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**New Castle, Colorado
Planning and Zoning Commission
Wednesday, February 25, 2026, 7:00 PM**

Call to Order

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

Roll Call

Present Vice Chair Cotey
Commissioner A. Riddile
Commissioner McDonald
Commissioner Alternate Mahaffey
Commission Alternate Rittner
Commissioner Sass

Absent Commissioner Westerlind
Chair Apostolik
Commissioner Parks

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds, Town Attorney Haley Carmer and Professional Assistant to the Town Clerk, Michelle Huster and members of the public.

Meeting Notice

Professional Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Vice Chair Cotey opened the public hearing at 7:02 p.m.

CONSIDER A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A PRELIMINARY PUD DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR CASTLE VALLEY RANCH PLANNING AREA 12, FILING 14 (ARCHWOOD TOWNHOMES)

Professional Assistant Huster reminded the commissioners and public not to speak over one another.

Vice Chair Cotey welcomed the applicants and explained the process of the public hearing. Town Planner Paul Smith introduced the applicant from TC Midwest, Maarjan Pasha. Planner Smith said TC Midwest had introduced their sketch plan to the commission a year ago and made changes the commission suggested. Planner Smith

1 said this public hearing was the preliminary application and not a final approval.
2 Planner Smith reviewed his staff report. **(Exhibit A)** Vice Chair Cotey asked if the
3 preliminary plans go to council, or if they come back to the planning commission for
4 the final. Planner Smith said yes, the application would come back to the planning
5 commission for another public hearing and a chance for the public to provide feedback
6 then it would go to town council for the final.

7 Planner Smith directed the commission to the 11 X 7 portion of the site plan on page
8 10. **(Exhibit B)**

9
10 **Staff Report**

11
12 **Castle Valley Ranch PA 12 – Filing 14**
13 **Preliminary PUD/Subdivision Application**
14 **Planning Commission – Resolution 2026-01**
15 **February 25th, 2026**

16
17 *Report Compiled: 2/19/2026*

18
19 **Project Information**

20
21 **Applicant:** *Maarjan Hashami*

22
23 **Applicants' Mailing Address:** *17774 Preston Rd.*
24 *Dallas, TX 75254*

25
26 **Email:** *maarjan@tcfuels.com*

27
28 **Property Owner:** *TC Midwest LLC*

29
30 **Owner Mailing Address** *17774 Preston Rd*
31 *Dallas, TX 75254*

32
33 **Proposed Use:** *66 Multi-family Residential Townhomes*

34
35 **Parcel Acreage:** *10.32 acres @ 6.4 units/acre*

36
37 **Open Space:** *~2.02 acres or 19.3%*

38
39 **Underlying Zoning:** *Mixed Use MU-1*

40
41 **Proposed Zoning:** *Castle Valley Ranch MF-2*

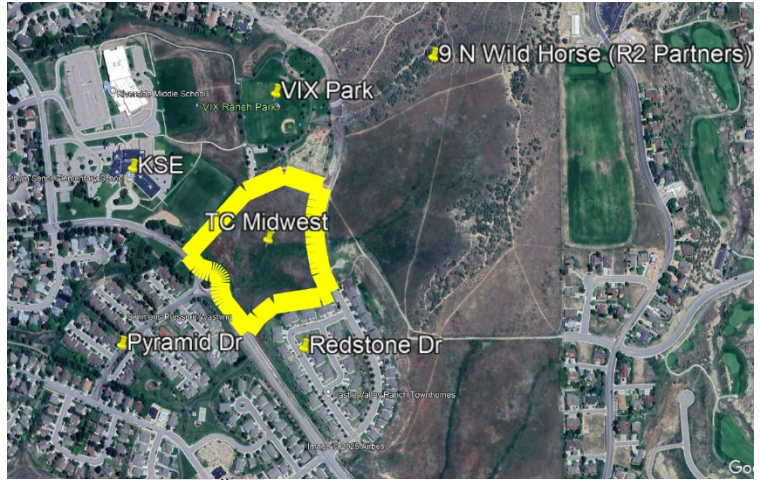
42
43 **Surrounding Zoning:** *SF & multifamily homes (N Wild Horse Dr., Redstone Dr,*
44 *CVB);*
45 *Parkland (VIX Park)*
46 *Residential zoning (CVRI)*
47 *School (Kathryn Senior Elementary)*

48 **I Introduction**

49
50 *TC Midwest, LLC originally submitted a sketch plan application in February of 2024*
51 *proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley*

Planning & Zoning Commission
Wednesday, February 25, 2026

1 Blvd. (CVB) roundabout near
2 Kathryn Senior Elementary and
3 across from Pyramid Dr. That plan
4 included various commercial uses
5 developed in several phases. With
6 the feedback received from the
7 meeting, the Applicant reconsidered
8 alternative uses more consistent
9 with the surrounding neighborhood.
10 These alternatives were reviewed at
11 Sketch Plan by the Planning
12 Commission and Council on April
13 9th, 2025 and May 6th, 2025,
14 respectively. The Sketch Plan was
15 later presented at a community open house on May 14th, 2025.



17 The current preliminary application reflects the feedback from those meetings and now
18 proposes a fully residential development, comprised of 66 townhome units in 14, two-story
19 buildings priced at fair market value including workforce housing. Road designs will match
20 Town standards and will align with existing intersections such as the CVB roundabout and
21 the future Silverado Trail to the Lakota PUD. Open space will include areas for snow
22 storage, a children's play area, two public pickleball courts, various connecting trails, and
23 the usual sidewalks.

25 The Preliminary Plan application was completed on December 18th, 2025. As the
26 second of three application steps required for new planned unit developments ("PUD") &
27 subdivisions, the plan shall demonstrate zoning conformance, compliance with the Town
28 code, provisions for utilities and infrastructure, compatibility with the comprehensive plan,
29 and address any adverse impacts to the Town. Unlike the sketch plan, the preliminary plan
30 is assessed through a public hearing, culminating with an approval decision by the Planning
31 & Zoning Commission (P&Z).

33 Within thirty (30) days after the close of the public hearing, or within such time as is
34 mutually agreed by P&Z and the Applicant, P&Z shall make one of three decisions regarding
35 the application: 1) approve the application unconditionally; 2) approve the application with
36 conditions; 3) deny the application. A continuance may be granted pursuant to Section
37 16.08.040(G) of the code.

