

Donna Ferguson

To: Donna Ferguson
Subject: RE: Neighborhood meeting CVR

From: Richard Friedly <rlfriedly@hotmail.com>
Sent: Wednesday, September 9, 2020 9:51 AM
To: Donna Ferguson <DFerguson@crgov.com>; jmill@wsbeng.com; gregg@cvranch.com
Subject: Neighborhood meeting CVR

To Whom It May Concern, I live at 3192 Glade Gulch Circle in bell Mountain Ranch. My property and my neighbor's property to the north and south of me are adjacent to this proposed development (The Ridge at Crystal Valley Lots 1-11). Our three lots are the only lots that are affected by the development. In previous meetings at either our HOA meetings or Town of Castle Rock meeting with the developer and/or town officials we had discussed having a buffer between our lots and CVR. It will be imperative to have some sort of buffer in order to protect our lots from the infringement of this development. The portion of our lots that are adjacent to this development is part of a "C" zone (wildlife corridor) which prohibits us from building, landscaping, grazing horses, use for any household pets or livestock, fencing, or mowing. We are prohibited in using it in any way. It is to remain native. If we do not have a buffer our lots will be affected by the development's construction, home construction and homeowners. Weeds will be introduced into this fragile eco system which will be impossible to manage. Certainly, the homeowners will be disposing of thier grass clippings, landscaping refuse, yard debris and trash by throwing it onto our property. There is an equestrian/hiking trail going thru this portion of our lots as well. Without a buffer this will certainly be used by the homeowners of CVR just by walking onto our lots to access. These lots, 1-11, can be shortened to the 1/4 to 1/3 acre size in order to develop a buffer. I would like to see a 50 foot buffer with a fence at the back of the CVR lots and then numerous evergreen trees and native grasses and plantings running up to our lots. I want to be a good neighbor and do not want to spend my time trying to protect my property from infringement of any kind. Your consideration and sensitivity in regards to this matter will be greatly appreciated. Thank you,
Richard and Rebecca Friedly 303 995 9928

From: [susan](#)
To: gregg@cvranch.com; jmill@wsbeng.com; [Donna Ferguson](#)
Subject: Virtual Meeting, Neighborhood Meeting - Proposed Site Development Plan for The Ridge at Crystal Valley, Thursday, November 19, 2020 - concerns to be addressed and questions as follows:
Date: Monday, November 16, 2020 1:17:48 PM

NEIGHBORHOOD MEETING – PROPOSED SITE DEVELOPMENT PLAN FOR THE RIDGE AT CRYSTAL VALLEY – VIRTUAL MEETING – THURSDAY, NOVEMBER 19, 2020.

RIDGE ESTATES CRYSTAL VALLEY RANCH – 52 HOMES ON 70 ACRES ADJACENT TO SELLERS CREEK RANCH (SCR) COMMUNITY (NON-URBAN, SEMI-RURAL) AND SCR CONSERVATION LAND, BELL MOUNTAIN COMMUNITY (NON-URBAN, SEMI-RURAL)

- NOT AN APPROPRIATE TRANSITION BETWEEN TOWN AND SEMI-RURAL COMMUNITIES!
Transitional Density/Buffers: Transition between the semi-rural Bell Mountain Ranch subdivision in Douglas County – Open Space buffers separates them from The Lanterns (town) Development. The minimum buffer setback is 500 feet... Ridge Estates is allowing 100 feet! Between SCR and Ridge Estates - ?
NOT CONSISTENT with policies and principles of the 2020 Comprehensive Master Plan for cohesive and integrated patterns of development, preservation of natural features and visual assets.
- Ridge Estates tank and utility road does not provide Skyline Ridgeline Protection
- Past meetings with Town regarding Ridge Estates and Sellers Creek Ranch – promised to see if tank could be recessed or completely buried due to horrific visual impacts to our community? Trees camouflaging tank? Promised by Greg Brown, now in last Virtual Meeting with SCR when we asked about these items, Greg Brown said it was up to the town???
- We have asked for dimensions of water tank? Still no dimension size???? Water tank cannot be put somewhere else on Butte away from SCR homes on other side of butte???? Smaller road??? On other side away from SCR homes. Could stakes be put up to show height and size before built on this site???? Our Home at 2500 Oxbow Drive has been told so many times we would not even see the water tank from our home. From picture #3 previous virtual meeting we could see it.
- Told so many times that the Water Tank was solely for Ridge Estates in the past. Also told there was no other option site for the Water Tank. There was another location years ago - butte north west of the Ridge Estate Butte that Mr. Greg Brown's development company/owner was paid \$2 million dollars by The Town of Castle Rock, to not develop and to preserve that butte.. Town felt it would have been an horrific visual impact there!!!! The current site is an HORRIFIC VISUAL IMPACT... and it is placed on top of us!!!
- Water Tank – runoff or every having to drain??? “Toxic, Hazardous Substances” likely? – LIGHTING – intrusion to our semi-rural community. NOISE???
- When I asked the Douglas County Commissioner where our protection was as a semi-rural Douglas County Community regarding the development with the Water Tank and road a few years ago – Commissioner Partridge replied “MY HANDS ARE TIED” ??? Intergovernmental Agreement was terminated due to being cited by us that this development was not consistent with those guidelines/landuse. Transition between Town Urban and Rural Non-Urban Developments.
- Letter dated January 25, 2013 Douglas County, Joe Fowler to Jason Reynolds (Planner), Town of Castle Rock.. Items of concern from Douglas County before Ridge Estates, 70 acre Annexation was approved.. But items should still be considered. It seems that Sellers Creek Ranch Community has never had anyone to protect our Community. Bell Mountain has been treated completely opposite with many considerations regarding transition between Town Urban communities and Douglas County – Non-Urban Communities, due to the WATER TANK PLACEMENT.... Even considering Bell Mountain Community, most of the Town's CVR development not having the HORRIFIC VISUAL IMPACT OF THE WATER TANK AND ROAD!!!
- Page 1, item 4. The proposed water tank and access road will likely result in significant visual impacts to area residents. Based on the slope and configuration of the proposed location, can

