

1. CALL TO ORDER

Chairperson Matt Rasmussen called the regular meeting to order at 6:01 PM.

a. Roll Call

Members present: Commissioners Matt Rasmussen, Ryane Olin, Boyd Owen, David VanCamp, Richard Skreen, Robert Frazier, and Frank Lovejoy.

Staff/Consultants present: Contracted Planner Rachel Granrath, Gabby Bender, Biologist with Ecological Land Services, and Secretary Karlene Akesson. Francis Naglich, Biologist and founder of Ecological Land Services, arrived at 6:06 pm.

2. CITIZEN COMMENTS

3. REPORTS

Secretary Karlene Akesson - Nothing to Report

Planner Rachel Granrath - Nothing to Report

4. CONSENT AGENDA

a. Approval of Minutes — January 20, 2026 Planning Commission Regular Meeting

Commissioner Ryane Olin motioned, seconded by Commissioner Richard Skreen to approve the January 20, 2026 Planning Commission Regular Meeting minutes as presented. Motion carried by roll call vote. Commissioners Matt Rasmussen, Ryane Olin, Boyd Owen, David VanCamp, Richard Skreen, Robert Frazier, and Frank Lovejoy voted 'Aye'.

5. OLD BUSINESS

Planner Rachel Granrath asked to talk about the STEP Zoning Code Ordinance first, to best utilize the representatives from Ecological Land Services' time. All of the Commissioners agreed to the requested change in order.

a. Critical Areas Ordinance (CAO)

Planner Rachel Granrath gave an overview of the CAO. Gabby Bender, Biologist, and Francis Naglich, Senior Wetlands Biologist and founder of Ecological Land Services (ELS) presented. Biologist Gabby Bender walked the Commissioners through the information provided in the Ecological Land Services Summary of Figures with examples (pages 63–68 of the agenda packet). Biologist Gabby Bender recommended the City of Castle Rock formally adopt Functional Isolation into the code. Senior Wetlands Biologist Francis Naglich explained the intent behind using Site Potential Tree Height (SPTH) and the intent behind the proposed two-acre lot-size exemption. Commissioner Frank Lovejoy asked if there would be a requirement to plant trees when using the minimum/maximum tree heights, Senior Wetlands Biologist Francis Naglich stated tree planting may be required when reducing a buffer. Biologist Gabby Bender and Senior Wetlands Biologist Francis Naglich provided additional comment. Commissioner Ryane Olin asked what the follow-up would be, maintained for 5 years? Senior Wetlands Biologist Francis Naglich stated that typically there is a 3–5 year maintenance requirement. Planner Rachel Granrath provided comment. Biologist Gabby Bender stated in the current draft they are working on (for Castle Rock) 5 years is recommended, but some jurisdictions have gone as low as 3 years depending on the type of mitigation and maintenance that

is recommended. Senior Wetlands Biologist Francis Naglich provided comment. Biologist Gabby Bender asked if anyone had questions regarding Site Potential Tree Height Buffers. There were no questions at that time. Senior Wetlands Biologist Francis Naglich provided comments. Commissioners Frank Lovejoy and David VanCamp and Senior Wetlands Biologist Francis Naglich provided comments. Biologist Gabby Bender asked if there were any specific regions within Castle Rock City Limits that they wanted to look at in detail. Planner Rachel Granrath, Senior Wetlands Biologist Francis Naglich, and Biologist Gabby Bender provided comment. Commissioner Frank Lovejoy asked about stream types. Senior Wetlands Biologist Francis Naglich provided comments. Commissioners Matt Rasmussen, Frank Lovejoy, and Ryane Olin provided comments. Senior Wetlands Biologist Francis Naglich provided comments. Planner Rachel Granrath conveyed that they are trying to find the best approach for Castle Rock, which would give flexibility but also meet the intent of the best available science. Biologist Gabby Bender and Senior Wetlands Biologist Francis Naglich explained when qualified professionals are recommended and when property owners might be able to step in. Commissioner Frank Lovejoy provided comment. Senior Wetlands Biologist Francis Naglich and Biologist Gabby Bender provided comments. Commissioners Richard Skreen and Matt Rasmussen provided comment. Senior Wetlands Biologist Francis Naglich and Biologist Gabby Bender departed from the meeting.

b. STEP Zoning Code Amendments (Emergency Shelter, Transitional Housing, Emergency Housing, Permanent Supportive Housing)

Planner Rachel Granrath presented. Commissioners Matt Rasmussen and Ryane Olin provided comment. Planner Rachel Granrath outlined the process for adopting the STEP Zoning Code Amendments.

6. NEW BUSINESS

a. Organic Materials Siting (PUG Compliance)

Planner Rachel Granrath presented. Commissioner Matt Rasmussen and Planner Rachel Granrath provided comments. Commissioners Frank Lovejoy, Ryane Olin, and Richard Skreen provided comment. Planner Rachel Granrath provided comment. Commissioner Frank Lovejoy, Planner Rachel Granrath, secretary Karlene Akesson, Commissioners Richard Skreen and Matt Rasmussen provided comment. Planner Rachel Granrath and secretary Karlene Akesson provided comment.

7. ADJOURNMENT

Commissioner Matt Rasmussen asked if there was any other new business. Commissioner Richard Skreen had a question regarding the Critical Areas Ordinance (CAO) — page 21 (of the agenda packet) top paragraph, item E. — who would the director or designee be in terms of personnel? Planner Rachel Granrath and secretary Karlene Akesson provided comment. Planner Rachel Granrath stated she could clarify this in the draft code and that it is typically assigned to the most qualified position depending on the scope of work that is being proposed. Commissioners Richard Skreen and Matt Rasmussen provided comment.

Commissioner Boyd Owen motioned, seconded by Commissioner David VanCamp, to adjourn the regular meeting. All were in favor. Chairperson Matt Rasmussen adjourned the regular meeting at 6:57 PM.

Karlene Akesson, Secretary