39 **II Changes from Sketch Plan**

41 Planner Smith shared the site plan (**Exhibit B pg. 8**).

43 At the Sketch Plan meetings, both the Commissioners and Council lauded the turn from
44 mixed use to multifamily residential zoning. An all-residential product was considered a
45 better fit for the surrounding community. The input has since prompted the Applicant to
46 consider only modest changes to the Sketch proposal. Some of these include:

- 48 • Street bump-outs at crosswalks added for better lines of site;
- 49 • An 8-foot dedicated bike path along the property line with Kathryn Senior
50 Elementary;
- 51 • Patios extended and covered for various buildings;
- 52 • Prohibited parking on Silverado Trail to improve traffic flow;

- A committed right turn lane from southbound N Wild Horse to westbound Silverado Trail to reduce queuing at CVB and NWH;
- Bike lanes added to both sides of Silverado Trail;
- Potential relocation of the proposed pickleball courts to VIX Park;
- Relocation and dedication of kids play area to the northeast corner of the property;
- Two-car garages were added where possible;
- Affordable “rental” housing is in early discussions;

Vice Chair Cotey asked Planner Smith to clarify the dimensions of the bike lane. Planner Smith said there was a 56 foot right-away and a 61 and a half foot right-away with an eight foot bike lane. Planner Smith said the bike lane would allow for future on street parking if necessary. Vice Chair Cotey said the eight foot bike lane should have a striped buffer.

General similarities and differences with Sketch Plan include:

Sketch Plan	Preliminary Plan	
• Units: 66 townhome units in 14 building;	• No change	•
• Zoning: MF-2	• No change	•
• Density: 6.4 units/acre	• No change	•
• Open Space: 19.4%	• No change	•
• Off-Street Parking: 122 required/229 proposed;	• No change	•
• Max Building Height per Zoning: 40'	• Max Building Height Proposed per Definition (6A1): 40.2'; Per Slab: ~32'	•
• Min Lot Area: 2,200sf/4 lots @ 2,137sf	• No change	•
• Net Zero: discussed	• All electric anticipated;	•
• Snow storage: discussed	• Snow Storage: 17% of road area;	•
• Trails: Not specified	• Trails: VIX Trail paved and connected	•
• Workforce Housing: Considering	• Workforce Housing: Applicant proposes up to six units at market rent rate;	•
• Pickleball Courts: Two located onsite	• Pickleball Courts: Two located @ VIX; Town to consider cash in-lieu.	•
• Garage Storage: Limited in single-car;	• Garage Storage: Improved for trash & lawn equipment.	•

Vice Chair Cotey asked if the applicant met the off-street parking requirement. Planner Smith said the applicants were meeting the off-street parking requirement.

Commissioner Sass asked if the proposed units were for sale, or rentals. Planner Smith said 60 units will be for sale at market rate and 6 of the units would be workforce housing with a rental option. Commissioner McDonald asked what the definition of worker would be to qualify for workforce housing. Planner Smith said town workers were the first tier, second tier would include workers living in the 81647 zip code, then it would open to outside workers. New Castle resident, Dianne Landero asked if school district employees would be in tier one. Planner Smith said, no, school district employees would be tier two.

1
2 **III Staff Review:**
3

4 Throughout the application process, the submittal documents will be reviewed pursuant
5 to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and
6 subdivisions. Any proposal should show general conformity to the following (MC
7 17.100.050(H)):
8

- 9
- 10 1. Consistency with the comprehensive plan;
 - 11 2. Compliance with zoning and density requirements;
 - 12 3. Compatibility to neighboring land uses;
 - 13 4. Availability of town services from public works (including water and sewer services),
14 fire, and police;
 - 15 5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
 - 16 6. The extent to which any required open space or parks are designed for active or
17 passive use by residents of the subdivision or the public; and
 - 18 7. Development is consistent with the natural character, contours, and viewsheds of the
19 land.
 - 20 8.

21 **1) Is the proposal consistent with the comprehensive plan?**

22 Applicants are expected to clearly demonstrate substantial conformity
23 with the CP in all applications (**Policy CG-1B**). Substantial conformance to
24 the CP should include:

- 25
- 26 Fostering distinctive, attractive communities with a strong sense of place and quality of life.
 - 27 Demonstrating a fully-balanced community and land use structure.
 - 28 Ensuring a mix of uses that complement existing land-use patterns.
 - 29 Creating walkable communities and encourage multi-modal transportation.
 - 30 Balancing housing types that support a range of affordability.
 - 31 Preserving open space, natural beauty, and critical wildlife habitat.
 - 32 Encouraging economic development.
 - 33 Providing efficient and cost-effective services.
- 34

35 **Balanced Community:** The proposal pairs well with a number of New Castle goals
36 and values, central being a commitment to quality of life. The Applicant intends to
37 repurpose the underlying mixed-use zoning with a fully residential site. Commercial
38 uses will be considered in a more suitable location. Though “all residential” is potentially
39 a better fit for the location, it is advisable that P&Z and Council recognize the growing
40 deficit of commercial prospects in New Castle with each deferment of commercially
41 zoned land. During Sketch Plan the Applicant discussed this concern and their intent to
42 relocate the commercial zoning on other properties owned within CVR.
43

44 **Smart Growth:** The project favors Smart Growth (**Goal CG-5**) including sensitivity
45 to: Aesthetics – employing architectural features already observed in Town; Recreational
46 opportunities – including trails, courts, a
47 playground, and seamless access to VIX
48 park; Livability – attention given to
49 pedestrian safety, parking, and efficient
50 vehicle circulation (**Goal RT-1**). The
51 Applicant’s future commitment to a TBD
52 commercial property along CVB will help
53 right the imbalance of needed goods and



1 services in the immediate vicinity. Staff would encourage maximizing outdoor living
2 areas such as covered patios and/or decks to enhance connections with the outdoors.
3 Consider building 1B below:
4

5 **Affordability:** A higher density, multifamily development comprised of two and
6 mostly three bedroom units should advance the cause of affordability. Floor plans will
7 range from 1,283sf to 1,951sf (with one 2-bed @ 1,164sf) of conditioned space expected
8 to track current market rates. Seven of the 66 units will be two-bedroom. Staff have
9 been in initial conversations with the Applicant about affordable and/or workforce
10 housing options. Currently the Applicant is prepared commit to six rental units at market
11 rate but is hospitable to other possibilities.