the tank be partially or fully buried? Please consider whether the facility could be relocated down slope while meeting system requirements and whether the water line alignment and access road locations can be refined to minimize their visual impacts.

- Page 2, Item 5. Residential and open space planning area boundaries should be established in a manner to reduce pedestrian use of open space directly adjacent to existing SCR or Bell Mountain Ranch homesites and to further protect conserved open space with SCR. Designated trail corridors should emphasize use of INTERNAL OPEN SPACE!
- Page 2, Item 6. The application material does not clearly describe the status of road network connectivity. As SCR roads are private, an access easement for their use would be required. If the communities are to be separated by emergency access gates the nature of gate access rights, as well as ownership, construction and maintenance responsibilities, should be established within legal agreements between representatives of Ridge Estates Crystal Valley Ranch and SCR, in consultation with emergency service providers.

Could these items all be discussed and addressed during the virtual meeting on Ridge Estates Crystal Valley Ranch November 19th. This has not been the first time we were not notified of a meeting/discussion on this development even though we are greatly affected in many ways. I realize my questions/concerns are not in by the due date of November 12th... but since we were not notified and just found out about the meeting, please address. The Planned Community, water tank, destroys our non-urban rural community. Wildlife, trespassing, lighting, noise, pollution. I feel I have been lied to so many times during this process, Town planner sticking her finger in my face and saying "Mrs. Keith this water tank is SOLELY for RIDGE ESTATES!" We purchased our home with our life savings thinking there would be 20 homesites attached to our rural community. We understood we could not stop the annexation of the Ridge Estates CVR land/or the current site for the water tank, but thought with good faith we would be treated with the same respect as a Douglas County Non-urban Rural Community just as Bell Mountain has been with regards to the visual impact, transition/setbacks, communication notifications, etc. Thank you for your time, as usual.

Susan Keith
2500 Oxbow Drive
Castle Rock, CO 80104

Please let me know if you have received and if you address my concerns/questions

Sent from [Mail](#) for Windows 10

Donna Ferguson

From: Richard Friedly <rlfriedly@hotmail.com>
Sent: Thursday, November 19, 2020 6:25 PM
To: gregg@cvranch.com; Donna Ferguson; jmill@wsbeng.com
Subject: The Ridge at Crystal Valley

Gregg, Jim and Donna, I live in Bell Mountain. I was in on your previous online meeting. I am a builder and am aware of the benefits that growth is to towns, communities and the economy. Stagnation in this regard would be very detrimental. My main concern that I have are the rear set backs on the lots that back up to Bell Mountain Ranch. Those lots are very similar in depth to the lots backing up to Sellers Creek. The lots backing up to Sellers Creek are designated with a 100 ft.rear set back. There is no designation on the lots that back up to Bell Mountain but it scales out at 50 foot. I am making a strong request that the lots backing up to bell mountain would be the same as the ones backing up to Sellers Creek (100ft). I brought this up at the last meeting and asked for that consideration. I can not see that that would make any difference to the homes on those particular lots. It would make a big difference for the three lots in Bell Mountain that they back up to. If 100ft works for sellers creek than 100 ft should work for Bell mountain ranch. I will be on line with you tonight. Thanks Richard Friedly

Donna Ferguson

From: Paul Sutton <paulnstacieco@gmail.com>
Sent: Tuesday, July 6, 2021 8:49 AM
To: gregg@cvranch.com; Donna Ferguson
Subject: Height Waiver Objection to Ridge Project

To all concerned:

This is to voice an objection over any waiver of height restrictions for this development. As a property owner in the area, I paid a premium price for my lot for the views. Allowing a developer to come in and change the restrictions that were in place when I purchased will lower the value of my investment while increasing the value of his investment. I do not think this is fair to any existing property owners and do not believe the city should grant any waiver.

Respectfully
Paul Sutton
Crystal Valley Homeowner

-----Original Message-----

From: Brian Bates <brian.bates16@gmail.com>

Sent: Thursday, September 30, 2021 6:02 PM

To: Donna Ferguson <DFerguson@crgov.com>

Subject: The Ridge at Crystal Valley

Hi Donna-

I have two concerns regarding this SDP.

- 1). I do not support a variance for the skyline/ridgeline protections.
- 2). Residents on Lions Paw are already dealing with construction noise from The Lanterns and CVR development. This includes semi-trucks using engine braking on Montaine Parkway. I would request development traffic especially the semi-trucks to be prohibited from using engine braking, and ideally, to use the southern and western sections of Montaine Parkway to enter and exit the development through the Crystal Valley & Plum Creek Parkway intersection not Old Lanterns Parkway.

Best regards,
Brian Bates
Painters Ridge
Crystal Valley Ranch