

1 **New Castle Town Council Regular Meeting**
2 **Tuesday, March 3, 2026, 7:00 PM**
3

4 **Call to Order**

5 Mayor Art Riddile called the meeting to order at 7:00 p.m.

6 **Pledge of Allegiance**
7

8 **Roll Call**

9 Councilor Mariscal
10 Councilor Carey
11 Councilor Hazelton
12 Mayor A. Riddile
13 Councilor Copeland
14 Councilor Leland
15 Councilor G Riddile

16
17 Absent none
18

19 Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds,
20 Planner Paul Smith, Attorney Haley Carmer and members of the public.
21

22 **Meeting Notice**

23 Clerk Andis verified that her office gave notice of the meeting in accordance with
24 Resolution TC 2026-1.
25

26 **Conflicts of Interest**

27 There were no conflicts of interest
28

29 **Agenda Changes**

30 There were no agenda changes
31

32 **Citizen Comments on Items not on the Agenda**

33 Nancy Barnes New Castle resident and Garfield County Library Employee, she said she
34 urged the council to oppose the resolution the Town of Silt is proposing to place a
35 measure on the November 2026 ballot. The proposal is asking voters to redirect one half
36 of the library voter approved sales tax to fund bus service in Silt and Rifle. The Town of
37 New Castle, City of Glenwood and Carbondale voters voted to join RFTA a few years ago.
38 Ms. Barnes went on to explain Town of Silt and City of Rifle has not joined RFTA. Ms.
39 Barnes said in 2025 the library's had 441,000 people visit the libraries. She said there were
40 45,000 people attended their programs and there were over one million physical and
41 digital items checked out. Ms. Barnes said their meeting and study rooms were rented
42 over 17,000 times.

43 Mayor. A. Riddile said the council would take it into consideration.
44

1 **Consultant Reports**

2 Consultant Attorney –present for agenda items

3 Consultant Engineer – not present

4

5 **Items for Consideration**

6

7 **Presentation – Highwater Farm – Rebecca Roberts**

8 Administrator Reynolds introduced Director Rebecca Roberts from Highwater Farms.

9 Ms. Rebecca Roberts reviewed her presentation with the council (**Exhibit A**). She said

10 Highwater Farm is a nonprofit organization, they grow vegetables and run a job training

11 program for local teens. She said they are located at the Silt River Preserve with a 25-

12 year lease for 5 acres with the Town of Silt. Ms. Roberts said they are hoping to break

13 ground this spring to plant a fruit orchard. She said they do not use chemicals on any of

14 the crops. Ms. Roberts said in the mornings the youth are involved in all aspects of the

15 farm operations and in the afternoon the youth are involved in workshops. The workshops

16 cover a variety of jobs and life skills. She said their programs are a nice balance of

17 structured farm work and job training skills. Ms. Roberts said the last of their mission is

18 fueling the community. Fueling the community is accomplished through a variety of

19 community events on the farm.

20 Mayor A. Riddile asked how large the workforce is. Ms. Roberts said there are 3 full-time

21 employees that work year-round, 2 season workers and 2 part-time seasonals. They are

22 seeking to hire 10-12 teens for the 7-week summer program.

23 Councilor Leland asked if Highwater Farms would consider returning to New Castle

24 Community Market in the summers. Ms. Roberts said they did a lot of markets at the

25 beginning to get the word out about them. Recently they have been focused on the

26 Community Supported Agriculture (CSA) program. In the future that would be another

27 event for the teens to participate in.

28

29 **Consider Ordinance TC-2026-01 An Ordinance of the New Castle Town Council**
30 **Granting Conditional Approval of a Final PUD Development Plan, Final Plat, and**
31 **Vested Rights for Riverside Park Lot 1 (1st reading)**

32 Town Planner Paul Smith reviewed his staff report with the council (**Exhibit B**).

33

34

35

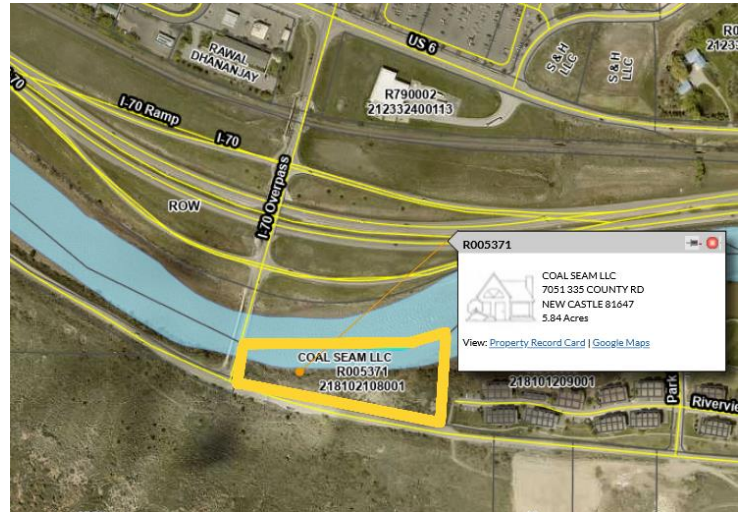
36

37

38

1 **I Introductory Summary**

2 Coal Seam, LLC is a local developer
3 proposing a hotel, restaurant, and
4 workforce housing concept east of the I-
5 70 interchange, south of the Colorado
6 River. The endeavor offers several
7 community amenities with economic
8 benefits in a central Colorado River Valley
9 location. The site contemplates a 71 unit
10 Best Western "Signature" hotel, a model
11 which allows franchisees the chance to
12 curate design features to better suit the
13 locale. The hotel will sit adjacent to a
14 restaurant that can be accessed by river
15 floats. The restaurant sits atop four, one-
16 bedroom residential units. The proposal will help offset workforce housing needs while
17 supporting New Castle's commercial base.



18 The property was originally annexed in 1999 as Lot 1 of a three zone district PUD
19 including the current River Park condominiums and Grand River Park. The property
20 subsequently housed a gas station and laundromat which was ultimately demolished and
21 the land reclaimed. The ordinance approving the initial zoning for Lot 1 upon annexation
22 (Ordinance #99-05) provides that all provisions of the Town's Highway Business zone
23 district apply to Lot 1, subject to the additional provisions and design standards included
24 in the Ordinance. Ordinance #99-5 also indicates that development on Lot 1 is subject to
25 both the preliminary and final PUD Plan application processes. To expediate this process,
26 the Applicant requested these two distinct applications be combined pursuant to Section
27 17.100.050 (A). On September 27, 2023, The Planning Commission (P&Z) voted
28 unanimously to combine the application steps with the condition that the preliminary and
29 final application steps be considered separately if P&Z finds the combined application to be
30 insufficient for final approval.

31 The combined application packet was deemed complete on April 11, 2025, and, after
32 multiple continuances and extensions, was approved with conditions by P&Z on December
33 10, 2025. On January 20, 2026, Council opted to extend the final vote to no later than
34 March 17, 2026, (if necessary) in order to provide the applicant ample time to prepare.
35 After its review, Town Council may make one of three decisions: 1) approve the
36 application unconditionally; 2) approve the application with conditions; Or 3) deny the
37 application. A Final PUD application assesses zoning conformance, compliance with Public
38 Works requirements, the suitability of utilities and infrastructure, compatibility with the
39 comprehensive plan, and address any adverse impacts to the town. By final approval, all

1 *civil drawings should attain construction level readiness. Town Council's decision will be*
2 *made by ordinance which shall be introduced twice at a Town Council meeting and, if*
3 *approved, shall take effect 14 days after final publication pursuant to Article IV of the New*
4 *Castle municipal code.*

5
6 **II Staff Review:**

7 *Throughout the application process, application documents will be reviewed pursuant to*
8 *the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and*
9 *subdivisions. At the final plan stage, an application shall show conformity to the following*
10 *criteria (MC 17.100.050(H)):*

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

22
23 Planner Smith said the hotel would use the topography in the back of County Road 335.
24 The stepping of the building will help with the grades. Both the hotel and restaurant will
25 step towards the north down the hill. From the river or from the highway the buildings will
26 look like three stories from the grade to the top. Planner Smith said all the roofs were
27 designed to align with Riverview Condos.

28
29 Planner Smith said on the east of the property next to Riverview Condos there is an
30 easement that is part of the plat which is an emergency easement. He said there are also
31 EV charging stations that is required by the State of Colorado. He said there would be
32 sufficient parking spaces for the hotel and restaurant; there would be four parking spaces
33 for the residential units, one space per unit.

34 Planner Smith said there was a traffic study done and it concluded that CDOT determined
35 that was not a need for a turn lane at the west end of the property. There is snow storage
36 at the west end of the property that could be turned into a turn lane if it becomes
37 necessary. Planning and Zoning had some concerns about needed a third turn lane. Town
38 Engineers have reviewed the plans and have determined turn lanes are not necessary.

39
40 Planner Smith said there would be trail from the restaurant to a current trail which is
41 along the riverbank.
42

1 Planner Smith said if council approves the ordinance on first reading, then it would come
2 back to council for the second reading of the ordinance on April 7, 2026.

3
4 Planner Smith said when a new PUD is proposed staff look at the prior PUD and there
5 were a few uses that were aloud on the property. Staff have asked the developer to
6 create a list of uses they thought would fit with their project. The reason for this is so the
7 applicant would not need to be submitting CUP applications each time a new use comes
8 along. The developer has submitted a list of the C-1 Zone for downtown use.

9
10 Planner Smith said on the site plan (**Exhibit C**) there is a minor adjustment because the
11 property will eventually be subdivided into two lots.

12
13 Planner Smith said in the master PUD the building heights are discretionary. If the council
14 approves the heights the building would look similar to the plans in
15 (**Exhibit D**). The buildings would match Riverview Condos.

16
17 Planner Smith said the theme of the buildings were to capture the mining legacy in New
18 Castle (**Exhibit E**). The roof structure would steel. Caet May Architect said they got their
19 inspiration from the mining structures and some of the stone buildings in downtown. They
20 wanted the colors to be warm and inviting not to bright or colorful.

21
22 Planner Smith said the sign code is limited and asked the developer for what type of sign
23 they would like to have and provide a variance for the signs. He said the existing gas
24 station pole sign will be refurbished and reused.

25
26 Attorney Haley Carmer said currently the vested rights term is blank because the
27 applicant was not sure how long they wanted the vested rights to be. She said the state
28 statutory minimum is three years. Council would need to decide how long the vested
29 rights to be.

30
31 Planner Smith reviewed the conditions in the ordinance with council.

32
33 **1) Is the proposal consistent with the comprehensive plan?**

34 *Applicants are expected to demonstrate substantial conformity with the CP in all*
35 *applications (**Policy CG-1B**). The checklist below, though not exhaustive,*
36 *provides a tool for reviewers to assess conformance with the CP:*

37 *Foster distinctive, attractive communities with a strong sense*
38 *of place and quality of life.*

39 *Demonstrate that individual project fits into a fully-balanced*
40 *community land use structure.*

41 *Ensure a mix of uses that complement the existing New Castle*
42 *land-use patterns.*

- 1 □ Create walkable communities with non-vehicular
2 interconnection between use areas.
- 3 □ Guarantee a balance of housing types that support a range of
4 affordability.
- 5 □ Preserve open space, farmland, natural beauty, critical
6 environmental areas, and wildlife habitat.
- 7 □ Encourage economic development and supporting hard & soft
8 infrastructure.
- 9 □ Concentrate development in ways which provide efficient and
10 cost-effective services.

