



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director



Bill Detweiler, Director
Development Services

"Quiet minds cannot be perplexed or frightened, but go on in fortune or misfortune at their own private pace, like a clock during a thunderstorm."

~~ Robert Louis Stevenson



One of the more challenging aspects of working in a high growth community is the

ability to remain calm when the world is spinning quickly around us. Discussing land use issues among a diverse group of residents, business owners, and development teams sometimes allows emotion to play a larger part than reason, albeit for a brief moment in time.

My experience with land use activity leads me to believe the best decisions are made with a quiet mind while balancing the vision of the community with logic and emotion surrounding the current application. Hurried decision making certainly occurs in the fast paced Castle Rock world. But a slight hesitation is best exercised and often leads to an improved decision, especially given land use cases should not be equated to the life and death immediacy that our first responders deal with on a daily basis. Quick thinking

For the latest in development activity,
please visit:

www.CRGov.com/DevelopmentActivity

DEVELOPMENT TALES

and taking action is important in emergency situations. Time and a quiet mind, however, are better suited to community development activities and I believe the Development Services team provides a great example of dealing with the whirl of emotion experienced through land use applications and applying the fundamental Vision, Mission and Values of the Town to our recommendations and our decisions. High five to all involved for creating a great community while balancing the needs of all who work, live and play in Castle Rock.

 *The spring weather allowed a number of development projects to gain traction and construction activity is nearing the pace experienced in 2018. We recently provided Council with an aerial photo of grading in the Crystal Valley Ranch and Lanterns area, which appears to represent a complete redo of existing grades and groundcover. Infrastructure and roads are the first step in developing residential neighborhoods and that type of activity is in full bloom in the south, east and north sections of Town.*

 *Staff is completing a much needed update to the Zoning Code that cleans up several issues identified by staff over the past couple years and provides certainty to all who use the code, and staff is completing an update to the Building Code that provides all contractors with newly found efficiencies and safety issues necessary to keep all buildings safe and easily accessible for first responders. The five Boards and Commissions that we serve have been busy reviewing and acting on variance requests, historic preservation applications, land use applications and design related projects in downtown. All this activity results in the community we see today and the community we continue to build for tomorrow.*

 *I owe everyone a high five and sincere thank you for the quality work completed by the Development Services team during my absence from the office. I specifically want to recognize Assistant Director, Tara Vargish, for her work to keep things in order and provide vision and leadership to staff and the customers we serve. A cell phone and iPad allowed me to keep in touch with Town activities, but there is no substitute for “being in the chair” and experiencing the everyday happenings of our team. I am pleased to be back in the office and working with a highly talented team committed to serving our customers.*

STAFF SPOTLIGHT

Meet the staff...

The Development Services Enterprise Team is a diverse group with outstanding professional talent. The team works collectively to accomplish the Mission, Vision, and Values of the organization and to achieve the Enterprise program mission, “Implementing Community Vision through Development Activities.” Each month we will recognize two staff members to provide you with an inside look at the life and work experiences of our teammates. This month we are introducing you to:

Brad Boland, Planner II

Brad is a Planner II in the Planning Division. He serves as a project manager and plan reviewer for a wide variety of development projects in the Town. Brad also responds to questions from the public regarding development. Brad has been with the Town since October of 2016. He previously worked for Clear Creek County as a Planner and Zoning Official. Brad also served as an intern with the Town while obtaining his Master’s degree in Planning from UC Denver.

Brad is a Colorado native who has also spent time living in Arizona, New York, and California. Brad recently became engaged to his Fiancé, Lindsey, last June while on safari in Kenya. Lindsey and Brad purchased a home in Denver this past December. In their free time, Brad and Lindsey enjoy checking out new restaurants, traveling, and spending time in the mountains.



Brad & Lindsey
on Safari



Engagement



New Home

STAFF SPOTLIGHT

Meet the staff...(Continued)

Cindy Brooks, Development Services Technician

After graduating Cum Laude from the University of Denver with a degree in Communications Design, Cindy began her career with the Mission Viejo Company developing Highlands Ranch, when it was just a ranch with no homes. She worked in the Engineering Department doing graphic design, among other responsibilities for the review process by Douglas County. From there, Cindy went into advertising and account management.

Between her career and 2016, Cindy took time off to focus on her family. After several years, she realized she wanted to expand her horizons and broaden her work experience. She was fortunate to be employed by a temp agency, which enabled her to work for the Town's Building Division in 2013 and beyond. In 2016, she became a permanent, full-time Permit Technician with the Building Division. Currently, Cindy is a Development Services Technician and has earned three ICC certifications: Permit Technician, Zoning Inspector and Residential Plans Examiner.

Cindy and her family have lived in The Meadows since 1988. She enjoys golf, hiking, biking and going for a drive in their DeTomaso Pantera in the warmer months. Cindy has been married to her husband, Bob, for 43 years. Cindy and Bob have a son, Justin, and a granddaughter, JoJo.



Cindy Brooks
DS Technician



JoJo

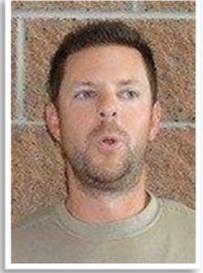


DeTomaso Pantera

WHAT'S NEW - PEOPLE

Please Make Welcome

Public Works Inspection Supervisor, Austin Payne, welcomed Ross Stanley to the Enterprise Construction Inspection Team on May 20th. Ross came from the Castle Rock Water Department. He brings many years of construction experience in water, storm water and sanitary sewer to the inspection team. Ross will be responsible for inspecting new public improvements on development projects, which includes water mains, sanitary sewer mains, storm water mains, pavement sections, sidewalk, curb and gutter sections, along with many others. Ross lives in Castle Rock with his wife, Kari, and their ten-month old son, Raylan. The Ross family enjoys the outdoors, fishing, golf and watching the Dallas Cowboys.



