extended and covered for various buildings;
- 52 • Prohibited parking on Silverado Trail to improve traffic flow;

- A committed right turn lane from southbound N Wild Horse to westbound Silverado Trail to reduce queuing at CVB and NWH;
- Bike lanes added to both sides of Silverado Trail;
- Potential relocation of the proposed pickleball courts to VIX Park;
- Relocation and dedication of kids play area to the northeast corner of the property;
- Two-car garages were added where possible;
- Affordable “rental” housing is in early discussions;

Vice Chair Cotey asked Planner Smith to clarify the dimensions of the bike lane. Planner Smith said there was a 56 foot right-away and a 61 and a half foot right-away with an eight foot bike lane. Planner Smith said the bike lane would allow for future on street parking if necessary. Vice Chair Cotey said the eight foot bike lane should have a striped buffer.

*General similarities and differences with Sketch Plan include:*

<b>Sketch Plan</b>	<b>Preliminary Plan</b>	
• <b>Units:</b> 66 townhome units in 14 building;	• No change	•
• <b>Zoning:</b> MF-2	• No change	•
• <b>Density:</b> 6.4 units/acre	• No change	•
• <b>Open Space:</b> 19.4%	• No change	•
• <b>Off-Street Parking:</b> 122 required/229 proposed;	• No change	•
• <b>Max Building Height per Zoning:</b> 40'	• <b>Max Building Height Proposed per Definition (6A1): 40.2'; Per Slab: ~32'</b>	•
• <b>Min Lot Area:</b> 2,200sf/4 lots @ 2,137sf	• No change	•
• <b>Net Zero:</b> discussed	• All electric anticipated;	•
• <b>Snow storage:</b> discussed	• <b>Snow Storage:</b> 17% of road area;	•
• <b>Trails:</b> Not specified	• <b>Trails:</b> VIX Trail paved and connected	•
• <b>Workforce Housing:</b> Considering	• <b>Workforce Housing:</b> Applicant proposes up to six units at market rent rate;	•
• <b>Pickleball Courts:</b> Two located onsite	• <b>Pickleball Courts:</b> Two located @ VIX; Town to consider cash in-lieu.	•
• <b>Garage Storage:</b> Limited in single-car;	• <b>Garage Storage:</b> Improved for trash & lawn equipment.	•

Vice Chair Cotey asked if the applicant met the off-street parking requirement. Planner Smith said the applicants were meeting the off-street parking requirement.

Commissioner Sass asked if the proposed units were for sale, or rentals. Planner Smith said 60 units will be for sale at market rate and 6 of the units would be workforce housing with a rental option. Commissioner McDonald asked what the definition of worker would be to qualify for workforce housing. Planner Smith said town workers were the first tier, second tier would include workers living in the 81647 zip code, then it would open to outside workers. New Castle resident, Dianne Landero asked if school district employees would be in tier one. Planner Smith said, no, school district employees would be tier two.

1  
2 **III Staff Review:**  
3

4 Throughout the application process, the submittal documents will be reviewed pursuant  
5 to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and  
6 subdivisions. Any proposal should show general conformity to the following (MC  
7 17.100.050(H)):  
8

- 9
- 10 1. Consistency with the comprehensive plan;
  - 11 2. Compliance with zoning and density requirements;
  - 12 3. Compatibility to neighboring land uses;
  - 13 4. Availability of town services from public works (including water and sewer services),  
14 fire, and police;
  - 15 5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
  - 16 6. The extent to which any required open space or parks are designed for active or  
17 passive use by residents of the subdivision or the public; and
  - 18 7. Development is consistent with the natural character, contours, and viewsheds of the  
19 land.
  - 20 8.

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

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

- 25
- 26  Fostering distinctive, attractive communities with a strong sense of place and quality of life.
  - 27  Demonstrating a fully-balanced community and land use structure.
  - 28  Ensuring a mix of uses that complement existing land-use patterns.
  - 29  Creating walkable communities and encourage multi-modal transportation.
  - 30  Balancing housing types that support a range of affordability.
  - 31  Preserving open space, natural beauty, and critical wildlife habitat.
  - 32  Encouraging economic development.
  - 33  Providing efficient and cost-effective services.
- 34

35 **Balanced Community:** The proposal pairs well with a number of New Castle goals  
36 and values, central being a commitment to quality of life. The Applicant intends to  
37 repurpose the underlying mixed-use zoning with a fully residential site. Commercial  
38 uses will be considered in a more suitable location. Though “all residential” is potentially  
39 a better fit for the location, it is advisable that P&Z and Council recognize the growing  
40 deficit of commercial prospects in New Castle with each deferment of commercially  
41 zoned land. During Sketch Plan the Applicant discussed this concern and their intent to  
42 relocate the commercial zoning on other properties owned within CVR.  
43

44 **Smart Growth:** The project favors Smart Growth (**Goal CG-5**) including sensitivity  
45 to: Aesthetics – employing architectural features already observed in Town; Recreational  
46 opportunities – including trails, courts, a  
47 playground, and seamless access to VIX  
48 park; Livability – attention given to  
49 pedestrian safety, parking, and efficient  
50 vehicle circulation (**Goal RT-1**). The  
51 Applicant’s future commitment to a TBD  
52 commercial property along CVB will help  
53 right the imbalance of needed goods and



TYPE 1B

1 services in the immediate vicinity. Staff would encourage maximizing outdoor living  
2 areas such as covered patios and/or decks to enhance connections with the outdoors.  
3 Consider building 1B below:  
4

5 **Affordability:** A higher density, multifamily development comprised of two and  
6 mostly three bedroom units should advance the cause of affordability. Floor plans will  
7 range from 1,283sf to 1,951sf (with one 2-bed @ 1,164sf) of conditioned space expected  
8 to track current market rates. Seven of the 66 units will be two-bedroom. Staff have  
9 been in initial conversations with the Applicant about affordable and/or workforce  
10 housing options. Currently the Applicant is prepared commit to six rental units at market  
11 rate but is hospitable to other possibilities.

12 For context, the Town's Comprehensive Plan mentions "affordability" dozens of times  
13 but never fully defines the concept. The Town instead defers to affordability metrics  
14 offered by various government agencies. The US Department of Housing and Urban  
15 Development (HUD) at one time recommended that total housing expenses should not  
16 exceed 30% of gross household income. With a current Area Median Income (AMI) for  
17 New Castle hovering around \$95k or better, total housing costs exceeding \$2,375/month  
18 are considered burdensome. HUD also compiles fair market rents (FMR) for counties.  
19 FMR is defined as the 40<sup>th</sup> percentile of the typical rentals in the county, with 50<sup>th</sup>  
20 percentile being the median. Currently published FMR's for Garfield County are below:  
21

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,215	\$1,223	\$1,605	\$2,232	\$2,391
FY 2025 FMR	\$1,211	\$1,219	\$1,599	\$2,241	\$2,463

22 <https://www.huduser.gov/portal/datasets/>  
23

24 Presumably, the market rate for housing in New Castle tracks higher than the Garfield  
25 County median because of the higher cost of living which is perhaps why Zillow lists the  
26 average rent for New Castle at \$2,625 for all bedrooms as of 2/12/2026. Of course,  
27 these metrics do not solely drive price discovery. Innumerable factors can influence  
28 price. Nevertheless, the government data, coupled with the Applicant's six unit offer,  
29 can help frame this development's concept of affordability.  
30  
31  
32  
33  
34  
35

36 Vice Chair Cotey asked Planner Smith to explain what the inventory of workforce units was with all  
37 the current applications because it was unclear. Planner Smith said there would be five workforce  
38 housing units with the Romero Group, two units with R2 Partners and TC Midwest's Townhomes  
39 would have roughly 6 units. Administrator Reynolds said town employees, school district and fire  
40 department would have right of first refusal for those units. Vice Chair Cotey asked why the town  
41 tends to choose workforce housing as opposed to another type of affordable housing and if there  
42 was a demand, or if a different strategy would be appropriate. Planner Smith said that was a good  
43 point and the units would not come available all at once. Vice Chair Cotey said she would like to  
44 know if the town has explored other affordable housing options. Commission Alternate Rittner  
45 asked if the option of ownership was considered for workforce housing. Commission Alternate  
46 Rittner said many people have contributed to the workforce for a certain number of years and will  
47 continue to stay in the community but do not have many ownership opportunities. Vice Chair Cotey  
48 asked if the town had any deed restricted units. Town Attorney Haley Carmer said the only  
49 exceptions she knew of were through Habitat for Humanity. Vice Chair Cotey asked if they were  
50 managed through Garfield County. Attorney Carmer said the Town of Carbondale had deed  
51 restricted units that are managed through the town.  
52

1           **Fiscal Impact:** A fiscal impact study was performed (Triple Point Strategic  
2 Consulting) comparing estimated revenues with costs associated with the new  
3 development. The study helps determine whether the Town can meet the new demand  
4 on services (**Policy CG-7B, CP pg. 54**). The analysis projects a population increase of  
5 2,012 for the entire town of New Castle with approximately 170 associated specifically  
6 with the new development. The analysis then projects revenues and costs based off of  
7 the Town's budget averaged between the tax years of 2023 and 2025. The results  
8 provided in the packet show an annual net benefit to the town post construction of  
9 \$112,271. The cumulative net benefit by 2045 is estimated to be \$3 million with \$1.1  
10 million coming in the initial two years of construction. The Town's finance department  
11 has reviewed the assumptions and projected outcomes separately with consistent  
12 results. Based on the assumptions of the analysis, Staff is confident that the  
13 development is fiscally viable.