11 Coal Seam aspires to fulfill many of the values and goals listed above:

- 12 1. The project provides a much in demand commercial base with hotel,
13 and dining space in a highly visible location off of Interstate 70 (**Goal**
14 **E-; Policy E-1E**). Though retail/office occupancy is currently not
15 being considered, the Applicant is proposing a list of potential uses-by-
16 right so that future business prospects are not unnecessarily burdened
17 by lengthy conditional use reviews.
- 18 2. The proposal provides four residential units for its commercial tenants
19 to help address New Castle's residential/commercial imbalance (**New**
20 **Castle Community Vision, CP, page 8; Also Goal CG-4**).
- 21 3. A river trail with potential boater access provides a unique river
22 experience (**Goal RT-1**) which helps preserve natural habitat (**POST-**
23 **4A**). The proposal also preserves the LoVa trail access along CR 335
24 (**Policy POST-3F**).
- 25 4. Building aesthetics will blend with the local topography, landscape
26 colors, and historical mining structures to temper viewshed impacts
27 (**Goal EN-6**).
- 28 5. EV charging will be available per state requirements with a nod
29 towards sustainability (**Goal EN-7**). Other sustainability measures
30 were not discussed.
- 31 6. Market rate workforce housing will be available for employees of the
32 development as right of first refusal (**Goal HO-1 & 2**). Any remaining
33 units will be made available to Town of New Castle employees then the
34 local workforce. A draft housing agreement is provided in the packet.
- 35
- 36
- 37
- 38
- 39
- 40

1 7. A fiscal impact study was performed comparing revenues and costs
2 projected to the Town. The study assesses whether the project will
3 provide a net financial benefit for at least the next 15 years. Items on
4 the revenue side include: use tax, tap fees, lodging tax, sales tax,
5 property tax, and incremental revenues; The cost side is mainly
6 derived from the general fund expenditure per person as provided
7 from the Town budget. Revenues during that time range from \$260k
8 to \$355k with expenses ranging from \$62k to \$84k. In sum, the
9 development is projected to generate a total of \$3,989,808 over the
10 first 13 years once fully operational which does not include \$1,053,146
11 in construction revenue generated at permitting. The Town's Finance
12 Department has reviewed the assumptions with comparable results.
13

14 **2) Does the proposal demonstrate compliance with zoning and density**
15 **requirements?**
16

17 **Zoning:** The property, "Lot 1" is part of the original Riverside Park PUD
18 zoned Highway-Business (HB). It is "an area for highway oriented commercial
19 development along major arterial and collector highways in such a manner as to
20 minimize interruption of traffic flow, safeguard pedestrian movement, and
21 optimize the aesthetic appearance to passing motorists" (Chapter 17.60).
22 Current permitted uses are few (e.g. underground utilities, open space,
23 accessory uses, offices, police station, retail/office, and laundry). However, by
24 virtue of the PUD application process (Section 17.124.010), the Applicant may
25 elect to update the uses which are permitted, conditional, or prohibited (Section
26 17.100.020(C)). The Applicants proposed permitted and conditional uses are
27 included in the packet. Additionally, Staff recommends that any future proposed
28 uses not found on the permitted or conditional use lists be subject to the
29 conditional use permitting process (see conditions below).

30 **Setbacks:** The required minimum setback from property lines in the HB
31 zone is 20 feet. All structures are setback from the perimeter property line by
32 the required distance. However, the interior lot lines formed by the subdivision
33 of the hotel property from the restaurant property shows a setback of only 14
34 feet, or six feet less than what is required. Ordinance #99-5 allows for variations
35 from the Highway Business setback requirements through the preliminary and
36 final PUD plan process. Staff has reviewed the proposed setbacks and does not
37 have a concern.

38 **Building Heights:** The HB zone allows 30' building heights and two stories for permitted
39 uses. For PUD and conditional use applications, heights are discretionary. The hotel
40 structure is the tallest extending nearly 50' from grade to the ornamental extensions
41 above the roof (**Exhibit A, page 325**). The bulk of the hotel is roughly 42' (i.e. less

1 ornamentation or appurtenances). The restaurant building will rise roughly 42' above
2 grade. Importantly, the Applicant's architect was careful to limit the structure heights to
3 those similar to the River Park Condominiums. In this way Grand Hogback viewsheds are
4 preserved.

5
6 The 40'-50' building height is also similar to the height's approved in various land use
7 applications to date including: the River Park Condos, the CRFR Fire House, Shibui, Senior
8 Housing, Longview (Romero), R2 (9NWH).



