



Board of Adjustment Meeting Minutes - Draft

Linda Baumann - Chair
JC Ortega - Vice Chair
Matt Bierman
Kevin Raasch
Talena Jensen

Thursday, November 1, 2018

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Chair, Linda Baumann, called the meeting to order at 6:03 pm.

Present 4 - Kevin Raasch, Chair Linda Baumann, Vice Chair JC Ortega, and Talena Jensen

Not Present 1 - Matt Bierman

Attendance 4 - Bill Detweiler, Elizabeth Allen, Tammy King, and Sharon Chavez

CERTIFICATION OF MEETING

Ms Chavez confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

MOTION TO AMEND AGENDA

Motion: (6:04 p.m.) Board Member Baumann move to amend the agenda to include an Executive Session. Board Member Jensen seconded the motion.

Passed: 4-0-0

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

EXECUTIVE SESSION

Motion: (6:05 p.m.) Board Member Baumann moved to adjourn to Executive Session. Board Member Raasch seconded the motion.

Passed: 4-0-0

(6:06 p.m.) Adjourned to Executive Session.

(6:27 p.m.) Returned from Executive Session and re-opened the meeting.

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

APPROVAL OF MINUTES**[BOA 2018-015](#) September 17, 2018 Board of Adjustment Special Meeting Minutes**

Attachments: [BOA9.17.18 Minutes SPECIAL MEETING-draft](#)

**Motion: (6:28 p.m.) Board Member Raasch moved to approve the September 17, 2018 minutes as written. Board Member Baumann seconded the motion.
Passed 4-0-0**

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

UNSCHEDULED PUBLIC APPEARANCES: None.

PUBLIC HEARING ITEMS**[BOA 2018-016](#) Request for Approval of Sign Variance: 910 Kinner Street - Starbucks Coffee #52953 (Total of 4 variances associated with this hearing item)**

Attachments: [Staff Agenda Memo](#)

[Attachment A: BOA Application - BOA18-0008 - 910 Kinner Street](#)

[Attachment B: Applicant's PowerPoint Presentation](#)

[Attachment C: Full Project Sign Graphics Package](#)

[Attachment D: Ordinance 2007-24](#)

[Attachment E: Page 2 from Approved Site Development Plan.](#)

[SDP18-0006](#)

[Public Documents](#)

Staff: (6:29 pm) Tammy King, Zoning Manager, presented and answered questions.

Applicant: (6:39 pm) Valerie Foster, Hilton, and Derek Lopez, Project Construction Manager, Starbucks, presented and answered questions.

Public Comment: (7:08 pm) None.

Height Variance Motion: (7:35 p.m.) Board Member Ortega moved that the Board of Adjustment Deny the Hilton Display, Inc., on behalf of Starbucks Coffee #52953, request for the sign variance from the maximum twenty foot (20') sign height at a new Starbucks establishment in B Zone (Business/Commercial) based on the following:

- * The criteria under 17.06.020.B2 have not been met.
- * Ordinance 2007-24 was adopted to eliminate this type of signage; and
- * The applicant was informed of the sign regulation at the Preliminary Project Application (PRE17-0028) and Site Development Plan (SDP18-0006) processing and has demonstrated that the property is developable under the current Town Codes.

Board Member Raasch seconded the motion.

Passed: (7:35 p.m.) 4-0-0

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

Sign Area Motion: (7:37 p.m.) Board Member Jensen moved that the Board of Adjustment Deny the Hilton Display, Inc., on behalf of Starbucks Coffee #52953 request for the Sign variance from the maximum fifty square foot (50sq) sign area at a new Starbucks establishment in B Zone (Business/Commercial) based on the following:

- * The criteria under 17.06.020.B.2 have not been met.
- * Ordinance 2007-24 was adopted to eliminate this type of signage; and
- * The applicant was informed of the sign regulation at the Preliminary Project Application (PRE17-0028) and the Site Development Plan (SDP18-0006) processing and has demonstrated that the property is developable under the current Town Codes.

Board Member Baumann seconded the motion.

Passed: (7:38 p.m.) 4-0-0

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

Kinner Street Setback Variance Motion: (7:39 p.m.) Board Member Ortega moved that the Board of Adjustment Deny the Hilton Display, Inc., on behalf of Starbucks Coffee #52953, request for the sign variance from the sign setback of thirty one feet (31') on Kinner Street at a new Starbucks establishment in B Zone (Business/Commercial) based on the following:

- * The criteria under 17.06.020.B2 have not been met.
- * Ordinance 2007-24 was adopted to eliminate this type of signage; and
- * The applicant was informed of the sign regulation at the Preliminary Project Application (PRE17-0028) and Site Development Plan (SDP18-0006) processing and has demonstrated that the property is developable under the current Town Codes.

Board Member Raasch seconded the motion.

Passed: (7:39 p.m.) 4-0-0

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

Wolfensberger Road Setback Variance Motion: (7:41 p.m.) Board Member Raasch moved that the Board of Adjustment Deny the Hilton Display, Inc., on behalf of Starbucks Coffee #52953, request for the sign variance from the setback of forty feet (40') on Wolfensberger Road at a new Starbucks establishment in B Zone (Business/Commercial) based on the following:

- * The criteria under 17.06.020.B2 have not been met.
- * Ordinance 2007-24 was adopted to eliminate this type of signage; and
- * The applicant was informed of the sign regulation at the Preliminary Project Application (PRE17-0028) and Site Development Plan (SDP18-0006) processing and

has demonstrated that the property is developable under the current Town Codes.

Board Member Jensen seconded the motion.

Passed: (7:42 p.m.) 4-0-0

Yes: 4 - Raasch, Chair Baumann, Vice Chair Ortega, and Jensen

Not Present: 1 - Bierman

DISCUSSION ACTION ITEMS: (7:44 p.m.) None.

BOARD MEMBER ITEMS: (7:45 p.m.) None.

ITEMS FROM STAFF: (7:45 p.m.) None.

ADJOURN: (7:45 pm)