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**New Castle, Colorado**  
**Planning and Zoning Commission**  
**Wednesday, November 12, 2025, 7:00 PM**

**Call to Order**

Chair Apostolik called the meeting to order at 7:01 p.m.

**Roll Call**

Present Chair Apostolik  
Commissioner Cotey  
Commissioner A. Riddile  
Commissioner Parks  
Commissioner McDonald  
Alternate Commissioner Mahaffey

Absent Commission Alternate Rittner  
Commissioner Westerlind  
Commissioner Sass

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk, Michelle Huster.

**Meeting Notice**

Professional Assistant Michelle Huster 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.

**Items for Consideration**

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

Town Planner Paul Smith opened the discussion about Mustang Commercial's Walters Center property located just north of McDonald's. Planner Smith introduced Magnus Grimmett, Jeff Barbles (who joined via Zoom), along with Corey Neilson who represented the ownership group. The applicants wanted a discussion with the commission before submitting the application. Planner Smith said the applicants made a few updates and implemented the commissions suggestions after meeting with Planner Smith and Town Administrator, David Reynolds. Planner Smith said they wanted to share alternative styles of buildings, address questions the commission had about trails and pedestrian friendliness.

Planner Smith presented his memo (**Exhibit A**).

1 **To:** Planning Commission  
2 **From:** Paul Smith  
3 **Re:** P&Z – Discuss potential mixed use proposal for Walters Center with owner  
4 Mustang Commercial  
5 **Date:** 11/12/2025  
6