14  
15           **Trails/Open Space/Recreation:** The site plan establishes a commitment to  
16 pedestrian friendly communities and active open space. The development will  
17 memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park.  
18 Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to  
19 nearby locations.

20           The Applicant has volunteered a new pickleball hub to the northeast of the  
21 development. Presently, the Town is considering locating the area to a yet-to-be-  
22 determined location within VIX Park. The Town maintained courts will be a community  
23 amenity. Lastly, the children's play area relocated to the northeast corner of the  
24 development available to families walking home from school.

25  
26           **Preserves Natural Environment:** New Castle is committed to stewardship of the  
27 natural environment and recognizes the potential negative impacts of new development.  
28 The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify  
29 and protect critical environmental resources (**Goal EN-1**). CPW recognizes that the  
30 surrounding areas of the property are established year-long habitat for various birds and  
31 mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-  
32 leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In  
33 some cases, added landscape buffers in certain locations may offset these impacts with  
34 enhanced vegetation and/or landscape features.

35           New Castle also endorses sustainable building practices that minimize the  
36 consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings  
37 will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will  
38 be important for the Applicant to discuss how sustainable building measures are  
39 featured in the proposal as the application progresses. Net-zero/all-electric alternatives  
40 are achievable solutions manifested in new developments throughout the Valley. The  
41 recently approved 9 N Wild Horse PUD has proposed similar efficiency measures. The  
42 Applicant therefore has expressed the intent to make these units all electric using heat  
43 pumps for mechanical equipment.

44           The Town's raw water supply will be connected to all 66 units for landscape  
45 irrigation. Raw water is non-potable water which bypasses the town's treatment facility  
46 thereby eliminating the processing step. The Applicant also receives a 25% reduction in  
47 water tap fees as a result of implementation. Opting for raw water is ultimately an  
48 economic and sustainability win for all involved.

49           Manicured landscaping should be minimal and located mainly within active areas  
50 adjacent to units. Native grasses, drought tolerant shrubs and trees should fill the  
51 balance of remaining open space. A landscape plan will be finalized prior to approval.  
52

1           **2) Does the proposal demonstrate compatibility with the proposed zoning,**  
2           **density, and general development plan to neighboring land uses and applicable town**  
3           **code provisions?**  
4

5           **Land Use:** *The Applicant has elected to develop under the CVR MF-2 zoning criteria.*  
6           *According to MC 17.104.080, MF-2 is a “multifamily district allowing higher density*  
7           *including apartments.” The following land uses are permitted by right:*  
8

- 9
  - *Attached dwelling units with rear yards;*
  - *Patio homes;*
  - *Attached dwelling units in structures containing more than two units*
  - *Parking;*
  - *Playgrounds;*
  - *Trails;*
  - *Open space;*

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

- 17
  - *Minimum lot area of 2,200sf;*
  - *Minimum lot area per dwelling unit 1,600sf;*
  - *Maximum building height of 40’*
  - *Minimum front yard setback 18’;*
  - *Minimum side yard setback of 0’;*
  - *Minimum rear yard setback of 10’*
  - *Minimum distance between buildings of 10’;*
  - *Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more*  
27           *units/building + 1 for recreational vehicles per 5 dwelling units;*

28           *The Applicant adopts only permitted uses, with structures complying with density and*  
29           *separation. Compliance with building height limits was confirmed less one unit*  
30           *extending slightly over the technical definition for allowable building heights. All building*  
31           *heights and setbacks are displayed in the packet. The Town should prioritize ways of*  
32           *mitigating the potential visual impacts of building mass adjacent to the surrounding*  
33           *neighborhoods. Massing alternatives, structure orientation, landscape screening, and*  
34           *roof articulation, for example, are ways visual impacts can be attenuated. Since Sketch*  
35           *Plan, the Applicant has added various nuances to the architectural aesthetic to address*  
36           *these matters.*  
37

38           **Off-Street Parking:** *The purpose of off-street parking in the PUD “is to ensure that*  
39           *safe and convenient off-street parking is provided to serve the requirements of all land*  
40           *uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC*  
41           *17.104.100). The following off-street parking standards apply:*  
42

- 43
  - *Duplex, tri-plex or four-plex – Two spaces per dwelling unit;*
  - *Five or more dwelling units in one structure – One and one-half spaces per*  
46           *dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or*  
47           *greater;*

48           *Per the standards, required off-street parking totals 121.5 spaces. The Applicant*  
49           *shows approximately 210 functional off-street spaces, 30 units of which are single car*  
50           *garages with six of those single-car garages having two-car-width driveways.*  
51

1           Regardless of the off-street parking coverage, Staff recommends a minimum of two-car  
2 width driveways for single car garages to solve for issues related to garages used as  
3 storage rather than parking. This tendency inevitably results in “tandem” parking which  
4 induces residents to park at least one car on the street which further aggravates street  
5 congestion and sometimes compromises safety. The Applicant was directed by P&Z  
6 and Council to relegate seasonal/RV parking to additional general use parking.  
7

8           **On-Street parking:** On-street parking serves to accommodate overflow vehicle  
9 parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent  
10 these accommodations are priorities for the Town, they deserve special attention in  
11 project design. Proposed ROW cross-sections are illustrated in the packet. The  
12 recently adopted Town standard for residential roads recommends a 58’ ROW cross-  
13 section with parallel parking on both sides of the street and minor collectors reaching  
14 62.0’. Both standards are implemented on the site plan, however, the 62’ ROW for  
15 Silverado Trail will prohibit parking in order to expedite traffic flow, with bike lanes added  
16 instead. The central alleyway will be a narrower 12’, one-way drive with 4’ driving  
17 buffers on either side. The one-way will direct vehicles from west to east so that cars will  
18 contend mainly with right turns.  
19

20 **3) Is there availability of town services from public works, fire, and police?**  
21

22           **Police:** There is little indication that police service would be compromised with the  
23 added population increase. The Police Department is currently fully staffed with 13  
24 officers. Generally, additional officers are considered for every 1,000 resident increase.  
25

26           **Fire:** In response to the current multi-year drought and the ongoing expansion of the  
27 wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of  
28 structures and improving defensible space (**Goal EN-8**). Recently, such measures were  
29 codified with the adoption of the 2021 International Fire and Wildland-Urban Interface  
30 Codes. Structures are required to use materials with better ignition resistance than more  
31 conventional materials. Limiting the combustion properties of a structure reduces fuel  
32 loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire  
33 incident. Vegetation or landscaping surrounding new structures will also be scarcer than  
34 before in response to the requirements of defensible space.  
35

36           **Public Works:** The CVR Master PUD is approved for 1,400 residential units and  
37 100,000sf of commercial space. These totals were primarily the result of calculations  
38 performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD  
39 has no commercial space developed. The current sewer treatment plant is sufficiently  
40 sized to process the full build-out of both CVR, Lakota, and any commercial in-fill  
41 properties downtown.  
42

43           **Raw Water:** Raw water is available at the roundabout on CVB and VIX Park and  
44 is expected to irrigate all lots and common areas within the new PUD.  
45

46           **Streets/Snow Storage:** Other than the central, interior alleyway, all roads will  
47 match the Town standards. Snow storage and management policies are included in  
48 the packet with designated storage locations adequate to the task. Snow storage is  
49 crucial for public safety, cost savings, and quality of life.

50           Due to the traffic demands for future residential development east of N Wild  
51 Horse Dr., the Applicant has provided a southbound right-turn lane (i.e. splitter lane)  
52 at the intersection of N Wild Horse and Silverado. The intent here is to encourage

1 vehicles immediately to the west towards the CVB roundabout and hence reduce the  
2 potential congestion at the two-way stop of CVB and N Wild Horse.  
3

4 Vice Chair Cotey asked if the space between the sidewalk and street was for snow  
5 storage and if the material would be gravel. **(Exhibit B page 41)**

6 *Open Space: The Applicant has made efforts to integrate open space in three*  
7 *locations. The kid's park, the pickleball courts, and the central accessory spaces will*  
8 *be available to all residents and will complement other amenities in VIX Park.*  
9

10 **4) Is there adequate vehicle, bicycle, and pedestrian circulation?**  
11

12 *Because roads will approximate Town standards, the anticipated detached*  
13 *sidewalks will provide a safer and more pleasant pedestrian experience. Driveways*  
14 *fronting Silverado Trail have been removed to expedite vehicle travel through the*  
15 *property. The southbound splitter lane from N Wild Horse Dr should help maintain a*  
16 *level of service (LOS) "A" at the intersection of NWH and CVB. The future traffic*  
17 *loads from the new 9NWH development have been a concern for both Staff, P&Z,*  
18 *and residents. The LOS "A" is considered the lowest (or lightest) level of traffic*  
19 *density. The traffic analysis provided with the application did not require the*  
20 *additional splitter lane. The Applicant provided one nonetheless.*

