



Development Services

Building • Planning • Zoning

Implementing the Community Vision through Development Activities

Development Tales by the Director

"An impeccably crafted gem of simplicity and beauty."

~~ Anonymous thought about nature



One of the wonderful things about Castle Rock is the awe inspiring natural beauty blended with the built environment. Viewed from near and afar, the mesas, ridgelines, and valleys portray a landscape carved through eons of tectonic activity and weathering from wind, water, and ice adorned with a dash of eclectic architecture depicting historic western settlement and endogenous development. It makes Castle Rock funky, fun, and exciting. Town staff is fortunate to participate in discussions and decisions that impact the present and future character of Castle Rock.



Bill Detweiler, Director
Development Services



We implemented an electronic survey on October 1st seeking input on our customer service programs and level of responsiveness to inquiries and development activities. We received 22 responses to the survey in the first month, which is a good number, with 75% of the respondents rating our service very satisfied and 15% somewhat satisfied. The remaining 10% was split among neither satisfied nor dissatisfied and a

For the latest in development activity,
please visit:

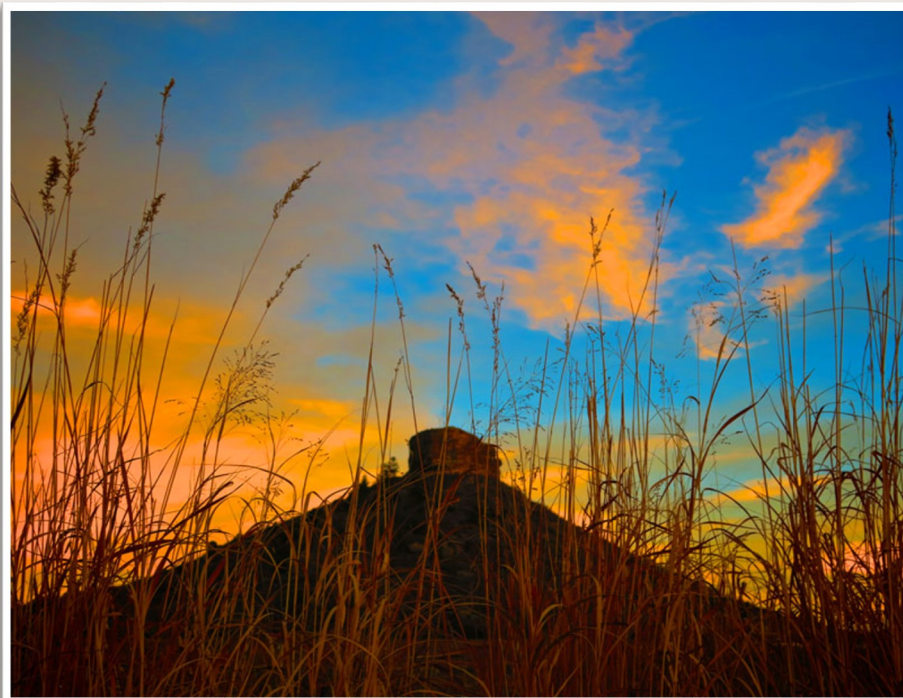
CRgov.com/DevelopmentActivity

DEVELOPMENT TALES

couple respondents needed contact and follow up with staff. Based upon verbal customer feedback, we found a super majority of our customers received timely and accurate responses and service and many were very pleased with the interaction with staff. The electronic survey will provide data to outline areas of success and areas where we need to improve.

The monthly building permit report for October shows an increase from September of approximately 38 permits. Annual trends depict a slight increase in 4th quarter permit activity as homebuilders prepare for year end sales and starts in the new year. Although it is sometimes difficult to accurately predict 4th quarter permit activity, based upon the numbers to date and previous annual trends, we anticipate a year end projection of approximately 920 residential permits, compared to nearly 1,400 in 2018.

hope everyone enjoyed the Halloween festivities and successfully rationed the enormous amounts of candy distributed by neighbors, friends and family.



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:

Tara Vargish, Assistant DS Director

Tara is the Assistant Director and has been with the Town since January of 2009. She has her Professional Engineering license, and worked in private engineering consulting for 11 years before coming to the Town. Her primary engineering work focused on land development/civil engineering. She has a Bachelors and Master's degree in Civil/Environmental Engineering from Vanderbilt University.

Tara and her husband, Jacob, have 3 high energy kids and have enjoyed raising their family in Castle Rock. They enjoy going to downtown festivals, running 5k's together, and hiking or biking on the Town's great trail system.

A favorite winter pastime involves family road trips to ski areas, tackling the back bowls and hunting fresh powder in the trees. During the summer, she enjoys hiking and camping all around Colorado and nearby states as a family.



Family Ski Trip



Backpacking



Family Ski Trip



Hiking



Tara Tackling a Back Bowl



Boy Scout Canoe Trip

Implementing the Community Vision through Development Activities

STAFF SPOTLIGHT

Meet the staff...(Continued)

Jon White, Building Inspector Supervisor

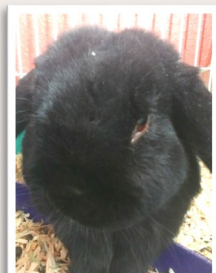
Jon is the Building Inspector Supervisor and has been with the town since April, 2016. Before joining the Town, he was a journeyman electrician with the same company for 21 years. Jon began his career as an apprentice and worked his way up to Journeyman Electrician and became Electrical Foreman on many residential and commercial projects all over the state of Colorado. His years of experience helped him in all aspects of building and construction. Jon was ready to further his career when he was offered a position with the Town as a Building Inspector and shortly thereafter promoted to Building Inspector Supervisor. Jon enjoys working in the Town that has been home for 21 years.

Jon oversees aspects in the Building Inspection Division and supervises eight Combination Building Inspectors. The Inspection Team is responsible for ensuring that all new residential, commercial and multi-family construction is compliant with all adopted codes. Some of the responsibilities that Jon has as the Building Inspector Supervisor are to organize pre-construction meetings with the general contractors of commercial buildings, meet with homeowners, contractors and building design professionals to discuss construction plans and anticipated inspections. Jon thoroughly enjoys his position with the Town as each day brings a new challenge or new customers to help educate.

