

1 **New Castle Planning and Zoning Commission Meeting**  
2 **Wednesday, September 24, 2014, 7:00 p.m.**

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4 **Call to Order**

5 Commission Vice-Chair Larry Borgard called the meeting to order at 7:00 p.m.

6  
7 **Roll Call**

8 Present Commissioner Apostolik (arrived 7:07 p.m.)  
9 Commissioner Graham Riddile  
10 Commissioner Urnise  
11 Commissioner Taylor

12  
13 Absent Commissioner Art Riddile  
14 Commissioner Slack

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16  
17 Also present at the meeting were Town Planner Tim Cain and Deputy Town Clerk  
18 Mindy Andis.

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20 **Meeting Notice**

21 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting  
22 in accordance with Resolution TC-2014-1.

23  
24 **Conflicts of Interest**

25 There were no conflicts of interest.

26  
27 **Citizen Comments on Items NOT on the Agenda**

28 There were no citizen comments.

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30 **Items for Consideration**

31 Commissioner Graham Riddile nominated Commissioner Apostolik to serve as the  
32 Commission Chair, seconded by Commissioner Taylor.

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34 Commissioner Taylor nominated Commissioner Borgard as Commission Vice-Chair,  
35 seconded by Commissioner Graham Riddle.

36  
37 **Motion: Commissioner Graham Riddle made a motion to appoint**  
38 **Commissioner Apostolik as Commission Chair and Commissioner Borgard**  
39 **as Commission Vice-Chair. Commissioner Taylor seconded the motion and**  
40 **it passed unanimously.**

41  
42 **Items for Discussion**

43 **Update: Lakota Canyon Ranch Clubhouse**

44 Planner Cain explained that paving on Deer Valley and adjacent streets is complete,  
45 but he was not certain they had been approved. Faas Ranch Road still needed to  
46 be paved, and if the weather holds then it should be done soon. Warrior had been

1 in breach of contract because they needed security for the work, but have provided  
2 the required security to the town.

3  
4 The Clubhouse was approved with the conditional use permit. The building permit  
5 was approved in May 2014.

6  
7 Planner Cain said he had not received anything but engineering plans for the cart  
8 barn.

9  
10 **Update Roaring Fork Transit Authority (RFTA) Park & Ride**

11 Planner Cain gave a brief update on the Roaring Fork Transit Authority (RFTA) Park  
12 & Ride. Planner Cain said when the bids had come back to RFTA all the bids came in  
13 over budget. Director of Facilities for RFTA Mike Hermes explained to the council  
14 the situation with the bids coming in over budget. Mr. Hermes told Planner Cain  
15 that RFTA is going to redesign the park & ride plans and then go back out for bid.

16  
17 **Update Building Department**

18 Planner Cain explained building has been good this year. In 2013 there were 3 new  
19 home builds and in 2014 there are 12 new units being built. 2 duplexes, 1 triplex  
20 and 7 single-family homes so far. There are proposals for 2 more duplexes and 1  
21 single family home coming in at the Castle Ridge subdivision.

22  
23 **Items for Next Planning and Zoning Agenda**

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25 **Commission Comments/Reports**

26 Commissioner Borgard said wanted the commission look at the sign code and  
27 possibly make some changes to it.

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29 **Staff Reports**

30 Planner Cain reported that the proposed senior housing complex was moving forward.  
31 Community Resource Housing Development Corporation (CRHDC) Executive Director Al  
32 Gold asked the town to agree to a lease/purchase contract. CRHDC received the  
33 commercial analysis of need for senior housing and it came back very favorable.

34  
35 Planner Cain told the commission that there was a proposal for a storage facility outside  
36 town, within New Castle's one-mile sphere of influence. Garfield County will require the  
37 applicant to contact the town, and the commission will have the opportunity to review the  
38 application.

39  
40 Planner Cain gave an update on La Roca property. He said the Council had directed him to  
41 mail notices of violation. The violations required La Roca to remove the vehicles and  
42 construction materials stored on the property. They also required a commercial analysis of  
43 the property, and for the property to be listed for sale. La Roca responded, asking the town  
44 to reconsider because they had neither the funds nor the ability to remove all of the  
45 construction materials. One vehicle was removed. Planner Cain said he had not seen a  
46 commercial analysis of the property, which is necessary before the property can go on the

1 market. Council did approve a motion to have an extension of the clean-up to December  
2 31, 2014. La Roca is advertising the building materials on Craig's List.

3  
4 **Review Minutes from Previous Meeting**

5 **Motion: Commissioner Borgard made a motion to approve the minutes from**  
6 **April 9, 2014 as amended. Commissioner Graham Riddile seconded the**  
7 **motion and passed unanimously.**

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9 The meeting adjourned at 8:15p.m.

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11 Respectfully Submitted,

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18 Planning and Zoning Commission Chair  
Chuck Apostolik

19 \_\_\_\_\_  
Deputy Town Clerk Mindy Andis