21 *With higher density and disrupted lines-of-sight, it will be important for streets to*  
22 *have high visibility crosswalks, preferably with bump outs, placed in priority locations.*  
23 *The development will also dedicate the connecting trail from the CVB pedestrian*  
24 *culvert to the Dog Park. This path should be modestly landscaped.*  
25

26 Vice Chair Cotey asked if the term splitter lane was a dedicated right turn lane. Planner Smith said  
27 yes. Commissioner Cotey asked if one entrance would be a stop controlled intersection four ways,  
28 and the other would be a three way with a dedicated right turn lane. Planner Smith said yes to  
29 incentivize less traffic on Castle Valley Boulevard.  
30

31 **5) Is the natural character of the land preserved?**  
32

33 *The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft*  
34 *(~4% slope). Such slopes are rarely problematic from a design standpoint and*  
35 *therefore structural steps or terracing of landscaping should be minimal.*  
36 *Nevertheless, the Applicant should demonstrate material balance of expected cut-*  
37 *and-fill before construction commences. The structural designs appear to preserve*  
38 *and match existing grade features and follow uniformly with the current slope.*

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

44 *Staff recommends landscape berms where possible to obscure traffic noise and*  
45 *headlights along CVB (see Eagle Ridge Ranch development).*  
46

47 Vice Chair Cotey asked what the road grade would be. Planner Smith said the grade of the entire  
48 property was 6 percent. Commissioner Cotey asked what the grade of Silverado Trail would be and  
49 what the contour interval would be. Sapana Shah with Triangle Engineering said the maximum  
50 would be four to one and the grade of Silverado Trail was 8 percent. Vice Chair Cotey said 8  
51 percent is the town maximum and was concerned that it would be steep for a main road. Planner  
52 Smith said there would be retaining features to minimize the grade. Vice Chair Cotey asked the

1 applicants if they were concerned with the grading. Ms. Pasha said she would consult with the civil  
2 engineer with that feedback. Vice Chair Cotey suggested flattening some areas out with  
3 strategically placed retaining walls. Vice Chair Cotey suggested adding landscaping to Silverado  
4 Trail that is more aesthetically pleasing because the rendering was not appealing. Ms. Pasha will  
5 discuss retaining walls and the possibility of boulders for the final application.  
6  
7

8 **Are the required open space or parks designed for active or passive use by residents of the**  
9 **subdivision or the public?**

10  
11 *Since the open space requirements for CVR have already been met, open space*  
12 *dedication is not required. The Applicant does, however, contemplate the dedication*  
13 *of the pickleball courts and the kids play area to the Town for community use.*  
14 *Likewise, the trail connector from the CVB pedestrian culvert north to the dog park*  
15 *will be paved and also dedicated. All other sidewalks will be public ROW.*  
16

17  
18 **6) Is the development consistent with the natural character, contours, and**  
19 **viewsheds of the land?**  
20

21 *The site plan includes sloping topography downhill from northeast to southwest.*  
22 *Each building/unit generally terraces with the existing slope. Terracing of structures*  
23 *limits cut-and-fill and reduces the need for unsightly landscape retention. The*  
24 *approach also softens the blunt, “blocky” appearance, that may otherwise disrupt the*  
25 *undulating, natural landscape. The Applicant has been working with staff to*  
26 *minimize excessive slopes on various. Driveways maintain an 8% grade or less with*  
27 *some landscape retention expected. A sample color palate for the units is provided.*  
28 *Colors should reflect a natural appearance thereby minimizing visual impacts to*  
29 *viewsheds (**Policy EN-6B**).*  
30

31 *To conserve water and limit landscape*  
32 *maintenance such as mowing, Staff requests the*  
33 *Applicant consider drought resistant vegetation*  
34 *and seeding with native grasses to restore*  
35 *disturbed areas to their original state. Sod and*  
36 *landscape irrigation, likewise, should be used*  
37 *sparingly to limit the need for landscape*  
38 *maintenance. Modestly mowed buffers and*  
39 *borders can provide a satisfying manicured look*  
40 *needing little maintenance.*  
41



42 **IV Preliminary Plan Recommendations**  
43

44 *Staff suggests that P&Z consider the following recommendations to the preliminary*  
45 *PUD/subdivision application prior to a decision on Resolution PZ 2026-01:*  
46

- 47 A. *Maximum building heights shall not exceed those depicted in the Applicant’s*  
48 *submittal packet dated February 15th, 2026.*  
49  
50 B. *As part of its final application, the Applicant shall provide a memorandum of*  
51 *understanding with an estimate of reimbursable costs for the completion of N Wild*  
52 *Horse Dr subject to the provisions of the cost recovery agreement in Exhibit M of*

1 Ordinance TC 2025-1 (otherwise known as the 9 N Wild Horse project).  
2

- 3 C. As part of the final application, the Applicant shall include provisions for an workforce  
4 housing plan consistent with the recommendations of the Planning Commission.  
5
- 6 D. As part of the proposed covenants, the Applicant shall include provisions for exterior  
7 fencing limited to a split-rail and wire mesh type.  
8
- 9 E. As part of its final application, the Applicant shall maximize covered patio areas for  
10 each unit where feasible per the recommendations of P&Z.  
11
- 12 F. As part of its final application, the Applicant shall demonstrate compliance with all  
13 recommendations of the Town Engineer, Town Public Works Director, Colorado  
14 River Fire Rescue, and Town Attorney provided in response to review of the  
15 Application.  
16
- 17 G. As part of its final application, the Applicant shall provide a declaration of covenants  
18 for the common interest community that are to the satisfaction of the Town Attorney.  
19 The declaration of covenants shall include a prohibition on short-term rentals  
20 understood as the renting of a unit for less than 30-days.  
21
- 22 H. The Applicant shall comply with all currently adopted building code and municipal  
23 code requirements, including all sign code regulations in effect at the time of building  
24 permit application. All site specific development applications subject to the  
25 provisions of the International Fire Code or matters requiring fire alarms and/or fire  
26 suppression shall be submitted to the Fire Marshal for review and comment.  
27
- 28 I. All exterior lighting to be dark-sky compliant per the comprehensive plan.  
29 Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be  
30 on timers to reduce the light duration at night while maintaining security lighting as  
31 needed.  
32
- 33 J. The approved construction drawings shall demonstrate compliance with the Town  
34 Engineer, Police Chief, and Public Works Director for traffic and pedestrian signage.  
35
- 36 K. As part of its final application, the Applicant shall provide a memorandum of  
37 understanding that proposes a cash payment in-lieu of constructing two proposed  
38 pickleball courts and children's play area. As a result of the exchange, both facilities  
39 shall be constructed by the Town in a location to be determined within VIX Park and  
40 within two years of the issuance of the first building permit.  
41
- 42 L. The Applicant shall finalize the water rights dedication requirements for the project,  
43 including the calculation of irrigated areas and finalization of EQR dedication  
44 requirements. A warranty deed conveying the required water rights in the Coryell  
45 Ditch shall be executed and recorded together with the Final Plat.  
46
- 47 M. A subdivision improvements agreement shall be provided containing an engineer's  
48 stamped cost estimate of public improvements, to the satisfaction of the Town  
49 Engineer and Town Attorney.  
50
- 51 N. Landscaping shall incorporate native grasses and plants that minimize maintenance,  
52 moving, and irrigating. The landscaping plan shall be approved by the Parks

1 Department. Plans submitted to obtain a building permit for any building shall  
2 demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in  
3 13.20.060 of the Municipal Code.  
4

5 O. All representations of the Applicant made verbally or in written submittals presented  
6 to the Town in conjunction with the Application before the Commission or Town  
7 Council shall be considered part of the Application and binding on the Applicant.  
8

9 P. The Applicant shall reimburse the Town for any and all expenses incurred by the  
10 Town regarding this approval, including, without limitation, all costs incurred by the  
11 Town's outside consultants such as legal and engineering costs.  
12

13 Q. The sale of individual lots may not occur until a plat creating the lot is recorded with  
14 Garfield County and security for the public improvements has been received by the  
15 Town.  
16

17 R.

#### 18 **V Duration of Preliminary Plan Approval**

19

20 Preliminary plan approval granted pursuant to this Section 17.100.050 will remain in  
21 effect for one (1) year from the date of the P&Z's resolution. If the Applicant does not submit  
22 a final PUD plan application within said year or if the preliminary PUD plan application  
23 includes substantial changes (e.g., proposes new uses, higher density development,  
24 changed layout, new or additional variances, etc.) from the as-approved preliminary PUD  
25 plan, then, at the discretion of the Town Administrator, the applicant may be required to  
26 obtain approval of a new preliminary PUD plan application before filing a final PUD plan  
27 application.  
28

#### 29 **VI Preliminary Plan Exhibits:**

30

- 31 A. Applicant Preliminary Submittal
- 32 B. Staff Report
- 33 C. Public Notice
- 34 D. Outside Agency Referrals
- 35 E. Written Public Comments
- 36 F. Staff Comments  
37