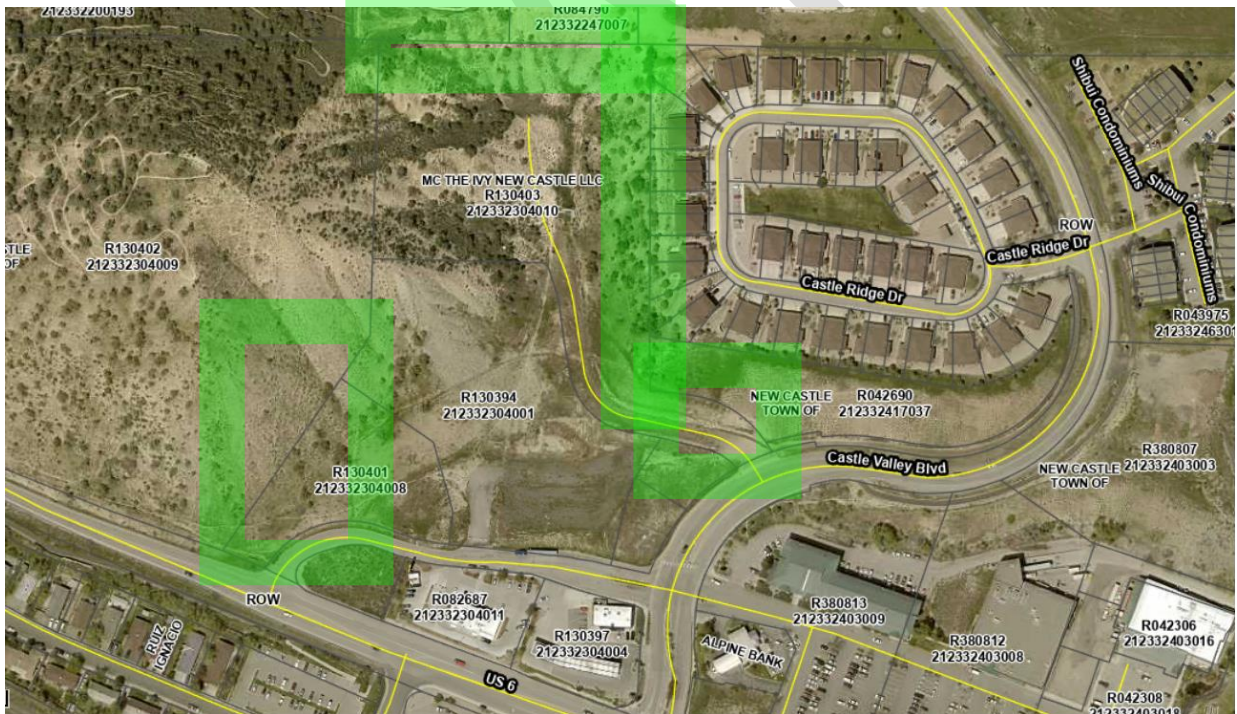
7 **Purpose:**

8 After a preliminary meeting on August 22<sup>nd</sup>, 2025, Mustang Commercial has requested  
9 additional time with the Planning Commission for feedback on updates to their mixed  
10 use proposal at the Walter's Property. The proposal contemplates 66 residential  
11 apartments in six buildings and approximately 10,800sf of commercial space on three  
12 pad sites. The property is currently approved for 67 residential units with eight  
13 commercial lots. The proposal would be considered a major amendment.

14 At present, Mustang Commercial has not submitted a formal application but is only  
15 requesting comment on the site plan and design before incurring significantly more  
16 cost impacts.

17 Thank you,  
18 Paul

19



20  
21

22 Planner Smith said the applicants have not submitted an application, but when they  
23 do, the proposed changes would be considered a major amendment to the 1996  
24 application. Planner Smith stated in the code, when there is already a PUD, or approval

1 that is overriding a property, and P & Z decides to amend the approval, there are three  
2 types of amendments. Planner Smith said the first type of amendment is a de minimis,  
3 or administrative change that is at the staff level. Therefore, the applicant would be  
4 asking for approval to change several parts of the site plan. Planner Smith said that  
5 when an actual application is submitted, it would be considered a major amendment to  
6 the existing 1996 Planned Unit Development (PUD) approval, requiring a final  
7 application process with recommendations from P & Z before proceeding to town  
8 council. Planner Smith emphasized that this was not a formal application or decision-  
9 making meeting, but rather a continuation of preliminary discussions about potential  
10 changes to the Walter Center's property

11 Planner Smith said the original PUD was approved for a mixed use zoning. (**Exhibit B**  
12 **page 6**). Planner Smith said that the current application showed commercial use in  
13 the flatter area near Walters Center Lane and residential in the drainage area above.  
14 At the time of approval, the applicant contemplated mixed use on the commercial area  
15 however they changed one significant piece. Planner Smith said in 1996 the applicants  
16 were approved for 60 units considered in the area with residential apartments or  
17 condominiums on top of the commercial space with up to 7 units of single-family units  
18 in the drainage area. Planner Smith said the applicant was asking to amend that  
19 application and move the residential out of the commercial entirely and put 67  
20 residential units into the cul-de-sac. Planner Smith said they would consider dropping  
21 the original number of 67 residential units down to 66 and relocating the units to the  
22 north end of the property.

23 Planner Smith said one enhancement to the original approval would be the dedication  
24 of Walter Center Lane to the town, meaning a public amenity that the town would own  
25 and maintain moving forward. Planner Smith said more specific uses to the  
26 commercial areas had been discussed, as well as a change from single family to  
27 multifamily units. Planner Smith said the road hadn't been changed much from the  
28 original PUD. Commissioner Cotey disagreed and said it came through from the  
29 opposite side in the sketch plan originally as opposed to coming off Castle Valley  
30 Boulevard in this recent discussion. Commissioner Cotey said in the 1996 approval,  
31 the road was coming off from the west versus proposed road coming off to the east.  
32 Commissioner Cotey said the first time the road to the east was proposed was in a  
33 2007 application that was not approved. Planner Smith asked Commissioner Cotey  
34 what the difference was in the 1996 version. Commissioner Cotey said it weaved more,  
35 but hard to tell because there was not a lot of detail in that application. Planner Smith  
36 said there was not a clear picture from 1996, and there was supposed to be another  
37 layer of subdivision approval that did not happen with the upper lots. Commissioner  
38 Cotey asked if they only got through the sketch plan and if everything else was written  
39 in an entitlement package. Planner Smith said there were proposals to move forward,  
40 but he did not know all the details as to why it did not move forward. Planner Smith  
41 said that a subdivision approval was another step that had to be completed before  
42 construction started in 1996 and it did not. Commissioner Cotey asked if that was not  
43 completed and Planner Smith said it was not completed and they started seeing  
44 different plans until early 2000. Commissioner Cotey said there was another sketch  
45 plan from 2007 that introduced more density up the valley of this site but was never  
46 approved. Commissioner Cotey asked for clarification on which sketch plan he was  
47 going off, 1996, or 2007. Planner Smith said the 1996 version. Commissioner Riddile  
48 said he was on council in 2007 when the sketch plan came up and one of the issues