Jon was born in Newton, Iowa. His family moved to Colorado at the young age of 4, which makes him feel like a native. Jon grew up in Englewood, Colorado, and moved to Castle Rock with his wife and son in 1998. He has watched the town change and grow over the years and enjoys serving the community he loves and calls home. Jon enjoys time spent with family, his wife Laurie, son, Tanyr, and daughters, Jenasea and Jaiden. The family also has 2 pups, Oakley and Zoe, a cat named, Steele, and a bunny named, Tebow. Away from work, Jon enjoys outings with the family, the outdoors, traveling when possible, relaxing and enjoying life. Jon has always been very involved in sports whether it be playing, coaching, watching his kids or his favorite team. He and his family hope to travel more — the beach and ocean are calling.



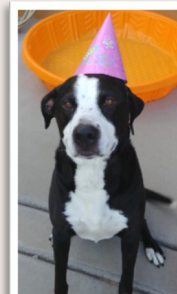
Steele



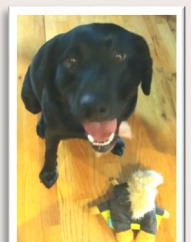
Tebow



Jon and Family



Zoe



Oakley

WHAT'S NEW - PEOPLE

New ICC Certification



Geoffrey Quabeck
Building Inspector

On October 9th, Building Inspector, **Geoffrey Quabeck**, passed the ICC Residential Building Inspector exam.

Great job, Geoffrey!



Development Lead Engineer Takes on a New Role

Brian Kelley announced on October 3rd that he would be transitioning to the Public Works Engineering Manager position, effective October 7th. However, Brian will remain plugged in and assist with the Lead Engineer duties until his position is filled. Brian wrote to his team mates, *"I deeply respect and admire each of you for who you are and what you bring each day to this place—you are a joy to work with, and a superior team."*

Congratulations, Brian!



Public Works
Engineering
Manager

Colorado Association of Code Enforcement Officials Certifications

Zoning Manager, Tammy King, announced that **Cara Reed**, Neighborhood Liaison, and **Scott Seubert**, Zoning Inspector, passed the Colorado Association of Code Enforcement Officials (CACEO) Certification course on October 18th.

The three-day course provides standardized instruction and testing for Code Enforcement Officers. Certification requires successful completion of the written exam on the last day of training and is maintained by earning Continuing Education Units annually.

Congratulations, Cara and Scott!



Cara Reed
Neighborhood
Liaison



Scott Seubert
Zoning
Inspector

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Your Town Academy - DS Presentation

Your Town Academy is an eight-week class designed to provide Castle Rock residents and business owners a broad formal education on their Town government.

The program's purpose is: To increase governmental transparency by increasing community awareness about Town operations, with a hope of improving understanding of service levels. (<https://crgov.com/2645/Your-Town-Academy>)



On October 21st, Development Services presented, *“Your Town Character”* ~

The Development Services staff provided a brief summary explanation for building, planning and zoning activities and held an interactive “mock public hearing,” which provided participants with a fun, hands on role-playing experience to help increase better understanding of the land development process. The events were well received and enjoyed by all attending.

Participating DS Staff included: *Tara Vargish*, Assistant Director; *Andy Blake*, Plans Examiner; *Kevin Wrede*, Planning Manager; *Tammy King*, Zoning Manager; *Keith Johnston*, Development Review Manager; and *Cara Reed*, Neighborhood Liaison.

A delicious meal was provided courtesy of Angie's Restaurant.



DS Staff Presenting
“Your Town Character”

Mock Planning Commissioners



Mock Applicants

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2019 Design Awards Program

Each year the Town recognizes and rewards outstanding design and construction through the Design Award Program.

The updated Vision 2030 Comprehensive Master Plan identifies four cornerstones for our community. The first cornerstone is “Distinct Town Identity” with the intent, “to ensure Castle Rock is recognized and rewarded as a unique and welcoming community distinguished by its vibrant and historic Downtown, small-town character, identity as the Douglas County seat, diverse and easily accessible recreation options, scenic natural environment and family-friendly activities.” Given that Town identity and community character are important goals, several years ago Council created the design award program to publicly recognize outstanding building and site design that is consistent with the policies, practices and goals of the Town Vision.

To promote diversity of interest in the award program, representatives from Town Boards and Commissions and the development community assisted staff with preparing and presenting nominations. Members of the 2019 Design Award Team included:

- Stu Butler, Vice Chair Downtown Development Authority and Downtown Business Owner
- Carlos Salinas, Historic Preservation Board Member
- Desiree LaFleur, Vice Chair Historic Preservation Board and Vice Chair Design Review Board
- Shaun Martin, Past Historic Preservation Board Chair
- Tricia Riber, Business Development Account Manager, Black Hills Energy
- Bill Detweiler, Director, Development Services
- Tara Vargish, Assistant Director, Development Services
- Sharon Chavez, Senior Office Assistant, Development Services

On October 1st, Town Council presented design awards to 7 projects in the Town:



Category #1: Craig and Gould
21 South Lewis Street

Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

2019 Design Awards Program (Continued)



**Category #2: Downtown
Project**
Wild Blue Yonder

**Category #3: Large
Commercial**
Personal Warehouse



**Category #4: Mobility/
Pedestrian Enhancement**
**Wolfensberger Pedestrian
Bridge**



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

**Category #5: Neighborhood
Project/Enhancement**
Taft House



Category #6: Public Facility
Fire Station #152

**Category #7: Residential
Design**
Adamo Homes



Implementing the Community Vision through Development Activities

WHAT'S NEW - GENERAL

Castle Rock Rallies Behind Disabled Senior - Again!

Last July, Neighborhood Liaison, **Cara Reed**, rallied over 20 volunteers to help restore the property of a senior, disabled Castle Rock resident. Cara and the volunteers were recognized by Mayor Jason Gray at the June 18th Town Council meeting for their efforts.



Cara Reed
Neighborhood
Liaison

Knowing this resident's property needed additional attention, Cara recruited 16 members of the Castle View High School's Varsity Football Team on Saturday, October 26th, to volunteer their services to make a difference in the Castle Rock community. These volunteers put the final touches on the senior resident's yard, removing all remaining brush, weeds and debris leaving her with a yard requiring only basic maintenance. Volunteers then cleaned up the bike trail behind the Mountain Shadows Townhomes leaving it free from trash and debris. **THANK YOU** Cara and the Castle View High School Varsity Football Team Volunteers for your hard work!