38 Commissioner Riddile asked if the developments R2 Partners and TC Midwest were to coincide  
39 with each other how the construction materials, labor and traffic would be affected. Planner Smith  
40 said it is unclear when R2 Partners would begin but said TC Midwest's site would come off the  
41 roundabout on the site plan on the west. Planner Smith said there would not be any conflicts with  
42 R2 Partners unless they needed to tie into utilities. Commissioner Riddile asked how the traffic  
43 would be controlled. Planner Smith said anything within the town right-of-way or service traffic  
44 would be managed through right-of-way permits during high traffic times. Planner Smith said there  
45 would layers of control and mitigation if necessary. Vice Chair Cotey asked if traffic control would be  
46 included in the conditions, or a suggestion during construction. Attorney Carmer said traffic control  
47 would be addressed during the final application. Attorney Carmer said the final takes about a year  
48 to submit and revise for final approval. Commissioner Cotey suggested adding a note about overall  
49 construction management for the final approval with a note about minimum disruptions to the  
50 school. Vice Chair Cotey suggested completing loud projects on Fridays when school is out of  
51 session.  
52

1 Commissioner McDonald asked if condition B was for the right-of-way that was proposed by R2  
2 Partners. Planner Smith said no and that it was for the construction of North Wild Horse.  
3 Commissioner McDonald asked if an agreement was reached with R2 Partners. Planner Smith said  
4 that would not work out. Planner Smith said that is why there would need to be mitigation.  
5

6 Commissioner Alternate Rittner asked about the fire safety of condition three and if Firewise was  
7 considered in the condition. Commissioner Alternate Rittner said Firewise dictates where trees can  
8 be placed on the site. Commission Alternate Rittner was concerned about landscaping and conifer  
9 trees being too close to the structures. Planner Smith said tree placement is address at the building  
10 permit stage requiring each structure to submit a landscape plan. Planner Smith said the distance  
11 of trees would be measured for compliance. Vice Chair Cotey said the State of Colorado just  
12 adopted a resiliency code and wasn't sure if the town adopted it. Vice Chair Cotey suggested  
13 comparing the two.

14 Ms. Pasha thanked the commission for their previous suggestions and asked for feedback  
15 concerning the traffic mitigation and right turn lanes. Ms. Pasha said she would like to hear ideas  
16 from the commission as well if the rental option didn't work out.

17 Attorney Carmer asked if the applicants would be part of Castle Valley Master Association. Ms.  
18 Pasha said yes.

19 **Vice Chair Cotey opened for public comment at 8:05 p.m.**

20 Robin Bauer, New Castle resident asked if there would be a plan in place in the event R2 Partners  
21 and TC Midwest construction occurred at the same time. Mr. Bauer asked if the lap board siding from  
22 the site plan rendering fire retardant and what fire mitigation would be used for the exterior of the  
23 buildings. Mr. Bauer was concerned about the dry conditions. Ms. Pasha said fire resistant siding  
24 would be used. Administrator Reynolds said fire resistant siding is state mandated. Mr. Bauer was  
25 concerned that increased density would increase fire risk.

26 Brittany Guimond, New Castle resident asked the applicant about price points. Ms. Pasha said the  
27 costs were still under review. Ms. Pasha said TC Midwest does sourcing in house to keep the price  
28 reasonable and competitive.

29 Diane Landero, New Castle resident, said she has grandchildren who attend Kathryn Senior  
30 Elementary School. Ms. Landero asked if Castle Valley Boulevard would be widened going towards  
31 the proposed development. Ms. Landero asked where the path of safety would be for the students  
32 that walk and was concerned about cross walks in the roundabout not being safe. Commissioner  
33 Riddile said Castle Valley Boulevard would likely not be widened because people tend to increase  
34 speed on two lane roads. Commissioner Riddile said there were portions of Castle Valley Boulevard  
35 with road base to accommodate possible roundabouts in the future. Commissioner Cotey said  
36 roads are widened based on a certain threshold of daily traffic and that number would need to be  
37 higher for Castle Valley Boulevard to become wider. Planner Smith said safety measures would be  
38 in place during construction. Vice Chair Cotey said the commission worked hard during the sketch  
39 plan to ensure a path of safety.

40 Ms. Landero asked if the RE-2 School district was looking at the development plans and prepared  
41 to accommodate more students in the schools. Administrator Reynolds said the schools were first  
42 designed to include development at full capacity, but the previous recession affected construction,  
43 and the schools were not built out.

1 Jim Lord, New Castle resident, said when the school traffic lets out, most of the traffic exits towards  
2 Castle Valley Boulevard and goes up to turn around. Mr. Lord was concerned about the added  
3 construction traffic to the already crowded school traffic. Mr. Lord also asked if both the R2 Partners  
4 project and TC Midwest would occur at the same time. Planner Smith said R2 Partners are still  
5 working on the plan and TC Midwest was a year out from final. Planner Smith said completing North  
6 Wild Horse Drive and utilities would be the first part of R2 development. Planner Smith said the  
7 roads should be connected by VIX Park down to Redstone Drive to alleviate the traffic that turns  
8 around. Planner Smith said he was not aware of the school traffic turning around there and said he  
9 will continue to evaluate the situation.

10 Lynn Cassidy, New Castle resident said the parking looked tight from the site plan. Ms. Cassidy  
11 asked where extra cars and visitors would park because many residents have two cars and some  
12 have an additional work vehicle. Planner Smith said there would be no parking on Silverado Trail  
13 however visitors can park on the route road. Planner Smith pointed out the bump outs on the site  
14 map and the on street parking. (**Exhibit B pg. 9**). Planner Smith said some units would have  
15 deeper driveways to accommodate more parking. Planner Smith said the units with two car garages  
16 will have four parking spaces, two garage spaces and two on the driveway. Planner Smith said  
17 visitors may park on the street and said there would be more street parking on North Wild Horse  
18 Drive. Vice Chair Cotey said the applicants were more than adequately meeting their parking  
19 requirements. Ms. Cassidy asked if the street would be wide enough for people to park on both  
20 sides of the street. Vice Chair Cotey said the commission would discuss specifics for Silverado Trail  
21 to accommodate parking in the future if needed. Planner Smith said the town standard was 58 feet  
22 wide with separate sidewalks broken up with landscaping. Planner Smith said it is more than  
23 sufficient with 11 foot drive lanes.

24 Ms. Cassidy asked for clarification on snow removal. Planner Smith said snow storage would be on  
25 the landscaping between the street and sidewalk. Planner Smith said the snow storage would  
26 separate the parked cars from pedestrians. Ms. Cassidy asked if the snow would be stored on the  
27 sidewalk. Planner Smith said snow would be stored on the gravel areas between the road and  
28 sidewalk. Vice Chair Cotey said public works has reviewed the snow storage and finds it adequate.

29 Ms. Landero asked how long the project would take from start to completion. Ms. Pasha said the  
30 applicant's goal was to do it all in one phase because they do not want to break up or delay any  
31 construction. Ms. Pasha said the project would move along with three buildings at a time.

32 Mr. Long said R2 Partners were starting to build in March and asked when the applicants would  
33 start. Vice Chair Cotey said the applicants would still need final approvals with preliminary approval  
34 and final approvals with council. Mr. Long asked if it would be a couple of years. Ms. Pasha said  
35 they need to make it through approvals and the instructional pace of the town.

36 Ms. Cassidy asked if the applicant could give more open space to fit the community better. Ms.  
37 Cassidy was concerned 66 units would feel too urban. Ms. Cassidy said she had not seen the  
38 comprehensive plan but wants to know if there will be density from applications in the future. Ms.  
39 Cassidy said the packet showed the property zoned for 16 and now changed to 66. Attorney  
40 Carmer said it was not a change, but part of the Castle Valley PUD amended in 2002. Attorney  
41 Carmer said when the applicant came to planning with their PUD, the applicant picks which  
42 residential zoning designations they wished to follow. Vice Chair Cotey said the units were  
43 individual townhomes and not condominiums with stacked units, therefore less dense than  
44 condominiums.

45 Vice Chair Cotey closed the public hearing at 8:26 p.m.

46

1 Commissioner McDonald asked how much raw water was available and if the town could keep up  
2 as it grows. Commissioner McDonald stated 2500 feet of sod per unit and asked if natural grasses  
3 were possible. Commissioner McDonald said less water is required for natural grass but was  
4 concerned about fire safety. Administrator Reynolds said the number of homes were predetermined  
5 based on how much water rights were available. Administrator Reynolds said that the calculations  
6 were based on 2500 square feet of exterior irrigation and the townhome units use far less water  
7 than single family homes. Administrator Reynolds said the town's raw water project was designed  
8 so people would not use potable water on their grass and take the demand off of the water  
9 treatment plant. Administrator Reynolds said there would not be grass around each dwelling in this  
10 development as with single dwellings. Administrator Reynolds said the town planned a long time  
11 ago so they would have known how much water would be available. Administrator Reynolds said  
12 the town purchased extra water for drought years from Rudi Reservoir so the town could pull from  
13 the Colorado River if needed. The town would release that water from Rudi to replace what it used  
14 from the Colorado River. Administrator Reynolds said TC Midwest had done a good job being  
15 conscious of water in their site plan. Administrator Reynolds said there is a debate about natural  
16 grasses increasing fire danger and the fire department was comfortable with the current application.  
17 Administrator Reynolds said the site plan ties in with the requirements of the (WUI Code) Wildland  
18 Urban Interface Cod adopted by the town.