Ross Stanley
Construction
Inspector

Welcome, Ross!

WELCOME

New ICC Certification



Cindy Brooks
DS Technician

Phil Kranz, Business Administration Manager, announced on May 21st that Development Services Technician, Cindy Brooks, passed the ICC Residential Plans Examiner test.

Congratulations, Cindy!



Congratulations!

Kudos

Development Services Technician, Diane Maki, received this note from a customer on May 8th, "Thanks very much, you all have been a great help. Some jurisdictions refuse to provide the quality support we get at Castle Rock! You rock Castle Rock."

Awesome customer service, Diane!



Diane Maki
DS Technician

You
ROCK!

WHAT'S NEW - PEOPLE

More Kudos

Jennifer Bigham, Development Services Technician, received this note of appreciation from a customer on May 23rd, “....thanks so much Jennifer for these references and the time earlier. Appreciate your guidance, especially given I am brand new to this process.”

Great work, Jennifer!



Jennifer Bigham
DS Technician

Development Review Staff Attends Land Use Seminar

Development Review Manager, Keith Johnston, and Development Review Technician, Dena Paulin, attended a seminar regarding Land Laws, on May 17th in Denver. The seminar focused on the following topics: Boundary Law, Understanding Riparian and Water Rights, Understanding Adverse Possession, Eminent Domain and Condemnation Law, and the Law of Easements.



Keith Johnston
Development
Review Manager



Dena Paulin
Development
Review
Technician

Land Laws for Civil Engineers and Land Surveyors

Denver, CO - Friday, May 17, 2019



Understand basic principles of boundary law
Examine issues related to riparian and water rights
Consider the importance of adverse possession

Explore eminent domain and condemnation law
Discuss the legal concept of easements

Continuing Education Credits

This course offers Colorado civil engineers and land surveyors a 6.5 hour continuing education opportunity.

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

509 N. Wilcox Street - Façade Improvements

A façade improvement proposal to an existing downtown commercial building was submitted for 509 N. Wilcox Street. The proposal will require a public hearing before the Design Review Board at a future meeting. The project is located within Mayor Pro Tem Bower's District.



Proposed Façade Improvements

118 N. Cantril Street - Accessory Dwelling Unit

The property owners of 118 N. Cantril Street submitted an application for design approval of a new, detached garage with an accessory dwelling unit above. The property includes a ranch-style home built around 1959, which is not locally landmarked. Because the property is within the Craig & Gould neighborhood, the design will need approval before the Historic Preservation Board at a public hearing. The accessory dwelling unit needs approval of a Use by Special Review by Town Council since this would be a new structure. The project is located in Mayor Pro Tem Bower's District.



Rear (East) Elevation



Alley (West) Elevation

Proposed Elevations

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

Canyons South (Douglas County Project)

Easement Agreement: For water and sanitary mains.

Castle Pines Commercial

Site Plan Amendment: For elevation changes to retail building next to Culvers located on Genoa Way.

Castle Rock Industrial Park

Construction Documents: For 16,200 square feet of automotive, and 13,225 square feet of light industrial uses, located at corner of SH85 and Liggett Road.

Founders Village

Design Revision: To add a phase with 29 single-family home lots to construction plans, located northeast of Mikelson Boulevard and Mitchell Street near Mesa Middle School.

Lanterns

Flood Development Plan: For drainage channels within the single-family project.

Meadows

Construction Documents and Soil Erosion Plans: For Jiffy Lube located on north side of Meadows Parkway at Lombard Street, west side of bridge over Plum Creek.

Promenade

Landscaping Design Revision: For Premier Credit Union, located southwest of Promenade Parkway and Castle Rock Parkway.

Site Plan and Plat Amendment: For road maintenance agreement for Panda Express Restaurant and adjacent lots, located at corner of Promenade Parkway and Factory Shops Boulevard.

Riverwalk North

Landscaping Design Revision: For Premier Credit Union, located southwest of Promenade Parkway and Castle Rock Parkway.

Terrain

Easement Agreement and Design Revision: For waterlines, located south of SH86 and Autumn Sage Street.

The Oaks

Grading Plans: For 117 single-family lot subdivision located west of Ridge Road and Appleton Way.

WHAT'S NEW - TOWN COUNCIL

First Amendment to The Oaks of Castle Rock Development Agreement

The Resolution approving the first amendment to The Oaks of Castle Rock Development Agreement was approved at the May 7th Town Council meeting.

Boards and Commissions Interviews

Town Council held a special meeting for Board and Commission interviews on May 14th. Board and Commission member appointments will be made by Council in June.

At the May 21st Town Council meeting, the following items were considered:

Landmark Removal - 302-304 N. Wilcox Street

The landmark removal for 302-304 N. Wilcox Street was approved.

Memorandum of Understanding for Centennial Airport Noise Roundtable and Funding

A Resolution approving a Memorandum of Understanding for the formal creation of the Centennial Airport community noise roundtable and funding structure for the operation of the roundtable was approved.

2018 International Building Codes Adoption

An Ordinance (first reading) was approved repealing and reenacting Chapters of 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.16, 15.24, 15.26 and 15.28 of the Municipal Code adopting, by reference, the 2018 International Building Codes.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Design Review Board

On May 22nd the Design Review Board held public hearings on the following proposals:

501 N. Wilcox Street - Façade and Landscape Improvements

The Board approved the façade and landscape improvements for 501 N. Wilcox Street (new Independent Bank location) with a vote of 4-0.

215 N. Wilcox Street - Riverwalk North Patio Changes

The Riverwalk North patio changes and new stairs from the Douglas County Building to the Town trail, was approved by the Board with a vote of 4-0, on the condition that Town Council approves the right-of-way vacation for the area that would include the patio extension.

Planning Commission

At their meeting on May 9th, the Planning Commission heard the following staff presentation:

Storm Water Drainage Design and Technical Criteria Manual

Castle Rock Water Department staff gave a presentation regarding a proposal to amend the Municipal Code adopting a new Storm Water Drainage Design and Technical Criteria. Town Council will consider the adoption of the new Manual at a future public hearing.