Castle View High School Varsity
Football Team Volunteers

Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Not Required)

Crystal Valley Ranch

Subdivision Improvement Agreement: For 90 single-family residential lots, located at the southeast corner of West Loop Road and Crystal Valley Parkway.

Site Development Plan Amendment: For single-family subdivision design revisions, located at the southwest corner of Loop Road.

Soil Erosion Control Plans: For single-family home subdivision, located on interior of Loop Road.

Founders Village

Soil Erosion Control Plans: For 190-lot, single-family home subdivision, located North of Mikelson Boulevard and east of Mitchell Street.

Liberty Village

Soil Erosion Control Plans: For temporary stockpile drainage, located at Castle Oaks Drive and Pleasant View Drive.

Lanterns

Soil Erosion Control Plans: For 107 single-family, detached home project, located in northern area of Lanterns project.

Meadows

Construction Documents and Soil Erosion Control Plans: For 4,969 square foot medical office building, located at Prairie Hawk Drive and Dacoro Lane.

Subdivision Improvement Agreement: For 57 single-family home project, located at Coachline Road and Wolfensberger Road.

Meadows Town Center

Site Development Plan: For 18,000 square foot indoor climbing facility (Ubergrippen), located between Future Street and Bilberry Street.

Outlets at Castle Rock

Site Development Plan Amendment: For new pad site on northwest side of mall, located on Factory Shops Boulevard.

Terrain

Design Revision (Filing No. 3): To remove retaining walls behind eight lots and relocate trail to Filing No. 4, located at SH86 and Autumn Sage Street.

Town Projects

Public Safety Training Center: Landscaping design revision for project located at Malibu Street and Caprice Drive.

U-Haul

Site Development Plan Amendment/Design Revision: For self-storage and rental facility, located on Mannatt Court near S. Perry Street and I-25 Frontage.

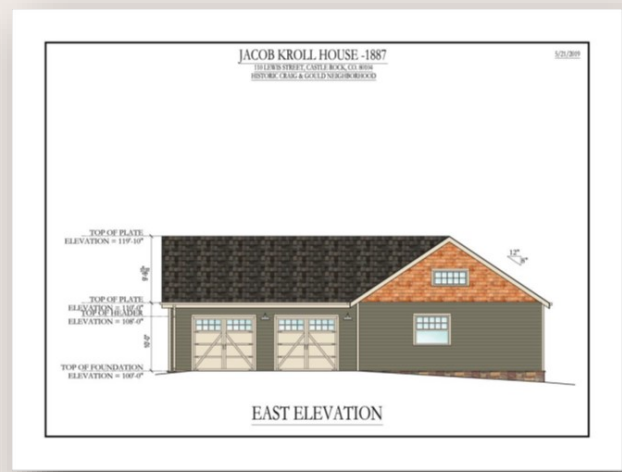
Implementing the Community Vision through Development Activities

PROJECT UPDATES

New Land Use Submittals (Public Hearings Required)

Use by Special Review - 110 North Lewis Street

The property owner of 110 North Lewis Street submitted a Use by Special Review application for removal of an existing detached garage and adding a new one-story, detached garage and accessory dwelling unit (ADU) to the rear of the property. The new two-car garage would measure approximately 725 square feet with the accessory dwelling unit measuring 662 square feet. Accessory dwelling units built within new structures require Use by Special Review approval through public hearings with the Planning Commission and Town Council. The project is located in the Craig & Gould neighborhood so approval from the Historic Preservation Board was required and granted on June 19, 2019. The property is located in Mayor Pro Tem Bower's district.



Implementing the Community Vision through Development Activities

WHAT'S NEW - TOWN COUNCIL

At the October 1st and October 15th Town Council meetings, the following items were considered:

Resolution Approving the Oakwood Apartments Site Development Plan Amendment No. 1

The Oakwood Apartments is a 64-unit affordable senior living community owned by the Douglas County Housing Partnership, located at 559 Oakwood Drive. Douglas County Housing Partnership proposed an amendment to their Site Development Plan that removes one existing apartment building, the clubhouse, and leasing center. In their place, a new, centrally located, three-story building would contain the leasing center, amenity enter, and 53 additional apartment units, resulting in 109 overall units onsite.

Town Council voted to adopt the Resolution approving the Site Development Plan Amendment.

Resolution Approving the Use by Special Review for 118 North Cantril Street

The applicants requested approval of a proposed accessory dwelling unit at 118 North Cantril Street. The new two-story structure will contain three parking spaces on the ground level and a 790 square foot accessory dwelling unit on the upper level.

Town Council voted to adopt the Resolution approving the Use by Special Review.

Resolution for Crystal Valley Ranch Filing No. 18 Site Development Plan

The Site Development Plan proposed a new neighborhood of 90 single-family, detached homes on approximately 25 acres, located southeast of Crystal Valley Parkway and West Loop Road. Approximately three acres are designated as private open space. A four-acre tract is set aside as a future neighborhood commercial site. The homebuilder, Kauffman Homes, has designed this development to be age-restricted.

Town Council voted to adopt the Resolution approving the Site Development Plan.

Clarification of Town Council Vote at September 17th Meeting

Two different Ordinances were considered by Town Council at their September 17th meeting regarding amendments to Titles 15, 16, 17 and 18 of the Castle Rock Municipal Code. The Ordinance amending Titles 15, 16 and 18 was approved on consent by a vote of 7-0. The Ordinance amending Title 17 was approved by a vote of 6-1.

Implementing the Community Vision through Development Activities

WHAT'S NEW - BOARDS & COMMISSIONS

Planning Commission

On October 10th and October 24th, the Planning Commission held their regularly scheduled meetings and considered the following projects:

Crystal Valley Ranch Filing No. 18 Site Development Plan

The Site Development Plan proposed a new neighborhood of 90 single-family, detached homes on approximately 25 acres, located southeast of the intersection of Crystal Valley Parkway and West Loop Road.

The Planning Commission recommended Town Council approval.

Meadows Filing No. 20 Site Development Plan

The Site Development Plan proposed a four-story, mixed-use building with approximately 4,800 square feet of restaurant space on the ground floor and 111 apartment units on the second through fourth floors. The property is located west of Future Street and north of Mercantile Street, within the Meadows Town Center Use Area.

The Planning Commission recommended Town Council approval.

Use by Special Review Resolution for 110 North Lewis Street

The Use by Special Review Resolution recommended removal of the existing, detached garage and adding a new, one-story, detached garage and accessory dwelling unit (ADU) to the rear of the property. The new two-car garage would measure approximately 725 square feet with the accessory dwelling unit measuring 662 square feet. The property is located on the east side of North Lewis Street, two houses north of First Street in the Craig and Gould neighborhood.

The Planning Commission recommended Town Council approval.

Historic Preservation Board

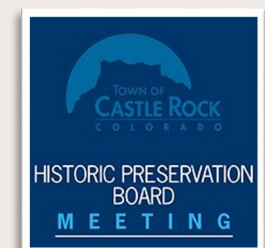
The October 2nd Historic Preservation Board meeting was cancelled.

Board of Adjustment

The October 3rd Board of Adjustment meeting was cancelled.

Design Review Board

The October 9th and October 23rd Design Review Board meetings were cancelled.



Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

International Code Council 2019 Annual Conference



The International Code Council (ICC) Annual Conference was held October 20 - 30 in Las Vegas, Nevada.

Plans Examiners, **Andy Blake** and **Bobby Spicher**, participated in the Code Public Hearings and Building Inspector Supervisor, **Jon White**, attended the Annual Business Meeting as well as the Code Public Hearings.

The hearings provided an opportunity for participants to influence the 2021 International Codes, the most widely used and adopted set of building safety codes in the world. At the hearings, Governmental Member Voting Representatives (which included Andy, Bobby and Jon) voted on hundreds of proposed code changes on behalf of their respective jurisdictions. The 2021 Codes that were voted on included: International Building Code, Energy Conservation Code, Green Construction Code, and Residential Code.



Andy Blake
Plans Examiner



Bobby Spicher
Plans Examiner



Jon White
Building Inspector
Supervisor



ICC Colorado Chapter
Jon White (4th to the left,
bottom row)

Bobby Spicher at Code
Public Hearings



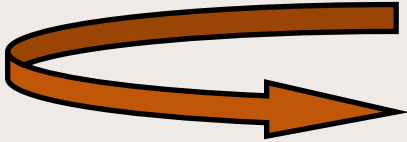
Implementing the Community Vision through Development Activities

WHAT'S NEW - BUILDING DIVISION

Contractors Luncheon

The October Contractor's Luncheon was held on October 9th and sponsored by Richmond Homes. There were over 50 attendees and agenda items included:

- Emergency Floor Drains
- Fire Resistive Construction
- Master Plan Submittal Update
- Same Day CO's
- Erosion Control Permitting Reminders



Upcoming Contractors Luncheon:

Wednesday, November 13th
11:30 a.m. to 1:00 p.m.

Millhouse at P.S. Miller Park
1375 W. Plum Creek Parkway

NOTE: NO LUNCHEON IN DECEMBER

For sponsor opportunities or requesting discussion points on the agenda, please contact one of our Development Services Technicians: Diane Maki, Ben Christensen, Cindy Brooks, Tracy Shipley or Jennifer Bigham at (720) 733-3527 or email them at buildingcounter@crgov.com.

If you missed a luncheon, meeting summary notes are available online at: CRgov.com/contractorluncheon.

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



"If winter is slumber and spring is birth,
and summer is life, then
autumn rounds out to be reflection."

