



Development Services

Building * Planning * Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"For last year's words belong to last year's language, and next year's words await another voice."

~~T.S. Eliot

The New Year brings prospect for enjoying the company of loved ones and teammates at work. Serving Castle Rock is fundamental to us and provides an opportunity to learn something new every day. We are thankful for that opportunity.




**Bill Detweiler, Director
Development Services**

Looking back on 2017 brings a smile to my face as I reflect on the outstanding work provided by the Development Services staff during a time of significant transition. Many of our team members moved into temporary spaces in the basement of Town Hall, into cramped spaces at the front counter and worked next to temporary partitions with ongoing construction activity a few feet away. It was a challenge. Throughout the year-long building addition construction project, the team maintained and continued to improve customer service programs and provided leadership in a growth community. I am extremely proud of how our team experienced this transition in a positive manner while working in adverse conditions. Words are not enough to express my appreciation to a very, very special team.

For the latest in development activity,
please visit:

www.CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

 The Development Services team completed several high profile projects while consistently providing outstanding customer service programs. Accomplishments in 2017 included:

- *Town Council adoption of the 2030 Vision and Comprehensive Master Plan.*
- *Constructed and opened the Town Hall building addition using only DS Enterprise funds.*
- *Managed the Development Services Enterprise Fund staff resources, revenue and expenditures to ensure Council-approved core service levels were consistently met.*
- *Issued 1,235 permits and 819 certificates of occupancy for residential activity.*
- *Issued permits equaling a valuation of approximately \$62 million for new commercial, approximately \$8 million for commercial remodels, approximately \$12 million for miscellaneous construction for a combined total development valuation of approximately \$83 million.*
- *Continued coordination with the Promenade Development Team to implement the Town Council-approved Site Development Plan and Public Finance Agreement.*
- *Implemented the updated and Council-approved Impact and Development Fees.*
- *Conducted new Board Member training for the five Boards and Commissions we serve.*
- *Conducted the first annual Neighborhood Clean-Up Day in the Craig and Gould neighborhood.*
- *URA Board and Town Council approval of the Millers Landing Public Finance Agreement.*

 Goals for 2018 include:

- *Development of Area Plans for the I-25 Corridor and Craig and Gould Plan Area following adoption of the 2030 Vision and Master Plan.*
- *Comprehensive update of the Zoning Code and 2018 International Building Code.*
- *Continued enhancement of electronic programs including CRW and eTRAKiT, electronic plan review, field inspection equipment and electronic tracking of all Development Agreements.*
- *Streamlined front counter building permit issuance for simple permits such as, but not limited to, decks, appliance replacements and basement finishes.*

Implementing the Community Vision through Development Activities

DEVELOPMENT TALES

- *Continued coordination with the Castle Rock Economic Development Council and Downtown Alliance to ensure Council-adopted policies and programs are achieved.*
- *Analysis and implementation of updated Development Fees.*
- *Adopt Code amendments as directed by Council including ADU's, Group Homes and the Downtown Parking Study.*
- *Manage the Development Services Enterprise Fund staff resources, revenue and expenditures to ensure Council-approved core service levels are consistently met.*



e look forward to serving our community in 2018 and to a continuing series of success stories within the Department.



hope everyone has a safe and enjoyable New Year Holiday weekend. See you next year!!!



WHAT'S NEW - PEOPLE

Colorado Association of Code Enforcement Officials



Scott Seubert
Zoning Inspector

Zoning Inspector, Scott Seubert, represented the Town at the Colorado Association of Code Enforcement Officials (CAEO) Quarterly Training and Annual Business meeting on December 1st in Boulder. The seminar focused on the games people play when contacted by Code Enforcement—False Alternatives, Brinkmanship, Chicken, Prisoners Dilemma, Pursuit and Evasion, etc. Seminar participants learned the common strategies used by residents (consciously or unconsciously); the four game elements that must be established for strategic advantage; why flexibility is not always a good strategy; the importance of the “first move advantage”

and how to maintain it; how to identify what game you are in and some strategies to change the game—when the game is not to your advantage.

Scott won several prizes for his active participation in the Seminar.

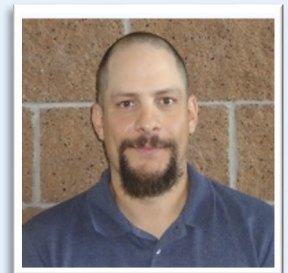
Great job, Scott!

New ICC Certification



Brett Wilkie, Building Inspector, passed the ICC Residential Building Inspector exam on December 19th.

Well done, Brett!



Brett Wilkie
Building
Inspector

2017 DS Golden Hammer Award

On December 19th, as a part of the DS Holiday Party, Bill Detweiler, DS Director, and Judy Hostetler, Real Property Specialist, and recipient of the 2016 Golden Hammer Award, passed on the award to Donna Ferguson, Planner II. This award is presented annually to the DS employee who has best represented the Department's mission, vision and values during the year.

Hats off to Donna!



Donna Ferguson
Planner II



Implementing the Community Vision through Development Activities

WHAT'S NEW - PEOPLE

Please Make Welcome!

The Enterprise Team welcomed a new Construction Inspector, Jason Hauser. Jason came to the Town from State College Borough, Pennsylvania. He has 15 years of experience working with State College Borough as a Construction Maintenance Specialist. Jason brings a wealth of construction experience in working with engineers, contractors, and utilities.



Jason Hauser
Construction Inspector

Jason and his wife, Jess, have two children, Isaac and Payton. They enjoy hiking and are looking forward to Colorado's 300 days of sunshine.