1 that they had was the dedicated land use for the parks because of the slope of the hill.  
2 Commissioner Riddile said he did not know what the slope of the hill was but wanted to  
3 share the issue with the commission. Commissioner Cotey wanted to note that density  
4 on the original sketch plan almost did not pass, and more was being added to the new  
5 site discussion plan.

6 Planner Smith said the idea of mixed use property has always been in the site plan and  
7 the density as far as number of residential units and commercial square footage was  
8 the same. The change to the site plan was moving the residential into more severe  
9 topography. Planner Smith said the topography might affect road slopes, pedestrian  
10 access to bike trails, and walkability. Planner Smith said he and Alternate  
11 Commissioner Mahaffy also with New Castle Trails were looking at the proposal for  
12 single track access from the Prendergast Trail.

13 Mr. Grimmitt said he wanted to review Mustang Commercial's vision for the proposed  
14 development. Mr. Grimmitt said his company has taken P&Z's recommendations and  
15 ideas for parking, walkability and connectivity allowing existing trail users and potential  
16 residents access through the commercial to the residential areas with transport links  
17 on the south side of the proposed development. Mr. Grimmitt has addressed concerns  
18 about snow removal, the HVAC system, and concerns with building height on the  
19 residential side. Mr. Grimmitt said he wanted to come back and provide an updated  
20 look to the proposed development before submitting a formal application.

21 Commissioner Cotey asked the applicant what the current road grades were for this  
22 sketch. Mr. Grimmitt said 10 percent with a small section of 11.7 percent.  
23 Commissioner Cotey asked the applicant how those comply with the Town's standards  
24 and said 8 percent is the max. Planner Smith agreed 8 percent is the standard and had  
25 a conversation with the Public Works Director John Wenzel who is willing to accept 10  
26 percent in a phone conversation, but has not gotten a response for the 11.7 percent.  
27 Planner Smith said the area with the steeper grade was about 50 feet at the north end  
28 of the cul-de-sac. Planner Smith showed the grades on the residential road cut,  
29 **(Exhibit E)**. Planner Smith said if the town is not willing to accept the road grade, the  
30 town doesn't have to accept it as a public road. Planner Smith said if Council or P&Z do  
31 not accept the road grade slope it is a different process. Commissioner Cotey said this  
32 is not an application therefore they are unable to review.

33 Commissioner Cotey was interested in knowing some best practices around road  
34 grades and the reason 8 percent is typically the maximum. Commissioner Cotey said  
35 she had seen driveway slopes in the 10-12 percent range; however, they were in a  
36 rural area. Commissioner Cotey said if she knew the best practices it would help the  
37 commission understand the concerns with steeper slopes and the mitigation that could  
38 be put into place to ensure safety. Commissioner Parks commented that the sidewalks  
39 would not be ADA compliant with that slope and Commissioner Cotey agreed. Planner  
40 Smith said the path of travel from a parking space to an entry is the only consideration  
41 for ADA Compliance. Commissioner Cotey said the health and safety of the community  
42 with accessible paths of travel are important to her. Mr. Barbles said it is almost  
43 impossible to do anything in that 11.7 grade section but considered putting steps at  
44 the 11.7 grade area with a ramp. Mr. Barbles said there would be a maximum of two  
45 small steps in two areas to the north of the cul-de-sac. Planner Smith asked the  
46 applicants if the grade was greater than 8 percent and if the sidewalk matched the  
47 road grade in the cul-de-sac. Mr. Grimmitt said he understood the sidewalks matched

1 the road grade and said it would be easier to change the sidewalk grade than the road  
2 itself.