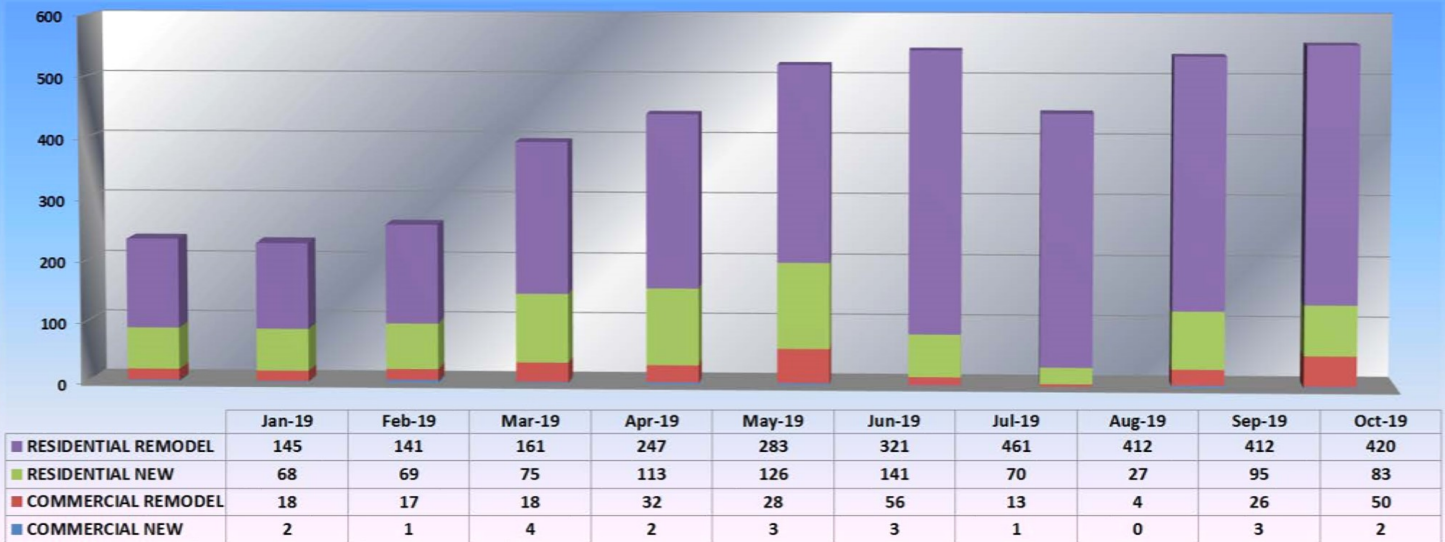
~Mitchell Burgess

Implementing the Community Vision through Development Activities

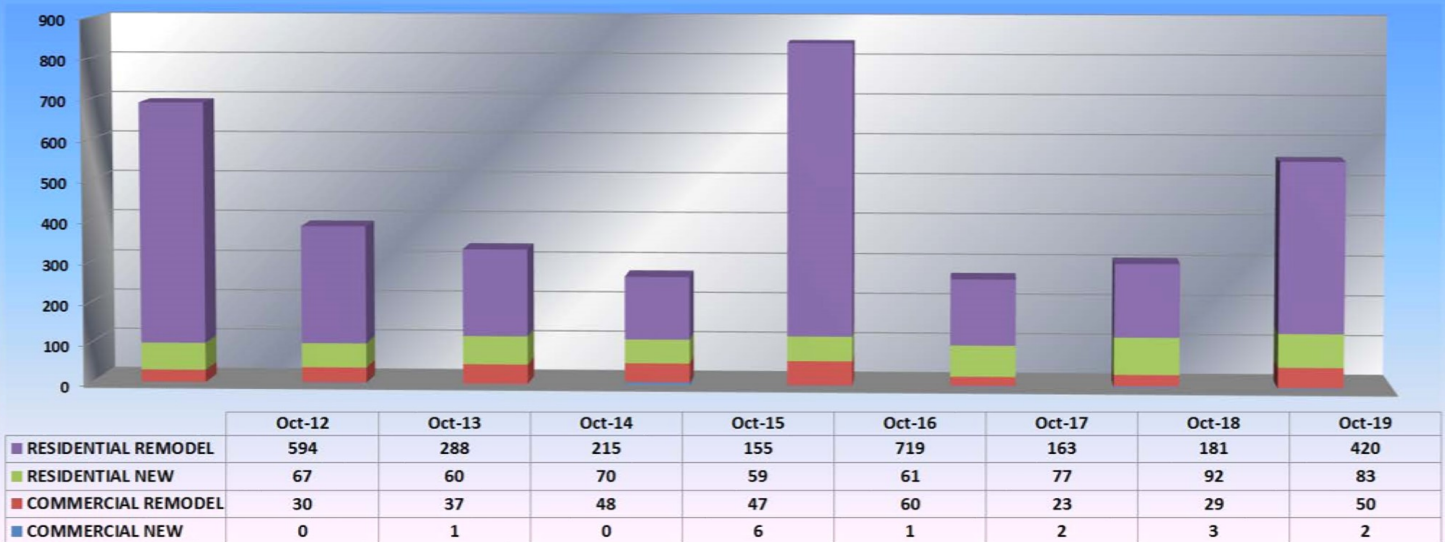
CORE SERVICE LEVELS

Building Division

BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH OCTOBER 2019



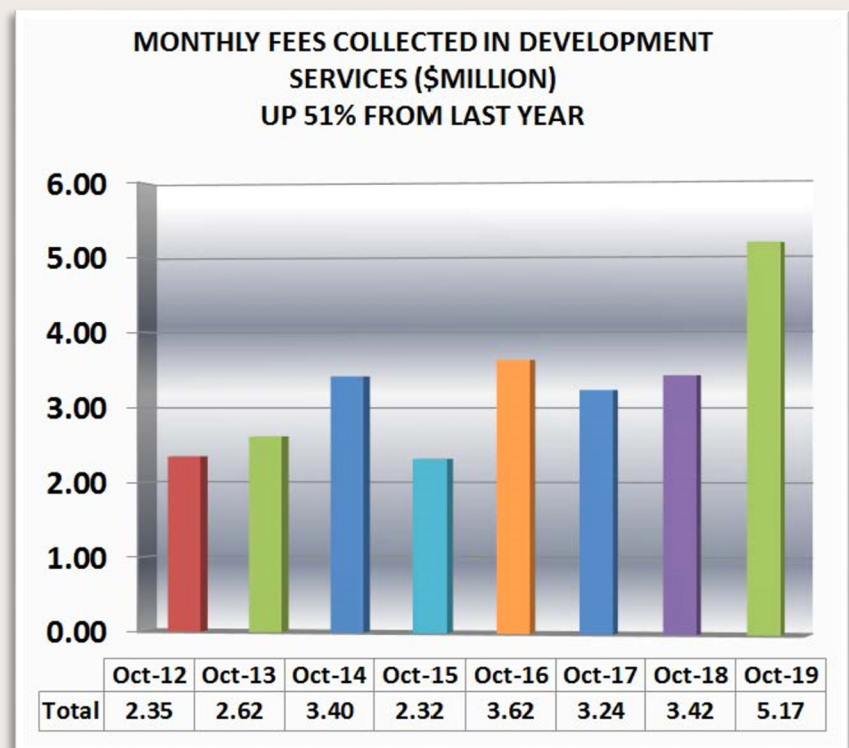
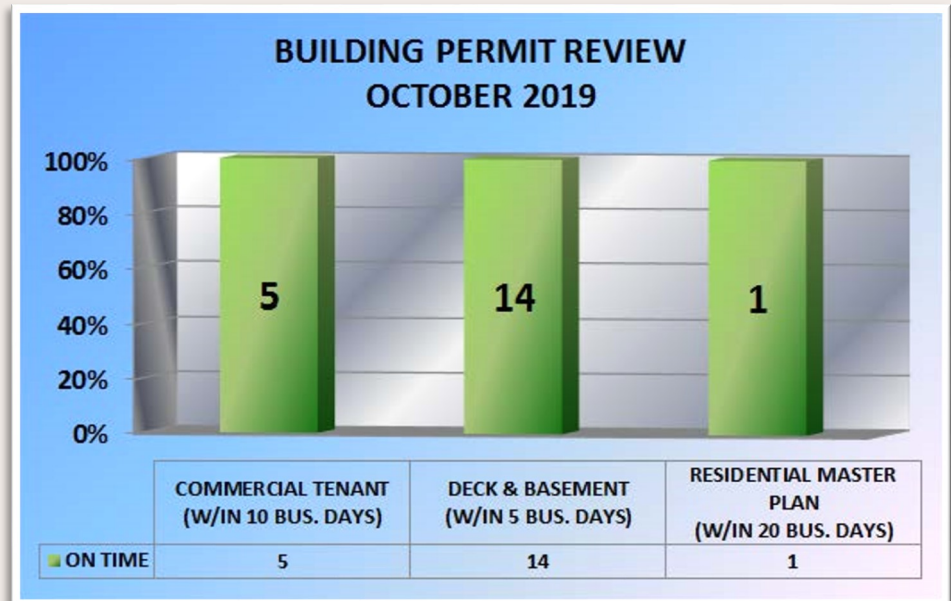
BUILDING PERMIT APPLICATIONS RECEIVED
THROUGH OCTOBER 2012-2019