University of Colorado-Denver Job Shadow



University of Colorado
Denver

DS Director, Bill Detweiler, participated in the University of Colorado—Denver Job Shadow Program. Mark Christensen, a Masters of Urban Planning program student, joined Development Services for the day on December 20th.

Bill gave Mark an overview of the Town and the DS Department. Mark was also briefed on the Town's current development activities and then met with each of the DS division teams. Bill, Mark and the DS Management Team wrapped up the morning with lunch in Downtown Castle Rock.

Lenore Bennett Bids Farewell



Lenore Bennett
Combination
Building Inspector

Combination Building Inspector, Lenore Bennett, tendered her resignation effective December 29th. Lenore accepted a position with the Pikes Peak Regional Building Division as a Plans Examiner. Lenore joined the DS Zoning Division in 2014 as a Zoning Inspector. Through hard work and dedication she was promoted in 2016 to Combination Building Inspector where she excelled in internal and external customer service. During her tenure with the Town, Lenore earned 27 ICC certifications, as well as the Castle Rock Supervisor Certificate. DS Director, Bill Detweiler, commented, "Lenore provided great service and was a tremendous benefit to our team and our development community. You will be missed. Congratulations Lenore!!!"

Lenore will be missed by the department, by our customers and our community partners.

Best wishes, Lenore!



KUDOS

Years of Service Awards

At the DS Holiday Party held on December 19th, Bill Detweiler, DS Director, recognized the following employees completing their first year of service:

- Cynthia Brooks, Permit Specialist
- James Martino, Assistant Chief Building Official
- Jon White, Building Inspector Supervisor
- Raul Gierbolini, Combination Building Inspector
- Kathy Marx, Senior Planner
- JR Trout, Plans Examiner
- TJ Kucewesky, Plan Review Engineer Technician
- Kevin Wrede, Planning Manager
- Bob Barron, Construction Inspector
- Scott Seubert, Zoning Inspector
- Ken Murphy, Construction Inspector
- Rob Dana, Combination Building Inspector
- Brad Boland, Planner I
- Jennifer Bigham, Development Services Technician
- Tammy King, Zoning Manager
- Johnathan Weber, Senior Construction Inspector
- Tina Close, Water Plan Review Engineer

The following employees were also recognized for five years of service:

- Josiah Flamm, Combination Building Inspector
- Amy Shalz, Plans Examiner

Congratulations, everyone!



Pictured left to right: Jennifer Bigham, James Martino, Brad Boland, Tammy King (front row), TJ Kucewesky, Raul Gierbolini, Scott Seubert, Kathy Marx (back row), Jon White, Rob Dana, JR Trout, Tina Close, Ken Murphy, Cynthia Brooks, Bob Barron. Not pictured: Kevin Wrede, Jonathan Weber, Josiah Flamm, Amy Shalz

Implementing the Community Vision through Development Activities

WHAT'S NEW - PROJECTS

Meadows Filing 20, Phase 1, Block 2, Lot 2A Amendment 13 Plat



Lot 2A, Block 2, the Meadows Filing 20 is approximately 4.86 acres in size and is bordered by Meadows Boulevard to the north, Future Street to the east, Mercantile Street to the south and Bilberry Street to the west. This property is currently zoned as Town Center and future submittals will not include a request for rezoning. The purpose of this plat is to replat Lot 2A, Block 2, the Meadows Filing 20, Phase 1, Amendment 8 into two new lots in anticipation of future development. This project is under administrative review and does not require public hearings.



WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board Vacancy

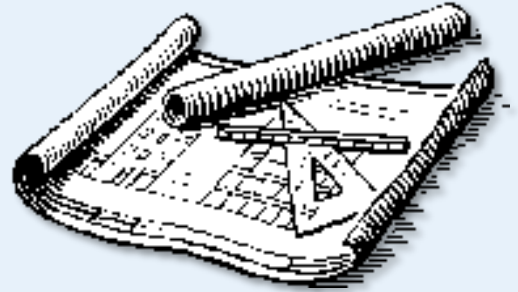
Do you know a downtown Castle Rock property owner that would be a good candidate to serve on the Design Review Board? The Town currently has a vacancy on this Board.

This volunteer appointment requires a two-year term commitment, and applicants must be a downtown Castle Rock property owner.

The Design Review Board reviews all development applications that require a Downtown site plan to achieve the goals and objectives of the Downtown Master Plan, the Downtown Overlay District and the Historic Preservation Plan. The seven-member board is comprised of two Downtown property owners, two representatives each from the Downtown Development Authority and Historic Preservation Board and one representative from the Planning Commission.

The Design Review Board meets on the 2nd and 4th Wednesdays of each month.

Interested? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.



Planning Commission Vacancy

The Planning Commission has two vacancies for two partial terms. Normally, a two-year term, these partial terms will conclude May 31, 2018.

The Planning Commission reviews development requests, zoning change requests and other related land proposals for future orderly growth and development in the Town of Castle Rock, as outlined in the Municipal Code. The Planning Commission holds public hearings, may request modifications to proposals and works to reach consensus on an advisory recommendation to Town Council. This seven-member commission meets the 2nd and 4th Thursdays each month.

Interested? Please contact Lisa Anderson, Town Clerk, at 303-660-1394 or LAnderson@CRgov.com.



Variance Approved

On December 7th the Board of Adjustment approved an applicant's request for a six (6) foot variance from the minimum required rear yard setback of twenty (20) feet to build a deck at an existing single-family residence in a Planned Development zone at 6966 Sulfur Lane. The Board approved the variance based upon the topography and existing conditions on the property.

WHAT'S NEW - GENERAL

Colorado Named Best Place for Healthy Retirement

24/7 Wall Street recently reported that Colorado is the best place in the country for a healthy retirement. Colorado beat all 49 other states in a number of key measures of health for people 65 and over. Just 53% of Colorado seniors have ever been diagnosed with high blood pressure, the lowest share in the nation and more than 8 percentage points below the national average.



Some 50.1% of Colorado's senior men are up-to-date on all recommended vaccines and screenings, the only senior male population mostly caught up on preventative care. Some 47.1% of women are also up-to-date on their screenings. While not the top share, this is still 5 percentage points ahead of the national average.

To view the article in its entirety, please visit: <https://www.msn.com/en-us/health/wellness/best-states-for-a-healthy-retirement/ss-BBEZNL?li=BBnb7Kz#image=51>

Douglas Elbert Task Force Donation



During 2017, Development Services and their customers contributed \$587.61 in cash and a \$50 grocery gift card, totaling \$637.61 to Dot, the department's mascot. This year's contributions surpassed 2016's amount by \$137.61. On December 22nd, Tara Vargish, DS Assistant Director and Dot's 2017 keeper, donated the money and gift card to the Douglas/Elbert Task Force. The Task Force's Mission

Statement reads: *"The Douglas/Elbert Task Force strives to meet the immediate needs of residents of Douglas and Elbert Counties who are in financial distress and/or at risk of becoming homeless. We work directly with our clients to help them work through troublesome times by providing essential services with dignity, kindness and respect."* Tara commented that The Task Force greatly appreciated the donation.

Thank you, everyone!



Dot
DS Mascot

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Contractors Luncheon

The next contractors luncheon is scheduled for:



- Wednesday, February 14, 2018
- 11:30 am to 1:00 pm
- Mill House at P.S. Miller Park
1375 W. Plum Creek Parkway
- No Luncheon in January

Start your year out right by attending or sponsoring a luncheon. Our Permit Specialists, Lynda Halterman and Diane Maki, would be happy to assist you. Please contact our Building Counter at buildingcounter@CRgov.com or 720-733-3527.

To view public notices, please visit:
CRgov.com/notices

For planning questions, please email:
Planning@CRgov.com

For zoning questions, please email:
Zoning@CRgov.com

To view building info, please visit:
CRgov.com/building

For code information, please visit:
CRgov.com/CodeCentral



“Be always at war with your vices, at peace
with your neighbors, and let each new year find
you a better man.”

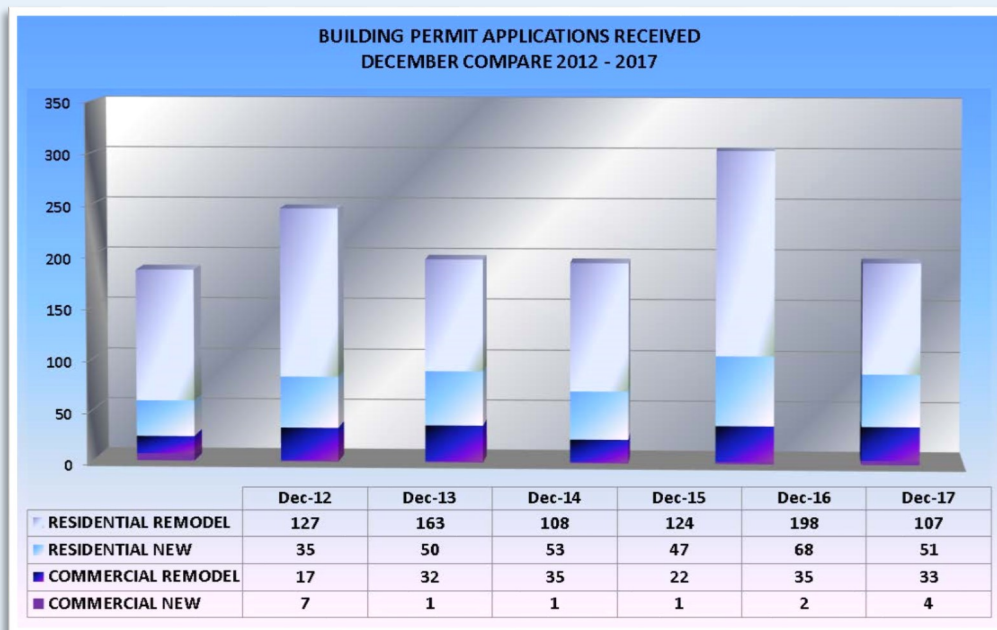
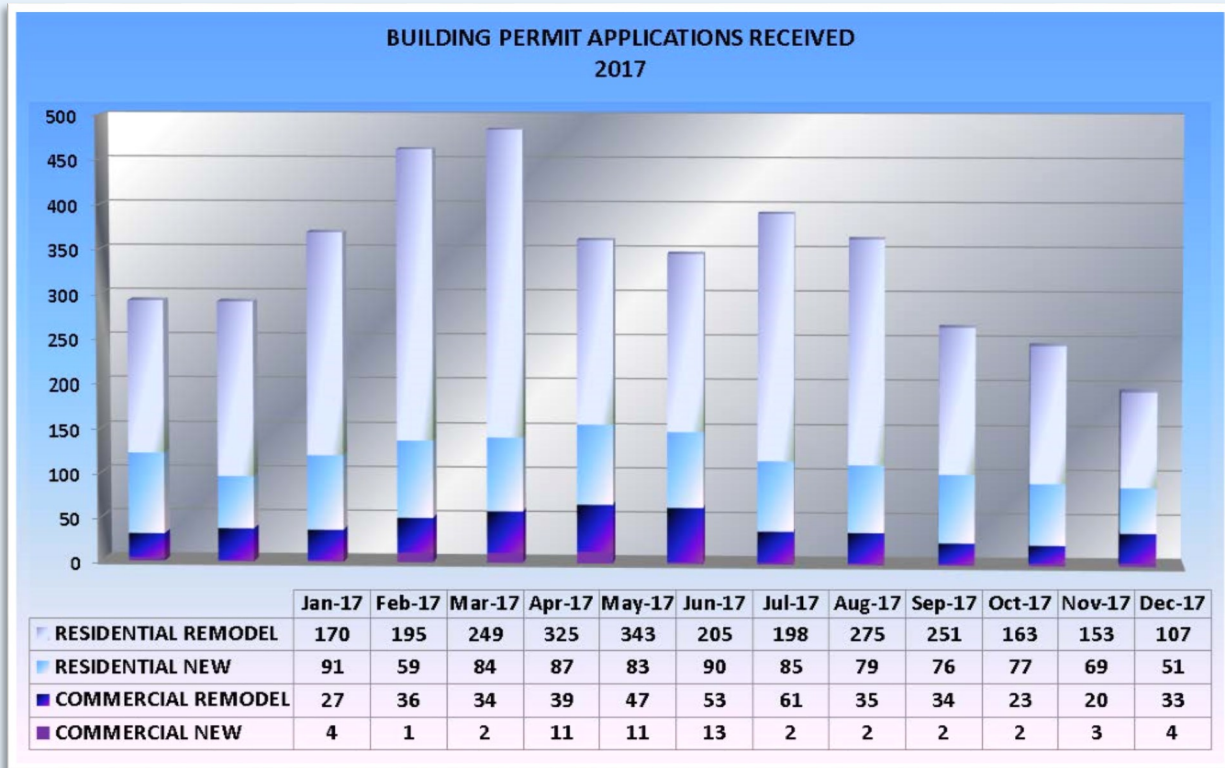
~~Benjamin Franklin

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

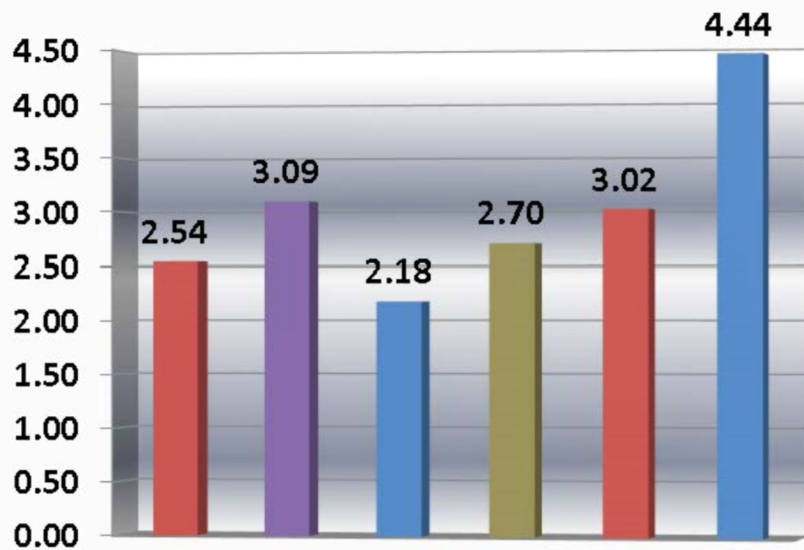
**Building
Division**

BUILDING PERMIT REVIEW DECEMBER 2017 (3 late due to tracking error)



	COMMERCIAL TENANT (W/IN 10 BUS. DAYS)	DECK & BASEMENT (W/IN 5 BUS. DAYS)	RESIDENTIAL MASTER PLAN (W/IN 20 BUS. DAYS)
■ LATE	1	2	0
■ ON TIME	5	30	1