3 Commissioner Riddle asked for a comparison of Castle Valley Boulevard's grade and  
4 the adjacent sidewalk trail from City Market Plaza is to the Shibui for a future P&Z  
5 discussion. Planner Smith said he would guess that grade to be not more than 8  
6 percent but said a few sections of road up Blackhawk and Castle Valley Boulevard.  
7 climb to 10 percent. Planner Smith said C Avenue is almost 17 percent.

8 Commissioner Cotey asked the applicants why they changed the 1996 application  
9 where most of the density was on the flatter portion of the site and a larger structure  
10 is more ideal. Commissioner Cotey said the large structures fight the grade with  
11 buildings that step up the mountain. Mr. Grimmitt said the new proposal is a more  
12 elegant solution to allow separation between the commercial and residential. Mr.  
13 Barbles said the building, approved in 1996, had a 25000-foot footprint, with three to  
14 four stories above it. Mr. Barbles said retailers no longer like residential above  
15 commercial space except in places like New York City with high density. Commissioner  
16 Cotey said it works. Mr. Barbles said with residential above the commercial; parking is  
17 difficult because residents cannot park close to the unit. Mr. Grimmitt said Willits does  
18 have residential above commercial in Willits, however he said it is not universally  
19 popular anymore because restaurants need to close before 10:00 p.m. Mr. Grimmitt  
20 said that the residences put pressure on businesses and it is not enjoyable for the  
21 proprietors. Commissioner Cotey said she understands that but said there is a design  
22 solution that could make density lower, so they are not fighting the grade while  
23 keeping the residential and commercial separate. Mr. Grimmitt asked Commissioner  
24 Cotey if there was any interest in having residential on top of commercial and  
25 Commissioner Cotey said not necessarily but preferred to not stack sixty units up the  
26 terrain. Commissioner Cotey said it was difficult with the plan of thirty duplex units  
27 proposed in 2007 working with the grade and now they are proposing sixty large units  
28 with a substantial impact to the grade. Commissioner Cotey said it feels like they are  
29 putting more units in an area that is difficult to develop. Commissioner Cotey said it is  
30 too dense and her concern is trying to fit into this site and keep it elegant.

31 Planner Smith asked how deep the cut would have to be on the west side of the  
32 development by the upper structures **(Pg. 4 Exhibit B)**. Mr. Barbles said there would  
33 be two tiers of retaining walls and the slope would be held back with vegetation.  
34 Planner Smith asked if all the western slope of the proposed development would be  
35 altered to stabilize the slopes and the buildings. Commissioner Mahaffey asked what  
36 the degree of the cut was. Mr. Barbles confirmed the slope would be cut and stabilized.  
37 Commissioner Parks said the degree of cut was 1 to 1. Commissioner Cotey said a 2 to  
38 1 cut was the max anywhere she has worked in the Chair Apostolik asked about the  
39 storm drainage because there is a 100 percent slope to west and another to the north.  
40 Chair Apostolik asked what their anticipation was based on a 50-year flood event for  
41 water or a mudslide. Mr. Grimmitt said they were seeking a meeting with SGM to  
42 discuss detention and water runoff. Mr. Barbles said they had not scheduled a meeting  
43 until after discussion with P&Z. Commissioner Parks asked if there would be a need for  
44 controlled runoff because there was an 8 foot ditch on the west side and a sidewalk  
45 coming down the east side and the plan doesn't convey any control for that runoff. Mr.  
46 Barbles said there is already an existing system in place but did not know the specifics.  
47 Planner Smith said the engineer is looking into that and will propose solutions to the  
48 westside drainage.