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Building Division

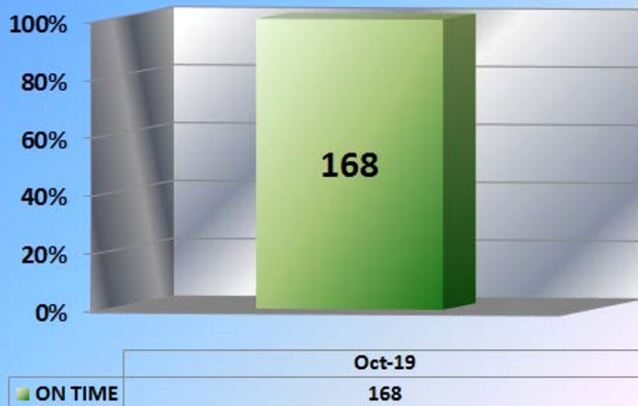


Implementing the Community Vision through Development Activities

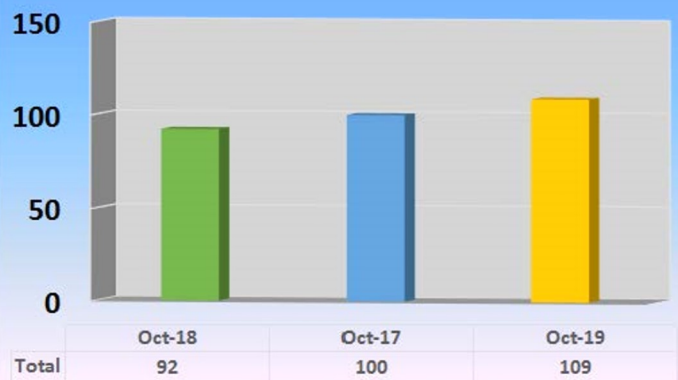
CORE SERVICE LEVELS

Building Division

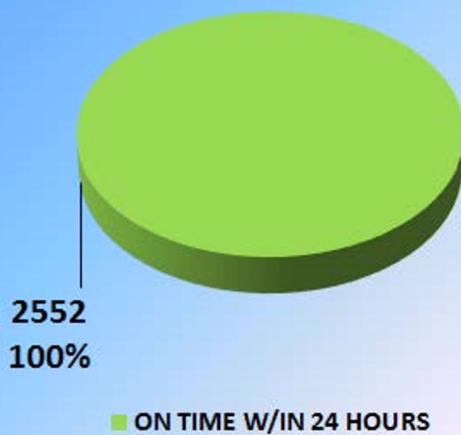
**FEEs CALCULATED
(W/IN 3 DAYS)**



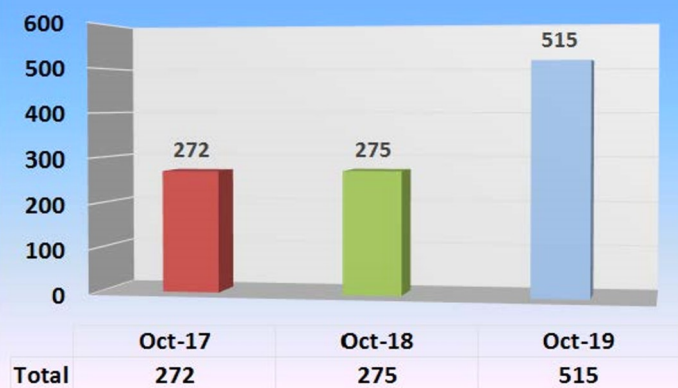
**CONTRACTOR REGISTRATION 2017-2019
UP 9% IN OCTOBER OVER 2018**



**BUILDING INSPECTIONS
OCTOBER 2019**



**BUILDING PERMITS ISSUED
UP 53% OVER 2018**

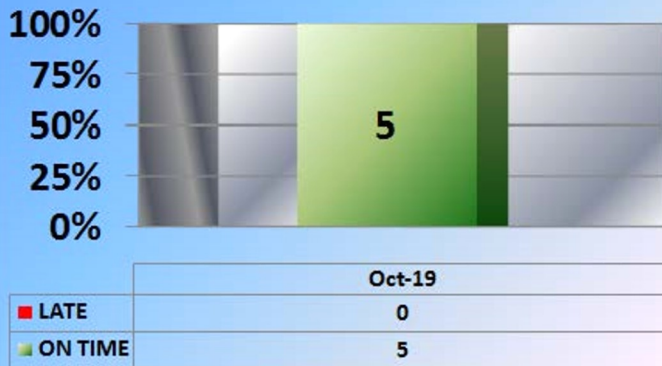


Implementing the Community Vision through Development Activities

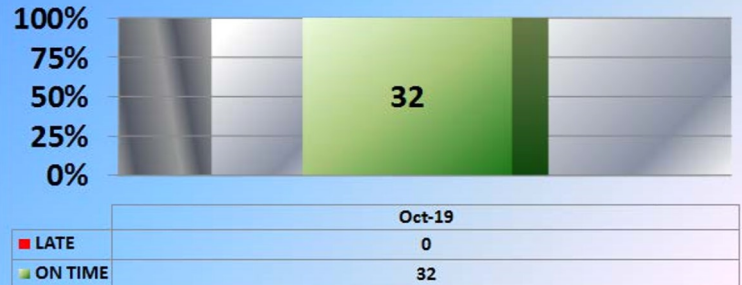
CORE SERVICE LEVELS

Building Division

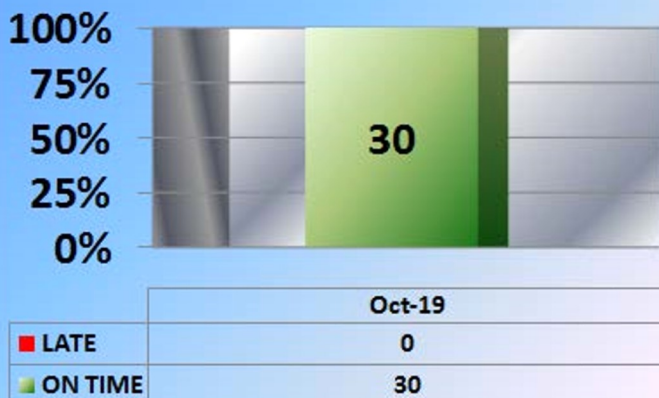
NOTICE OF VIOLATION (W/IN 10 BUS. DAYS)



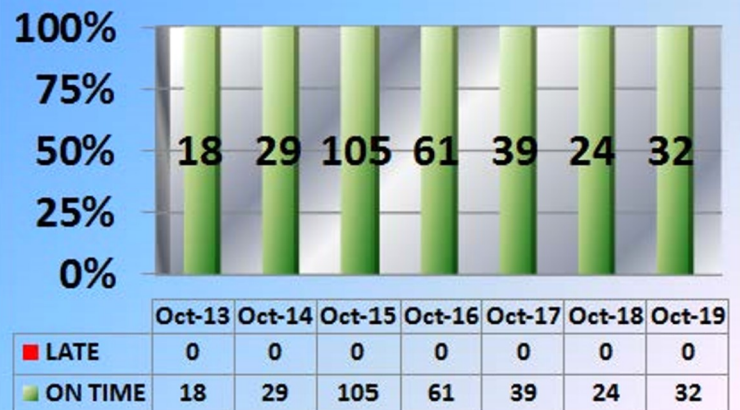
BUS. LICENSES REVIEWED (W/IN 7 BUS. DAYS)



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



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



Implementing the Community Vision through Development Activities

CORE SERVICE LEVELS

Code Compliance

SITE VISITS (W/IN 5 BUS. DAYS)



	Oct-19
LATE	0
ON TIME	49

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



	Oct-19
ON TIME	6

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



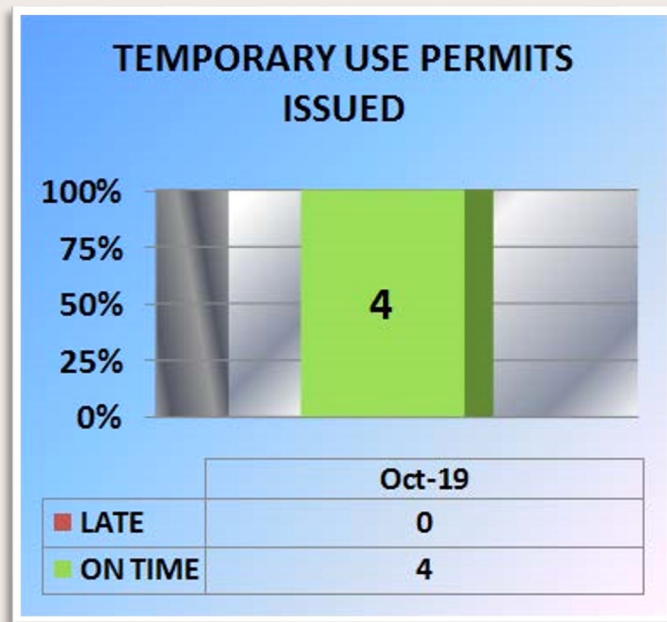
	Oct-19
LATE	0
ON TIME	42

SIGN COMPLAINT RESPONSE (W/IN 24 HOURS)