MONTHLY FEES COLLECTED IN DEVELOPMENT SERVICES (\$MILLION) UP 47% FROM LAST YEAR

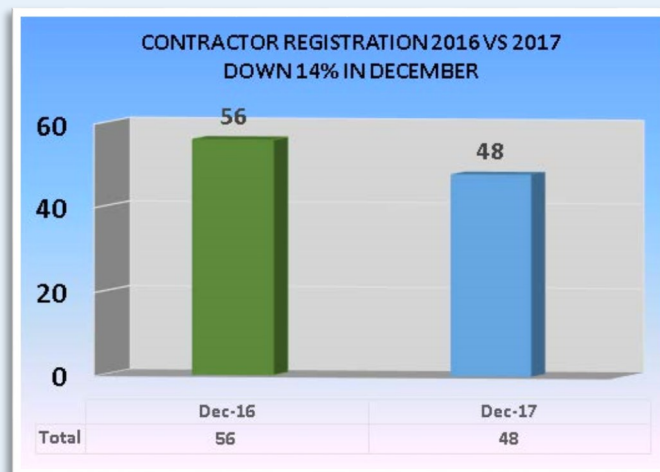
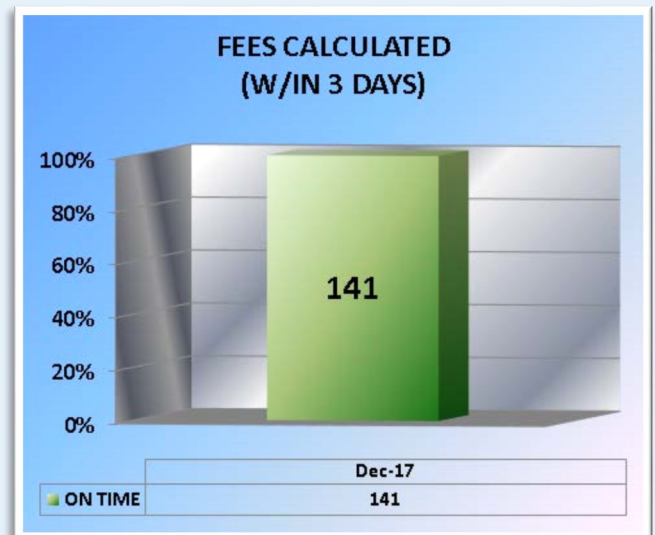
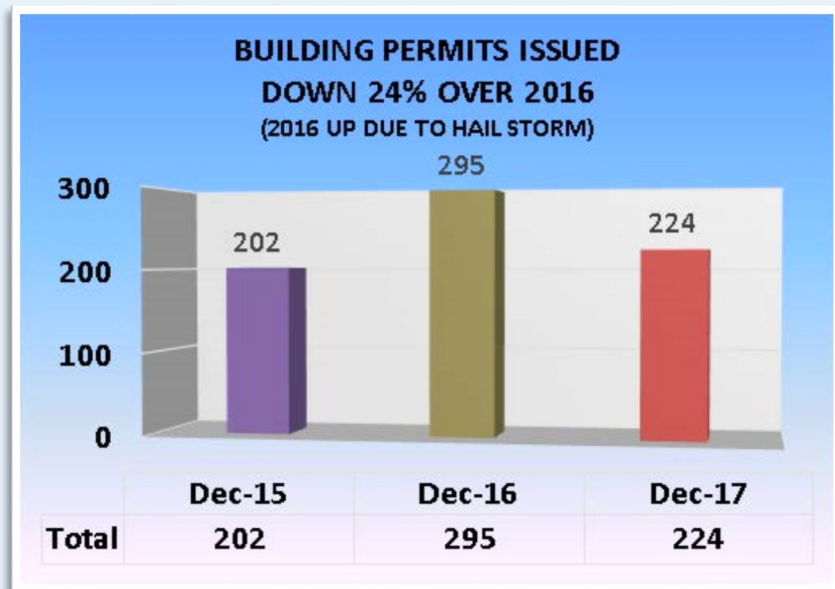


	Dec-12	Dec-13	Dec-14	Dec-15	Dec-16	Dec-17
Total	2.54	3.09	2.18	2.70	3.02	4.44

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

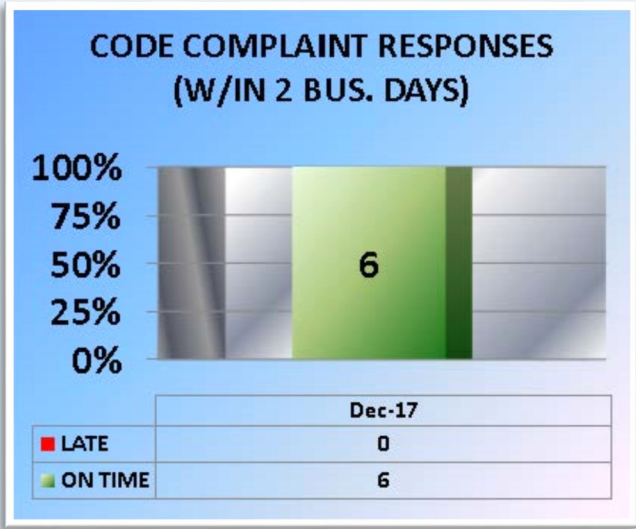
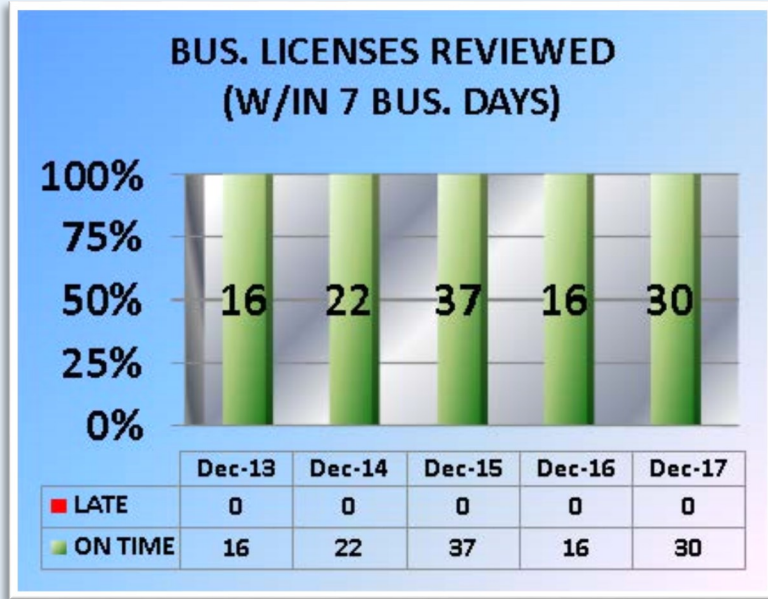
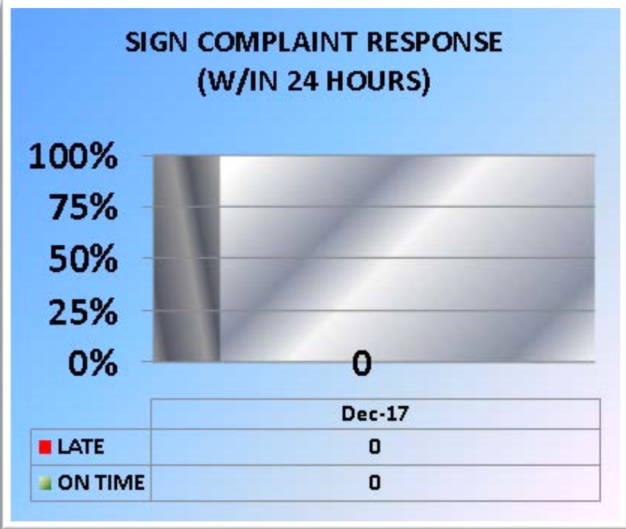
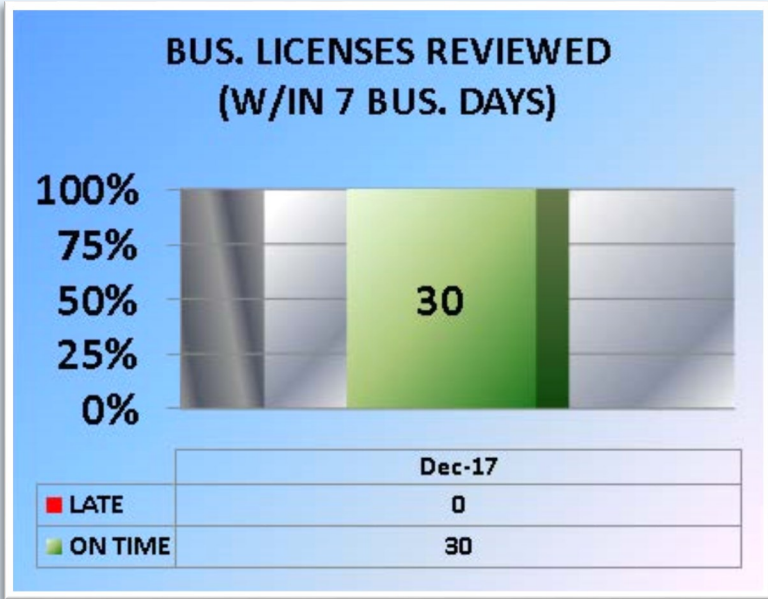
Building Division



Implementing the Community Vision through Development Activities

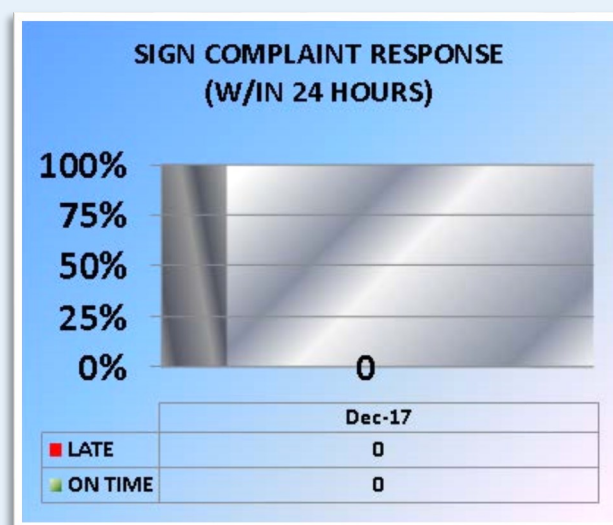
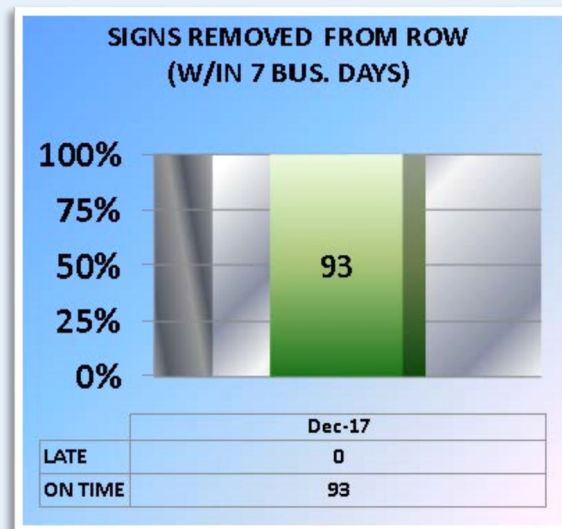
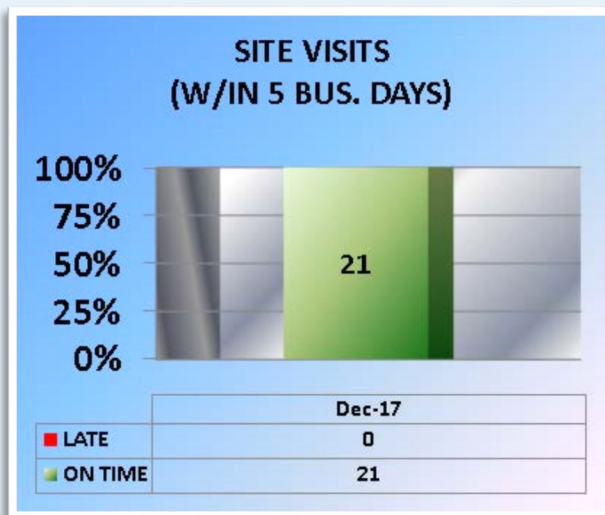
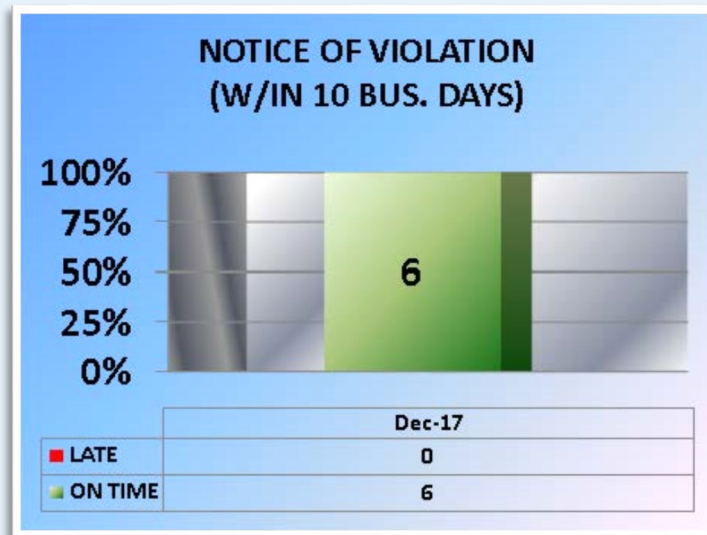
CORE SERVICE LEVELS