12 For context, the Town's Comprehensive Plan mentions "affordability" dozens of times
13 but never fully defines the concept. The Town instead defers to affordability metrics
14 offered by various government agencies. The US Department of Housing and Urban
15 Development (HUD) at one time recommended that total housing expenses should not
16 exceed 30% of gross household income. With a current Area Median Income (AMI) for
17 New Castle hovering around \$95k or better, total housing costs exceeding \$2,375/month
18 are considered burdensome. HUD also compiles fair market rents (FMR) for counties.
19 FMR is defined as the 40th percentile of the typical rentals in the county, with 50th
20 percentile being the median. Currently published FMR's for Garfield County are below:
21

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,215	\$1,223	\$1,605	\$2,232	\$2,391
FY 2025 FMR	\$1,211	\$1,219	\$1,599	\$2,241	\$2,463

22 <https://www.huduser.gov/portal/datasets/>
23

24 Presumably, the market rate for housing in New Castle tracks higher than the Garfield
25 County median because of the higher cost of living which is perhaps why Zillow lists the
26 average rent for New Castle at \$2,625 for all bedrooms as of 2/12/2026. Of course,
27 these metrics do not solely drive price discovery. Innumerable factors can influence
28 price. Nevertheless, the government data, coupled with the Applicant's six unit offer,
29 can help frame this development's concept of affordability.
30
31
32
33
34
35

36 Vice Chair Cotey asked Planner Smith to explain what the inventory of workforce units was with all
37 the current applications because it was unclear. Planner Smith said there would be five workforce
38 housing units with the Romero Group, two units with R2 Partners and TC Midwest's Townhomes
39 would have roughly 6 units. Administrator Reynolds said town employees, school district and fire
40 department would have right of first refusal for those units. Vice Chair Cotey asked why the town
41 tends to choose workforce housing as opposed to another type of affordable housing and if there
42 was a demand, or if a different strategy would be appropriate. Planner Smith said that was a good
43 point and the units would not come available all at once. Vice Chair Cotey said she would like to
44 know if the town has explored other affordable housing options. Commission Alternate Rittner
45 asked if the option of ownership was considered for workforce housing. Commission Alternate
46 Rittner said many people have contributed to the workforce for a certain number of years and will
47 continue to stay in the community but do not have many ownership opportunities. Vice Chair Cotey
48 asked if the town had any deed restricted units. Town Attorney Haley Carmer said the only
49 exceptions she knew of were through Habitat for Humanity. Vice Chair Cotey asked if they were
50 managed through Garfield County. Attorney Carmer said the Town of Carbondale had deed
51 restricted units that are managed through the town.
52

1 **Fiscal Impact:** A fiscal impact study was performed (Triple Point Strategic
2 Consulting) comparing estimated revenues with costs associated with the new
3 development. The study helps determine whether the Town can meet the new demand
4 on services (**Policy CG-7B, CP pg. 54**). The analysis projects a population increase of
5 2,012 for the entire town of New Castle with approximately 170 associated specifically
6 with the new development. The analysis then projects revenues and costs based off of
7 the Town's budget averaged between the tax years of 2023 and 2025. The results
8 provided in the packet show an annual net benefit to the town post construction of
9 \$112,271. The cumulative net benefit by 2045 is estimated to be \$3 million with \$1.1
10 million coming in the initial two years of construction. The Town's finance department
11 has reviewed the assumptions and projected outcomes separately with consistent
12 results. Based on the assumptions of the analysis, Staff is confident that the
13 development is fiscally viable.

14
15 **Trails/Open Space/Recreation:** The site plan establishes a commitment to
16 pedestrian friendly communities and active open space. The development will
17 memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park.
18 Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to
19 nearby locations.

20 The Applicant has volunteered a new pickleball hub to the northeast of the
21 development. Presently, the Town is considering locating the area to a yet-to-be-
22 determined location within VIX Park. The Town maintained courts will be a community
23 amenity. Lastly, the children's play area relocated to the northeast corner of the
24 development available to families walking home from school.

25
26 **Preserves Natural Environment:** New Castle is committed to stewardship of the
27 natural environment and recognizes the potential negative impacts of new development.
28 The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify
29 and protect critical environmental resources (**Goal EN-1**). CPW recognizes that the
30 surrounding areas of the property are established year-long habitat for various birds and
31 mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-
32 leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In
33 some cases, added landscape buffers in certain locations may offset these impacts with
34 enhanced vegetation and/or landscape features.

35 New Castle also endorses sustainable building practices that minimize the
36 consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings
37 will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will
38 be important for the Applicant to discuss how sustainable building measures are
39 featured in the proposal as the application progresses. Net-zero/all-electric alternatives
40 are achievable solutions manifested in new developments throughout the Valley. The
41 recently approved 9 N Wild Horse PUD has proposed similar efficiency measures. The
42 Applicant therefore has expressed the intent to make these units all electric using heat
43 pumps for mechanical equipment.

44 The Town's raw water supply will be connected to all 66 units for landscape
45 irrigation. Raw water is non-potable water which bypasses the town's treatment facility
46 thereby eliminating the processing step. The Applicant also receives a 25% reduction in
47 water tap fees as a result of implementation. Opting for raw water is ultimately an
48 economic and sustainability win for all involved.

49 Manicured landscaping should be minimal and located mainly within active areas
50 adjacent to units. Native grasses, drought tolerant shrubs and trees should fill the
51 balance of remaining open space. A landscape plan will be finalized prior to approval.
52

1 **2) Does the proposal demonstrate compatibility with the proposed zoning,**
2 **density, and general development plan to neighboring land uses and applicable town**
3 **code provisions?**
4

5 **Land Use:** *The Applicant has elected to develop under the CVR MF-2 zoning criteria.*
6 *According to MC 17.104.080, MF-2 is a “multifamily district allowing higher density*
7 *including apartments.” The following land uses are permitted by right:*
8

- 9 • *Attached dwelling units with rear yards;*
- 10 • *Patio homes;*
- 11 • *Attached dwelling units in structures containing more than two units*
- 12 • *Parking;*
- 13 • *Playgrounds;*
- 14 • *Trails;*
- 15 • *Open space;*

16
17 *The MF-2 also permits the following density and area standards:*
18

- 19 • *Minimum lot area of 2,200sf;*
- 20 • *Minimum lot area per dwelling unit 1,600sf;*
- 21 • *Maximum building height of 40’*
- 22 • *Minimum front yard setback 18’;*
- 23 • *Minimum side yard setback of 0’;*
- 24 • *Minimum rear yard setback of 10’*
- 25 • *Minimum distance between buildings of 10’;*
- 26 • *Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more*
27 *units/building + 1 for recreational vehicles per 5 dwelling units;*
28

29 *The Applicant adopts only permitted uses, with structures complying with density and*
30 *separation. Compliance with building height limits was confirmed less one unit*
31 *extending slightly over the technical definition for allowable building heights. All building*
32 *heights and setbacks are displayed in the packet. The Town should prioritize ways of*
33 *mitigating the potential visual impacts of building mass adjacent to the surrounding*
34 *neighborhoods. Massing alternatives, structure orientation, landscape screening, and*
35 *roof articulation, for example, are ways visual impacts can be attenuated. Since Sketch*
36 *Plan, the Applicant has added various nuances to the architectural aesthetic to address*
37 *these matters.*
38

39 **Off-Street Parking:** *The purpose of off-street parking in the PUD “is to ensure that*
40 *safe and convenient off-street parking is provided to serve the requirements of all land*
41 *uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC*
42 *17.104.100). The following off-street parking standards apply:*
43