1 Chair Apostolik asked if the applicants would take responsibility for Walter Center  
2 Lane. Mr. Grimmitt said that it was up for discussion and would like it to be up to town  
3 standards. Mr. Barbles said if there is a problem or concern with the slope or grade,  
4 they could keep that private. Commissioner Cotey said private roads are not ideal and  
5 would like the applicants to find a solution that works for both the town and the  
6 developers. Commissioner Cotey said getting closer to the 8 percent grade would be  
7 appropriate. Planner Smith asked the applicants if there was an alternative for the road  
8 grade and if there were other possibilities for the slope. Mr. Barbles said they have  
9 worked on it with Brian at CWC and SGM and there is a small steep section to cut and  
10 that would not be feasible. Mr. Barbles said they were trying to keep the buildings low  
11 and, in the gulch, so they are out of sight. Mr. Barbles said putting them lower keeps  
12 them from looking like huge buildings. Commissioner Cotey agreed did well with  
13 stepping them into the grade.

14 Planner Smith asked the applicants what changes they made to the buildings that  
15 affected their height. Mr. Barbles said the PUD was originally 78 units on the entire  
16 track of 35 feet, but there were concerns about the height so they got them below 30  
17 feet and that is the lowest they can go. Mr. Barbles said they changed the rooflines  
18 and changed ceiling in the buildings. Commissioner Cotey asked if the garages were  
19 included in the total height. Mr. Barbles said the garages are below grade and 40 feet  
20 deep. Mr. Barbles said they are more than tandem and allow for storage in the garages  
21 and 27 feet to the road to allow off street parking for parking for each unit.  
22 Commissioner Cotey said this type of unit is appropriate but the way they fit into the  
23 site is not elegant as it could be.

24 Chair Apostolik asked what the expectation for the turn lane on Castle Valley  
25 Boulevard was based on density. Planner Smith said a proposed left turn lane heading  
26 north on Castle Valley Boulevard to enter the property. Chair Apostolik asked if there  
27 was an existing double as you come around the corner. Planner Smith said there is a  
28 left turn lane already there. Planner Smith said a traffic study was performed and there  
29 are several iterations of entry and exit. The one thing that has been looked at is that  
30 they made alterations. Planner Smith said there is a driveway from the residential area  
31 into the commercial portion of the property. Commissioner Parks asked if left turns will  
32 be limited or not allowed access from Castle Valley Boulevard. Mr. Barbles said it was  
33 full access because the alternative would require residents to do a U-turn on Castle  
34 Valley Boulevard. Mr. Barbles said they have that access and the one behind the  
35 McDonalds. Commissioner Cotey said it would be tight.

36 Commissioner Parks asked if sidewalks would extend all the way. Planner Smith  
37 confirmed sidewalks are being considered. Commissioner Cotey asked the applicants if  
38 they owned parcel 8 that goes down to the sidewalk, and the applicant said Ed Walters  
39 owns that.

40 Commissioner Cotey said despite circulation challenges, the commercial plans are  
41 strong. Mr. Barbles said there are two large patios on the side of the building and one  
42 in the center. Mr. Barbles said the pad sites are conceptual at 2500 feet maximum,  
43 most are 1200 to 1500 square feet. He said he liked the cutout in the center and the  
44 outside area of the commercial. Commissioner Cotey said it looks like they are  
45 planning for a bank and asked if there were drive arounds to the commercial units.  
46 Commissioner Cotey asked if the circulation that goes around the commercial is for  
47 more drop-offs or drive-throughs. **(Exhibit B Pg. 4)** Mr. Grimmitt said drive arounds

1 are dependent on tenants. Mr. Grimmitt said they had earlier interest from a bank and  
2 designed a pad with drive-through lanes, now they are just placeholders, and they  
3 planned to refine when they have a tenant. Commissioner Cotey asked what the  
4 process would look like with the layouts once tenants are decided. Planner Smith said  
5 it would be the same process as if the applicant is currently undergoing, if it would  
6 require a building change, it would come back to P&Z for approval.

