

1. CALL TO ORDER

Chairperson Rick Sullivan called the special meeting of the Castle Rock Planning Commission to order at 6:00 PM. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan provided comment.

a. Roll Call

Members present: Chairperson Rick Sullivan, Vice-Chair Matt Rasmussen, Commissioners Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier

Staff present: Contracted Planner Rachel Granrath, Mayor Paul Helenberg, and Secretary Karlene Akesson

2. CITIZEN COMMENTS

Chairperson Rick Sullivan asked if there were any citizen comments not related to the public hearings. There were none.

3. REPORTS

4. PUBLIC HEARING - GAME Properties, LLC: Comprehensive Plan Map Amendment, Rezone, and SEPA

Chairperson Rick Sullivan closed the Planning Commission Special Meeting at 6:05 PM.

Chairperson Rick Sullivan opened the Public Hearing for GAME Properties LLC Comprehensive Plan Map Amendment, Rezone, and SEPA at 6:05 PM.

a. Call to Order

b. State the Public Hearing Agenda Topic

Chairperson Rick Sullivan stated the public hearing topic.

c. Staff Presentation

Planner Rachel Granrath presented.

A citizen began to speak, Chairperson Rick Sullivan reminded them there would be a time for them to comment. There were no questions from the Planning Commissioners or City staff. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment.

d. Applicant Presentation

Applicant Addie Ashby presented.

e. Public Testimony

Chairperson Rick Sullivan opened the floor to public comment.

Leslie Malakowsky, 322 B Street SW, provided comment. Chairperson Rick Sullivan provided comment, clarifying that only the area indicated would be changed if approved. Planner Rachel Granrath confirmed. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan asked Planner Rachel Granrath for additional clarification. Planner Rachel Granrath clarified that the only two parcels that are being changed are the properties that are owned by GAME Properties.

f. Close Public Testimony

Chairperson Rick Sullivan asked if anyone else wanted to say anything. There were no further comments.

g. Planning Commission Questions & Discussion

Chairperson Rick Sullivan asked if the Commissioner had any questions. Commissioner Richard Skreen provided comment and stated that in his opinion, the site was not conducive to high-density residential and agreed with the staff recommendation. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment. Chairperson Rick Sullivan asked if Commissioner Richard Skreen would need to recuse himself. Commissioner Richard Skreen stated that he is not currently under contract for any of their future work and did not recuse himself. There was no further comment.

h. Close Public Hearing

Chairperson Rick Sullivan closed the GAME Properties Public Hearing at 6:19 pm.

i. Open the Regular Meeting

Chairperson Rick Sullivan reopened the Planning Commission Special Meeting at 6:19 PM.

j. Decision or Recommendation

Commissioner David VanCamp motioned, seconded by Commissioner Ryane Olin, to approve the GAME Properties, LLC Comprehensive Plan Map Amendment and Rezone as presented and forward to Council for their review. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'. Chairperson Rick Sullivan provided comment. Secretary Karlene Akesson provided comment.

5. PUBLIC HEARING - Julie and Brett Bates and JL White Enterprises, LLC: Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA

Chairperson Rick Sullivan closed the Planning Commission Special Meeting at 6:20 PM

Chairperson Rick Sullivan opened the Public Hearing for the Julie and Brett Bates and JL White Enterprises, LLC Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA at 6:20 PM.

a. Call to Order

b. State the Public Hearing Agenda Topic

Chairperson Rick Sullivan stated the public hearing topic.

c. Staff Presentation

Planner Rachel Granrath presented.

Chairperson Rick Sullivan asked if the Commissioners had any questions. There were no questions from the Planning Commissioners or City staff. Chairperson Rick Sullivan provided comment.

d. Applicant Presentation

Matt Rich, a representative for the property, provided comment.

e. Public Testimony

Chairperson Rick Sullivan opened the floor to public comment.

f. Close Public Testimony

There were no comments.

g. Planning Commission Questions & Discussion

Chairperson Rick Sullivan asked if the Commissioners had any questions or comments. There were no questions or comments.

h. Close the Public Hearing

Chairperson Rick Sullivan closed the Julie & Brett Bates and JL White Enterprises, LLC Comprehensive Plan Map Amendment, Boundary Line Adjustment, Rezone, and SEPA Public Hearing at 6:26.

i. Open the Regular Meeting

Chairperson Rick Sullivan reopened the Planning Commission Special Meeting at 6:26 PM.

j. Decision or Recommendation

Chairperson Rick Sullivan provided comment. Commissioner Ryane Olin motioned, seconded by Commissioner Matt Rasmussen, to approve the recommendation to change the zoning map as proposed to align with the staff recommendation. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

6. CONSENT AGENDA

Commissioner Matt Rasmussen motioned, seconded by Commissioner Robert Frazier, to approve the May 20, 2025 Planning Commission Regular Meeting minutes as presented. Motion carried by roll call vote. Commissioners Rick Sullivan, Matt Rasmussen, Richard Skreen, Ryane Olin, David VanCamp, and Robert Frazier voted 'Aye'.

- a. Approval of Minutes - May 20, 2025 Planning Commission Regular Meeting Minutes

7. OLD BUSINESS

Planner Rachel Granrath provided comment.

8. NEW BUSINESS

9. ADJOURNMENT

Vice-Chair Matt Rasmussen motioned, seconded by Commissioner Ryane Olin, to adjourn the special meeting. All were in favor.

At 6:29 PM, Chairperson Rick Sullivan adjourned the regular meeting.