- 44 • *Duplex, tri-plex or four-plex – Two spaces per dwelling unit;*
- 45 • *Five or more dwelling units in one structure – One and one-half spaces per*
46 *dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or*
47 *greater;*
48

49 *Per the standards, required off-street parking totals 121.5 spaces. The Applicant*
50 *shows approximately 210 functional off-street spaces, 30 units of which are single car*
51 *garages with six of those single-car garages having two-car-width driveways.*

1 Regardless of the off-street parking coverage, Staff recommends a minimum of two-car
2 width driveways for single car garages to solve for issues related to garages used as
3 storage rather than parking. This tendency inevitably results in “tandem” parking which
4 induces residents to park at least one car on the street which further aggravates street
5 congestion and sometimes compromises safety. The Applicant was directed by P&Z
6 and Council to relegate seasonal/RV parking to additional general use parking.
7

8 **On-Street parking:** On-street parking serves to accommodate overflow vehicle
9 parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent
10 these accommodations are priorities for the Town, they deserve special attention in
11 project design. Proposed ROW cross-sections are illustrated in the packet. The
12 recently adopted Town standard for residential roads recommends a 58’ ROW cross-
13 section with parallel parking on both sides of the street and minor collectors reaching
14 62.0’. Both standards are implemented on the site plan, however, the 62’ ROW for
15 Silverado Trail will prohibit parking in order to expedite traffic flow, with bike lanes added
16 instead. The central alleyway will be a narrower 12’, one-way drive with 4’ driving
17 buffers on either side. The one-way will direct vehicles from west to east so that cars will
18 contend mainly with right turns.
19

20 **3) Is there availability of town services from public works, fire, and police?**
21

22 **Police:** There is little indication that police service would be compromised with the
23 added population increase. The Police Department is currently fully staffed with 13
24 officers. Generally, additional officers are considered for every 1,000 resident increase.
25

26 **Fire:** In response to the current multi-year drought and the ongoing expansion of the
27 wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of
28 structures and improving defensible space (**Goal EN-8**). Recently, such measures were
29 codified with the adoption of the 2021 International Fire and Wildland-Urban Interface
30 Codes. Structures are required to use materials with better ignition resistance than more
31 conventional materials. Limiting the combustion properties of a structure reduces fuel
32 loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire
33 incident. Vegetation or landscaping surrounding new structures will also be scarcer than
34 before in response to the requirements of defensible space.
35

36 **Public Works:** The CVR Master PUD is approved for 1,400 residential units and
37 100,000sf of commercial space. These totals were primarily the result of calculations
38 performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD
39 has no commercial space developed. The current sewer treatment plant is sufficiently
40 sized to process the full build-out of both CVR, Lakota, and any commercial in-fill
41 properties downtown.
42

43 **Raw Water:** Raw water is available at the roundabout on CVB and VIX Park and
44 is expected to irrigate all lots and common areas within the new PUD.
45

46 **Streets/Snow Storage:** Other than the central, interior alleyway, all roads will
47 match the Town standards. Snow storage and management policies are included in
48 the packet with designated storage locations adequate to the task. Snow storage is
49 crucial for public safety, cost savings, and quality of life.

50 Due to the traffic demands for future residential development east of N Wild
51 Horse Dr., the Applicant has provided a southbound right-turn lane (i.e. splitter lane)
52 at the intersection of N Wild Horse and Silverado. The intent here is to encourage

1 vehicles immediately to the west towards the CVB roundabout and hence reduce the
2 potential congestion at the two-way stop of CVB and N Wild Horse.
3

4 Vice Chair Cotey asked if the space between the sidewalk and street was for snow
5 storage and if the material would be gravel. **(Exhibit B page 41)**

6 *Open Space: The Applicant has made efforts to integrate open space in three*
7 *locations. The kid's park, the pickleball courts, and the central accessory spaces will*
8 *be available to all residents and will complement other amenities in VIX Park.*
9

10 **4) Is there adequate vehicle, bicycle, and pedestrian circulation?**
11

12 *Because roads will approximate Town standards, the anticipated detached*
13 *sidewalks will provide a safer and more pleasant pedestrian experience. Driveways*
14 *fronting Silverado Trail have been removed to expedite vehicle travel through the*
15 *property. The southbound splitter lane from N Wild Horse Dr should help maintain a*
16 *level of service (LOS) "A" at the intersection of NWH and CVB. The future traffic*
17 *loads from the new 9NWH development have been a concern for both Staff, P&Z,*
18 *and residents. The LOS "A" is considered the lowest (or lightest) level of traffic*
19 *density. The traffic analysis provided with the application did not require the*
20 *additional splitter lane. The Applicant provided one nonetheless.*

21 *With higher density and disrupted lines-of-sight, it will be important for streets to*
22 *have high visibility crosswalks, preferably with bump outs, placed in priority locations.*
23 *The development will also dedicate the connecting trail from the CVB pedestrian*
24 *culvert to the Dog Park. This path should be modestly landscaped.*
25

26 Vice Chair Cotey asked if the term splitter lane was a dedicated right turn lane. Planner Smith said
27 yes. Commissioner Cotey asked if one entrance would be a stop controlled intersection four ways,
28 and the other would be a three way with a dedicated right turn lane. Planner Smith said yes to
29 incentivize less traffic on Castle Valley Boulevard.
30

31 **5) Is the natural character of the land preserved?**
32

33 *The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft*
34 *(~4% slope). Such slopes are rarely problematic from a design standpoint and*
35 *therefore structural steps or terracing of landscaping should be minimal.*

36 *Nevertheless, the Applicant should demonstrate material balance of expected cut-*
37 *and-fill before construction commences. The structural designs appear to preserve*
38 *and match existing grade features and follow uniformly with the current slope.*

39 *To conserve water and limit landscape maintenance such as mowing, staff*
40 *requests the applicant consider drought resistant vegetation and seeding of native*
41 *grasses to restore disturbed areas to their original state. Sod with landscape*
42 *irrigation, likewise, should be used sparingly to limit the need for landscape*
43 *maintenance.*

44 *Staff recommends landscape berms where possible to obscure traffic noise and*
45 *headlights along CVB (see Eagle Ridge Ranch development).*
46

47 Vice Chair Cotey asked what the road grade would be. Planner Smith said the grade of the entire
48 property was 6 percent. Commissioner Cotey asked what the grade of Silverado Trail would be and
49 what the contour interval would be. Sapana Shah with Triangle Engineering said the maximum
50 would be four to one and the grade of Silverado Trail was 8 percent. Vice Chair Cotey said 8
51 percent is the town maximum and was concerned that it would be steep for a main road. Planner
52 Smith said there would be retaining features to minimize the grade. Vice Chair Cotey asked the

