



Board of Building Appeals Meeting Minutes

Bob Binder Chair
Richard Self Vice Chair
Chimezie Akaya
Glen Pappas
Mark Conner

Monday, March 2, 2026

6:00 PM

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

This meeting is open to the public. 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 or submit an accommodation request form at CRgov.com/A11yRequest.

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER

ROLL CALL

Staff in Attendance: Jon White, Councilmember Hollingshead, Carissa Ahlstrom

Present 4 - Boardmember Mark Conner, Boardmember Glen Pappas, Vice-Chair Richard Self, and Chair Bob Binder

Not Present 1 - Boardmember Chimezie Akaya

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[BOBA
2026-001](#)

December 1, 2025, Board of Building Appeals Meeting

Minutes

Attachments: [December 1, 2025 Board of Building Appeals Meeting Minutes](#)

Glenn Pappas was present at the December meeting.

Moved by Vice-Chair Self, seconded by Boardmember Pappas, to Approve BOBA Topic BOBA 2026-001 as amended. The motion passed by a vote of:

Yes: 4 - Chair Binder, Self, Boardmember Pappas, and Boardmember Conner

TOWN COUNCIL UPDATE

Councilmember Hollingshead updated the Board on upcoming projects, the progress of the Castle Rock Sports Complex and activities happening at Cantril school.

BOARD MEMBER ITEMS

The next meeting is scheduled for June 1, 2026, members are available to attend.

ITEMS FROM STAFF**A. Chief Building Official's Update**

Jon White provided the Board with an update on the progress of the sports complex, Costco, Murphy's Express, and other development projects throughout Town. He also informed the Board that Development Services will present the 2025 Colorado Wildfire Resiliency Code Adoption to Town Council on March 3, 2026. The proposed ordinance amends Chapter 15.20, with an anticipated adoption date of April 1, 2026, and enforcement beginning July 1, 2026.

Mr. White delivered a brief presentation outlining key changes in the code, including requirements for ignition-resistant materials and assemblies, defensible space and vegetation management, access and water supply standards, ember-resistant vents, and specifications for roofing, siding, and decking. He also reviewed site design standards aimed at reducing wildfire risk, presented the wildfire resiliency map, and summarized structural hardening requirements for residential construction.

He discussed applicable exemptions, including those for historic preservation as permitted under the Colorado Wildfire Resiliency Code (CWRC), as well as provisions for lot-specific fire intensity reviews. Mr. White noted that implementation costs would be managed within existing departmental budgets. Staff will recommend Town Council approval of the code adoption. The Board and Mr. White also discussed that existing homes would see limited impact from the new requirements unless undertaking additions or significant modifications.

ADJOURN

Moved by Chair Binder, seconded by Boardmember Pappas, to Approve adjourn as presented. The motion passed by a vote of:

Yes: 4 - Chair Binder, Self, Boardmember Pappas, and Boardmember Conner