

1 **New Castle Planning and Zoning Commission Meeting**  
2 **Wednesday, April 10, 2012, 7:00 p.m., Town Hall**

3  
4 **Call to Order**

5 Commission Chair Chuck Apostolik called the meeting to order at 7:00 p.m.  
6

7 **Roll Call**

8 Present Commissioner Borgard  
9 Commissioner Holley  
10 Commissioner Riddile  
11 Commissioner Slack  
12 Commissioner Stuckey

13 Absent None  
14

15 Also present at the meeting were Town Planner Tim Cain, Consultant Attorney  
16 David Smith, Deputy Town Clerk Wendy Mead and members of the public. Town  
17 Administrator Tom Baker arrived at 7:05pm and left at 7:35p.m.  
18

19 Chair Apostolik welcomed Commissioner Stuckey to the Planning and Zoning  
20 Commission. He also announced that Commissioner John Newberry resigned.  
21

22 **Meeting Notice**

23 Deputy Town Clerk Wendy Mead verified that her office gave notice of the meeting  
24 in accordance with Resolution TC-2013-1.  
25

26 **Conflicts of Interest**

27 Commission Borgard stated that he was a member of New Hope Church but had no  
28 financial interest in the church. He further stated that because he had participated  
29 over the years on various commissions someone might look at his participation in  
30 the public hearing as a conflict of interest. He felt he could be objective but was  
31 willing to recuse himself if anyone on the commission disagreed.  
32

33 Chair Apostolik asked Consultant Attorney David Smith how the commission should  
34 handle the situation. Attorney Smith stated it was the commission's decision. The  
35 Commissioners agreed that Commissioner Borgard could participate in the public  
36 hearing.  
37

38 There were no other conflicts of interest.  
39

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

41 There were no citizen comments.  
42

43 **Public Hearing**

44 Conditional Use Permit

45 Purpose: Conditional Use Permit for a church

46 Legal description: Burning Mountain PUD, Phase 2 Subdivision, Lot C9C and C9D

47 Common Address: 860 Castle Valley Boulevard, New Castle, CO 81647

48 Applicant: First Baptist Church, Glenwood Springs, dba New Hope Church

49 Russell Talbott, P.O. Box 620, New Castle, CO 81647

1 Landowner: C9C, LLC  
2 Resolution PZ 2013-1

3  
4 Chair Apostolik opened the Public Hearing at 7:03 p.m.

5  
6 Town Planner Tim Cain introduced the application to the commissioners, and  
7 summarized his staff report. He stated the reason for a conditional permit is to  
8 analyze the impacts of the proposed use such as noise, traffic and parking, prior to  
9 allowing the use in the zone district. He did not foresee any problems with the  
10 church locating in the bowling alley building. He said there was a parking lot  
11 agreement between lot owners in the plaza that provided some additional shared  
12 parking for the proposed church. Planner Cain thought the church would utilize this  
13 on Sundays.

14  
15 Russell Talbott, mediator for New Hope Church, introduced himself and explained  
16 the history of the church and the various locations the church had used for their  
17 services. He said that the church had intended to build a new building on acreage  
18 they owned, but the cost of building the facility from the ground up was prohibitive.  
19 He stated that the church felt the bowling alley building would meet the needs of  
20 the church and the community quite well.

21  
22 Mr. Talbott stated that the church elders did not want the building to sit empty and  
23 suggested it could be used for youth outreach. They were considering keeping two  
24 bowling lanes for that purpose. Additionally, a stage area was being considered for  
25 use by the local high school, and perhaps a meeting/conference center that could  
26 be used for large funerals or weddings, and for public use.

27  
28 Mr. Talbott stated that church membership was approximately forty percent New  
29 Castle residents and sixty percent from other areas of the valley. He said that at  
30 least one day a week, there would be people coming into the town's commercial  
31 area that could provide an economic increase.

32  
33 Mr. Talbott thanked the Commission for their time and their consideration of the  
34 church's request.

35  
36 Commissioner Holley asked Mr. Talbott how soon the church facility would open.  
37 Mr. Talbott said that the church had to purchase the building then do some  
38 remodeling and hoped to be open by September of 2013.

39  
40 Glenn Wood, New Castle/Apple Tree resident, stated he had been a church member  
41 for a very long time. He voiced his concern that there would be no recreational  
42 activities for kids if the bowling alley closed. He said he was a bowler and he and  
43 other bowlers were not in favor of the CUP and would like the bowling alley to  
44 remain open.

45  
46 Scott Balcomb, owner of Burning Mountain Bowl, stated that the bowling alley was  
47 going to close whether the church went into the building or not. The bowling alley  
48 business had not been profitable because of the recession and a church was better  
49 than an empty building. He hoped that the church attendees would bring customers  
50 into the other businesses in town.

1  
2 Police Chief Chris Sadler stated that New Hope Church had always provided  
3 whatever the police department has asked for or needed.

4  
5 Commissioner Riddile asked whether the church was purchasing the two lots to the  
6 west of the bowling alley and what their intended use would be. Mr. Talbott stated  
7 that the church did have a contract with Mr. Balcomb to purchase the lots between  
8 City market and the bowling alley and the lots above the bowling alley. When the  
9 church decides to build on those lots, another conditional use application will come  
10 before the Planning and Zoning Commission.

11  
12 Commissioner Borgard asked if the Garden School would move into that location.  
13 Mr. Talbott stated not at this time. The current facility for the Garden School meets  
14 its current needs, but in the future, the school may need to move into the facility.

15  
16 Mr. Richard Thurston, New Castle/Peach Valley resident, said he and his wife were  
17 avid bowlers and it was a shame to see the bowling alley close. He will have to bowl  
18 in Rifle and his tax dollars will go to Rifle.

19  
20 Mr. Talbott stated that the church realizes the impact losing the bowling alley has  
21 on many people. He hopes that the lost tax impact can be made up with church  
22 goers bringing new business to other stores and restaurants in town.

23  
24 Dana Yerian, Daybreak Construction/Peach Valley resident/Associate of New Hope  
25 Church, said he felt that all the community could use the facility. The church could  
26 work with a community action group to put together different activities for all the  
27 community. It would be a good community spot.

28  
29 Michael Beresford, Pastor of New Hope Church, said the church would like to bring  
30 some of the activities from up valley into New Castle. There were not many facilities  
31 for events to take place down valley.

32  
33 Chair Apostolik closed the public hearing at 7:30p.m.

34  
35 Commissioner Stuckey said that he was not initially in favor of the conditional use  
36 permit for the church, but that after listening to the presentation he felt it was a  
37 good idea for community activities and for potential economic development.

38  
39 Commissioner Holley said she liked the idea of having more space for the kids.

40  
41 Commissioner Borgard also liked the idea. He thought that eventually another  
42 business would come to town and take the place of the bowling alley.

43  
44 **Motion: Commissioner Borgard made a motion recommending approval of**  
45 **PZ-2013-1, A Resolution of the New Castle Planning and Zoning**  
46 **Commission recommending conditional approval of a conditional use**  
47 **permit for Burning Mountain PUD, Phase 2 Subdivision, Lot C9C and C9D**  
48 **for First Baptist Church D/B/A New Hope Church. After a voice vote, the**  
49 **motion passed unanimously.**

50

1 Consultant Attorney Smith stated that the conditional use permit application will go  
2 before Town Council on Tuesday April 16, 2013.

3  
4 **Items for next Planning and Zoning Agenda**

5 There were no items.

6  
7 **Commission Comments and Reports**

8 There were no comments or reports.

9  
10 **Staff Reports**

11 Planner Cain told the commission there was a new zone district map hanging in  
12 chambers. He said two changes were already needed on the new map.

13  
14 Planner Cain stated that the off-street parking ordinance for the downtown area will  
15 expire May 31, 2013 and that the ordinance may come to the commission for their  
16 consideration. Planner Cain said he would be working on a study for a parking area  
17 in New Castle where cash in lieu funds could be used.

18  
19 Planner Cain said that Warrior Golf wanted to move the golf cart barn and the item  
20 may come before the Commission.

21  
22 Last, he said that Castle Valley Ranch vested rights would expire this year.

23  
24 **Review Minutes from Previous Meeting**

25 **Motion: Chair Apostolik made a motion to approve the October 10, 2012**  
26 **meeting minutes as amended. Commissioner Slack seconded the motion**  
27 **and it passed unanimously.**

28  
29 **Motion: Commission Chair Apostolik made a motion to adjourn the**  
30 **meeting. Commissioner Holley seconded the motion and it passed**  
31 **unanimously.**

32  
33 The meeting adjourned at 7:48p.m.

34  
35 Respectfully Submitted,

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37  
38  
39  
40  
41 \_\_\_\_\_  
42 Planning and Zoning Commission Chair  
Chuck Apostolik

43 \_\_\_\_\_  
44 Deputy Town Clerk Wendy A. Mead