19  
20 Commissioner Alternate Mahaffey asked if the town has looked at using reclaimed water and  
21 suggested investigating it for the future.

22  
23 Commissioner Sass asked for clarification about the Pickleball courts discussed in the sketch plan  
24 application. Ms. Pasha said that the public comment saying the Pickleball courts were too close to  
25 the homes and understanding it is a popular sport, they recommended moving it closer to VIX Park  
26 and they worked with the town for a better fit. Ms. Pasha felt the Pickleball courts should be  
27 adjacent to TC Midwest property and be accessible to everyone in the town. Vice Chair Cotey  
28 added a discussion about the kid's park being squeezed in the corner of the site plan. Ms. Pasha  
29 said they made improvements to the park with different equipment and added a fence and some  
30 trees to separate it from Castle Valley Boulevard. Ms. Pasha said they broke the equipment down  
31 into two or three separate pieces of equipment and said the park would be for everyone in the town  
32 to use. Vice Chair Cotey was concerned about the grade of the park. Ms. Pasha said there would  
33 be retaining walls based on civil engineering suggestions. Vice Chair Cotey said the plan felt  
34 squeezed and asked if there was flexibility to spill out onto town property to improve that plan.  
35 Commissioner Riddile said he would like to remind the commission of the playground at Kathryn  
36 Senior Elementary School next door has a brand new playground and available for town use. Vice  
37 Chair Cotey suggested building the park with different equipment or a different age group that could  
38 supplement and work with current amenities.

39  
40 Commissioner Alternate Mahaffey was concerned about not enough room at VIX Park due to the  
41 amenities the park currently had. Administrator Reynolds said Pickleball was very popular and  
42 concerned about noise from courts being too close to houses. Administrator Reynolds said  
43 Pickleball there is a need for more Pickleball courts and said TC Midwest applicants are generous  
44 doing this for the town. Administrator Reynolds said there is a lot of land at VIX and with some good  
45 master planning they would make use of the land available. Commissioner Alternate Mahaffey was  
46 concerned that the Pickleball court may interfere with events that happen there already.  
47 Administrator Reynolds said there was plenty of room and would work with the applicants for the  
48 best fit. Commissioner McDonald said since the applicants are paying for the pickle ball courts it  
49 makes sense to put it closer to the development. Administrator Reynolds clarified the applicants  
50 were asked to shift it slightly to be away from the residents. Ms. Pasha said she understands the  
51 potential noise and is willing to work with the town.

52

1 Vice Chair Cotey asked if the applicants would provide a fee in lieu for the town to construct the  
2 Pickleball courts. Administrator Reynolds said the applicants were still in discussion. Administrator  
3 Reynolds said that the town and TC Midwest were going to work together in planning the Pickleball  
4 courts. Administrator Reynolds gave a few what-if scenarios where the applicant agreed to two  
5 pickleball courts and the town partnering and building four instead of two with the town buying into  
6 the project.  
7

8 Vice Chair Cotey asked to change condition L to reflect the flexibility of the Pickleball court location  
9 and payment. Attorney Carmer said they will address the location and payment for the Pickleball  
10 courts and children's play area in the final application. Vice Chair Cotey asked the commission if they  
11 were comfortable with the flexibility in the condition when it comes back. The commissioners agreed.  
12

13 Vice Chair Cotey said she was looking for more directions on the 8 foot or four foot bike lane. Vice  
14 Chair Cotey asked the commission if they were asking about 56 foot or 62 foot wide. Vice Chair  
15 Coty said she would like to see 8 foot bike lanes with striped buffers as a protective bike lane. Vice  
16 Chair Cotey reminded the commission about the steepness of the road. Commissioner Sass asked  
17 if a stop would be required at the roundabout. Vice Chair Cotey said there would be a stoplight at  
18 Silverado Trail and North Wild Horse Drive. Vice Chair Cotey asked if there would be any additional  
19 speed control on Silverado Trail between North Wild Horse Drive and Castle Valley Boulevard.  
20 Administrator Reynolds said people will go as fast as they feel safe. Administrator Reynolds said  
21 keeping the lane width tight is critical. Administrator Reynolds said to keep the bike lanes wide and  
22 the hashmarks to keep the road and bike lane separated. Commissioner Sass asked what the  
23 perfect width would be for the bike lanes. Planner Smith said five feet. Vice Chair Cotey clarified the  
24 11 foot drive lane with an 8 foot bike lane with a smaller section with the drive lane reduced to 10  
25 feet. Commission Alternate Mahaffey asked for clarification on the lane sizes. Planner Smith said  
26 the current plan with 8 foot bike lanes would allow off-street parking in the future if needed and a  
27 five foot bike lane would not fit. Vice chair Cotey said they could do signage allowing parking in the  
28 evening and not during the day if it became a problem. Administrator Reynolds suggested wider  
29 bike lanes to build options in the future.  
30

31 Vice Chair Cotey would like to see deed restricted units and said there was a surplus of workforce  
32 housing. Vice Chair Cotey would like to see more diversity in affordable Commissioner McDonald  
33 asked if deed restriction programs work with a tier structure. Attorney Carmer said it would be totally  
34 different. Attorney Carmer said the wording of the resolution allows some flexibility to work with the  
35 applicant before final and a decision was not required at this time. Vice Chair Cotey said condition C  
36 should say to explore options and consider a deed restricted strategy for housing.  
37

38 Vice Chair Cotey said she read letters from the community concerning traffic on North Wild Horse  
39 Drive. **(Exhibit E)**. Vice Chair Cotey asked Planner Smith if speed bumps would encourage traffic  
40 to turn right on Silverado Trail instead of going down North Wild Horse Drive. Commissioner Riddile  
41 said he has heard negative feedback about speed bumps from the public works department.  
42 Commissioner Riddile said speed bumps make snow removal difficult. Planner Smith said there  
43 have been conversations considering both options. Vice Chair Cotey said it was important for  
44 residents who live on North Wild Horse Drive to deter extra traffic. Planner Smith said those issues  
45 would be addressed with the first couple of speed control measures and added measures if traffic  
46 became a problem. Planner Smith asked Vice Chair Cotey to clarify when she would like to see  
47 those measures addressed. Vice Chair Cotey said there should be a threshold of what it looks like  
48 before additional measures were made.  
49

50 Commissioner Alternate Rittner asked if landscaping could be used to make it look like more of a  
51 residential area. Commissioner Alternate Rittner suggested making it look like a neighborhood and  
52 less like a through way. Vice Chair Cotey suggested adding bump outs with planters. Vice Chair

1 Cotey said they could have further discussions with public works and the police department about  
2 managing and deter traffic before the final application would be submitted. Vice Chair Cotey did not  
3 feel a condition would be appropriate until after those conversations.  
4

5 Commissioner Alternate Mahaffey said people start to speed on Castle Valley Boulevard past Alder  
6 Ridge Drive where it splits into two lanes. Commissioner Alternate Mahaffey said it feels out of place  
7 because the rest of Castle Valley Boulevard is a single lane. Commissioner Mahaffey was concerned  
8 about the double lane reducing to a single lane and creating more traffic. Commissioner Riddile said  
9 there was talk about making one of those lanes for pedestrians. Administrator Reynolds said there  
10 have been traffic studies with traffic cams that record speeds. Administrator Reynolds said they  
11 looked at a week's worth of records of what was happening and what residents perceive was  
12 happening. Administrator Reynolds said the town council has investigated that and would continue  
13 to investigate the traffic on Castle Valley Boulevard.  
14

15 Commissioner Alternate Mahaffey was concerned that the patios would be too small and would not  
16 fit a table and grill. Vice Chair Cotey asked Ms. Pasha to discuss the livable space addition from the  
17 sketch application. Ms. Pasha said some of the patios were extended but the grades and step ups  
18 made it difficult to extend all of the patios.  
19

20 Vice Chair Cotey asked if there would be a fence around the detention pond as shown on Exhibit B  
21 pg. 84. Ms. Pasha explained she thought it was a requirement but after learning it was not, there  
22 would not be a fence around the detention pond.  
23

24 Vice Chair Cotey commented on the split rail and mesh fences being aesthetically pleasing and  
25 open. Ms. Pasha said homeowners may add the mesh fence to the split rail fences TC Midwest  
26 provides.  
27

28 Vice Chair Cotey said she would like to see more thought go into the landscape plan for the site.  
29 She suggested clustering trees to get a more natural look because the development would be on  
30 the natural edge of town. Vice Chair Cotey asked for the landscape to match the comprehensive  
31 plan of the town.  
32

33 Vice Chair Cotey was concerned about the alleys on the type 9a and 6a were awkward and had a  
34 steep grade. Vice Chair Cotey said the resident of 9a would have a difficult turn to get into the  
35 driveway and asked applicants to clean up livability concerns.  
36

37 **MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A**  
38 **Resolution of the New Castle Planning and Zoning Commission**  
39 **Recommending Approving a Minor Amendment to the Final PUD Development**  
40 **Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development**  
41 **Center with the following conditions of Silverado Trail being 62 feet with an**  
42 **eight foot bike lane, moving back the provisions for an affordable housing**  
43 **plan as far as options for deed restricted units and amending Condition L to**  
44 **address the location and payment for the construction and payment for the**  
45 **pickleball courts either on the town's property. Vice Chair Cotey seconded the**  
46 **motion, and it passed on a roll call vote. Vice Chair Cotey: yes; Commissioner**  
47 **Riddile: yes; Commissioner McDonald: yes; Commissioner Sass: yes;**  
48 **Commissioner Alternate Mahaffey: yes.**

49 **Staff Reports**

1 Planner Smith said there would not be a P & Z meeting on March 11, 2026, but  
2 planned to meet on March 25, 2026. Planner Smith said the Coal Seam application was  
3 going before council on March 3, 2026.