7 Commissioner Cotey asked if they are meeting their parking minimums. Planner Smith  
8 said in addition to residential parking, there will be some parking on the public road.  
9 Original sketch showed parking on the left side of the street and during an internal  
10 meeting it changed parking on the right to accessing the property easier. Currently  
11 parking on the right side of the public road. Commissioner McDonald asked if that is  
12 included in the off-street parking, planner Smith said no, it was off street parking.

13 Commissioner Cotey said she believes they can find a middle ground solution. Mr.  
14 Grimmitt said they had attempted to address some of those concerns because they  
15 moved away from higher density of smaller units after feedback from Planner Smith.  
16 Mr. Grimmitt said smaller units may invite transient residents as opposed to  
17 permanent residents. Mr. Grimmitt said they took that into consideration and that is  
18 how they chose the recent unit count. Mr. Grimmitt said they attempted to add  
19 connections between residents and commercial side.

20 Commissioner Mahaffey said he liked how the overall community compared to senior  
21 housing Eagle's Ridge and Shibui, fits the character of the area already. Commissioner  
22 Mahaffey was concerned by the lack of solutions to the 1 to 1 grading and cutting into  
23 the mountain. Commissioner Mahaffey suggested orienting the buildings, so they  
24 aren't going towards the hill as much and not having to take such big cuts into the hill.  
25 Mr. Grimmitt said it is difficult to comment on the engineering side of it. Commissioner  
26 Mahaffey said they did not discuss what would be required to keep the 1 to 1 grade  
27 but said it did not look like a good idea in his opinion.

28 Chair Apostolik asked if the units were for rent or for sale. Mr. Grimmitt said the units  
29 would be condominiums for sale. Chair Apostolik suggested a solution to the grade by  
30 widening the entry off the west side from Walter's Lane and eliminating access from  
31 Castle Valley Boulevard. Chair Apostolik said one of the upper buildings could be  
32 placed where the road was proposed to instead of cutting deep into the north side. Mr.  
33 Grimmitt said they will come back about that idea.

34 Commissioner Cotey said another solution to the grade would be less units, there are  
35 pro formas the developer needs to meet as well as project feasibility, but they need to  
36 consider site feasibility as well.

37 Commissioner Parks said the total slope was 15.84 percent and did not think it would  
38 pass, Commissioner Mahaffey agreed. Commissioner Riddile asked if any of the units  
39 would be made affordable. Mr. Grimmitt said they are prepared to make affordable  
40 units to the discretion of the town. Mr. Barbles said the retail is dependent on  
41 affordable units for their workers. Commissioner Riddile asked what the percentage of  
42 affordable units would be. Mr. Barbles said the studios would be affordable as well.  
43 Mr. Barbles said they wanted to set up a program with a first right of refusal with 30-  
44 60 days, but the 11 units on the bottom, closest to the retail would be affordable.  
45 Commissioner Cotey said the younger workforce is able to find housing, but a lot of  
46 families can't afford housing large enough for families and they end up leaving the

1 community. Commissioner Cotey suggested a mix of affordable units. Mr. Barbles said  
2 all the buildings have a mixture of unit sizes, but the bottom building would have those  
3 larger affordable units as well.

4 Commissioner Mahaffey said the townhome development in West Glenwood had a deep  
5 cut and they have a staircase. Commissioner Mahaffey reminded the commission that  
6 they live in steep mountains with change in elevation gain and sometimes cutting into  
7 mountains is required. Commissioner Mahaffey asked what kind of vegetation they  
8 would use to restore the hillside. Mr. Grimmitt was not sure what the civil engineers  
9 had decided.

10 Commissioner Cotey was concerned about the site not having enough space for its  
11 residents to be outside. Mr. Grimmitt said the communal areas have barbeque pits and  
12 space for mingling than if they went with the 1996 approval. Mr. Barbles said they are  
13 granting easements to the trails to the west and north in addition to the sidewalks they  
14 would put in.

15 Commissioner Mahaffey asked how the size of the units compare to the other recent  
16 developments in height. Planner Smith said the Eagle's Ridge buildings are thirty-six  
17 feet off the slab, senior housing units are 10 feet taller. Commissioner Mahaffey asked  
18 how the size of the foundation footprint compared. Commissioner Cotey said the site  
19 plans were similar in size and design style. Commissioner McDonald asked Planner  
20 Smith if Eagle's Ridge went from 36 units to 24 by amending four of the buildings.  
21 Planner Smith said yes. Commissioner Cotey said there were similarities between  
22 Eagle Ridge and the Walter's Center discussion.

23 Chair Apostolik said he did not have a concern about the buildings stepping because  
24 it's a mountain. Chair Apostolik said he thought they could save on development costs  
25 with a little re-arranging. Chair Apostolik asked how they would phase the project and  
26 if the money was needed from the condominiums to start the commercial construction.  
27 Mr. Barbles said they were doing the whole thing at once because they require housing  
28 for the commercial section. Commissioner Cotey said there were one or two too many  
29 buildings but wants the project to move forward. Commissioner Mahaffey said the road  
30 grades were his biggest concern. Mr. Barbles said if they submitted an application and  
31 SGM and CWC engineers would figure it out. Mr. Barbles said their next step would be  
32 to submit the application so the work can begin with engineering.

33 Commissioner McDonald said he was concerned about the floodplain being a significant  
34 issue and Chair Apostolik agreed.

35 Planner Smith said there was another item that was not in the digital packet, **(Exhibit**  
36 **C)**. Planner Smith also wanted to consider uses for the commercial that were approved  
37 in 1996. He said in this process that it is an amendment process, the commission may  
38 consider the uses again. He noted the approved uses and discussed items that may not  
39 be relevant and asked the commission to suggest new uses that might be necessary.  
40 Commissioner Cotey said Planner Smith has the Commercial C2 District and the  
41 Residential R2 District, but it is zoned R2 PUD. Planner Smith clarified it is zoned C2 for  
42 commercial with amendments and said they were found in the zoning for the  
43 annexation agreement where they amended the C2 Zoning. Planner Smith said there  
44 were items added to the list. Planner Smith said R2 residential is similar with a list of  
45 uses.

1 Planner Smith said all PUD's have an approved list of uses for residential and more for  
2 commercial. Planner Smith said there are uses by right within the town code so if  
3 someone wants to occupy a commercial unit, they can see what uses are allowed.  
4 Planner Smith said there was an approved list from 1996 and asked the commission to  
5 review the list and give suggestions on preferences or concerns to address them now  
6 instead of in the future. Planner Smith said the second page is an annexation  
7 agreement and the third page talks about uses and restrictions  
8 **(Exhibit C)**. Planner Smith said additional uses were named in the C2 zoning uses;  
9 Retail establishments could sell food, beverages, dry goods, clothing, taverns,  
10 automotive parts, personal services, barbershops, tailor, real estate, and insurance.  
11 Planner Smith asked the applicants if they wanted to add anything to the list of  
12 restrictions. Mr. Barbles said they have an REA in Dropbox and will allow the  
13 commissioners to review them.

14 Commissioner Cotey asked if there are any restrictions on what can be stored outside  
15 in addition to general cleanliness and appearance. Mr. Barbles said it was in the REA  
16 for all parties to agree to. Mr. Barbles said they have started a Reciprocal Easement  
17 Agreement (REA) for residential as well that talks about storage on the balconies, flags  
18 and cleanliness. Planner Smith said there is a letter E, but they could enhance it to be  
19 more specific. Commissioner Cotey said letter C could lean towards yards that are less  
20 aesthetically pleasing. Mr. Barbles said the applicants would like to remove automotive  
21 and RV sales. Planner Smith said there would potentially be complaints about RV's,  
22 Campers, and pets. Commissioner Cotey asked for a compare and contrast since the  
23 allowed uses are different than the town's code and Planner Smith said this is the C2  
24 code and clarified in 1996, they added the uses in addition to the code and clarified it  
25 is on the third page. Commissioner Cotey said they needed to make it match the code  
26 better. Commissioner Cotey asked not to allow water tanks, communication facilities,  
27 no EV sales, no auto storage. Town Administrator Reynolds suggested a prohibited list.  
28 Mr. Grimmitt clarified if a communication facility was a Verizon store or something  
29 similar. Commissioner Cotey said more industrial communication services. Planner  
30 Smith said the water tank was no longer relevant or necessary. Mr. Grimmitt asked if  
31 the proposed water tank was at the top of the residential. Mr. Barbles said it was  
32 initially for storage for the golf course, but it is no longer wanted. Commissioner Cotey  
33 said to make sure that it works with the water.