10
11 **3) Does the proposal demonstrate compatibility to neighboring land uses?**

12
13 *South of Interstate 70 and the Colorado River, the Coal Seam parcel adjoins the*
14 *Riverpark Condominiums directly to the east, Garfield County rural zoning to the*
15 *south, and the New Castle Industrial District & Breslin Park to the west. The*
16 *project is also part of what the Comprehensive Plan deems a community*
17 *"gateway" affording first impressions and a source of identity to the Town (CP,*
18 ***page 73**). A hotel, restaurant, and residential proposal – whose architecture*
19 *and style blends with the local history and topography and that serves a unique*
20 *function among a diversity of surrounding uses – seems suitable to the*
21 *neighboring properties.*

22
23 *Specifically, the Applicant*
24 *adopts architecture styles*
25 *that compliment New*
26 *Castle's history with a*
27 *focus on structural and*
28 *material similarity (e.g.*
29 *architectural mining*
30 *themes were added to the*
31 *exterior of the buildings).*



32 *Varying roof heights, offsets, and terracing of the buildings are all efforts the*
33 *Applicant is employing to abate concerns with massing. The parking lot is*
34 *designed to face south behind the buildings, screening the lot from the river and*

1 parts of Town to the south. Per town code 17.76.110(c)(3)&(4), at least ten
2 percent of the parking lot is landscaped and screened from adjoining residential
3 uses.
4

5 **4) Is there availability of town services from public works (including water**
6 **and sewer services), fire, and police?**
7

8 **Police:** The Police Department currently consists of 12 FTEs which is suitable
9 for a town the size of New Castle. Generally, additional FTEs are considered for
10 every increase of 1,000 residents. Therefore, the Police Chief concludes that
11 there would be no compromise with police service as a result of a slight
12 population increase.
13

14 **Fire:** CRFR has commented on the status and maintenance of the emergency
15 access easement on the southeast end of the lot. The egress provides the
16 quickest route to CR 335 for the properties furthest west in the River Park
17 Condos. Future maintenance of the egress is the responsibility of the River Park
18 Condo Association for the use of their residents. For their part, Coal Seam will
19 refrain from any development within the prescribed easement. The fire
20 department will review all other IFC requirements prior to permitting.
21

22 **Engineering:** The Town Engineer has re-reviewed all outstanding
23 engineering concerns. The following items remain unresolved but curable before
24 construction permitting:
25

- 26 • Updates to plat monumentation;
- 27 • Updated easements on the plat for utility providers;
- 28 • Coordinated sewage management with lift station through PW;
- 29 • Updated erosion control plan in various areas;
- 30 • Clarification of any conflicts with existing Town bike path, driveways
31 and rockfall berm;
32

33 **Public Works:** Water and sewer capacity is available for the property.
34 Public Works cautions against obstructions to any utility easements especially
35 near the rockfall mitigation berm. Clearances will be verified prior to Council.
36

37 **5) Is there adequate off-street parking and vehicle, bicycle, and pedestrian**
38 **circulation?**
39

40 **Off-Street Parking:** Due to the constraints of surrounding land uses and
41 topography, there are no feasible on-street parking alternatives in the
42 immediate vicinity. Therefore, off-street parking will be a critical part of the

1 project's success. Off-street parking requirements relevant to the application
2 are as follows:

- 3 • Residential (4 units): two spaces/unit = 8 spaces;
- 4 • Hotel Use (71 rooms): 1 space/room + 1 space/two employees = 73;
- 5 • Restaurant Use (60 seat capacity): 1 space/3 seats = 20;

6 **Total Off-Street Parking Required: 101 spaces**

7 **Total Off-Street Parking Planned: 109 spaces**

8 The elimination of the retail spaces and reduction in residential occupancy resulted in a
9 significant reduction in the project's parking needs. With the revisions the off-street
10 parking requirements are now satisfied with a surplus of eight spaces. It is important to
11 note that the residents will be "assigned" only one space per unit though two spaces per
12 unit are technically available. The Applicant will manage the assigned residential parking
13 through the association.

14
15 **Nonvehicular Circulation:** The Applicant has made efforts to avoid interference with the
16 general LoVa trail alignment. The parking lot will also be wrapped with sidewalks that
17 allow uninterrupted paths to all portions of the property. Additional soft trails will extend
18 from the mixed-use area north towards the river and then to the east and west along the
19 river.

20
21 **6) Are the required open space or parks designed for active or passive use**
22 **by residents of the subdivision or the public?**

23 The Applicant is not required and does not intend to designate open space to the Town.
24 However, there are connecting trails and waterfront open areas allowing access for
25 patrons. Though no formalized paths continue to either the east or west, historic use
26 paths along the entirety of the riverbank do exist even at runoff flows. Ten percent of the
27 total land area will be landscaped per Section 17.60.090. Additionally, 10% of the
28 parking area will be landscaped. Otherwise, active open space is available to patrons at
29 Grand River or Breslin Parks which can all be reached via the LoVa trail.



1 **7) Is the development consistent with the natural character, contours, and**
2 **viewsheds of the land?**
3

4 *The proposal values the preservation of natural landscape and viewsheds to the*
5 *south. Structures are purposely stepped from back-to-front to minimize cutting*
6 *and of the existing slope. South elevations have also been reduced to two levels*
7 *to improve contouring with the steep topography and soften visual impacts.*
8



9
10 *To conserve water and limit landscape maintenance such as mowing and fertilizing, Staff*
11 *encourages drought resistant vegetation and seeding with native grasses to restore*
12 *disturbed areas to their original state. Sod and landscape irrigation, likewise, should be*
13 *used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and*
14 *borders can provide a satisfying manicured look needing little maintenance. No raw water*
15 *is available to the property, hence landscape irrigation will put some demand on the*
16 *Town's potable water inventory.*
17

18 **V Staff Recommendations**

19 *Staff requests council consideration of the following recommendations prior to a decision*
20 *on Ordinance TC 2026-1:*

- 21 A. The Site Plan shall be revised to identify it as a site-specific development plan and list all
22 (A) permitted uses, (B) conditional uses, and (C) non-permitted uses approved by
23 Council. Non-permitted uses shall include gas stations, tire shops, car washes, those
24 listed in section 17.36.060 for the C-1 zone district, and any others required by Council.
25 A fourth section shall be added stating:
26

27 (D) "Any use not specifically defined in the permitted, conditional,
28 or non-permitted use categories shall be a conditional use."
29

30 Council G. Riddile asked if the current C-1 Zone District permitted, non-permitted and
31 conditional uses stay with the development as they are now and would they change if the
32 C-1 Zone District Changes. Planner Smith said the permitted, non-permitted and
33 conditional uses would stay as they are and would not change. Attorney Carmer said the

1 applicant would put on their site plan would list specially permitted, conditional and not
2 permitted and that is what would be allowed in the PUD.