4  
5 **Commission Comments and Reports**  
6 Vice Chair Cotey said Administrator Reynolds chose her to represent New Castle on the  
7 Colorado River Valley Economic Development Partner and will provide updates. Vice  
8 Chair Cotey said the last meeting discussed a report on the economic health of the  
9 valley. Vice Chair Cotey said the partnership was between New Castle, Silt, Parachute,  
10 Battlement Mesa and Garfield County to advance goals. Vice Chair Cotey said there is a  
11 transportation group that meets and would provide those updates to the commission.  
12

13  
14 Commissioner Alternate Rittner asked about non-vehicle communities with a parking  
15 lot off to the side and the community is walk in only. Commissioner Alternate Rittner  
16 asked for a time to discuss this with the commission. Vice Chair Cotey said from her  
17 planning background that you would need a density of 16 units or higher to support  
18 the transit needed to be viable. Vice Chair Cotey said New Castle does not have  
19 enough transit strength for a walk-in community to be successful.  
20

21 **Approval of December 10, 2025, minutes.**  
22 Commissioner Sass made a motion to approve December 10, 2025, minutes. Vice  
23 Chair Cotey seconded the motion, and it passed unanimously.  
24

25 Vice Chair Cotey adjourned the meeting at 9:18 p.m.

26  
27 Respectfully Submitted,

28  
29  
30  
31  
32 \_\_\_\_\_  
33 Alison Cotey, Commission Vice Chair  
34

35  
36  
37 \_\_\_\_\_  
38 Michelle Huster, Professional Assistant to  
39 the Town Clerk

40 Exhibits

41  
42 Exhibit A – New Castle Center Sketch Plan  
43  
44

45

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**New Castle, Colorado**  
**Planning and Zoning Commission**  
**Wednesday, January 14, 2026, 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 A. Riddile  
Commissioner Parks  
Commissioner McDonald  
Alternate Commissioner Mahaffey  
Commission Alternate Rittner  
Commissioner Sass

Absent Commissioner Westerlind

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

**Meeting Notice**

Professional Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

**Conflicts of Interest**

There were no conflicts of interest.

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

There were no citizen comments.

**Public Hearing**

Chair Apostolik opened the public hearing at 7:02 p.m.

**Consider PZ 2026-1, A Resolution of the New Castle Planning and Zoning Commission Recommending Approving a Minor Amendment to the Final PUD Development Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development Center**

Planner Smith said the applicants were asking for a minor amendment to PZ-2025-1. Planner Smith said the original PUD east of VIX park in Castle Valley Ranch was approved for 130 rental units of townhomes, apartments and condominiums. Planner Smith said the unit count has not changed but there are some minor adjustments in the Staff Report (**Exhibit A**).

49 **Staff Report**

50  
51 **9 N Wild Horse, Minor PUD Amendment**  
52 **Castle Valley Ranch PA8 & PA9, Filing 13**  
53 **Resolution PZ #2026-1**  
54 **Planning & Zoning Commission Public Hearing**  
55 **January 14th, 2026**

56  
57  
58 *Report Compiled: 1/8/2022*

59  
60 **Project Information**

61  
62 **Name of Applicant:** Wildhorse Apartments, LLC.  
63  
64 **Applicant’s Mailing Address:** 333 E Main Street, Suite 300 Louisville, KY 40202  
65  
66  
67 **Phone/Email:** (502) 572-  
68 7880/dkanau@andovermgt.com  
69  
70 **Property Address:** TBD (east of VIX Ranch Park)  
71  
72 **Property Owner:** Wildhorse Apartments, LLC.  
73  
74 **Owner Mailing Address** See above  
75  
76 **Proposed change:** Minor PUD amendment for the 9  
77 N Wild Horse Multi-Family Housing Development, including:  
78  
79 1) Change of 26 townhome units from rental to for-purchase  
80 properties;  
81 2) Alteration of the approved 10 buildings of duplexes and  
82 triplexes to 6 buildings consisting of 5-plexes and  
83 triplexes;  
84 3) Increase of all but two units to two-car garages;  
85 4) Addition of a 900sf maintenance facility.  
86  
87 **Existing Zoning:** Residential  
88  
89 **Surrounding Zoning:** North – Lakota & BLM  
90 South – M/U & Residential (TC Midwest/CVR Filings 9-10)  
91 East – Residential (TBD CVR)  
92 West – VIX Park/Single Family (CVR Filing 5)  
93

94 **Introduction**

95  
96 *The Applicant requests a minor PUD amendment to the 9 N Wild Horse PUD originally*  
97 *approved in 2025 by ordinance TC 2025-1. According to section 17.100.110 of the municipal code,*  
98 *minor amendments are alterations to an approved PUD development plan that elevates the review*  
99 *process from Staff level to the Planning Commission (P&Z). Minor amendments are approved by*  
100 *resolution following a noticed public hearing. P&Z may condition such approval as necessary to*

101 ensure that the development will be compatible with current community standards, infrastructure,  
102 and regulations. Minor amendments include, but are not limited to:

- 103  
104 1. An increase or decrease equal to or less than three (3) percent of the overall coverage of  
105 residential structures as originally approved within the PUD;  
106  
107 2. A reduction in the number of residential dwelling units not including designated affordable  
108 housing units;  
109  
110 3. An increase of the originally approved common or public open spaces;  
111  
112 4. Improvements to site circulation such as deceleration lanes, increased street connectivity,  
113 improved/expanded non-motorized access routes, etc.;
- 114  
115 5. Alterations to the applicable PUD dimensional standard(s) (e.g., setbacks, building height,  
116 F.A.R) of less than ten percent (10%).  
117

118 In its consideration of the relevant amendment review process (i.e. administrative, minor, or  
119 major), Staff ultimately discounted the applicability of the major amendment process (17.100.110  
120 (C)), specifically with regards to provisions #1 & #4 of section 17.100.110(C). These provisions  
121 (among others) prompt a major review if the updates are characterized by:

- 122  
123 (1) A change in the use of character of the development;  
124  
125 (4) Movement of approved building footprints more than ten (10) feet.  
126

127 With respect to (1) it was determined that the use or character (multifamily, residential) was  
128 generally unaffected, though a change from rental to for-purchase may be cost prohibitive or  
129 unattainable to a certain demographic, With respect to (2), the process of condensing duplexes  
130 and triplexes to 5-plexes did move building footprints more than ten feet in certain instances. The  
131 alteration, however, was not deemed substantial enough to warrant a higher level of scrutiny.  
132 Therefore, pursuant to section 17.100.110 (D), the Town Administrator has determined the  
133 appropriateness of the minor amendment process and has determined, in consultation with Staff,  
134 that the application materials provided are sufficient evidence for P&Z's review.  
135

136 **II Proposed Changes**  
137

138 In consideration of the amendment, the Applicant underscores that the proposed changes  
139 do not affect the overall style and function of the approved Live/Work units, Empty Nester units,  
140 parks & open space, or streets designs and shows general consistency with the original site plan,  
141 architectural design, and landscaping throughout. The modest alterations are intended merely to  
142 improve the community's livability and marketability. The main details of the amended PUD are as  
143 follows:  
144

<b><u>Original Plan</u></b>	<b><u>Revised Plan</u></b>
• <b>Total #Units:</b> 130 total units/16 total buildings - 26twnh, 80 apartments, 24 condominiums;	• <b>Total #Units:</b> 130 total units/12 total buildings - 26twnh, 80 apartments, 24 condominiums; ;
• <b>Density:</b> 2.73 units/acre	• <b>Density:</b> No Change
• <b>Townhomes:</b> Duplexes and triplexes.	• <b>Townhomes:</b> Triplexes & 5-plexes.
• <b>Garages:</b> Townhomes with 1-car garages will have driveways sized to two-car.	• <b>Garages:</b> All but two 1-car garages converted to two-car garages;
• <b>Open Space:</b> 91.6% active + passive OS	• <b>Open Space:</b> No Change

• <b>Parking:</b> 229 off-street parking spaces	• <b>Parking:</b> 243 w/ 14 additional garage spaces
• <b>Snow Storage:</b> 18.7% of road area	• <b>Snow Storage:</b> No Change
• <b>VIX Park Parking:</b> Pull-in parking included on west side of N Wild Horse for VIX Park users	• <b>VIX Park Parking:</b> No Change
• <b>Building Height:</b> 40ft building height limit. 6 buildings exceed limit.	• <b>Building Height:</b> No Change
• <b>Affordable Housing:</b> one 1-bed & two 2-bed live/work units at 75% market rate;	• <b>Affordable Housing:</b> No Change
• <b>Maintenance Bld:</b> None proposed	• <b>Maintenance Bld:</b> 900sf structure added

Upon review of the submittal packet, Staff concludes that the proposed changes:

1. **Are** consistent with the comprehensive plan;
2. **Comply** with zoning and density requirements;
3. **Are** Compatibility to neighboring land uses;
4. **Have** sufficient access to town services including water and sewer services, fire, and police;
5. **Have** adequate off-street parking as well as vehicle, bicycle, and pedestrian circulation;
6. **Meet** open space and park requirements;
7. **Are** consistent with the natural character, contours, and viewsheds of the land.