1 applicants if they were concerned with the grading. Ms. Pasha said she would consult with the civil
2 engineer with that feedback. Vice Chair Cotey suggested flattening some areas out with
3 strategically placed retaining walls. Vice Chair Cotey suggested adding landscaping to Silverado
4 Trail that is more aesthetically pleasing because the rendering was not appealing. Ms. Pasha will
5 discuss retaining walls and the possibility of boulders for the final application.
6
7

8 **Are the required open space or parks designed for active or passive use by residents of the**
9 **subdivision or the public?**

10
11 *Since the open space requirements for CVR have already been met, open space*
12 *dedication is not required. The Applicant does, however, contemplate the dedication*
13 *of the pickleball courts and the kids play area to the Town for community use.*
14 *Likewise, the trail connector from the CVB pedestrian culvert north to the dog park*
15 *will be paved and also dedicated. All other sidewalks will be public ROW.*
16

17
18 **6) Is the development consistent with the natural character, contours, and**
19 **viewsheds of the land?**
20

21 *The site plan includes sloping topography downhill from northeast to southwest.*
22 *Each building/unit generally terraces with the existing slope. Terracing of structures*
23 *limits cut-and-fill and reduces the need for unsightly landscape retention. The*
24 *approach also softens the blunt, “blocky” appearance, that may otherwise disrupt the*
25 *undulating, natural landscape. The Applicant has been working with staff to*
26 *minimize excessive slopes on various. Driveways maintain an 8% grade or less with*
27 *some landscape retention expected. A sample color palate for the units is provided.*
28 *Colors should reflect a natural appearance thereby minimizing visual impacts to*
29 *viewsheds (**Policy EN-6B**).*
30

31 *To conserve water and limit landscape*
32 *maintenance such as mowing, Staff requests the*
33 *Applicant consider drought resistant vegetation*
34 *and seeding with native grasses to restore*
35 *disturbed areas to their original state. Sod and*
36 *landscape irrigation, likewise, should be used*
37 *sparingly to limit the need for landscape*
38 *maintenance. Modestly mowed buffers and*
39 *borders can provide a satisfying manicured look*
40 *needing little maintenance.*
41



42 **IV Preliminary Plan Recommendations**
43

44 *Staff suggests that P&Z consider the following recommendations to the preliminary*
45 *PUD/subdivision application prior to a decision on Resolution PZ 2026-01:*
46

- 47 A. *Maximum building heights shall not exceed those depicted in the Applicant’s*
48 *submittal packet dated February 15th, 2026.*
49
50 B. *As part of its final application, the Applicant shall provide a memorandum of*
51 *understanding with an estimate of reimbursable costs for the completion of N Wild*
52 *Horse Dr subject to the provisions of the cost recovery agreement in Exhibit M of*

1 Ordinance TC 2025-1 (otherwise known as the 9 N Wild Horse project).
2

- 3 C. As part of the final application, the Applicant shall include provisions for an workforce
4 housing plan consistent with the recommendations of the Planning Commission.
5
- 6 D. As part of the proposed covenants, the Applicant shall include provisions for exterior
7 fencing limited to a split-rail and wire mesh type.
8
- 9 E. As part of its final application, the Applicant shall maximize covered patio areas for
10 each unit where feasible per the recommendations of P&Z.
11
- 12 F. As part of its final application, the Applicant shall demonstrate compliance with all
13 recommendations of the Town Engineer, Town Public Works Director, Colorado
14 River Fire Rescue, and Town Attorney provided in response to review of the
15 Application.
16
- 17 G. As part of its final application, the Applicant shall provide a declaration of covenants
18 for the common interest community that are to the satisfaction of the Town Attorney.
19 The declaration of covenants shall include a prohibition on short-term rentals
20 understood as the renting of a unit for less than 30-days.
21
- 22 H. The Applicant shall comply with all currently adopted building code and municipal
23 code requirements, including all sign code regulations in effect at the time of building
24 permit application. All site specific development applications subject to the
25 provisions of the International Fire Code or matters requiring fire alarms and/or fire
26 suppression shall be submitted to the Fire Marshal for review and comment.
27
- 28 I. All exterior lighting to be dark-sky compliant per the comprehensive plan.
29 Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be
30 on timers to reduce the light duration at night while maintaining security lighting as
31 needed.
32
- 33 J. The approved construction drawings shall demonstrate compliance with the Town
34 Engineer, Police Chief, and Public Works Director for traffic and pedestrian signage.
35
- 36 K. As part of its final application, the Applicant shall provide a memorandum of
37 understanding that proposes a cash payment in-lieu of constructing two proposed
38 pickleball courts and children's play area. As a result of the exchange, both facilities
39 shall be constructed by the Town in a location to be determined within VIX Park and
40 within two years of the issuance of the first building permit.
41
- 42 L. The Applicant shall finalize the water rights dedication requirements for the project,
43 including the calculation of irrigated areas and finalization of EQR dedication
44 requirements. A warranty deed conveying the required water rights in the Coryell
45 Ditch shall be executed and recorded together with the Final Plat.
46
- 47 M. A subdivision improvements agreement shall be provided containing an engineer's
48 stamped cost estimate of public improvements, to the satisfaction of the Town
49 Engineer and Town Attorney.
50
- 51 N. Landscaping shall incorporate native grasses and plants that minimize maintenance,
52 moving, and irrigating. The landscaping plan shall be approved by the Parks

1 Department. Plans submitted to obtain a building permit for any building shall
2 demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in
3 13.20.060 of the Municipal Code.
4

5 O. All representations of the Applicant made verbally or in written submittals presented
6 to the Town in conjunction with the Application before the Commission or Town
7 Council shall be considered part of the Application and binding on the Applicant.
8

9 P. The Applicant shall reimburse the Town for any and all expenses incurred by the
10 Town regarding this approval, including, without limitation, all costs incurred by the
11 Town's outside consultants such as legal and engineering costs.
12

13 Q. The sale of individual lots may not occur until a plat creating the lot is recorded with
14 Garfield County and security for the public improvements has been received by the
15 Town.
16

17 R.

18 **V Duration of Preliminary Plan Approval**

19

20 Preliminary plan approval granted pursuant to this Section 17.100.050 will remain in
21 effect for one (1) year from the date of the P&Z's resolution. If the Applicant does not submit
22 a final PUD plan application within said year or if the preliminary PUD plan application
23 includes substantial changes (e.g., proposes new uses, higher density development,
24 changed layout, new or additional variances, etc.) from the as-approved preliminary PUD
25 plan, then, at the discretion of the Town Administrator, the applicant may be required to
26 obtain approval of a new preliminary PUD plan application before filing a final PUD plan
27 application.
28

29 **VI Preliminary Plan Exhibits:**

30

- 31 A. Applicant Preliminary Submittal
- 32 B. Staff Report
- 33 C. Public Notice
- 34 D. Outside Agency Referrals
- 35 E. Written Public Comments
- 36 F. Staff Comments
37

38 Commissioner Riddile asked if the developments R2 Partners and TC Midwest were to coincide
39 with each other how the construction materials, labor and traffic would be affected. Planner Smith
40 said it is unclear when R2 Partners would begin but said TC Midwest's site would come off the
41 roundabout on the site plan on the west. Planner Smith said there would not be any conflicts with
42 R2 Partners unless they needed to tie into utilities. Commissioner Riddile asked how the traffic
43 would be controlled. Planner Smith said anything within the town right-of-way or service traffic
44 would be managed through right-of-way permits during high traffic times. Planner Smith said there
45 would layers of control and mitigation if necessary. Vice Chair Cotey asked if traffic control would be
46 included in the conditions, or a suggestion during construction. Attorney Carmer said traffic control
47 would be addressed during the final application. Attorney Carmer said the final takes about a year
48 to submit and revise for final approval. Commissioner Cotey suggested adding a note about overall
49 construction management for the final approval with a note about minimum disruptions to the
50 school. Vice Chair Cotey suggested completing loud projects on Fridays when school is out of
51 session.
52

1 Commissioner McDonald asked if condition B was for the right-of-way that was proposed by R2
2 Partners. Planner Smith said no and that it was for the construction of North Wild Horse.
3 Commissioner McDonald asked if an agreement was reached with R2 Partners. Planner Smith said
4 that would not work out. Planner Smith said that is why there would need to be mitigation.
5

6 Commissioner Alternate Rittner asked about the fire safety of condition three and if Firewise was
7 considered in the condition. Commissioner Alternate Rittner said Firewise dictates where trees can
8 be placed on the site. Commission Alternate Rittner was concerned about landscaping and conifer
9 trees being too close to the structures. Planner Smith said tree placement is address at the building
10 permit stage requiring each structure to submit a landscape plan. Planner Smith said the distance
11 of trees would be measured for compliance. Vice Chair Cotey said the State of Colorado just
12 adopted a resiliency code and wasn't sure if the town adopted it. Vice Chair Cotey suggested
13 comparing the two.

14 Ms. Pasha thanked the commission for their previous suggestions and asked for feedback
15 concerning the traffic mitigation and right turn lanes. Ms. Pasha said she would like to hear ideas
16 from the commission as well if the rental option didn't work out.

17 Attorney Carmer asked if the applicants would be part of Castle Valley Master Association. Ms.
18 Pasha said yes.

19 **Vice Chair Cotey opened for public comment at 8:05 p.m.**

20 Robin Bauer, New Castle resident asked if there would be a plan in place in the event R2 Partners
21 and TC Midwest construction occurred at the same time. Mr. Bauer asked if the lap board siding from
22 the site plan rendering fire retardant and what fire mitigation would be used for the exterior of the
23 buildings. Mr. Bauer was concerned about the dry conditions. Ms. Pasha said fire resistant siding
24 would be used. Administrator Reynolds said fire resistant siding is state mandated. Mr. Bauer was
25 concerned that increased density would increase fire risk.

26 Brittany Guimond, New Castle resident asked the applicant about price points. Ms. Pasha said the
27 costs were still under review. Ms. Pasha said TC Midwest does sourcing in house to keep the price
28 reasonable and competitive.

29 Diane Landero, New Castle resident, said she has grandchildren who attend Kathryn Senior
30 Elementary School. Ms. Landero asked if Castle Valley Boulevard would be widened going towards
31 the proposed development. Ms. Landero asked where the path of safety would be for the students
32 that walk and was concerned about cross walks in the roundabout not being safe. Commissioner
33 Riddile said Castle Valley Boulevard would likely not be widened because people tend to increase
34 speed on two lane roads. Commissioner Riddile said there were portions of Castle Valley Boulevard
35 with road base to accommodate possible roundabouts in the future. Commissioner Cotey said
36 roads are widened based on a certain threshold of daily traffic and that number would need to be
37 higher for Castle Valley Boulevard to become wider. Planner Smith said safety measures would be
38 in place during construction. Vice Chair Cotey said the commission worked hard during the sketch
39 plan to ensure a path of safety.

40 Ms. Landero asked if the RE-2 School district was looking at the development plans and prepared
41 to accommodate more students in the schools. Administrator Reynolds said the schools were first
42 designed to include development at full capacity, but the previous recession affected construction,
43 and the schools were not built out.

1 Jim Lord, New Castle resident, said when the school traffic lets out, most of the traffic exits towards
2 Castle Valley Boulevard and goes up to turn around. Mr. Lord was concerned about the added
3 construction traffic to the already crowded school traffic. Mr. Lord also asked if both the R2 Partners
4 project and TC Midwest would occur at the same time. Planner Smith said R2 Partners are still
5 working on the plan and TC Midwest was a year out from final. Planner Smith said completing North
6 Wild Horse Drive and utilities would be the first part of R2 development. Planner Smith said the
7 roads should be connected by VIX Park down to Redstone Drive to alleviate the traffic that turns
8 around. Planner Smith said he was not aware of the school traffic turning around there and said he
9 will continue to evaluate the situation.

10 Lynn Cassidy, New Castle resident said the parking looked tight from the site plan. Ms. Cassidy
11 asked where extra cars and visitors would park because many residents have two cars and some
12 have an additional work vehicle. Planner Smith said there would be no parking on Silverado Trail
13 however visitors can park on the route road. Planner Smith pointed out the bump outs on the site
14 map and the on street parking. (**Exhibit B pg. 9**). Planner Smith said some units would have
15 deeper driveways to accommodate more parking. Planner Smith said the units with two car garages
16 will have four parking spaces, two garage spaces and two on the driveway. Planner Smith said
17 visitors may park on the street and said there would be more street parking on North Wild Horse
18 Drive. Vice Chair Cotey said the applicants were more than adequately meeting their parking
19 requirements. Ms. Cassidy asked if the street would be wide enough for people to park on both
20 sides of the street. Vice Chair Cotey said the commission would discuss specifics for Silverado Trail
21 to accommodate parking in the future if needed. Planner Smith said the town standard was 58 feet
22 wide with separate sidewalks broken up with landscaping. Planner Smith said it is more than
23 sufficient with 11 foot drive lanes.

24 Ms. Cassidy asked for clarification on snow removal. Planner Smith said snow storage would be on
25 the landscaping between the street and sidewalk. Planner Smith said the snow storage would
26 separate the parked cars from pedestrians. Ms. Cassidy asked if the snow would be stored on the
27 sidewalk. Planner Smith said snow would be stored on the gravel areas between the road and
28 sidewalk. Vice Chair Cotey said public works has reviewed the snow storage and finds it adequate.

29 Ms. Landero asked how long the project would take from start to completion. Ms. Pasha said the
30 applicant's goal was to do it all in one phase because they do not want to break up or delay any
31 construction. Ms. Pasha said the project would move along with three buildings at a time.

32 Mr. Long said R2 Partners were starting to build in March and asked when the applicants would
33 start. Vice Chair Cotey said the applicants would still need final approvals with preliminary approval
34 and final approvals with council. Mr. Long asked if it would be a couple of years. Ms. Pasha said
35 they need to make it through approvals and the instructional pace of the town.

36 Ms. Cassidy asked if the applicant could give more open space to fit the community better. Ms.
37 Cassidy was concerned 66 units would feel too urban. Ms. Cassidy said she had not seen the
38 comprehensive plan but wants to know if there will be density from applications in the future. Ms.
39 Cassidy said the packet showed the property zoned for 16 and now changed to 66. Attorney
40 Carmer said it was not a change, but part of the Castle Valley PUD amended in 2002. Attorney
41 Carmer said when the applicant came to planning with their PUD, the applicant picks which
42 residential zoning designations they wished to follow. Vice Chair Cotey said the units were
43 individual townhomes and not condominiums with stacked units, therefore less dense than
44 condominiums.

45 Vice Chair Cotey closed the public hearing at 8:26 p.m.

46

1 Commissioner McDonald asked how much raw water was available and if the town could keep up
2 as it grows. Commissioner McDonald stated 2500 feet of sod per unit and asked if natural grasses
3 were possible. Commissioner McDonald said less water is required for natural grass but was
4 concerned about fire safety. Administrator Reynolds said the number of homes were predetermined
5 based on how much water rights were available. Administrator Reynolds said that the calculations
6 were based on 2500 square feet of exterior irrigation and the townhome units use far less water
7 than single family homes. Administrator Reynolds said the town's raw water project was designed
8 so people would not use potable water on their grass and take the demand off of the water
9 treatment plant. Administrator Reynolds said there would not be grass around each dwelling in this
10 development as with single dwellings. Administrator Reynolds said the town planned a long time
11 ago so they would have known how much water would be available. Administrator Reynolds said
12 the town purchased extra water for drought years from Rudi Reservoir so the town could pull from
13 the Colorado River if needed. The town would release that water from Rudi to replace what it used
14 from the Colorado River. Administrator Reynolds said TC Midwest had done a good job being
15 conscious of water in their site plan. Administrator Reynolds said there is a debate about natural
16 grasses increasing fire danger and the fire department was comfortable with the current application.
17 Administrator Reynolds said the site plan ties in with the requirements of the (WUI Code) Wildland
18 Urban Interface Cod adopted by the town.

19
20 Commissioner Alternate Mahaffey asked if the town has looked at using reclaimed water and
21 suggested investigating it for the future.

22
23 Commissioner Sass asked for clarification about the Pickleball courts discussed in the sketch plan
24 application. Ms. Pasha said that the public comment saying the Pickleball courts were too close to
25 the homes and understanding it is a popular sport, they recommended moving it closer to VIX Park
26 and they worked with the town for a better fit. Ms. Pasha felt the Pickleball courts should be
27 adjacent to TC Midwest property and be accessible to everyone in the town. Vice Chair Cotey
28 added a discussion about the kid's park being squeezed in the corner of the site plan. Ms. Pasha
29 said they made improvements to the park with different equipment and added a fence and some
30 trees to separate it from Castle Valley Boulevard. Ms. Pasha said they broke the equipment down
31 into two or three separate pieces of equipment and said the park would be for everyone in the town
32 to use. Vice Chair Cotey was concerned about the grade of the park. Ms. Pasha said there would
33 be retaining walls based on civil engineering suggestions. Vice Chair Cotey said the plan felt
34 squeezed and asked if there was flexibility to spill out onto town property to improve that plan.
35 Commissioner Riddile said he would like to remind the commission of the playground at Kathryn
36 Senior Elementary School next door has a brand new playground and available for town use. Vice
37 Chair Cotey suggested building the park with different equipment or a different age group that could
38 supplement and work with current amenities.

39
40 Commissioner Alternate Mahaffey was concerned about not enough room at VIX Park due to the
41 amenities the park currently had. Administrator Reynolds said Pickleball was very popular and
42 concerned about noise from courts being too close to houses. Administrator Reynolds said
43 Pickleball there is a need for more Pickleball courts and said TC Midwest applicants are generous
44 doing this for the town. Administrator Reynolds said there is a lot of land at VIX and with some good
45 master planning they would make use of the land available. Commissioner Alternate Mahaffey was
46 concerned that the Pickleball court may interfere with events that happen there already.
47 Administrator Reynolds said there was plenty of room and would work with the applicants for the
48 best fit. Commissioner McDonald said since the applicants are paying for the pickle ball courts it
49 makes sense to put it closer to the development. Administrator Reynolds clarified the applicants
50 were asked to shift it slightly to be away from the residents. Ms. Pasha said she understands the
51 potential noise and is willing to work with the town.

52

1 Vice Chair Cotey asked if the applicants would provide a fee in lieu for the town to construct the
2 Pickleball courts. Administrator Reynolds said the applicants were still in discussion. Administrator
3 Reynolds said that the town and TC Midwest were going to work together in planning the Pickleball
4 courts. Administrator Reynolds gave a few what-if scenarios where the applicant agreed to two
5 pickleball courts and the town partnering and building four instead of two with the town buying into
6 the project.
7

8 Vice Chair Cotey asked to change condition L to reflect the flexibility of the Pickleball court location
9 and payment. Attorney Carmer said they will address the location and payment for the Pickleball
10 courts and children's play area in the final application. Vice Chair Cotey asked the commission if they
11 were comfortable with the flexibility in the condition when it comes back. The commissioners agreed.
12

13 Vice Chair Cotey said she was looking for more directions on the 8 foot or four foot bike lane. Vice
14 Chair Cotey asked the commission if they were asking about 56 foot or 62 foot wide. Vice Chair
15 Coty said she would like to see 8 foot bike lanes with striped buffers as a protective bike lane. Vice
16 Chair Cotey reminded the commission about the steepness of the road. Commissioner Sass asked
17 if a stop would be required at the roundabout. Vice Chair Cotey said there would be a stoplight at
18 Silverado Trail and North Wild Horse Drive. Vice Chair Cotey asked if there would be any additional
19 speed control on Silverado Trail between North Wild Horse Drive and Castle Valley Boulevard.
20 Administrator Reynolds said people will go as fast as they feel safe. Administrator Reynolds said
21 keeping the lane width tight is critical. Administrator Reynolds said to keep the bike lanes wide and
22 the hashmarks to keep the road and bike lane separated. Commissioner Sass asked what the
23 perfect width would be for the bike lanes. Planner Smith said five feet. Vice Chair Cotey clarified the
24 11 foot drive lane with an 8 foot bike lane with a smaller section with the drive lane reduced to 10
25 feet. Commission Alternate Mahaffey asked for clarification on the lane sizes. Planner Smith said
26 the current plan with 8 foot bike lanes would allow off-street parking in the future if needed and a
27 five foot bike lane would not fit. Vice chair Cotey said they could do signage allowing parking in the
28 evening and not during the day if it became a problem. Administrator Reynolds suggested wider
29 bike lanes to build options in the future.
30

31 Vice Chair Cotey would like to see deed restricted units and said there was a surplus of workforce
32 housing. Vice Chair Cotey would like to see more diversity in affordable Commissioner McDonald
33 asked if deed restriction programs work with a tier structure. Attorney Carmer said it would be totally
34 different. Attorney Carmer said the wording of the resolution allows some flexibility to work with the
35 applicant before final and a decision was not required at this time. Vice Chair Cotey said condition C
36 should say to explore options and consider a deed restricted strategy for housing.
37

38 Vice Chair Cotey said she read letters from the community concerning traffic on North Wild Horse
39 Drive. **(Exhibit E)**. Vice Chair Cotey asked Planner Smith if speed bumps would encourage traffic
40 to turn right on Silverado Trail instead of going down North Wild Horse Drive. Commissioner Riddile
41 said he has heard negative feedback about speed bumps from the public works department.
42 Commissioner Riddile said speed bumps make snow removal difficult. Planner Smith said there
43 have been conversations considering both options. Vice Chair Cotey said it was important for
44 residents who live on North Wild Horse Drive to deter extra traffic. Planner Smith said those issues
45 would be addressed with the first couple of speed control measures and added measures if traffic
46 became a problem. Planner Smith asked Vice Chair Cotey to clarify when she would like to see
47 those measures addressed. Vice Chair Cotey said there should be a threshold of what it looks like
48 before additional measures were made.
49

50 Commissioner Alternate Rittner asked if landscaping could be used to make it look like more of a
51 residential area. Commissioner Alternate Rittner suggested making it look like a neighborhood and
52 less like a through way. Vice Chair Cotey suggested adding bump outs with planters. Vice Chair

1 Cotey said they could have further discussions with public works and the police department about
2 managing and deter traffic before the final application would be submitted. Vice Chair Cotey did not
3 feel a condition would be appropriate until after those conversations.
4

5 Commissioner Alternate Mahaffey said people start to speed on Castle Valley Boulevard past Alder
6 Ridge Drive where it splits into two lanes. Commissioner Alternate Mahaffey said it feels out of place
7 because the rest of Castle Valley Boulevard is a single lane. Commissioner Mahaffey was concerned
8 about the double lane reducing to a single lane and creating more traffic. Commissioner Riddile said
9 there was talk about making one of those lanes for pedestrians. Administrator Reynolds said there
10 have been traffic studies with traffic cams that record speeds. Administrator Reynolds said they
11 looked at a week's worth of records of what was happening and what residents perceive was
12 happening. Administrator Reynolds said the town council has investigated that and would continue
13 to investigate the traffic on Castle Valley Boulevard.
14

15 Commissioner Alternate Mahaffey was concerned that the patios would be too small and would not
16 fit a table and grill. Vice Chair Cotey asked Ms. Pasha to discuss the livable space addition from the
17 sketch application. Ms. Pasha said some of the patios were extended but the grades and step ups
18 made it difficult to extend all of the patios.
19

20 Vice Chair Cotey asked if there would be a fence around the detention pond as shown on Exhibit B
21 pg. 84. Ms. Pasha explained she thought it was a requirement but after learning it was not, there
22 would not be a fence around the detention pond.
23

24 Vice Chair Cotey commented on the split rail and mesh fences being aesthetically pleasing and
25 open. Ms. Pasha said homeowners may add the mesh fence to the split rail fences TC Midwest
26 provides.
27

28 Vice Chair Cotey said she would like to see more thought go into the landscape plan for the site.
29 She suggested clustering trees to get a more natural look because the development would be on
30 the natural edge of town. Vice Chair Cotey asked for the landscape to match the comprehensive
31 plan of the town.
32

33 Vice Chair Cotey was concerned about the alleys on the type 9a and 6a were awkward and had a
34 steep grade. Vice Chair Cotey said the resident of 9a would have a difficult turn to get into the
35 driveway and asked applicants to clean up livability concerns.
36

37 **MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A**
38 **Resolution of the New Castle Planning and Zoning Commission**
39 **Recommending Approving a Minor Amendment to the Final PUD Development**
40 **Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development**
41 **Center with the following conditions of Silverado Trail being 62 feet with an**
42 **eight foot bike lane, moving back the provisions for an affordable housing**
43 **plan as far as options for deed restricted units and amending Condition L to**
44 **address the location and payment for the construction and payment for the**
45 **pickleball courts either on the town's property. Vice Chair Cotey seconded the**
46 **motion, and it passed on a roll call vote. Vice Chair Cotey: yes; Commissioner**
47 **Riddile: yes; Commissioner McDonald: yes; Commissioner Sass: yes;**
48 **Commissioner Alternate Mahaffey: yes.**

49 **Staff Reports**

1 Planner Smith said there would not be a P & Z meeting on March 11, 2026, but
2 planned to meet on March 25, 2026. Planner Smith said the Coal Seam application was
3 going before council on March 3, 2026.

4
5 **Commission Comments and Reports**
6 Vice Chair Cotey said Administrator Reynolds chose her to represent New Castle on the
7 Colorado River Valley Economic Development Partner and will provide updates. Vice
8 Chair Cotey said the last meeting discussed a report on the economic health of the
9 valley. Vice Chair Cotey said the partnership was between New Castle, Silt, Parachute,
10 Battlement Mesa and Garfield County to advance goals. Vice Chair Cotey said there is a
11 transportation group that meets and would provide those updates to the commission.
12

13
14 Commissioner Alternate Rittner asked about non-vehicle communities with a parking
15 lot off to the side and the community is walk in only. Commissioner Alternate Rittner
16 asked for a time to discuss this with the commission. Vice Chair Cotey said from her
17 planning background that you would need a density of 16 units or higher to support
18 the transit needed to be viable. Vice Chair Cotey said New Castle does not have
19 enough transit strength for a walk-in community to be successful.
20

21 **Approval of December 10, 2025, minutes.**
22 Commissioner Sass made a motion to approve December 10, 2025, minutes. Vice
23 Chair Cotey seconded the motion, and it passed unanimously.
24

25 Vice Chair Cotey adjourned the meeting at 9:18 p.m.

26
27 Respectfully Submitted,
28

29
30
31 _____
32 Alison Cotey, Commission Vice Chair
33

34
35
36 _____
37 Michelle Huster, Professional Assistant to
38 the Town Clerk
39

40 Exhibits

41
42 Exhibit A – New Castle Center Sketch Plan
43
44

45