34 Town Administrator Reynolds said to not speculate on possible future business tenants  
35 because there is an existing PUD approved for mixed use, but there may be  
36 modifications.

### 37 **Commission Comments and Reports**

38 Planner Smith said Planning and Zoning would not meet on November 26, 2025, and  
39 will meet December 10, 2025. Planner Smith the commission would review the Coal  
40 Seam application which has been continued twice. Planner Smith said there are  
41 changes needed to make the application work. Planner Smith said there would be  
42 another R2 amendment but wasn't sure if the application would be ready on December  
43 10, 2025. Planner Smith said there would be an amendment to the food truck code  
44 and Town Attorney Haley Carmer would attend that meeting. Councilor Riddile asked if  
45 the commission would meet on December 24, 2025, and Planner Smith said no.  
46 Commissioner Cotey asked Planner Smith if he would bring the food truck code change  
47 to the commission or if there was an applicant. Planner Smith said staff would be  
48 present. Administrator Reynolds explained the change in code for the food trucks

1 needing to get one inspection from any county and if the other counties would accept  
2 that.

3  
4 **Staff Reports**

5 Planner Smith said TC Midwest would come to P&Z after the first of the year and  
6 another CUP from Xcel Energy for a substation, like what they did for the transmission  
7 line. Planner Smith said it is a busy time of year and he is working with staff.

8  
9 Commissioner Cotey said she presented at the APA Colorado conference and there was  
10 discussion about recent legislation surrounding housing needs assessment, ADU  
11 policies and some strategic growth elements for comp plans. Commissioner Cotey  
12 asked how the town was preparing for state legislation bills because the HNA is  
13 required for anyone with a planning commission. Commissioner Cotey said a housing  
14 assessment needs to be completed by 2026 and mentioned there are grant funding  
15 opportunities. Chair Apostolik asked if there was a difference between Home Rule  
16 municipality. Administrator Reynolds said the attorneys are looking into the changes  
17 for 2026. Administrator Reynolds said there were options to combine with other  
18 municipalities for the housing studies. Administrator Reynolds didn't know if the town  
19 would become part of the region or stand alone for the housing study. Commissioner  
20 Cotey said she feels like the town should be separate from Roaring Fork Valley because  
21 the demand is different. She said the income and AMI are different too. Commissioner  
22 Cotey said she did not want the town to be in non-compliance and said grant funding  
23 would be welcome but realizes there is a limit on town staff availability.

24  
25 Commissioner Parks said Councilor Hazelton presented historical maps that were in  
26 poor condition to HPC. Commissioner Parks said the town was looking into getting the  
27 maps restored and put in the museum. Commissioner Parks also reported the HPC  
28 completed another videography project with Jim Shrull and the Williams family.

29  
30 **Review Minutes from Previous Meetings**  
31 **MOTION: Commissioner Cotey made a Motion to approve October 8, 2025,**  
32 **meeting minutes. Commissioner McDonald seconded the motion, with a**  
33 **correction, and it passed unanimously.**

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35 Chair Apostolik adjourned the meeting at 8:29 p.m.

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37 Respectfully Submitted,

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42 \_\_\_\_\_  
43 Chuck Apistolik, Commission Vice Chair

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47 \_\_\_\_\_  
48 Michelle Huster, Professional Assistant to  
49 the Town Clerk

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Exhibits

Exhibit A – New Castle Center Sketch Plan

DRAFT