

1 **New Castle Planning and Zoning Commission Meeting**  
2 **Wednesday, March 25, 2015, 7:00 p.m.**

3  
4 **Call to Order**

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

7 **Roll Call**

8 Present Commissioner Apostolik  
9 Commissioner Borgard  
10 Commissioner Gordon  
11 Commissioner Riddile  
12 Commissioner Slack  
13 Commissioner Taylor (arrived 7:03pm)  
14  
15 Absent Commissioner Urnise  
16

17 Also present at the meeting were Town Planner Tim Cain and Deputy Town Clerk  
18 Mindy Andis.  
19

20 **Meeting Notice**

21 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting  
22 in accordance with Resolution TC-2015-1.  
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.  
29

30 **Items for Discussion**

31 **Update Building and Planning**

32 Planner Cain gave an update in regards to Starbucks that was proposing to build on  
33 the corner lot north of Kum&Go. The reason this would pertain to the commission is  
34 because if something comes up again where the town gets an application to build.  
35 Then, in the code for that lot requires the Planning Commission Chair is to appoint a  
36 member of the community which doesn't necessarily need to be a member of the  
37 Planning Commission that has expertise in architectural or in a similar area. Planner  
38 Cain had looked into if a Planning & Zoning meeting would need to be called to do  
39 the appointment. The answer is no, as long as the chair appoints the same person.  
40 Mr. Patrick Stuckey has been appointed, however if Mr. Stuckey is unavailable then  
41 a meeting would need to be called to appoint a new person. The town had received  
42 word that Starbucks decided not to move forward with the project.  
43

44 Planner Cain informed the commission about the building department. In 2014  
45 there were a total of 52 building permits that includes roofing permits, window  
46 replacements and additions. With 16 approved new dwelling units, several of them

1 are duplex's in Castle Ridge Subdivision, couple in Lakota Canyon Ranch and 1  
2 triplex Castle Valley Ranch. At this time last year we had 8 building permits.  
3 Currently we have 19 building permits. Currently there are 6 new dwelling units and  
4 a couple that will be coming in. There will be another triplex built in Castle Valley  
5 Ranch off of North Wild Horse Dr.  
6 Planner Cain has been informed that there could be 2 more spec homes built on  
7 North Wild Horse Dr.

8  
9 Planner Cain updated the commission on the proposed senior housing. Negations  
10 are still going on between the town and Community Resources and Housing  
11 Development Corporation for lease option to buy. The property is town property  
12 that was gifted to the town by Warrior. Presently they have hired an architect and  
13 are currently working on a site plan. Planner Cain has requested a copy of the site  
14 plan because the first step is a sketch plan meeting. They have a deadline of May  
15 1<sup>st</sup> to apply for a loan the town needs to meet with them and get an application in  
16 to us as part of the loan process.

17  
18 Garfield County housing Authority has offered to buy into the project. There were  
19 was many errors in the market analysis that was completed. The analysis needs to  
20 be corrected which will be submitted with the loan application and needs to be  
21 perfect.

22  
23 Commissioner Borgard asked if the senior housing be under the same building  
24 guidelines as Lakota Canyon Ranch and the fire station. Planner Cain stated yes,  
25 they will have to meet the design guidelines for Lakota Canyon Ranch.

26  
27 Originally there were 37 units with townhome style units with grade level parking,  
28 which may change because of the traffic circulation. There is request that people  
29 walk no more 10-20 feet to their front door. There is also a request that each unit  
30 has room for a stackable washer and dryer. They will not be provided but will be  
31 able to have them.

32  
33 Commissioner Riddile asked if there was going to be a trail segment along the  
34 building. Planner Cain stated yes, we have met with Steve Anthony, Garfield County  
35 Vegetation but he is also in charge of Rocky Mountain Youth Core. They will be  
36 setting a side couple weeks in summer to get part of the trail built.

37  
38 Planner Cain gave an update for Roaring Fork Transit Authority (RFTA) was  
39 supposed to build a park and ride, but the numbers had come twice as high as  
40 planned. RFTA will rebid the project this summer and not have all the amenities as  
41 first planned.

42  
43 Planner Cain gave an update for Lakota Canyon Ranch (LCR) Clubhouse. The  
44 building permit for the clubhouse was approved in May of 2014. LCR needs to  
45 continue to make improvements to the roads.

1 Planner Cain gave a brief update regarding the LaRoca Church. They are currently  
2 looking for buyers for the property and the building materials.

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

5 Planner Cain stated some code changes could be coming up in regards to  
6 developers wanting to develop in town. The change would include items that are  
7 required for conditional use permits.

8  
9 **Commission Comments/Reports**

10 Commissioner Gordon informed the commission about a possible Hospice Campus  
11 coming into town. The first building that would be built would be 26,000 sft. Then  
12 there would be other builds that would be spin offs from the first building. Hospices  
13 is very interested in a lot in LCR. The play and stay at LCR could tie in with Hospice.  
14 With having Hospice in town would bring in jobs into town.

15  
16 **Staff Reports**

17  
18 None reported.

19  
20 **Review Minutes from Previous Meeting**

21 **Motion: Commissioner Borgard made a motion to approve the minutes from**  
22 **September 24, 2014 as submitted. Commissioner Apostolik seconded the**  
23 **motion and passed unanimously.**

24  
25 The meeting adjourned at 8:02p.m.

26  
27 Respectfully Submitted,



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Planning and Zoning Commission Chair  
Chuck Apostolik

Deputy Town Clerk Mindy Andis