On May 23rd the Planning Commission held public hearings on the following proposals:

Ridge Estates Planned Development Plan Annexation and Zoning Regulations

The Commission recommended approval of the annexation, planned development plan and zoning regulations to Town Council with a vote of 5-0. Town Council will consider this proposal in June.

The Lanterns Planned Development Major Amendment

The Commission recommended approval of the Lanterns Planned Development Major Amendment, to allow a church use, include the Heckendorf property in The Lanterns Planned Development and Master Sign Plan, with a vote of 5-0. Town Council will hear this proposal in June.

Ordinance Amending and Reenacting Certain Chapters of Title 17 of the Castle Rock Municipal Code

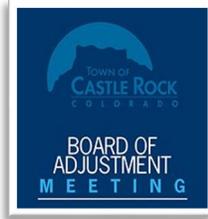
The updates proposed to Title 17 to align with the 2030 Master Plan and clarify regulations were recommended for approval to Town Council by the Commission, with a vote of 5-0.



WHAT'S NEW - BOARDS & COMMISSIONS

Board of Adjustment

At their meeting on May 2nd, the Board of Adjustment presented a Resolution of Appreciation to outgoing Board Member Kevin Raasch.



(From Left to Right) Kenneth Arnold, Linda Baumann, Kevin Raasch, Talena Jensen

Following the Resolution of Appreciation presentation, the Board held a public hearing on the following variance request:

732 Jerry Street - Combolisk Request for Approval of Variance

The Board denied the Combolisk request for approval of variance from the prohibition of off-premises signage, maximum sign area per lot, sign area per face and maximum sign height, with a vote of 4-0, citing the variance request did not meet approval criteria.

Historic Preservation Board

The Board held their regularly scheduled meeting on May 1st and considered the following proposal:

302-304 N. Wilcox Street - Removal of Landmark Designation

The Board voted 5-1 to recommend to Town Council removal of the landmark designation based on the Board's findings of the positive effect such removal would have on the downtown district and adjacent properties. Town Council will consider the landmark designation removal at a future public hearing.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Historic Preservation Board (Continued)

Castle Rock Museum Painting

The Castle Rock Museum Painting by local artist, Cindy Welch, was unveiled at a Special Event at the Museum on May 18th. In a joint effort, the Historic Preservation Board and the Public Arts Commission contributed funding towards the artist's commission for the Museum Painting.



Castle Rock Museum Painting



Unveiling Event
(Left to Right) Artist Cindy Welch, Mayor Jason Gray,
Museum Director Angie DeLeo, HP Board Member Desi LaFleur

Historic Preservation Month

In celebration of Historic Preservation Month, the 10th Annual Castle Rock Museum Trolley Tours took place on May 11th. This year's tour focused on "History in our Neighborhood." The Trolley visited areas outside of Downtown Castle Rock including Rhyolite Park, Castle Rock quarry sites, the old Continental Divide Raceway site and other points of interest along the way. Trolley riders met at the Castle Rock Museum and tours were approximately 45 minutes long. Postcards of the new Castle Rock Museum painting were gifted to Trolley riders.



Castle Rock Trolley

Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

International Code Council (ICC) Committee Action Hearings



Chief Building Official, Joseph Montoya, participated as a voting member at the 2019 ICC Committee Action Hearings - Group B Codes, held April 28 - May 8 in Albuquerque, New Mexico. This year's code hearings offered ICC members/non-members, code officials, architects, builders, engineers, fire



Joseph Montoya
Chief Building
Official

and energy conservation professionals the opportunity to provide input on proposed code changes to the 2021 Group B International Codes. 2021 Group B Codes include: Admin (Chapter 1) of all International Codes, International Building Code, International Existing Building Code, International Energy Conservation Code, International Green Construction Code, and International Residential Code.

Committee Action Hearing participants ensure that 2021 I-Codes benefit all communities with safe, sustainable, and resilient structures.

Joseph also participated in roundtable discussions with ICC members and other plumbing industry experts regarding mitigating water leaks in premise plumbing systems.

Building Safety Journal

Joseph Montoya, Chief Building Official, was published in the May ICC Building Safety Weekly Journal, through ICCSafe.org, regarding mitigating water leaks in premise plumbing systems that was a topic of discussion at a roundtable forum on this subject at the Committee Action Hearings in Albuquerque. To view the article, visit: [https://www.iccsafe.org/building-safety-journal/bsj-hits/pmg-roundtable-explores-plumbing-system-solutions/?](https://www.iccsafe.org/building-safety-journal/bsj-hits/pmg-roundtable-explores-plumbing-system-solutions/?utm_source=magnetmail&utm_medium=email&utm_content=190523-bsj-f&utm_campaign=bsj)

[utm_source=magnetmail&utm_medium=email&utm_content=190523-bsj-f&utm_campaign=bsj](https://www.iccsafe.org/building-safety-journal/bsj-hits/pmg-roundtable-explores-plumbing-system-solutions/?utm_source=magnetmail&utm_medium=email&utm_content=190523-bsj-f&utm_campaign=bsj)



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2019 Neighborhood Clean Up Day

The DS Zoning Division Team held its 3rd Annual Neighborhood Clean Up Day in the Craig and Gould neighborhood. The previous years' events were so popular and well received that another Clean Up Day was held again this year on Saturday, May 18th. Dumpsters were provided for Town residents at four Craig and Gould locations, and the Help & Hope Center (Douglas/Elbert Task Force) supplied a truck for donations. In addition to the Zoning Team staff, several volunteers assisted with the event this year, including Boy Scouts from Meadows Troop 261, the DS Admin Team, and several other volunteers from various organizations.



Zoning Manager, Tammy King, reported that 102.75 tons of total waste was collected, which included 38 dumpsters, 27.5 tons of scrap metal, and one Help & Hope Center box truck filled with donations.

Kudos to Cara Reed, DS Neighborhood Liaison, for coordinating this very successful event.

Awesome job, everyone!



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

20th Annual Employee Breakfast

On May 8th the Town hosted its 20th Annual Employee Breakfast. The breakfast was held in the Panorama Room at the Recreation Center from 7:00 am to 9:00 am. Employees were served by the Town's Executive Management Team. In addition to the meal, the Town also presented each employee with an appreciation gift.

You are invited!

Let the boss serve you!

20th Annual Employee Appreciation Breakfast

Wednesday, May 8
7 to 9 a.m.
Castle Rock Recreation Center
Panorama Hall

This year's menu:
(catered by C.L.C. Catering)

- Breakfast burritos
- Green chili
- Scrambled eggs
- Breakfast potatoes
- Sausage, bacon
- Waffles
- Breakfast parfaits, fresh fruit
- Mini muffins
- Coffee, juice, milk

Please stop by, get your employee gift, and have breakfast on us!

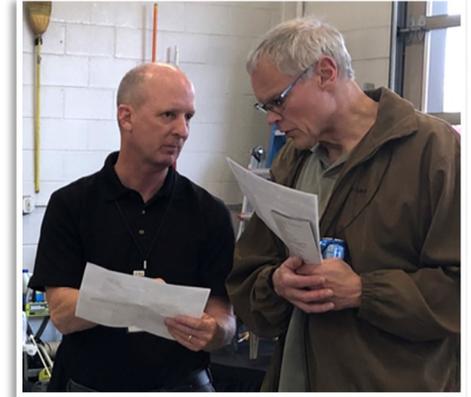


Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

District 5 Open House

Town employees, including Development Services staff members, attended Councilmember Caryn Johnson's Open House held on May 16th at Fire Station No. 153. Town staff were available to provide updates and answer citizen questions.



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



"What you do has far greater impact than what you say."

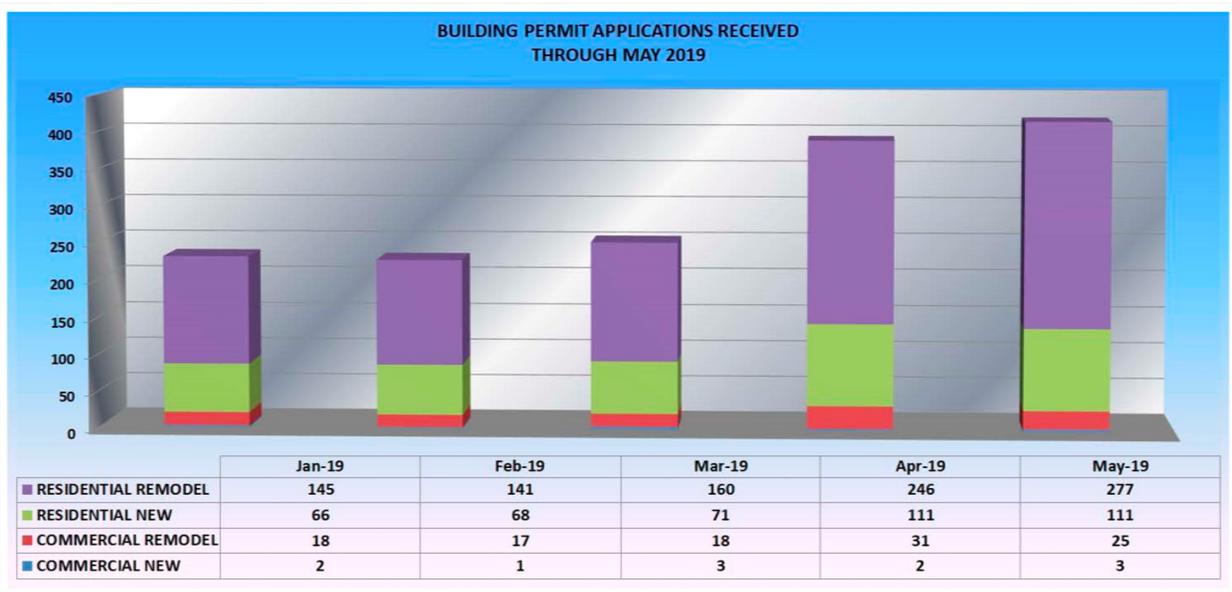
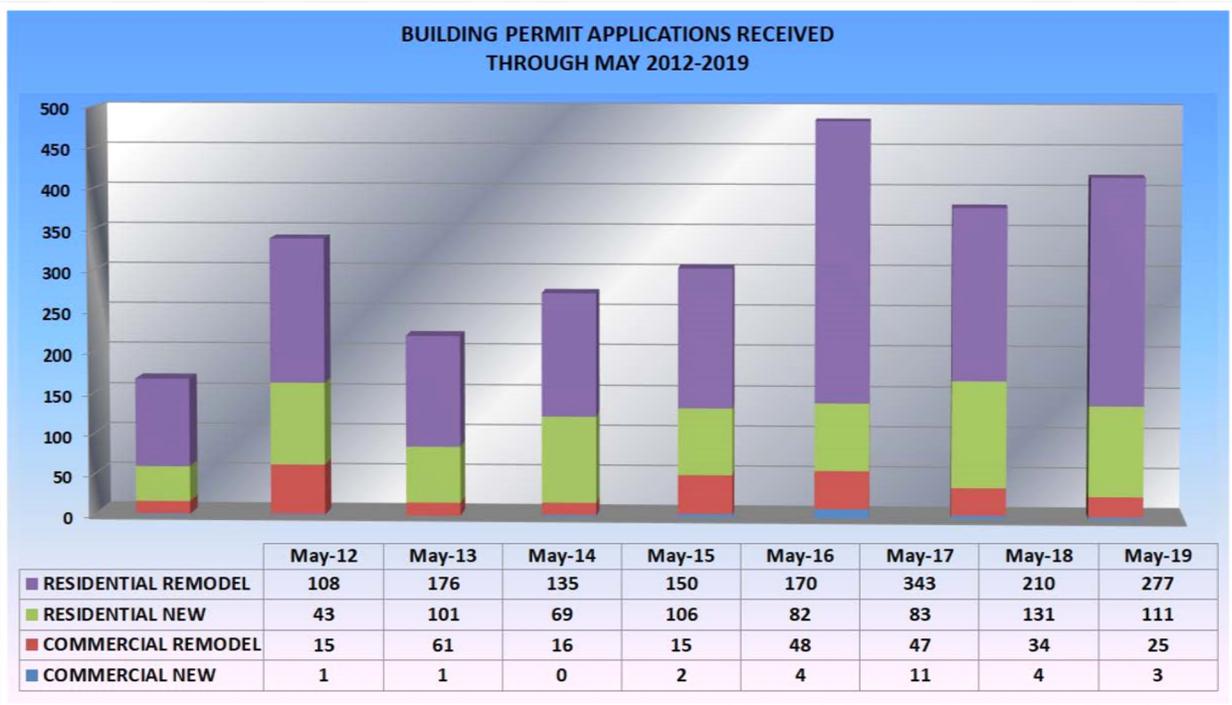
~~ Stephen Covey

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Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

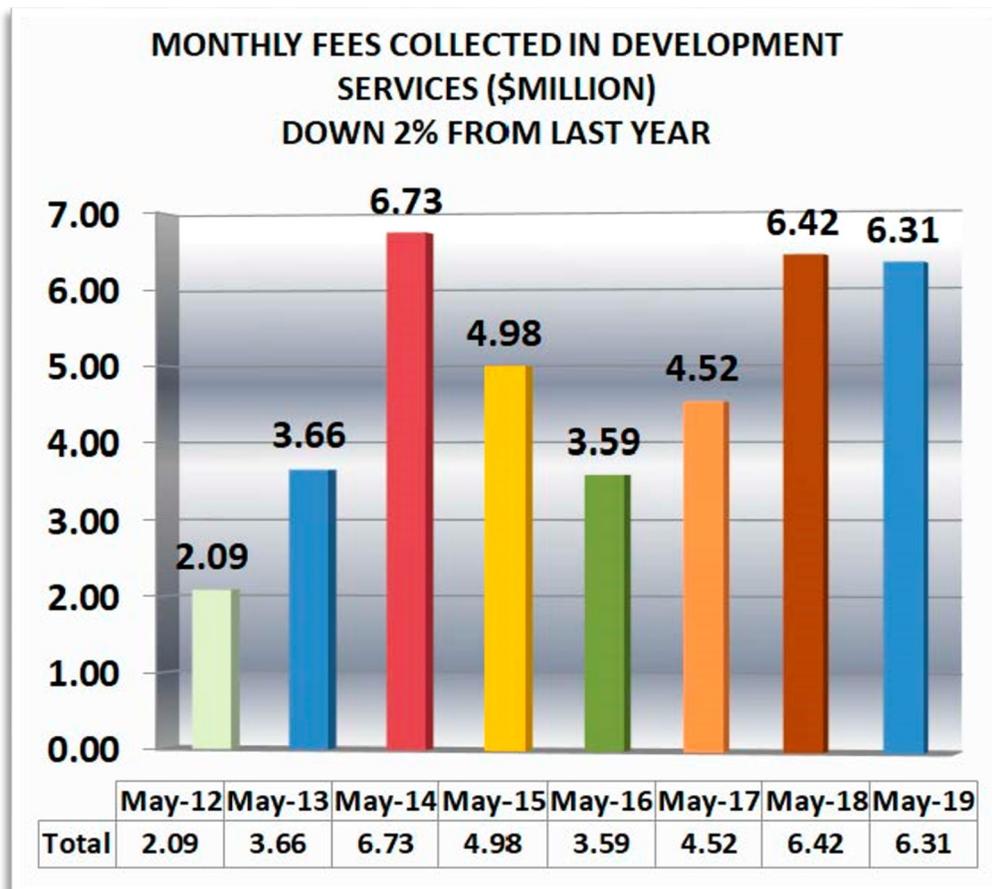
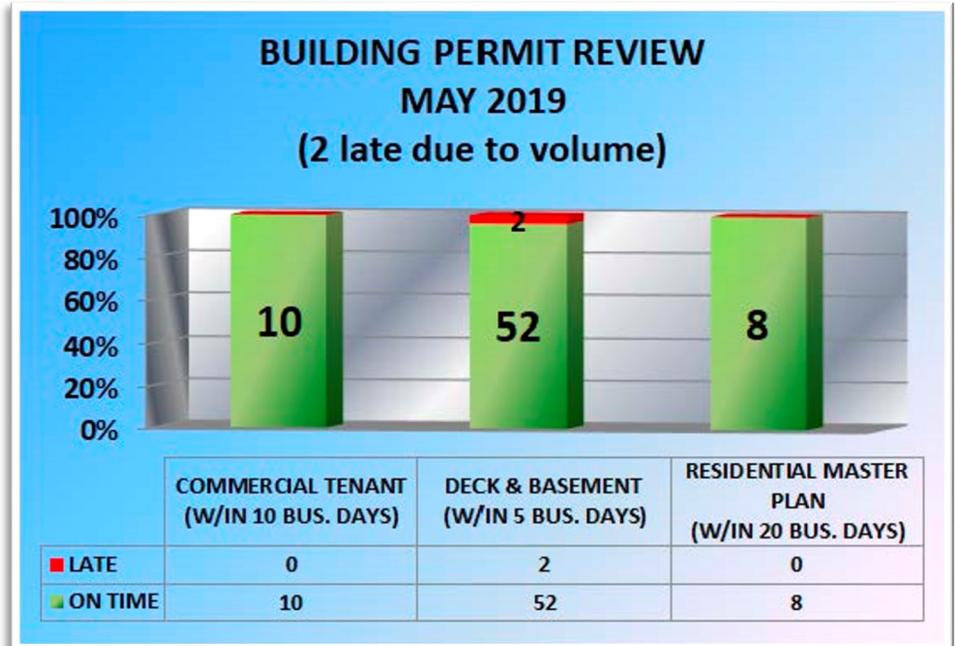
Building Division



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

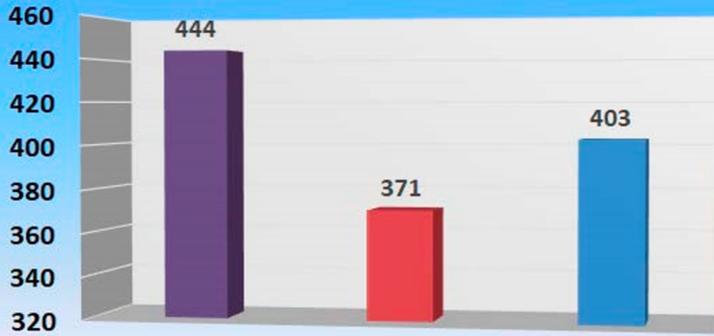


Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

**BUILDING PERMITS ISSUED
UP 9% OVER 2018**



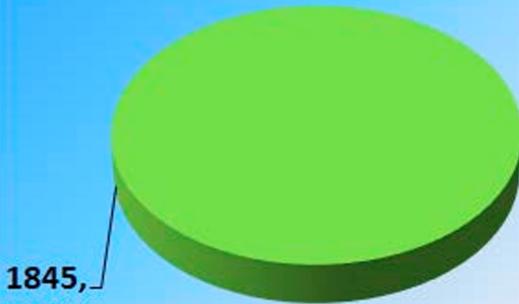
Total	May-17	May-18	May-19
	444	371	403

**FEES CALCULATED
(W/IN 3 DAYS)**



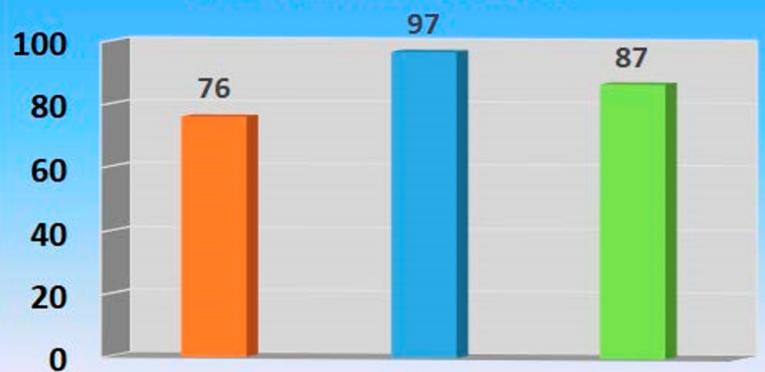
Category	Value
ON TIME	117

**BUILDING INSPECTIONS
MAY 2019**



ON TIME W/IN 24 HOURS

**CONTRACTOR REGISTRATION 2017-2019
DOWN 10% IN MAY OVER 2018**



Total	May-17	May-18	May-19
	76	97	87

Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

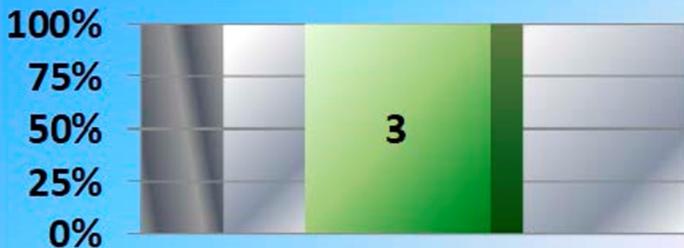
Code Compliance

CODE COMPLAINT RESPONSES (W/IN 2 BUS. DAYS)



May-19	
LATE	0
ON TIME	23

NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



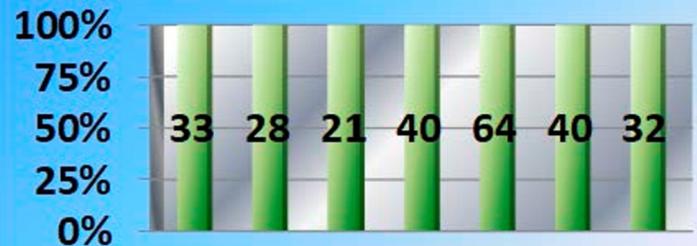
May-19	
LATE	0
ON TIME	3

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



May-19	
LATE	0
ON TIME	32

BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



	May-13	May-14	May-15	May-16	May-17	May-18	May-19
LATE	0	0	0	0	0	0	0
ON TIME	33	28	21	40	64	40	32

CORE SERVICE LEVELS

Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



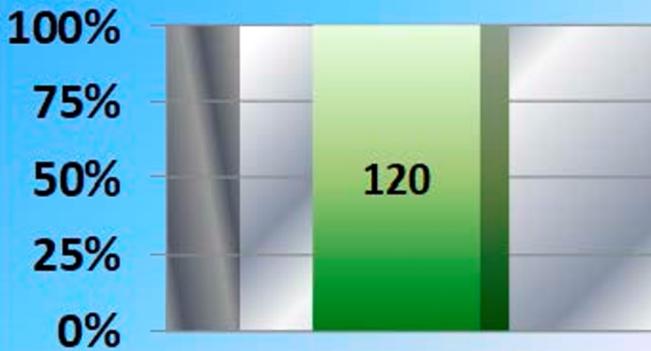
	May-19
LATE	0
ON TIME	46

SIGN PERMIT REVIEW (W/IN 14 BUS. DAYS)



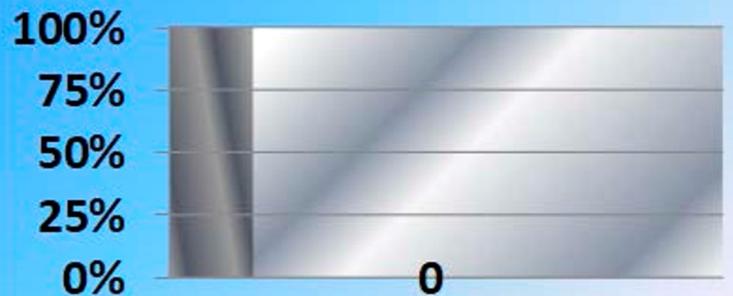
	May-19
ON TIME	9

SIGNS REMOVED FROM ROW (W/IN 7 BUS. DAYS)



	May-19
LATE	0
ON TIME	120

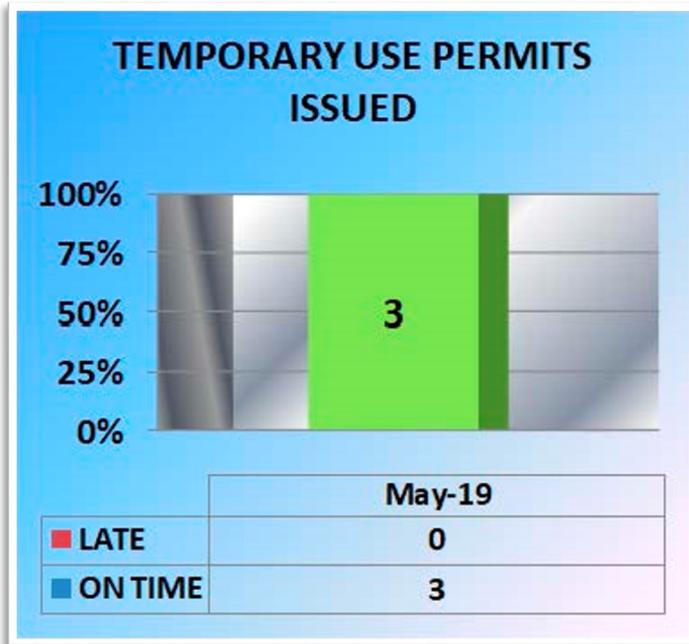
SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



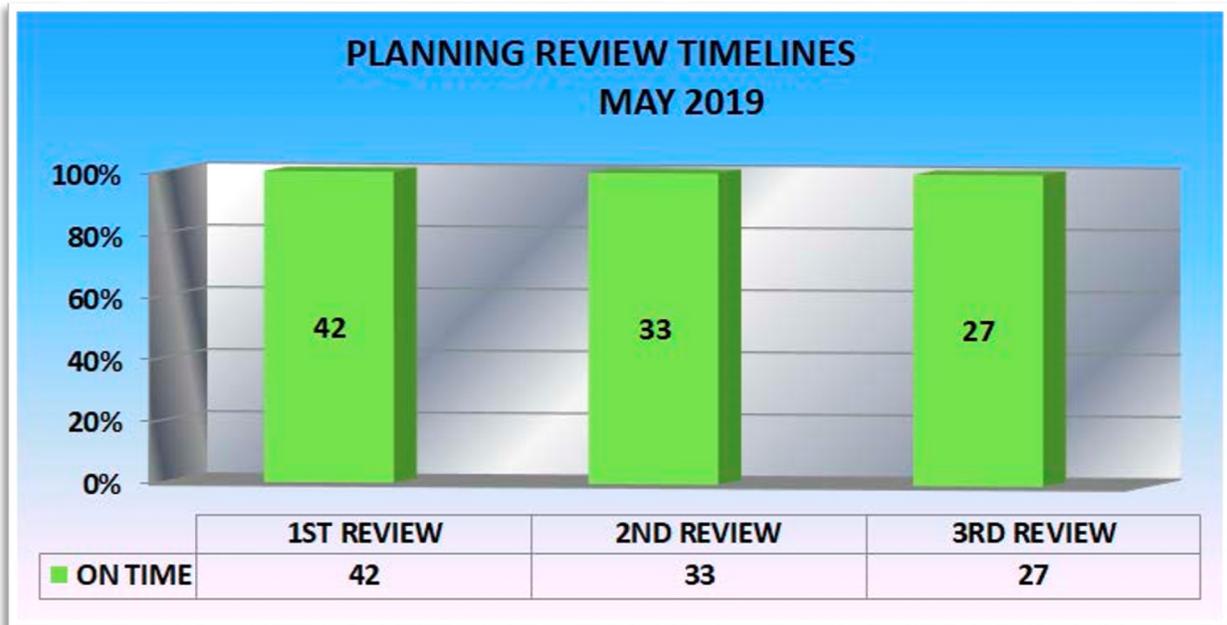
	May-19
LATE	0
ON TIME	0

CORE SERVICE LEVELS

**Zoning
Division**



**Planning
Division**

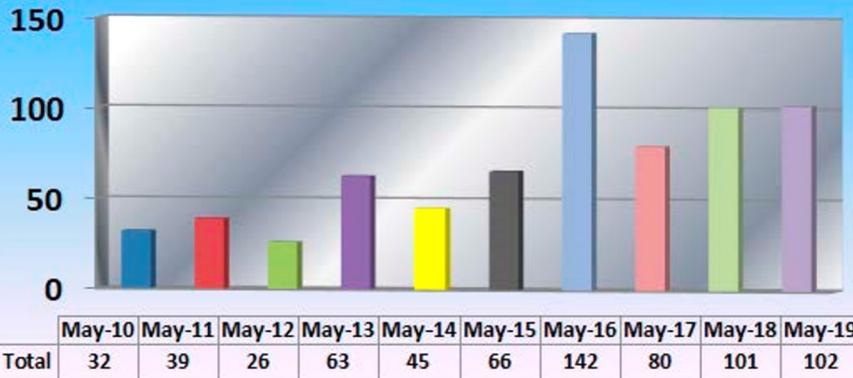


Implementing the Community Vision through Development Activities

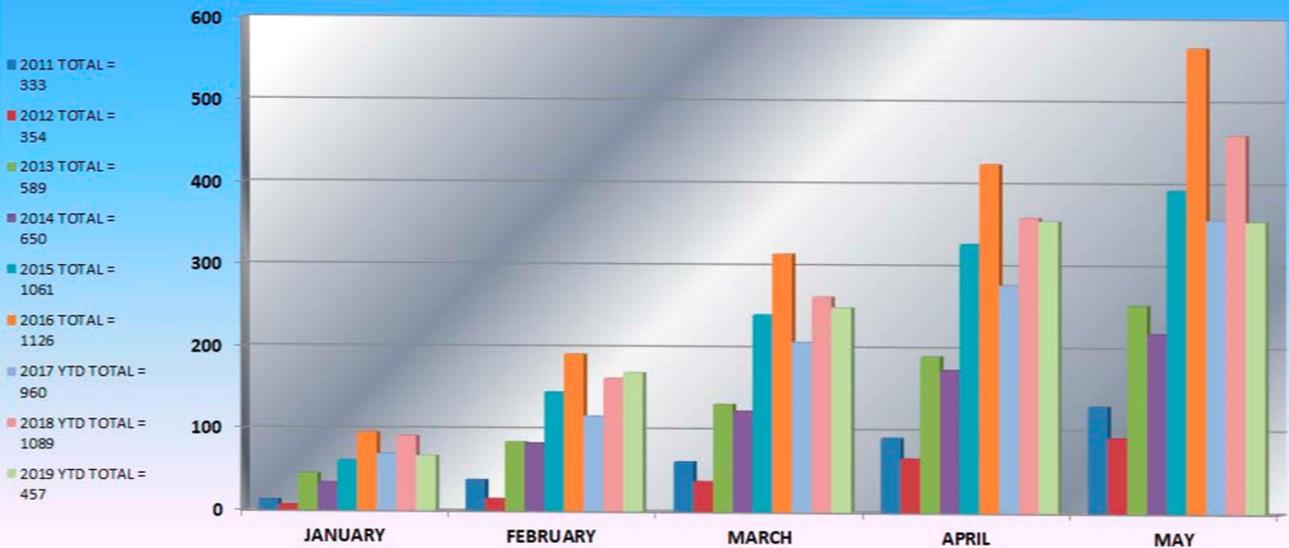
DEVELOPMENT ACTIVITY

Planning Division

**PLANNING/DEVELOPMENT REVIEWS MAY
2010- 2019
(UP 1% OVER 2018)**

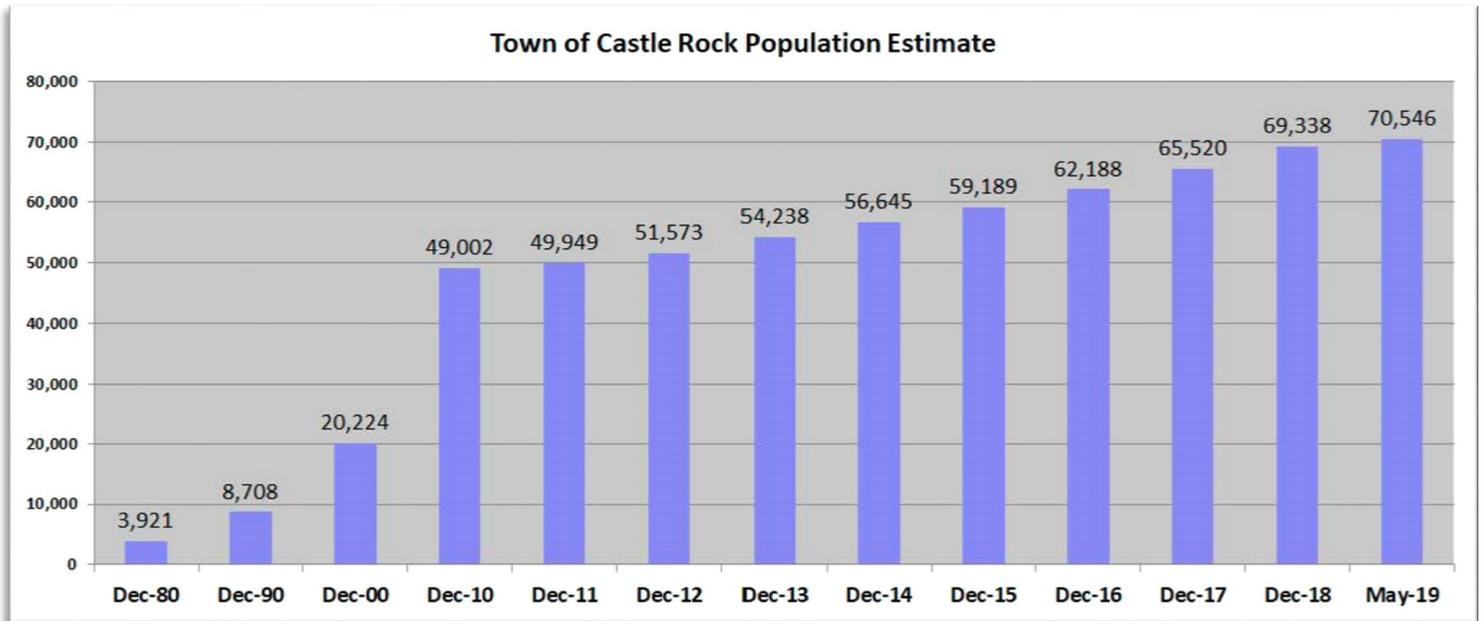


**CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT
DOWN 1% OVER 2018 THROUGH MAY**



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities