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New Castle, Colorado
Planning and Zoning Commission
Wednesday, October 8, 2025, 7:00 PM

Call to Order

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

Roll Call

Present Chair Apostolik
Commissioner Cotey
Commissioner G. Riddile
Commissioner Parks
Commission Alternate Rittner
Commissioner Sass
Commissioner Westerlind
Alternate Commissioner Mahaffey

Absent Commissioner McDonald

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

Consider Resolution PZ-2025-4 A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A MULTIPLE LOT LINE ADJUSTMENT FOR CERTAIN BLOCKS OF WHITEHORSE VILLAGE AT LAKOTA CANYON, PHASE 2, AND AN AMENDED PLAT FOR THE SAME.

Planner Smith introduced applicant Luke Gosda who is the development manager with Sunrise Company representing Sunrise Company Roundup. Mr. Gosda said Sunrise Company is a fully vertically integrated company from acquisition development and home building. Mr. Gosda said the company was in California, but they have presence in Aspen and the Roaring Fork Valley. Mr. Gosda said he went to school in Aspen and cared deeply about the valley and surrounding area and wanted to preserve New Castle's growth and beauty. Mr. Gosda said during the underwriting process of Whitehorse Village, he noticed the lots in block 8 of Roundup Dr. were shallow when originally plated and were sixty feet deep. **(Exhibit A)**. Mr. Gosda said he was aiming for traditional single family residential front-loaded products in this community to match the rest of Lakota Canon Ranch development and deeper lots were needed. Mr.

1 Gosda proposed moving the lot line shown in red on backside of block 8 forward to the
2 blue line. Mr. Gosda said it would add an additional twenty to thirty feet to give those
3 lots adequate front setbacks, driveways, and more rear yard space. Mr. Gosda said the
4 proposed lot line change would be more agreeable to Lakota Canon Ranch and the
5 market for new homes.

6 Town Planner Smith presented his memo. **(Exhibit B)**

7
8 **To:** Planning Commission
9 **From:** Paul Smith
10 **Re:** P&Z – Decide on an application for a multiple lot line adjustment for White Horse Village
11 Phase 2
12 **Date:** 10/8/2025
13 **Purpose:**

14 *On August 28, 2025, Sunrise Company (SC Roundup, LLC) applied for a multiple lot line*
15 *adjustment for Phase 2 of the White Horse Village PUD (WHV) located in Lakota Canyon Ranch. The*
16 *Applicant wishes to reconfigure the existing lot lines within the remaining A-Blocks of Phase 2 and*
17 *transition towards a more traditional residential product that better contributes to the success of*
18 *Lakota.*

19 *WHV was originally part of Lakota Canyon Ranch PUD Filing 1 approved in 2003. In 2004, an*
20 *application was approved for WHV, Phase 1 which included the cluster homes (5-6 pack units)*
21 *observed today along White Horse Dr., Lakota Dr. and Roundup Drives (Figure 1).*

22 *WHV, Phase 2 was later approved in 2007 for 13 total blocks and 69 clustered style units (Figure*
23 *2). This configuration was further amended in 2011 with at least two important provisions:*

- 24 *1) The density within the remaining B-Blocks along the golf course (Figure 4) were reduced to*
25 *19 conventional rectangular lots (Figure 3);*
26 *2) The remaining A-Blocks were allowed up to 40 total units provided that the lot configuration*
27 *was consistent with the proposed B-Block configuration.*

28 *Provision #2 above allows a way to reconfigure the A-Blocks in a manner consistent with the B-*
29 *Blocks without having to endure an additional PUD amendment.*

30 *To optimize the building envelopes on the A-Block lots and improve the compatibility with the*
31 *2011 PUD amendment, SC Roundup is proposing the adjustment of five (5) lot lines and four (4) lots*
32 *as shown on pages 18 and 19 of the packet. The realignment allows for longer lots fronting*
33 *Roundup Dr. and improved spacing between the lots fronting White Horse Dr. in a manner*
34 *consistent with the lot configuration approved in 2011. The lot line adjustment will now anticipate*
35 *20 units where 28 were once proposed.*

36 Commissioner Riddile asked if an adjustment was needed with blocks A1 and
37 A7, Planner Smith said no because those blocks are not part of the lot line
38 adjustment.

1 Pursuant to section 16.40.080, the multiple lot line adjustment is permitted if it “does not create
2 additional lots or interests in property but is merely a mechanism that adjusts, relocates, or vacates
3 multiple lot lines or combines more than one lot for building purposes. The amended plat process is
4 limited to amendments that affect less than twenty (20) lots within a subdivision.” Staff concludes
5 that the multiple lot line adjustment reconfigures the A-Blocks in a manner consistent with the lots
6 approved in the 2011 Phase 2 amendment in compliance with section 16.40.080 above.

7 Thank you,
8 Paul



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27 **Figure 1 - White Horse Village, Phase 1**

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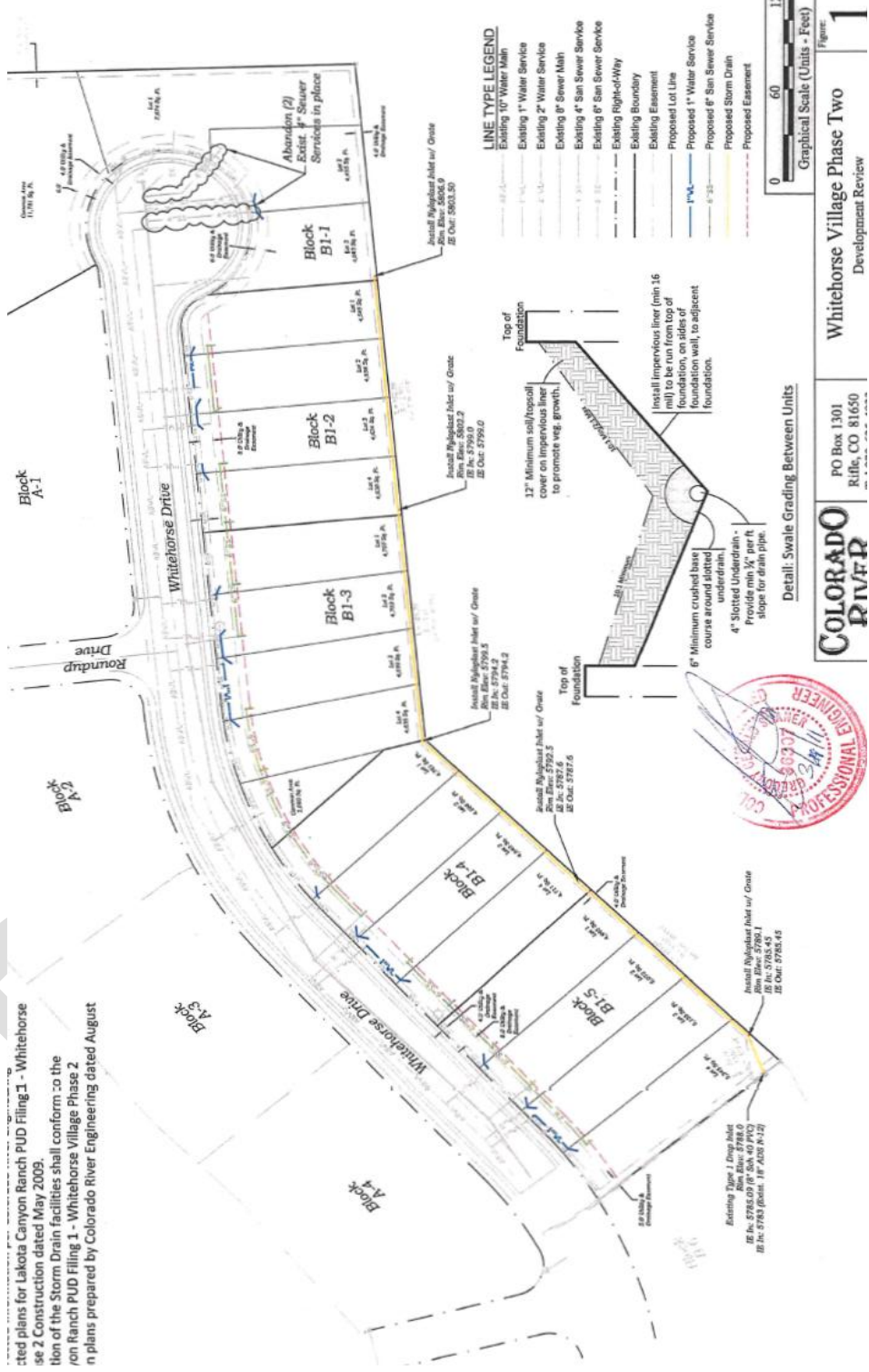


Figure 3 – 2011 Amended PUD

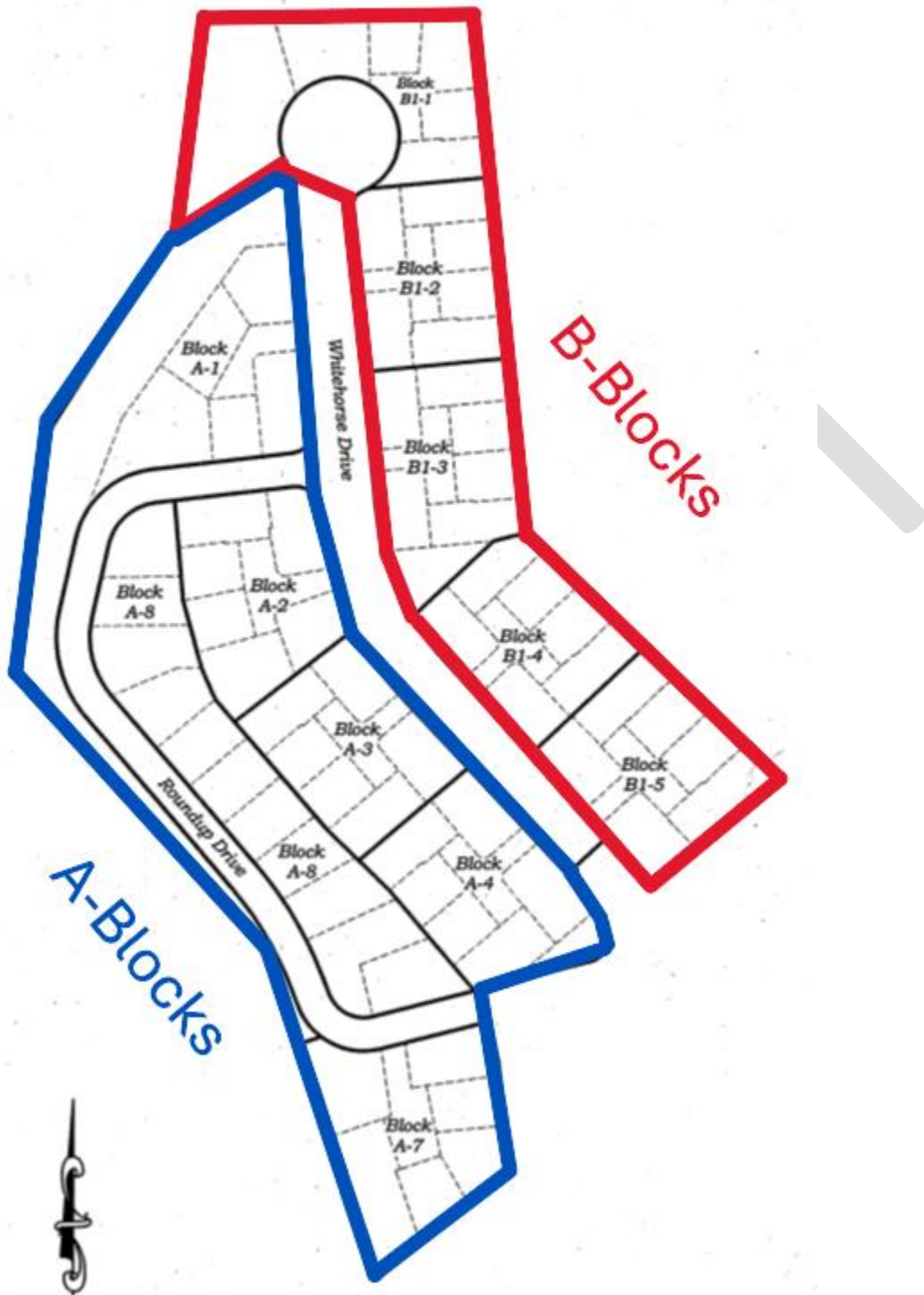


Figure 4 - Phase 2, Remaining A-Blocks and B-Blocks

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1 Planner Smith said the applicant asked to move blocks and not individual lots because
2 in 2011 the original applicant, Mr. Elmore, left the other block open. Planner Smith
3 explained that if the adjustment is approved with P & Z, it would not need council's
4 approval. Planner Smith said staff had reviewed this with Town Attorney Haley Carmer
5 and the proposed adjustment conforms better with the existing orientation of the 2011
6 approval.

7
8 During commission discussion, Commissioner Riddile said the proposed adjustment
9 was straight forward. Commissioner Cotey said it made sense and Commissioner Parks
10 approved of less density. Commissioner Parks asked the applicant when the
11 development would move forward. Mr. Gosda said he didn't know how long the process
12 would take with the town and P&Z. Mr. Gosda said they were finalizing the architecture
13 and engineering in the draft state and preparing to go to the Lakota Canyon Ranch
14 Design Review Committee for approval as a next step.

15
16 **MOTION: Chair Apostolik Made a Motion to approve Resolution PZ-2025-4 A**
17 **RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION**
18 **APPROVING A MULTIPLE LOT LINE ADJUSTMENT FOR CERTAIN BLOCKS OF**
19 **WHITEHORSE VILLAGE AT LAKOTA CANYON, PHASE 2, AND AN AMENDED**
20 **PLAT FOR THE SAME. Commissioner G. Riddile seconded the motion, and it**
21 **passed on a roll call vote. Commissioner G. Riddile: yes; Commissioner**
22 **Westerlind: yes; Commissioner Sass: yes; Commissioner Parks: yes;**
23 **Commissioner Cotey: yes; Alternate Commissioner Rittner: yes; Chair**
24 **Apostolik: yes; the motion passes 7 to 0.**

25 26 **Commission Comments and Reports**

27 Planner Smith said Planning and Zoning will not meet on October 22, 2025.

28
29 Commissioner Parks reported the Historic Preservation Commission (HPC) had a
30 celebration at Down Valley Brewing for the historical designation and placement of the
31 plaque. Commissioner Parks said HPC was holding a public hearing on October 20,
32 2025, to historically designate the cemetery. Commissioner Rittner said Down Valley
33 Brewing's celebration was well attended.

34
35 Commissioner Cotey said the light poles in Castle Valley Ranch are fraying fiberglass
36 and was concerned about their safety. Town Administrator Reynolds asked where the
37 poles were located and commissioner Cotey said all of Castle Valley Ranch, specifically
38 Alder Park. Planner Smith asked if those poles were the same as others installed and
39 Commissioner Cotey said they were a different model. Administrator Reynolds said the
40 town will investigate the condition of the poles.

41
42 Commissioner Sass said the crossing lights above Wild Horse do not work consistently.
43 Administrator Reynolds said they have replaced switches, batteries, solar panels, and
44 transmitters to troubleshoot the lights. Planner Smith asked if it would be worse to
45 have a crossing light there that did not work. Commissioner Sass clarified that when
46 driving she looks for lights instead of looking at the sides of the crosswalk for
47 pedestrians. Commissioner Sass said it did not make sense to have a light there if it
48 did not work and suggested a manual switch. Administrator Reynolds said the crossing

1 lights have had most all the parts replaced. Commissioner Rittner said the downtown
2 lights were working well after repairs.

3
4 Commissioner Sass asked why the sidewalks at Alder Court and Lariat Loop were not
5 handicapped accessible. Commissioner Riddile asked if they were accessible before
6 they were replaced and Commissioner Sass said they were. Commissioner Riddile
7 agreed the new curbs were not ADA compliant. There was discussion about when they
8 were built and whether they were part of a town replacement or original construction.

9
10 **Staff Reports**

11 Planner Smith said development was still moving forward and it is slow with every
12 current development. Planner Smith said he met with the Walter Center team and they
13 were working on revisions and would try to get through an amendment this fall.
14 Commissioner Cotey asked if there was a way to collaborate with them to do a more
15 expedited process for the commercial area because there were fewer questions from
16 the planning commission. Commissioner Cotey asked if they should have a separate
17 application for the residential because the residential may take longer with the
18 planning commission. Commissioner Cotey said she did not want to hold up the
19 Walter's Center commercial plans wanted to see them moving forward with funding.
20 Chair Apostolik said they were using the residential to help fund the commercial part of
21 the development. Planner Smith said they would have to make two PUD amendments.
22 Planner Smith said the applicant would not be open to two PUD's because the
23 applicant is in the final steps in this amendment. Commissioner Riddile asked if they
24 could see the original PUD when the Walter's Center application comes in. Planner
25 Smith said he will include it in the packet.

26
27 Planner Smith said he was working with R2, and they were hoping to break ground
28 next year. Planner Smith said R2 Partners would work on an amendment this fall that
29 would go to P & Z. Planner Smith said TC Midwest just submitted a preliminary plan
30 and there are a couple of pieces still missing as they are working toward a completion
31 check. Planner Smith said Coal Seam is still an open application, and they are making
32 significant adjustments as they move forward. Planner Smith said Coal Seam will come
33 to P & Z in December.

1 **Review Minutes from Previous Meetings**
2 **MOTION: Commissioner Riddile made a Motion to approve September 24,**
3 **2025, meeting minutes. Commissioner Cotey seconded the motion, with a**
4 **correction, and it passed unanimously.**

5
6 Chair Apostolik adjourned the meeting at 7:20.

7
8 Respectfully Submitted,
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12 _____
13 Chuck Apistolik, Commission Vice Chair

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16 _____
17 Michelle Huster, Professional Assistant to
18 the Town Clerk

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25 Exhibits

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27 Exhibit A – New Castle Center Sketch Plan

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