### III Staff Recommendations

With the provisions of the original approving Ordinance TC 2025-1 withstanding, Staff recommends the following conditions in consideration of **PZ 2026-1**:

- a. The sale of individual lots or units within 9 N Wild Horse may not occur until an amended plat creating the lot or unit is recorded with Garfield County. Amended plats memorializing said lots or units shall be reviewed and approved by Town staff and the Town attorney prior to recordation.
- b. At the time of recordation of the amended Plat, Applicant shall record an amendment to the Declaration of Covenants, Conditions, and Restrictions for 9 N Wild Horse. Said amendment shall be subject to review by the Town attorney.
- c. All updated construction drawings, grading permits, and drainage requirements shall be subject to review and approval by the Public Works Department and Town Engineer.
- d. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission and reflected in the minutes and/or recordings of such hearings shall be considered part of the Application and binding on the Applicant.
- e. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

### IV Exhibits

- A. Land Use Application
- B. Applicant Narrative
- Revised Site Plan

- 188 C. Amended Plat
- 189 D. Revised Elevations/Floorplans of Townhomes
- 190 E. Restricted Covenants
- 191 F. Property Owners within 250'
- 192 G. Affidavit of Public Notice
- 193 H. Engineer Comment
- 194 I. Public Works Comment

195  
196 Planner Smith introduced applicants Barry Rosenberg, Architect Kendra Oester and Attorney John  
197 Petisto from R2 Partners. Mr. Rosenberg said they were amending the approved PUD to meet the  
198 demand for home ownership as well as diversity in rental units. Mr. Rosenberg said the developers  
199 added two car garages to all the units except for two (**Exhibit B**). Mr. Rosenberg said the  
200 developers increased the square footage of the townhome units from 1400 to 1800 square feet. Mr.  
201 Rosenberg said the town homes were mostly three bedroom units. Mr. Rosenberg said the units  
202 were grouped into larger buildings of five units per building instead of the original four units. Mr.  
203 Rosenberg said the characteristics of the buildings stayed the same and did not look imposing or  
204 longer by adding the fifth unit. Mr. Rosenberg said they added maintenance building for equipment  
205 storage and office space for the manager of the development because it was overlooked in the  
206 previous application.

207  
208 Ms. Kendra Oester said some of the materials on the exterior of the buildings have changed to  
209 accommodate five units per building but to keep a single family feel. (**Exhibit C**) Ms. Oester said  
210 each of the units step with the grade and added highlighting under the gable. Ms. Oester said they  
211 alternated the greens between the units to blend back into the landscape. Ms. Oester said there  
212 was still a natural wood component to the fronts of the buildings. Mr. Rosenberg said because of  
213 the way these buildings were placed, they would not look like one long continuous building. Mr.  
214 Rosenberg pointed out the buildings were built into the landscape.

215  
216 Commissioner Cotey asked how the consolidated buildings impact the overall grade of the site. Ms.  
217 Oester said the foundations are moving up with the grade and there were breaks between each  
218 unit. Ms. Oester said the break between buildings would have a rock retaining wall. Ms. Oester said  
219 the driveways may differ a couple of feet due to the grade between buildings. Ms. Oester said that  
220 each back yard would be longer. Ms. Oester said there is now a zero grade entry into the garage  
221 whereas before there was one step into the unit to make design more accessible than originally  
222 planned. Mr. Petaisto said the end units were now further back from the road and that would affect  
223 the grading behind the unit as well as the hill behind the buildings.

224  
225 Commissioner Parks said he was concerned that the driveways would 10-12 percent grade and Mr.  
226 Petaisto said the driveways were all five to six percent slopes on the downhill side and one to two  
227 percent on the uphill side. Chair Apostolik clarified the back yards were 10-12 percent, but the  
228 driveways were not.

229  
230 Ms. Oester said before the amendment, the units were a bit straighter in line. Ms. Oester said with  
231 the amendment, they slid some units back and forth to better meet the curve of the site. Ms. Oester  
232 said potential residents' backyard would be closer to the hill to match the curve of the road and  
233 create a feeling that each unit was individual. Planner Smith reiterated each building is longer and  
234 MS. Oester said each unit had to slide in relation to each other.

235  
236 Commissioner Cotey asked if the slope was a two to one with the curve that cuts more into the hillside.  
237 Mr. Petaisto said the slope was the same as the original plan and they would work with a landscape  
238 architect to help with the vegetation.

239

240 Planner Smith said there was a change to the fire access road that was not in the staff report. Planner  
241 Smith said the access roads were behind the triplexes on the original approval, but now it would be  
242 between two of the 5-plexes. Planner Smith said it would convert back to the request of the fire  
243 department back to the north.

244  
245 Commissioner McDonald asked if the garages changed on the triplex units. Ms. Oester said that all  
246 the units except two would now be two car garages. Ms. Oester said two units had to stay with a  
247 single car garage because of the density.

248  
249 Commissioner Parks asked if some units had walkout basements. Mr. Rosenberg said yes. Ms.  
250 Oester said the units in the triplexes have basements. Commissioner McDonald asked if those units  
251 were three stories. Mr. Rosenberg said they are considered two stories because the elevation does  
252 not change. Mr. Rosenberg showed the location of the walk-out basements. **(Exhibit c pg. 37)** Mr.  
253 Rosenberg said there would be an empty cavity if they had not turned those into walkout basements.  
254 Ms. Oester said the basement is open space that the owner could use, however they choose, or  
255 upgrade to include rough in plumbing for a bathroom.

256  
257 Commissioner Cotey asked what the backyard plans would look like with some units being for sale.  
258 Commissioner Cotey asked if the buyers would own the space behind those units and if the owners  
259 would be required to maintain them. Mr. Rosenberg said the owners would have a specific yard to  
260 care for and it would be addressed in their covenants. Mr. Rosenberg said the covenants would apply  
261 to renters also. Commissioner Cotey asked how the space would be divided and whether there would  
262 be fencing. Ms. Oester said the units were single family attached and the owner would own from the  
263 ground to the sky and the line to the street like a standard single family homeownership model. Ms.  
264 Oester did not know if the developer would provide the fencing, or if it would be the homeowner's  
265 responsibility. Ms. Oester said there was a steep hill behind the units, and it would be difficult to fence  
266 in. Commissioner Cotey was concerned with amending the PUD because it was originally open.  
267 Commissioner Cotey said potential residents would make it their own and modify the yard.  
268 Commissioner Cotey was concerned that the fencing would look like yards in Castle Valley Ranch  
269 backing Mount Medaris with visible fencing going uphill. Mr. Rosenberg said they had not considered  
270 plans for fencing. Mr. Rosenberg said they could address the fence through covenants specifying the  
271 height and type of fence at the time of sale. Attorney Chad Lee said fencing would be promulgated  
272 by rule later in the development process.

273  
274 Commissioner McDonald asked the applicants if they would need an HOA and if they would manage  
275 it themselves. Mr. Rosenberg said they would manage the property themselves. Mr. Rosenberg said  
276 when all the units are sold, the owners could form an HOA if they did not want R2 Partners to manage  
277 it anymore. Commissioner McDonald said they must be licensed by the state to manage an HOA and  
278 asked the applicants if they were licensed. Mr. Rosenberg said he did not know but they were  
279 managing a few HOA's in the Midwest. Commissioner McDonald said there were laws in Colorado,  
280 and it was complicated. Commissioner McDonald encouraged the applicants to read the declarations.  
281 Mr. Rosenberg said they did not have a problem reviewing the declarations and R2 Partners have  
282 experience managing HOA's. Commissioner McDonald pointed out that the applicant's property  
283 would be unique and said all the landscaping should all be managed as one.

