



## Board of Adjustment Agenda - Final

Eric Richards  
Ryan Purcell  
Mindy Bandimere-Jordan  
Susan MacAfee  
Chuck Kocher

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Thursday, September 4, 2025

6:00 PM

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

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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. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form: [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).

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

**5:30 pm DINNER FOR BOARD MEMBERS**

**6:00 pm CALL TO ORDER**

**ROLL CALL**

**CERTIFICATION OF MEETING**

**6:05 pm APPROVAL OF MINUTES**

[BOA](#)  
[2025-001](#)

July 18, 2024 Board of Adjustment Meeting Minutes

Attachments: [July 18, 2024 Board of Adjustment Minutes](#)

**6:10 pm ELECTION OF OFFICERS, ETC.**

[BOA](#)  
[2025-002](#)

Election of 2025-2026 Board of Adjustment Chair

[BOA](#)  
[2025-003](#)

Election of 2025-2026 Board of Adjustment Vice Chair

**6:20 pm TOWN COUNCIL UPDATE**

**6:25 pm BOARD MEMBER ITEMS**

**6:30 pm ITEMS FROM STAFF**

**6:40 pm ADJOURN TO STUDY SESSION: LEGAL TRAINING**



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/4/2025

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**Item #:** **File #:** BOA 2025-001

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**To:** Members of the Board of Adjustment

**From:** Board of Adjustment Administrator

**July 18, 2024 Board of Adjustment Meeting Minutes**

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### **Executive Summary**

Attached are the meeting minutes from the July 18, 2024 Board of Adjustment meeting for your review and approval.



## Board of Adjustment Meeting Minutes

Chair Ryan Purcell  
Vice Chair Dalton Lyons  
Blerim Morina  
Eric Richards  
Mike White

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Thursday, July 18, 2024

6:00 PM

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100 N. Wilcox Street  
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### DINNER FOR BOARD MEMBERS

### CALL TO ORDER

### ROLL CALL

**Present** 4 - Vice Chair Dalton Lyons, Boardmember Courtney Fujinami, Boardmember Eric Richards, and Boardmember Ryan Purcell  
**Not Present** 1 - Boardmember Blerim Morina  
**Attendance** 4 - David Corliss, Mike Hyman, Tammy King, and Sharon Chavez

### CERTIFICATION OF MEETING

Ms. King certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[BOA 2024-004](#)

April 18, 2024 Board of Adjustment Meeting Minutes

**Attachments:** [April 18, 2024 Board of Adjustment Meeting Minutes](#)

Moved by Boardmember Lyons, seconded by Boardmember White, to Approve BOA 2023-009, April 18, 2024 minutes as presented. The motion passed by a vote of: 5 to 0

**Yes:** 4 - Vice Chair Lyons, Boardmember Fujinami, Boardmember Richards, and Boardmember Purcell  
**Not Present:** 1 - Boardmember Morina

### TOWN MANAGER UPDATE

[BOA 2024-005](#) Upcoming Ballot Measures

David Corliss, Town Manager presented a presentation to the Board of Adjustment

Members on Public Safety Sales and Use Tax that will be on the ballot this November. Reviewed that Towns budget for the next 5 years with the hopes of increasing staffing for Police and Fire if this ballot passes in November.

## ELECTION OF OFFICERS, ETC.

### [BOA 2024-006](#) Election of 2024-2025 Board of Adjustment Chair

Boardmember Morina arrived at 6:05 pm to the meeting.

**Moved by Boardmember Dalton, seconded by Boardmember Richards, to approve Boardmember Purcell as Chair for the 2024-2025 year. The motion passed by a vote of: 5 to 0**

**Yes:** 5 - Boardmember Morina, Vice Chair Lyons, Boardmember Fujinami, Boardmember Richards, and Boardmember Purcell

### [BOA 2024-007](#) Election of 2024-2025 Board of Adjustment Vice Chair

**Moved by Boardmember Richards, seconded by Boardmember Purcell, to approve Boardmember Lyons as Vice Chair for the 2024-2025 year. The motion passed by a vote of: 5 to 0**

**Yes:** 5 - Boardmember Morina, Vice Chair Lyons, Boardmember Fujinami, Boardmember Richards, and Boardmember Purcell

## TOWN COUNCIL UPDATE

None

## BOARD MEMBER ITEMS

Welcome new Board Member, Courtney Fujinami.

## ITEMS FROM STAFF

Ms. King updated that the August 1, 2024 meeting will be cancelled as there are no cases to be heard.

## ADJOURN TO STUDY SESSION: LEGAL TRAINING

**Moved by Boardmember Purcell, seconded by Boardmember Morina, to adjourn to a study session.  
The motion passed by a vote of: 5 to 0**

**Yes:** 5 - Boardmember Morina, Vice Chair Lyons, Boardmember Fujinami, Boardmember Richards, and Boardmember Purcell



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/4/2025

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**Item #:** **File #:** BOA 2025-002

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**To:** Members of the Board of Adjustment

**From:** Board of Adjustment Administrator

### **Election of 2025-2026 Board of Adjustment Chair**

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#### **Executive Summary**

The Board will nominate and elect a Board member to serve as Chair for the 2025-2026 term.



# Town of Castle Rock

## Agenda Memorandum

**Agenda Date:** 9/4/2025

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**Item #:** **File #:** BOA 2025-003

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**To:** Members of the Board of Adjustment

**From:** Board of Adjustment Administrator

### **Election of 2025-2026 Board of Adjustment Vice Chair**

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#### **Executive Summary**

The Board will nominate and elect a Board member to serve as Vice Chair for the 2025-2026 term.