- 3 B. Prior to submission of a building permit for the Property, final construction
4 drawings shall demonstrate compliance with the building heights included
5 in the final Application materials.
6
- 7 C. All applicable signs shall conform to the conceptual signage depicted in the last-dated
8 Application materials. All other signage shall be subject to the provisions of the sign
9 code, Chapter 17.18.
10
- 11 D. Exterior surfaces for all structural retaining walls shall be clad with equivalent
12 material types to those approved for the hotel structure.
13
- 14 E. *If the residential units are to be condominiumized for separate ownership, a*
15 *minor PUD amendment pursuant to section 17.100.110 will be required.*
16
- 17 F. *Prior to recordation of the final plat, the Applicant shall demonstrate*
18 *compliance with all recommendations of the Town Engineer, Town Public*
19 *Works Director, Town Attorney, and Fire Marshal provided in response to*
20 *review of the Application.*
21
- 22 G. *Parking lot lighting should be on timers to reduce the light duration at night*
23 *while maintaining security lighting as needed.*
24
- 25 Councilor G. Riddile asked if the lighting would be on motion sensors for visitors arriving
26 in the middle of the night. Planner Smith said there is a standard requirement for safety.
- 27 H. *All trash dumpsters shall be located within an approved trash enclosure that*
28 *extends six feet high and includes a bear resistant latching mechanism.*
29
- 30 I. *The form of the declaration of covenants for the Property shall be finalized*
31 *and address any Town Attorney comments prior to recordation. The parking*
32 *management plan shall reserve at least one full-time parking space for each*
33 *residential unit including suitable reserved parking signage. Recordation of*
34 *the declaration of covenants shall be accomplished at or before recording of*
35 *the final plat.*
36
- 37 J. *A subdivision improvements agreement (SIA) containing an engineer's*
38 *stamped cost estimate of public improvements to the satisfaction of the*
39 *Town Engineer and Town Attorney and approved by Town Council shall be*
40 *recorded along with and as a condition of recording the Final Plat.*
41
- 42 K. *Landscaping shall incorporate native grasses and plants that minimize*
43 *maintenance, mowing, and irrigation. The landscape plan shall be approved by*

1 *Public Works prior to issuance of building permit.*
2

3 Councilor Carey asked if there was a plan to quantify how much water is being used for
4 landscaping and making sure it is within a reasonable expectation. Planner Smith said
5 there would be a small patch of sod for kids and pets to walk on, rest should be native
6 grasses. Planner Smith said there is a landscape plan as part of the application.

7 *L. As illustrated in the submittal materials, an unimproved, single-track trail*
8 *system shall be made available for patrons of the property as well as to the*
9 *general public. The Town may consider building a trail connector between*
10 *the proposed trail system and the current trail system at Grand River Park*
11 *for the benefit of the New Castle community. Parks fees collected for the*
12 *residential units may be used by the Town to offset the expense of the*
13 *connecting trail.*
14

15 Councilor G. Riddile asked if there was any conversation at P&Z for a sidewalk on the east
16 side of the property that would be extended to the emergency exit. Planner Smith said
17 there could be a topography issue. Applicant Abdi Pirzadeh said there were utilities across
18 the path that would make it difficult to create a sidewalk. Parter Tom Stevens said there is
19 currently a native trail there already.

20 *M. All representations of the Applicant made verbally or in written submittals*
21 *presented to the Town in conjunction with the Application before the*
22 *Commission or Town Council shall be considered part of the Application and*
23 *binding on the Applicant.*
24

25 *N. The Applicant shall reimburse the Town for any and all expenses incurred by*
26 *the Town regarding this approval, including, without limitation, all costs*
27 *incurred by the Town's outside consultants such as legal and engineering*
28 *costs.*
29

30 *O. The sale of individual lots, parcels or units may not occur until a plat creating*
31 *the lot, parcel or unit is recorded with Garfield County and security for the*
32 *public improvements has been received by the Town.*
33

34 *P. No grading or excavation for the construction of a building shall occur until a*
35 *permit is issued for that specific building. Applicant may commence grading*
36 *and excavation for infrastructure for public improvements in areas of the*
37 *project for which a plat and subdivision improvements agreement has not yet*
38 *been recorded, provided that applicant has obtained a grading permit*
39 *pursuant to the Town Code and posted security to cover the applicable*
40 *grading and revegetation work.*
41

42 **VI Final Plan Exhibits:**

- 1 A. Applicant Submittal Materials – March 3, 2026
- 2 B. CRFR Fire Marshal Referral, Orrin Moon – March 13, 2025
- 3 C. Updated Town Engineer Comments, Jefferey Simonson – February 23, 2025
- 4 D. Town Public Works Director Comments, John Wenzel – March 15, 2025

5
6 Mr. Pirzadeh said they are partnering with Mariott Outdoors and not Best Western. Mr.
7 Stevens said Mariott has an Outdoors series of a boutique hotel. The Outdoor series
8 comes up if you google any outdoor sports these types of hotels would pop up. The
9 outdoors type of customers they are trying to attract besides the I-70 traffic. Mr. Stevens
10 said the hotel would fit the site and not be a square box. The hotel would be stepping
11 down the hillside. The mechanical, storage, fitness center and etc. would be tucked back
12 into the hillside. The rooms would face outward. The massing is critical, from the
13 interstate and the river the building looks like a three-story building but from County Road
14 335 the building looks like a two-story building. Mr. Stevens said the material for the hotel
15 would be a combination of an old mining style and main street.

16
17 Mr. Stevens said the reasoning for subdividing the property is for financing purposes.
18 There could be one investor for the hotel and another for the restaurant. He said the
19 parking code requirement is 102 parking spaces and they have 109 parking spaces. He
20 said they have 10 EV ready parking spaces, four conventional charging stations, 12 EV
21 capable spaces and 13 capable light spaces per state requirement.

22
23 Mr. Stevens said they have a very small patch of sod with native, ornamental trees and
24 plants at the entrance of the project. Rest of the landscaping would be native material.
25 After the first couple of years the irrigation could be turned off unless there is a drought
26 situation.

27
28 Mr. Stevens said they did high a company to complete a rock fall study of the site. It was
29 determined that a three-foot berm at the back of the property along County Road 335
30 would be sufficient for the rock fall mitigation.

31
32 Mr. Stevens said all the lighting is night sky compliant and the lighting is downward
33 casting.

34
35 Mr. Stevens said the easement that is on the east side of the property is a recorded non-
36 exclusive utility easement. It has always been thought of as the emergency access into
37 Riverview Park. He said the time frame for the project is roughly two years.

38
39 Planner Smith asked the applicants to explain the water feature in front of the restaurant.
40 Ms. Mays said they wanted to have a place for kids to come and play. The area is also a
41 pet area and a kid’s playground. The area would be open to the public and not just for the
42 hotel restaurant guests.

43
44 Councilor Carey asked about the pool. Mr. Stevens said it is a soaking pool that would be

1 an outdoors soaking pool. Councilor Carey asked what kind of safety features for the
2 soaking pool. Mr. Stevens said there would be a fence around it and it would be accessed
3 from the hotel.

4
5 Councilor Leland asked what type of building materials would be on the buildings. Ms.
6 Mays said it would be a wood alternative such as a deposit type material. Councilor Leland
7 said he had a concern about not having enough handicapped parking spaces in front of
8 the hotel. Ms. May said they have the minimum per the code. She said there are
9 pathways that could be converted into a handicap path. Councilor Leland asked if they
10 were going to operate the restaurant or rent it. Mr. Pirzadeh said they will own it and they
11 have an operator on board. Councilor Leland asked Planner Smith to put together an EQR
12 reference sheet for council. Planner Smith said he would.

13
14 Councilor Hazelton asked the applicants to explain the workforce housing. Mr. Stevens
15 said they wanted to provide employee housing for the project. If the housing doesn't get
16 rented, then the housing would become available to New Castle (81647) zip code and
17 then to open market. Ms. May said the units are studio apartments. Mr. Pirzadeh said the
18 employee housing is clearly laid out in the employee housing agreement.

19
20 Councilor Carey asked, since the project is geared toward outdoor activities, will there be
21 any bike storage or bike repair. Mr. Stevens said the corridor of the building and on the
22 riverside rooms would be storage for bikes.

23
24 Attorney Carmer asked the applicants what they were looking at for time the vested
25 rights. Mr. Pirzadeh said once the financing is secured, they would break ground right
26 away. He said they would like to have 10 years. Councilor G. Riddile said he has concerns
27 about 10 years, if something happens and the current owners are no longer the owners
28 and there is another owner comes wanted to make changes to the development, which
29 makes it difficult. Councilor G. Riddile suggested 5 years vested right. Mr. Pirzadeh said
30 they are asking for approval of what they have presented. Counselor Hazelton said he
31 agreed with the 5 years because council tries not to put things too far ahead and burden
32 future councils. He said 5 years is a good number of years and plenty of time for
33 financing. Mr. Stevens asked if there was any consideration in breaks for impact fees
34 because this is not the standard hotel restaurant. Mayor A. Riddile said the council will
35 consider it at a later time. Councilor Leland said they are limited on what they can do for
36 breaks on fees.

37
38 **MOTION: Mayor A. Riddile made a motion to approve Ordinance TC-2026-01 An**
39 **Ordinance of the New Castle Town Council Granting Conditional Approval of a**
40 **Final PUD Development Plan, Final Plat, and Vested Rights for 5 years for**
41 **Riverside Park Lot 1 (1st reading) Councilor Mariscal seconded the motion, and it**
42 **passed on a roll call vote. Councilor Mariscal: yes; Councilor Carey: yes;**
43 **Councilor Hazelton: yes; Mayor A. Riddile: yes; Councilor Copeland: yes;**

1 **Councilor Leland: yes; Councilor G. Riddile: yes.**

2
3 **Consider Resolution TC-2026-09 a Resolution of the Town of New Castle Town**
4 **Council Adopting A New Emergency Drought Response Plan.**

5 Administrator Reynolds said during regular town council meetings held on February
6 3, 2026, and February 17, 2026, council reviewed the Town's Emergency Drought
7 Plan Policy and discussed necessary revisions. Originally established in 2013, the
8 policy required updates to reflect current conditions, operational practices, and
9 related provisions within the municipal code. Council and staff also identified
10 sections of the municipal code that coordinate with and overlap portions of the
11 policy, prompting alignment and clarification.

12 Resolution TC 2026-9 incorporates the updates discussed by council and brings the
13 Town's Emergency Drought Plan Policy into alignment with current considerations
14 and governing regulations. There have been no changes to the policy since the last
15 meeting. Approving the resolution would adopt the Emergency Drought Plan
16 Policy.

17
18 Councilor Carey said on red flag days there are requirements of certain things that
19 people are not allowed to do. She asked for better enforcement on red flag days
20 and what are the options. Administrator Reynolds said he has had conversations
21 with Fire Marshall Oran Moon regarding red flag days. Planner Smith said Marshall
22 Moon would go onto constructions sites and do site inspections to make sure there
23 was a permit and sufficient water and a spotter.

24
25 **MOTION: Mayor A. Riddile made a motion to approve Resolution TC 2026-09 a**
26 **Resolution of the Town of New Castle Town Council Adopting A New Emergency**
27 **Drought Response Plan. Councilor Carey seconded the motion, and it passed**
28 **unanimously.**

29
30 **Consider Ordinance TC-2026-02 An Ordinance of the New Castle Town Council**
31 **Amending Provisions of Chapter 13.28 of the Town Municipal Code Regarding**
32 **Water Conservation (1st reading)**

33 Administrator Reynolds said council and staff noted that if updates to the
34 Emergency Drought Plan Policy were to be adopted, it would be wise to review and
35 update corresponding and related sections of the municipal code. Ordinance
36 TC2026-2 is designed to bring clarity and uniformity to the Water Conservation
37 sections of the municipal code while also bringing alignment between the code and
38 the revised Drought Plan Policy.

1 **MOTION: Mayor A. Riddile made a motion to approve Ordinance TC-2026-02 An**
2 **Ordinance of the New Castle Town Council Amending Provisions of Chapter 13.28**
3 **of the Town Municipal Code Regarding Water Conservation (1st reading).**
4 **Councilor Mariscal seconded the motion, and it passed on a roll call vote.**
5 **Councilor Copeland: yes; Mayor A. Riddile: yes; Councilor Mariscal: yes; Councilor**
6 **Hazelton: yes; Councilor G. Riddile: yes; Councilor Carey: yes; Councilor Leland:**
7 **yes.**

8
9 **Consider Resolution TC 2026-10 - A Resolution of the New Castle Town Council**
10 **Approving an IGA with Garfield County for Mosquito Control**

11 Administrator Reynolds said Resolution TC 2026-10 approving an IGA with Garfield
12 County Mosquito Control. In partnership with the cities and towns throughout
13 Garfield County, a program was created over 20 years ago which allows Garfield
14 County to monitor and treat county and municipal properties for mosquito
15 infestation. Using this program, the Garfield County Health Department can track
16 the numbers and types of mosquitoes found in our area, while also analyzing the
17 threat of mosquito borne illnesses. By working together with Garfield County
18 Health Department, the county is able to create a regional program that saves
19 municipal dollars while also providing a comprehensive and effective county wide
20 program.

21
22 **MOTION: Mayor A. Riddile made a motion to approve Resolution TC 2026-010 A**
23 **Resolution of the New Castle Town Council Approving an IGA with Garfield**
24 **County for Mosquito Control. Councilor Copeland seconded the motion, and it**
25 **passed unanimously.**

26
27 **Consent Agenda**

28 Items on the consent agenda are routine and non-controversial and will be approved by
29 one motion. There will be no separate discussion of these items unless a council member
30 or citizen requests it, in which case the item will be removed from the consent agenda.

31
32 February 17, 2026, Minutes

33 February Bills \$669,352.34

34
35 **MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda.**
36 **Councilor Mariscal seconded the motion, and it passed unanimously.**

37
38 **Staff Reports**

39 **Town Administrator** –Administrator Reynolds said there have been some staff turn over
40 in the police department. The town lost an officer to injury and the assistant police clerk

1 was let go. The new assistant police clerk will start March 10, 2026. Administrator
2 Reynolds said the town received a thank you form Literacy Outreach for the support of
3 Spellabration. Administrator Reynolds said the town has received a donation for the
4 cemetery. He said there was a family in their will donated money to the town for the
5 cemetery. There was a catch with the donation, the town can't use the money but can
6 invest it and use the interest from the investment for the cemetery. Administrator
7 Reynolds said he had received an invitation to an EAB meeting on Thursday, March 5,
8 2026. Mayor A. Riddile said that he could not attend the meeting and said Administrator
9 Reynolds could attend. Administrator Reynolds handed out two photos for the council to
10 vote on. The winning photo would become the town's website cover page photo. The
11 second part of the photo contest is the photos will be displayed in town hall. Administrator
12 Reynolds said the RFTA issue that was brought up by the library will be a very interesting
13 issue. He said the conversation will be brought to council because this would affect the
14 town financially. Councilor G. Riddile said he opposes this issue for various reasons.
15 Administrator Reynolds said there would be two ballot questions for this, one would be
16 with the county board of county commissioners and the other would be with the library
17 district. Administrator Reynolds congratulated Councilor Mariscal had received the 2025
18 Athena Young Professional Award from the Glenwood Springs Chamber of Commerce.
19 Administrator Reynolds said BLM is doing a study of their use of their mountain bike trails.
20 They are looking for comments on the use of Class 1 e-bikes on the mountain bike trails.
21 He said council had decided on the town's mountain bike trails we can regulate it and said
22 peddle assist would be allowed on the trails. Council agreed to share the town's policy for
23 allowing Class 1 e-bikes on the trails with BLM. Administrator Reynolds said he and Public
24 Works Director John Wenzel will be meeting with New Castle Trails and Roaring Fork
25 Mountain Bikers Association (RFMBA) on Wednesday, March 4, 2026, to discuss
26 maintenance plan on the town's trails and the bike park for this year. Administrator
27 Reynolds said he and Assistant Rochelle Firth presented at the Colorado River Valley
28 Chamber of Commerce State of Community. Administrator Reynolds said the town has
29 been invited to the CML Conference this summer to host a presentation. He and Assistant
30 Firth will be meeting with the of Town of Rico on Wednesday, March 4, 2026. Attorney
31 Carmer said she and Attorney David McConaughy will also be giving a presentation at the
32 conference as well on Subdivision Improvement Agreements.

33 **Town Clerk** – Clerk Andis said Assistant Michelle Huster's second year anniversary is
34 Wednesday, March 4, 2026. Clerk Andis reviewed the items for the next council meeting.

35 **Town Treasurer** – not present

36 **Town Planner** – Planner Smith said there is a Conditional Use Permit (CUP) for Xcel
37 Energy for a substation on County Road 335. The CUP will be going to P&Z on March 25,
38 2026. Planner Smith said he met with R2 Development, and they will be breaking ground
39 sometime at the end of March 2026. He said there will be a fence placed around the entire
40 build perimeter of the property. Councilor G. Riddile asked about parking at VIX Park.
41 Planner Smith said the project will be phased in. The middle part will be used to staging of

1 the project, but the outside parking will be available. Administrator Reynolds said there is
2 a plan to temporarily move the trails during construction. Councilor Carey asked about the
3 construction easement between the two developments. Administrator Reynolds said R2
4 has given the town a specific phasing plan and showing how the construction equipment
5 would be coming in and out of the development. There should be minimal impact.
6 Councilor Carey asked what can be done to get the information out to residents because
7 of Spring activities. Administrator Reynolds said Assistant Firth is working on getting
8 information out to the public and VIX Park will still be accessible to the public for use.
9 Planner Smith said there was not an agreement that could be reached between the two
10 developments. Staff talked with R2 about having traffic control flaggers at the intersection
11 of North Wild Horse Drive and Castle Valley Boulevard. Councilor G. Riddile asked if staff
12 knew when the parking lot would be closed at VIX Park. Administrator Reynolds said no,
13 but staff did give them the dates of the two big events that uses the park.

14 **Public Works Director** – not present

15

16 **Commission Reports**

17 **Planning & Zoning Commission** –Mayor A. Riddile said there was a presentation from
18 TC Midwest and the resolution was approved unanimously. Administrator Reynolds said
19 staff have been talking with TC Midwest about space availability for the Pickleball Courts.
20 Staff is exploring the idea of moving the Pickleball Court into VIX Park, which may need to
21 rework parts of the Pump Track.

22 **Historic Preservation Commission** –Councilor Copeland said they decided what the
23 dedication plaque would say for the cemetery historic designation and where to place the
24 plaque. The designation will be Memorial Day Monday, May 25, 2026, at the cemetery.

25 **Climate and Environment Commission** – Councilor Leland said Administrator Reynolds
26 gave an update to the commission regarding the state recycling plan. Administrator
27 Reynolds said the state is going through the application process. The town has filled out
28 three applications. Sometime this summer the state will send out a draft contract, and it
29 will be brought to the council for a decision on the contract. The money given to the town
30 would need to offset a portion of the recycling costs to the town residents.

31 **Senior Program** –Clerk Andis said they voted for a new Chair and Vice Chair. She said
32 for the month January 2026 there were 72 meals served to the seniors at the New Castle
33 meal site.

34 **RFTA** – have not met

35 **AGNC** – Councilor Hazelton said they meet by ZOOM and Administrator Reynolds gave a
36 presentation for the round table discussion.

37 **GCE** - have not met

38 **EAB** – have not met

39 **POSTR** – have not met

40

41 **Council Comments**

1 Councilor Mariscal thanked Chief Curry and Sergeant Contreas for creating a video for the
2 award ceremony. The Adult Prom was great.
3 Councilor Carey said HB26-1001 will be going to hearing on Wednesday, March 4, 2026, if
4 you are interested in submitted a comment or testify during the hearing to let her know
5 and she would send the information to you.
6 Councilor Hazelton said he had a resident send him a copy of their receipt from City
7 Market showing a Bag Tax for 10 cents. He asked if there was a way to change the
8 wording to bag fee or something similar. He said with the Coal Seam Development the
9 town needs to look at safety regarding of the splash pad. There will be kids going there
10 from Apple Tree and the cross paths are not adequate for that. There needs to be some
11 kind of lighting and signage at the crosswalks to help make it a little safer for the kids.
12 Councilor Leland said the quarterly newsletter is online only. He asked what the progress
13 was on Steve Rippy Park. Administrator Reynolds said there is a topsoil pile on the lot
14 which is the finish grade topsoil. There is a little more grading that needs to be done for
15 the parking lot. The irrigation still needs to be installed, and staff will be trenching to
16 install the pipe. The parking lot will get paved this year with rest of the paving projects.
17 Mayor A. Riddile said he would like to recognize Adria Milton-Baker for her to take it upon
18 herself to volunteer to pick up trash around town. She had done this for several years. He
19 congratulated Councilor Mariscal on her award and said she is the first Latino council
20 person to service on New Castle Town Council. He thanked Councilor G. Riddile for his
21 contribution to the bridge project and for getting the move completed within 20 hours.
22 The road was closed to traffic at 5:00pm Thursday, February 26, 2026, and reopened to
23 traffic at 2:00pm Friday, February 27, 2026. He also thanked Councilor G. Riddile for the
24 tour he gave of the bridge move.

25

26 **Items for Future Council Agenda**

27 Councilor G. Riddile would like to discuss affordable housing program.

28

29 **Adjourn**

30 **MOTION: Mayor A. Riddile made a motion to adjourn.**

31 The meeting adjourned at 9:11 p.m.

32

33 Respectfully submitted,

34

35

36

37

38

39

40

Mayor A. Riddile

Town Clerk Mindy Andis, CMC