284  
285 Myrna Candreia New Castle resident said the applicants' tenants should be required to use their  
286 garages for parking instead of storage so there wouldn't be so many cars parked on the street. Mr.  
287 Lee said that would be too difficult to enforce. Mr. Lee said he did not agree with that suggestion.  
288 Ms. Candreia said that emergency vehicles cannot access the street because of illegal parking near  
289 Foxwood Lane. Ms. Oester there was 540 Square feet of garage space. Ms. Oester said it is not  
290 practical to stop people from putting toys in their garage, but you could stop them from blocking  
291 emergency vehicles. Ms. Oester said a covenant could enforce the issue of blocking of emergency

292 vehicles because it could cause harm or safety. Commissioner Cotey said if there is an issue with  
293 the roadway itself, the town should take responsibility along with the police department.  
294 Commissioner Cotey said she would like to separate the developer's responsibility and the towns.  
295 Mr. Rosenberg showed an area in the garage that can be used as additional storage.  
296  
297 Commissioner Alternate Mahaffey asked about parking for families with children, two cars who cannot  
298 park in the garage. Mr. Rosenberg said two cars would fit in the driveways in addition to the garage.  
299 Mr. Rosenberg said that with the proposed amendment, there would be more parking spaces than  
300 the original PUD. Commissioner McDonald asked if parking was allowed on only one side of the  
301 street. Planner Smith said parking was allowed on the south side of the street. Mr. Rosenberg said  
302 there were parallel spots on the side of the street. Commissioner Cotey reminded the other  
303 commissioners that the parking issue was discussed in earlier development approvals and the  
304 applicants created more than was originally approved. Commissioner Mahaffey said he was curious  
305 if parking would spill over into the park and if overnight parking would be allowed where it currently is  
306 not allowed. Mr. Rosenberg said those spaces in the park were dedicated to the town and that would  
307 be the responsibility of the town. Ms. Oester said there is signage at the park that says, "no overnight  
308 parking".  
309  
310 Jean Heiser, New Castle Resident asked if there would be a management office on site for the 130  
311 rental units. Mr. Rosenberg said there would be 130 units in total, with twenty-six units for sale, so  
312 the rental pool would be less than originally approved. Mr. Rosenberg said there was not onsite office.  
313 Since the townhouse units are for sale, there would not be a manager living in one of those. Ms.  
314 Oester said the maintenance building does have an office, but no one will be living there. Ms. Heiser  
315 asked if that maintenance room would be staffed. Mr. Rosenberg said it would not be staffed twenty  
316 four hours a day, but there would be someone there during business hours to receive packages,  
317 manage rentals and take complaints.  
318  
319 Denise Scheberle, New Castle resident on Zoom asked what the impact would be on VIX park, it's  
320 parking spaces and the dog park because there was no other green space she could see on the plan.  
321 Ms. Scheberle was concerned about the impact because the park was already heavily used. Planner  
322 Smith said extra parking was approved with the original application. Planner Smith said that was an  
323 improvement to VIX to the town on behalf of R2 Partners. Planner Smith said the town asked the  
324 applicants to aid with the parking in that area. Planner Smith said there would not be much of an  
325 impact on the park open space. Planner Smith said if anything, it will improve the walkability of the  
326 park and make it more user friendly. Planner Smith said a couple of EV chargers would be available  
327 at VIX Park too. Planner Smith said the original PUD was approved by P&Z and voted on by council  
328 because nobody felt it would have a negative impact on VIX Park. Town Administrator David  
329 Reynolds said the spots along the edge of VIX Park were not designed for the development and were  
330 add-ons that formalize and put additional sidewalk in front of the park. Ms. Scheberle said she  
331 understands the parking and still has concern for the green space, considering the other proposed  
332 townhome development. Mr. Rosenberg said the applicants own 60 acres and they plan to develop  
333 less than ten acres and leave the rest as open space. Mr. Rosenberg said the roads and hiking trails  
334 that go through their property will be maintained and available for public use. Commissioner Cotey  
335 said that this is private property and the developers have been very thoughtful in allowing public  
336 access.  
337  
338 Commissioner Alternate Mahaffey asked if the trail dedicated to the town, was an easement. Mr.  
339 Rosenberg said it is not ownership, but a perpetual easement to the town. Planner Smith said the  
340 applicants preserved those trails.  
341  
342 Jim Lord, New Castle resident, said he had seen more activity this year and asked when  
343 construction would start. Mr. Rosenberg said work could start in April or May 2026 and estimated it

344 could take up to 18 months. Mr. Rosenberg said the order of construction would start with 80  
345 apartments, next town homes, and finally the empty nest units. Mr. Lord asked if North Wild Horse  
346 Drive would open where it is currently closed to accommodate more parking. Mr. Rosenberg said  
347 since that will be owned, the town has asked the developer to provide more parking. Mr. Rosenberg  
348 said it will be open to connect to Castle Valley Boulevard with additional parking.  
349

350 Commissioner McDonald asked if there would be a temporary service road back on the construction  
351 track. Mr. Rosenberg said R2 Partners was working on an agreement with TC Midwest because they  
352 own the property. Planner Smith said Attorney Mike Sawyer and TC Midwest were still working on it.  
353 Commissioner McDonald said he would like to see that road take pressure off Castle Valley Boulevard  
354 from construction traffic.  
355

356 Ms. Heiser, New Castle resident, said there was a lot of traffic on North Wild Horse Drive and  
357 wanted to know if there would be plans to improve the road. Planner Smith said there were  
358 approvals that connect North Wild Horse Drive and the blockades would be removed. Planner  
359 Smith said more parking spaces would be added, and TC Midwest development would connect at  
360 another connection point at the roundabout. Ms. Heiser asked if North Wild Horse Drive would be  
361 halted in any way and Planner Smith said no.  
362

363 Commissioner Alternate Rittner thanked the applicants for adding the maintenance building and  
364 office. Commissioner Alternate Rittner thanked the applicants for the thoughtfulness of adding  
365 ownership to the townhomes.  
366

367 Commissioner Sass said the application has improved with the addition of larger garages.  
368

369 Commissioner Alternate Mahaffey said he would like to see future connections with open space and  
370 trail networks.  
371

372 Commissioner Cotey said she would like to have a condition added to the covenant concerning  
373 fencing for private ownership units. Commissioner Cotey said the change from rentals to private  
374 ownership changes the maintenance from a property manager to individual homeowners.  
375 Commissioner Cotey recommended working with Planner Smith and town staff on creating  
376 appropriate covenants. Commissioner Cotey suggested a three foot or split rail in the covenants. Mr.  
377 Rosenberg said he was fine with a unified fencing plan because he said it would look bad if fences  
378 were taller than the rooflines. Planner Smith agreed with a three split rail like in Lakota Canyon Ranch.  
379 Planner Smith asked if the fence should have a specific elevation. Commissioner McDonald said the  
380 lot lines would require a survey before fencing. Commissioner Parks asked about covenants to  
381 prevent sheds and other storage pads. Mr. Rosenberg agreed and said he would work with Planner  
382 Smith to address those concerns. Chair Apostolik suggested a meeting with Administrator Reynolds  
383 and the Town Attorney to create covenants to keep fencing and outbuildings consistent with  
384 neighboring communities.  
385

386 Commissioner Parks said the applicants may want an agreement with homeowners about  
387 maintaining the grounds. Mr. Rosenberg said the applicants would maintain the front yards and the  
388 homeowners would maintain the back yards. Commissioner McDonald said White Horse Village  
389 would be a good comparison for the applicants to work from regarding HOA maintained front yards  
390 and homeowner maintained back yards.  
391

392 Chair Apostolik closed the public hearing at 8:00 p.m.

393 **MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A**  
394 **Resolution of the New Castle Planning and Zoning Commission**  
395 **Recommending Approving a Minor Amendment to the Final PUD Development**

Planning & Zoning Commission  
Wednesday, January 14, 2026

396 **Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development**  
397 **Center with a change to item B with staff recommendations. Chair Apostolik**  
398 **seconded the motion and it passed on a roll call vote. Commissioner**  
399 **McDonald: yes; Commissioner Cotey: yes; Commissioner Parks: yes;**  
400 **Commissioner Sass: yes; Chair Apostolik: yes; Commissioner Riddile: yes;**  
401 **Commissioner Alternate Mahaffey: yes.**

402 **Commission Comments and Reports**

403 Commissioner Alternate Mahaffey asked if the commission would consider work session  
404 to clarify what would be discussed during a meeting. Commissioner Cotey said there  
405 were rules that forbid two or more commissioners to discuss an open application off  
406 the record. Chair Apostolik said the commission needed to focus on the agenda but  
407 also hear public comments. Commissioner Cotey said that the code dictates  
408 commission alternates review prior applications before voting and due diligence to  
409 review the materials. Commissioner Alternate Rittner said it is important for alternate  
410 commissioners to know the applications before voting by reviewing the record.

411 Planner Smith said Commissioner Alternate Mahaffey could reach out to the owner of  
412 the property at some point and discuss ideas for new trails. Commissioner Riddile  
413 suggested holding a refresher course for the planning commission once a year covering  
414 ethics, procedures, and expectations with the town attorney.

415 **Staff Reports**

416 Planner Smith said he would schedule Xcel Energy CUP for the substation and plan the  
417 noticing. Planner Smith said he is trying to schedule a sketch plan with TC Midwest.

418

419

420 Chair Apostolik adjourned the meeting at 8:30 p.m.

421

422 Respectfully Submitted,

423

424

425

426

427 \_\_\_\_\_  
Chuck Apistolik, Commission Chair

428

429

430

431

432 \_\_\_\_\_  
Michelle Huster, Professional Assistant to  
433 the Town Clerk

434

435

Exhibits

436

437 Exhibit A – New Castle Center Sketch Plan

438

439

440