

**New Castle, Colorado  
Planning and Zoning Commission  
Wednesday, August 27, 2025, 7:00 PM**

**Call to Order**

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

**Roll Call**

Present	Commissioner McDonald
	Vice Chair Cotey
	Commissioner G. Riddile
	Commissioner Sass
	Commissioner Parks
	Commission Alternate Mahaffey
Absent	Commission Alternate Rittner
	Commissioner Sass
	Commissioner Cotey

Also present at the meeting were Town Planner Paul Smith, Town Clerk Mindy Andis, and Deputy Town Clerk Samantha Sorensen.

**Meeting Notice**

Deputy Clerk Sorensen verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

**Conflicts of Interest**

There were no conflicts of interest.

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

There were no citizen comments.

**Public Hearing**

**Moo LLC – Conditional Use Permit**

Town Planner Paul Smith reported that the public hearing for the Moo LLC Conditional Use Permit could not proceed as planned due to improper noticing. He explained that in some cases, properties rather than property owners were notified, resulting in not all required parties receiving public notice.

Rachel Houchin, representing Moo LLC, explained they had accidentally sent notices to physical addresses rather than mailing addresses, causing some notices to be returned. She and Jerome Trappier are based out of Basalt and are in the process of renovating a commercial building in downtown New Castle where they hope to eventually have food trucks.

Staff and the applicant agreed to reschedule the public hearing for September 24, 2025. No motion was required as the public hearing was not officially opened. Vice Chair Cotey thanked the applicant for their commitment to the process and ensuring everyone would have the opportunity to provide feedback.

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3 **Items for Consideration**

4 **Discuss potential mixed use proposal for Walters Center**

5 Town Planner Smith introduced this agenda item as a conceptual discussion for a  
6 potential mixed-use development at the Walters Center, located behind McDonald's  
7 and the Maverick. There was already an approval on the property for a mixed-use  
8 development, their proposal would be for an amendment to that original approval. He  
9 noted this was not a sketch plan application and no formal process was required at this  
10 point.

11  
12 Jeff Barbles of Mustang Commercial, along with Magnus Grimmett (partner), Kendall  
13 Barstad from Gray Wolf Architecture, and Brian Clerico from CWC Engineers, presented  
14 the concept. The proposal includes six residential buildings comprising a total of 66  
15 units, including a mix of studios, one-bedroom, two-bedroom, and three-bedroom  
16 apartments, which are part of the proposal (Exhibit A). Additionally, a 10,800 square  
17 foot retail center and two pad sites designated for commercial use with drive-throughs  
18 are included. The residential area would have a separate entrance off Castle Valley  
19 Boulevard.

20  
21 Mr. Barbles noted they have had interest from Starbucks, Dunkin', several banks, and  
22 fast-food restaurants for the commercial spaces. The retail center would include patios  
23 on either end for restaurants, with additional interest from businesses like ice cream  
24 shops, salons, spas, and dental offices.

25  
26 Each residential building would contain approximately 11 units, including studios, one-  
27 bedroom, two-bedrooms, and one three-bedroom unit per building. Each building  
28 would have 8 garages with 22-foot driveways in front. Buildings would be staggered  
29 going up the hillside, with ADA-accessible units in most buildings.

30  
31 Mr. Barstad from Gray Wolf Architecture explained that the buildings would be 34 feet  
32 high from the first floor to the highest part of the roof, not including the garages. They  
33 would be developing different color schemes for the buildings to avoid a uniform  
34 appearance.

35  
36 Mr. Clerico discussed plans for Walter's Center Lane, including two through lanes and a  
37 center turn lane, with a proposal to make it a public road. The residential road would  
38 terminate in a cul-de-sac with a 5-foot sidewalk and 5.5-foot tree lawn on the west  
39 side.

40  
41 Commissioners raised several concerns and offered feedback:

- 42  
43
  - 44 • Vice Chair Cotey expressed concerns about the massing of the residential  
45 buildings, suggesting they appeared too tall and too close together. She  
46 recommended making the units look less "cookie-cutter" through staggering,  
47 landscaping, and breaking up the visual mass.
  - Commissioner McDonald asked about building heights and road improvements.

- Commissioner Riddle raised questions about traffic flow, water detention, and parking. He suggested the possibility of designating 10% of the units as affordable housing.
- Commissioner Parks asked about ADA accessibility, noting concerns about the stairs shown on the plans.
- Commissioner Sass inquired about the unit mix and parking provisions.
- Commissioner Mahaffey mentioned concerns about potential rockfall, referencing issues experienced on West Maderis.

Multiple commissioners expressed interest in ensuring pedestrian connectivity through the property, connecting to existing trails and the transit stop. They also suggested creating community gathering spaces within the development.

The applicant acknowledged the feedback and noted they would refine the plans to address these concerns. They explained that while they'd been working on this project for nearly two years, they wanted to get commission feedback before investing further in detailed architecture.

Town Planner Smith noted that the original PUD for this property was approved around 1996, with a different configuration that included 25,000 square feet of retail and three levels of residential in a more apartment-complex style development. The current proposal would require a major amendment to that original approval.

No formal action was taken as this was a conceptual discussion.

## **Comments/Reports**

### **Items for Next Planning and Zoning Agenda**

Town Planner Smith reiterated that the Moo LLC Conditional Use Permit would be on September 24, 2025, agenda.

Town Planner Smith also mentioned that R2 would bring a minor amendment to their townhomes project to change some units to for-sale units and modify the garages. They plan to begin grading this fall with building permits expected in February or March.

Town Planner Smith and Town Clerk Andis discussed reducing paper use for application packets. They proposed providing electronic packets for commissioners and the public website, while limiting paper packets to five copies, one of which would be for the official record. Commissioners were supportive of this change.

### **Commission Comments and Reports**

Commissioner Parks reported that the Historic Preservation Commission (HPC) has received approval for a plaque for Down Valley Brewing and is planning an installation celebration. He also noted that Town Council has approved the application for historic designation of the cemetery, which HPC will review at their next meeting.

### **Staff Reports**

No staff reports were presented.

1 **Review Minutes from Previous Meetings**

2 **MOTION: Commissioner McDonald made a motion to approve July 23, 2025,**  
3 **meeting minutes. Commissioner G. Riddle seconded the motion, and it passed**  
4 **unanimously.**

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6 Vice Chair Cotey adjourned the meeting at 8:10 PM.

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8 Respectfully Submitted,  
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13 Alison Coty, Commission Vice-Chair  
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18 Samantha Sorensen, Deputy Town Clerk  
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24 Exhibits

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26 Exhibit A – New Castle Center Sketch Plan  
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