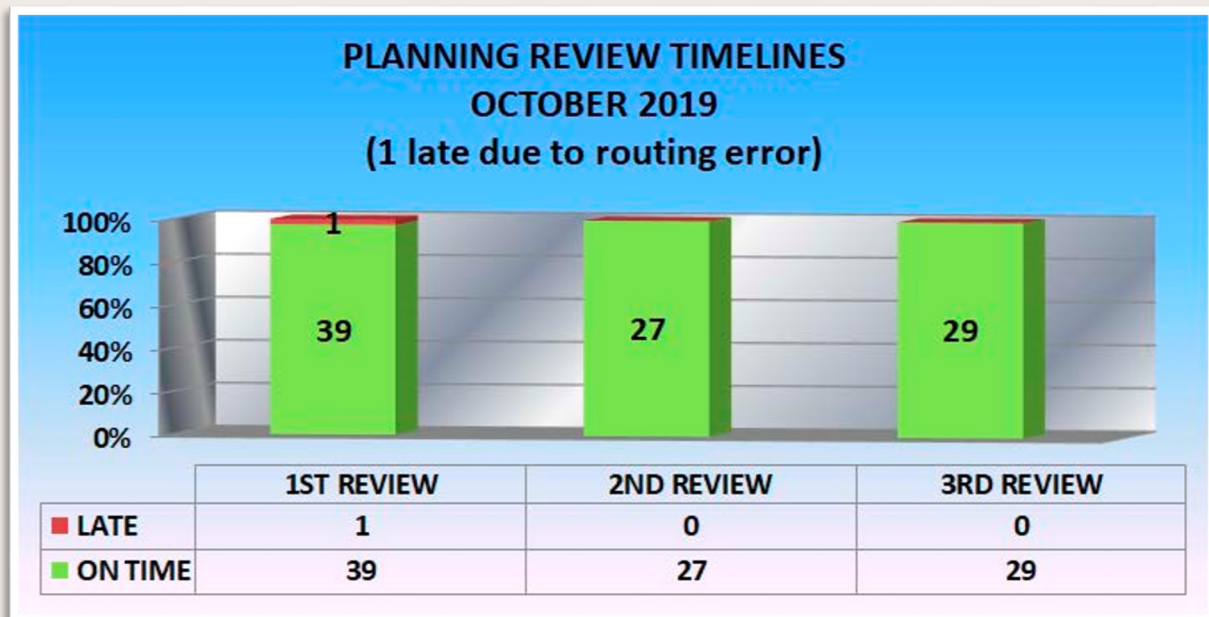
	Oct-19
LATE	0
ON TIME	0

CORE SERVICE LEVELS



**Zoning
Division**

**Planning
Division**



Implementing the Community Vision through Development Activities

DEVELOPMENT ACTIVITY

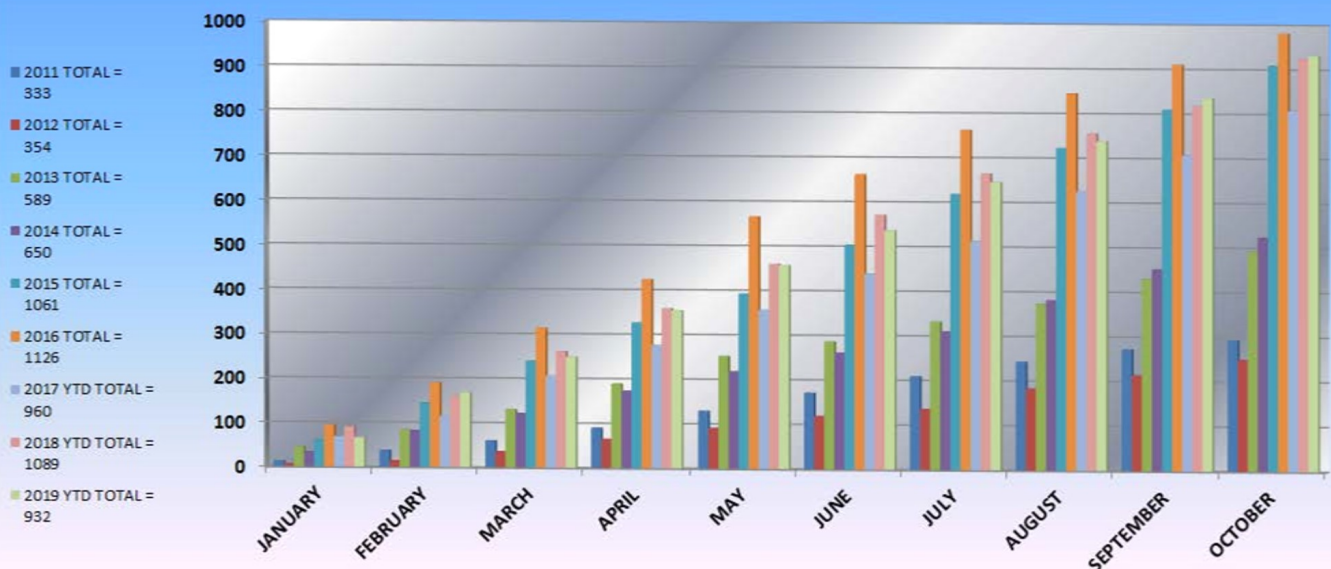
Planning Division

PLANNING/DEVELOPMENT REVIEWS OCTOBER 2010- 2019 (DOWN 11% VS 2018)



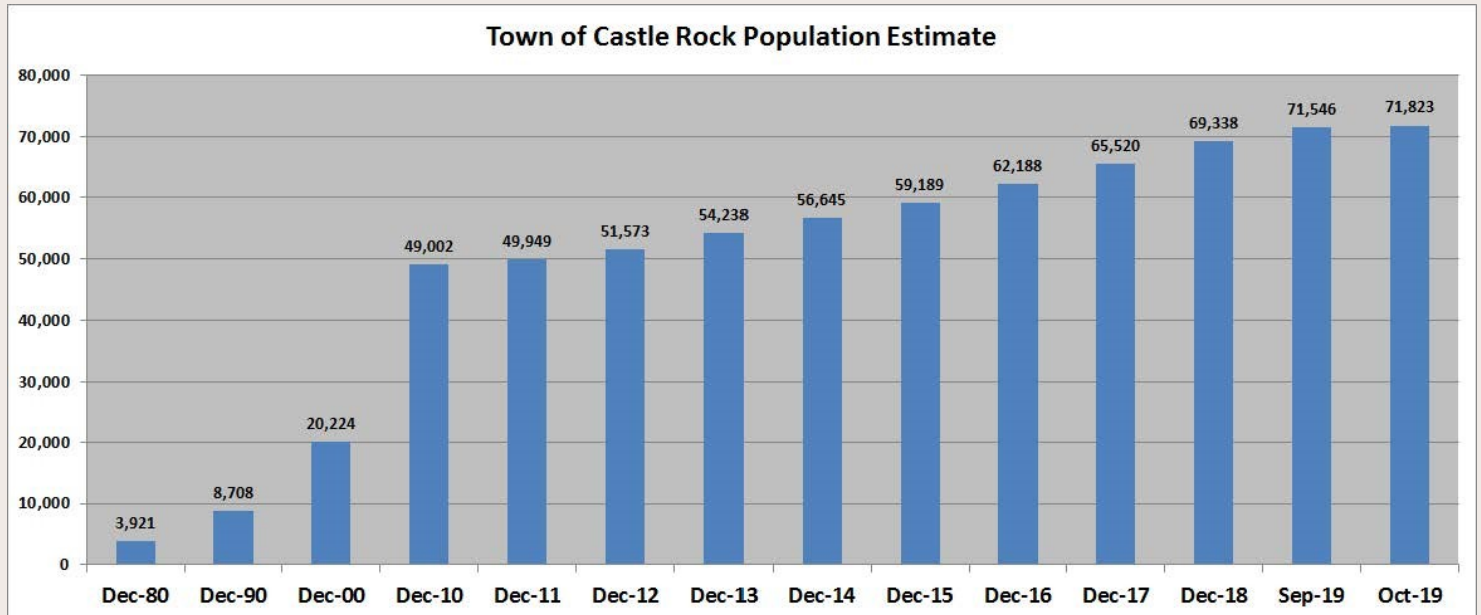
	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Oct-15	Oct-16	Oct-17	Oct-18	Oct-19
Total	28	21	36	62	72	100	71	100	107	96

CUMULATIVE YEARLY TOTAL PLANNING/DEVELOPMENT UP LESS THAN 1% OVER 2018 THROUGH OCTOBER



Implementing the Community Vision through Development Activities

POPULATION ESTIMATE



Implementing the Community Vision through Development Activities