



Board of Building Appeals Meeting Minutes - Draft

Tom Martinez - Chair
Heather Attardo - Vice Chair
Anthony Valdez
Bob Binder
Daniel Steixner

Monday, December 5, 2022

6:00 PM

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

This meeting is open to the public.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER

The meeting was called to order at 6:08 p.m. by Chair Martinez.

ROLL CALL

Present 4 - Vice Chair Heather Attardo, Chair Tom Martinez, Bob Binder, and Daniel Steixner

Not Present 1 - Boardmember Anthony Valdez

Attendance 3 - Ryan Hollingshead, Jon White, and Sandra Aguilar

CERTIFICATION OF MEETING

Mr. White certified the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[BOBA](#)
[2022-008](#)

September 19, 2022 Board of Building Appeals Meeting Minutes

Moved by Vice Chair Attardo, seconded by Binder, that the Board of Building Appeals minutes for September 19, 2022 be approved as presented. The motion passed by the following vote: 4 to 0

Yes: 4 - Attardo, Chair Martinez, Binder, and Steixner

TOWN COUNCIL UPDATE

Town Councilmember Hollingshead reported Town Council has one new member, Max Brooks. Council unanimously passed the ColoradoScape landscaping regulation that will go into effect Jan. 1, 2023. Limiting turf in new builds will have a significant impact on long term water planning. Council has made several budget amendments as sales tax has grown exponentially. With TABOR, the Town can keep these extra funds, and they are primarily going to advance several construction projects ahead of schedule, namely road projects.

BOARD MEMBER ITEMS

None.

ITEMS FROM STAFF

A. Chief Building Official's Update

Mr. White updated the Board on the new permit for the Meadows town homes being built west of the hospital which will include six townhomes, two apartment buildings, and multi-use space. The department is ready to issue permits for 221 Wilcox, which has the same developer as Encore and Riverwalk. The department is reviewing the 2023 National Electrical Code which should be ready for adoption the end of the second quarter. A primary change to the electrical codes is the requiring of an electrical outlet for all gas appliances. Stakeholder meetings will be paired with the Contractor's Luncheon for easy attendance to review these codes. Mr. White reported that permits have been steady from the last quarter with about one residential permit per day. He does anticipate a huge influx before the ColoradoScape regulation goes into effect. Permits for basements and remodeling are still strong. Solar permits are the largest number of permits with 6 to 7 per day and about 15 inspections per day.

ADJOURN

Moved by Chair Martinez, seconded by Binder, that the Board of Building Appeals be adjourned at 6:38 p.m. The motion passed by the following vote: 4 to 0

Yes: 4 - Attardo, Chair Martinez, Binder, and Steixner