Code Compliance

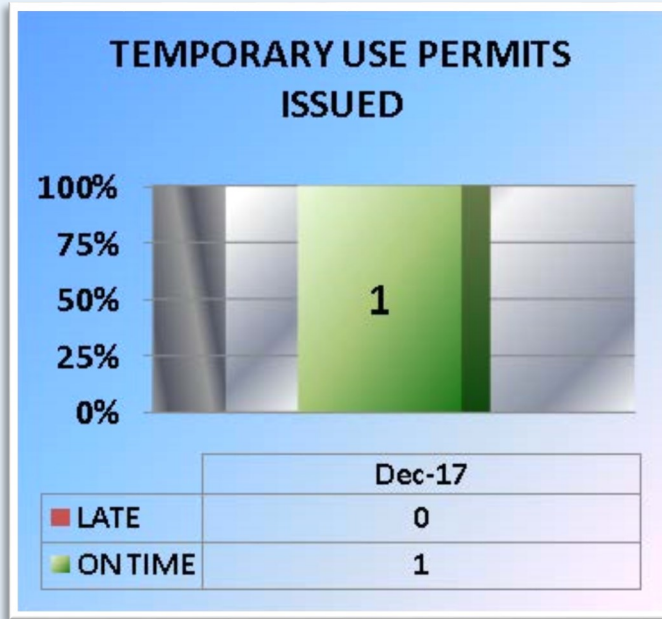


CORE SERVICE LEVELS

Code Compliance

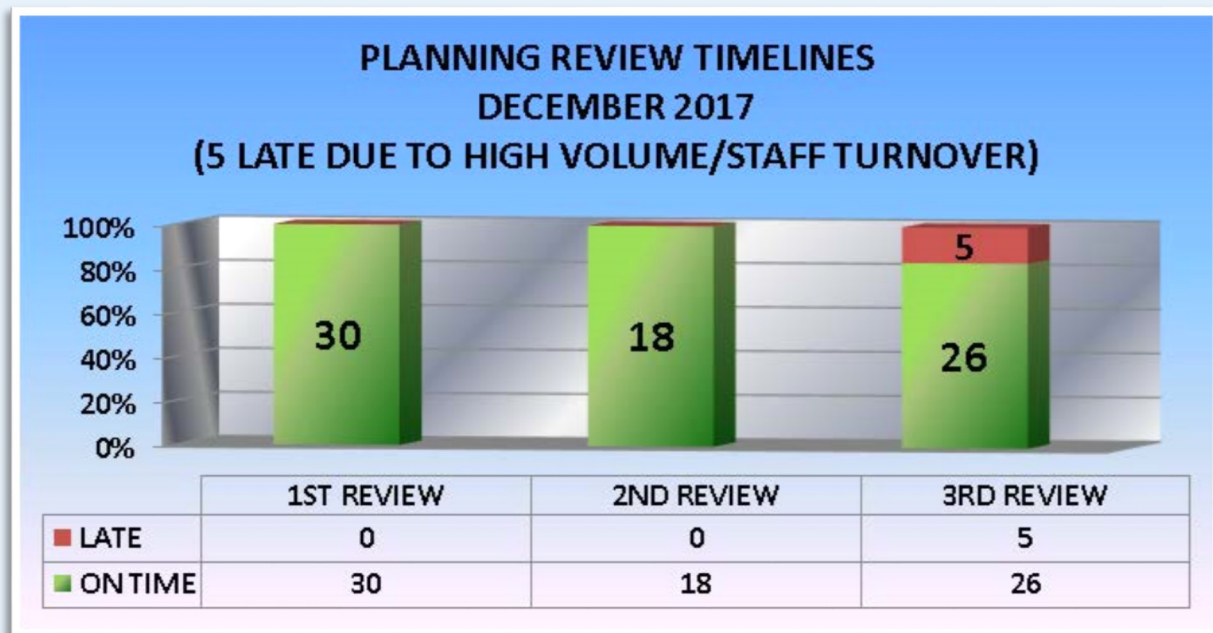


CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**

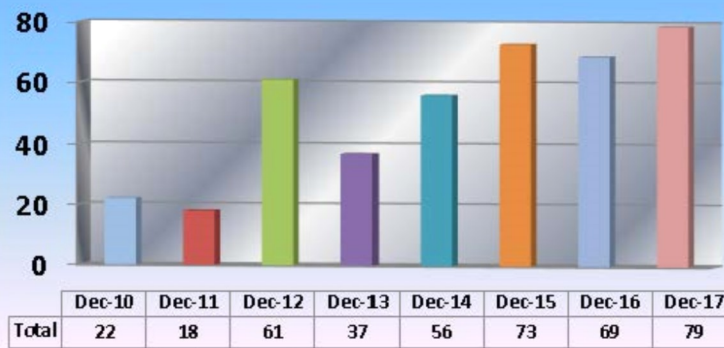


Implementing the Community Vision through Development Activities

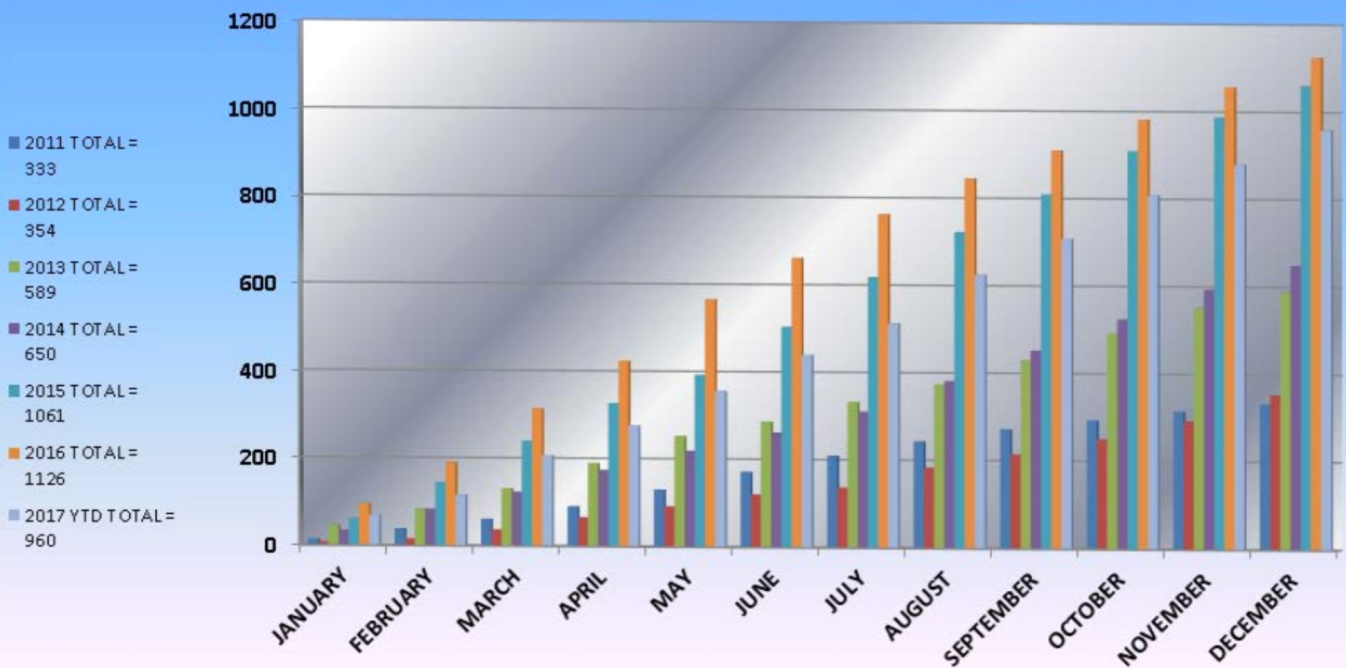
DEVELOPMENT ACTIVITY

Planning Division

**PLANNING/DEVELOPMENT REVIEWS
DECEMBER 2010- 2017
(UP 15% OVER 2016)**

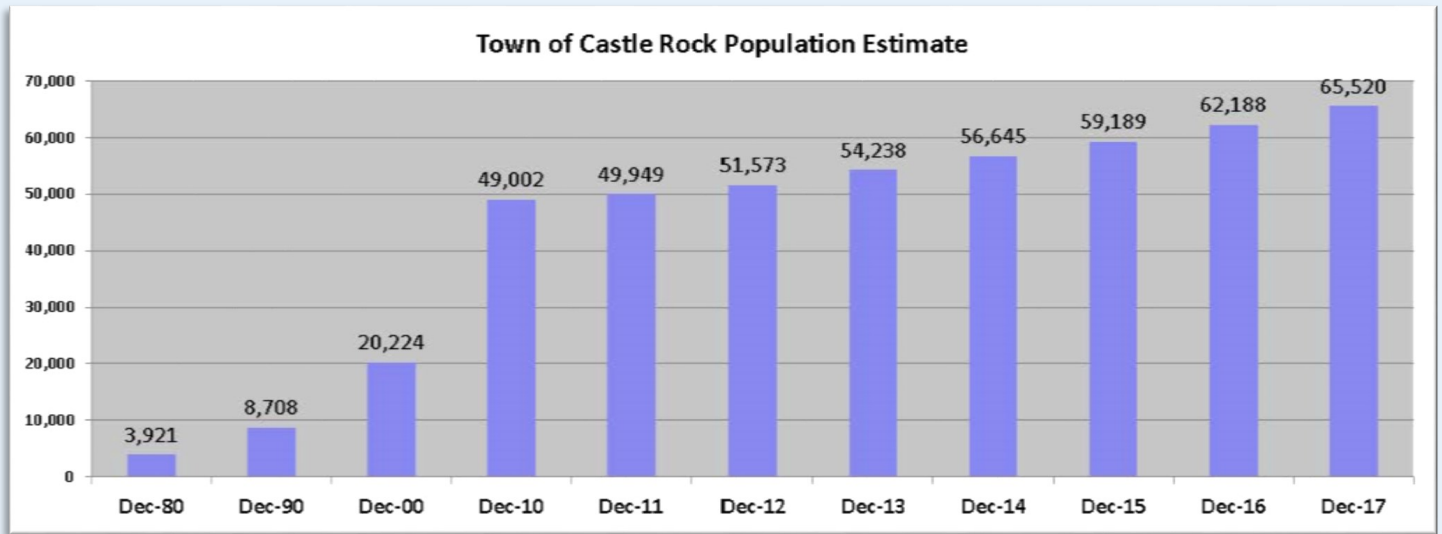


**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 15% OVER 2016**



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities