

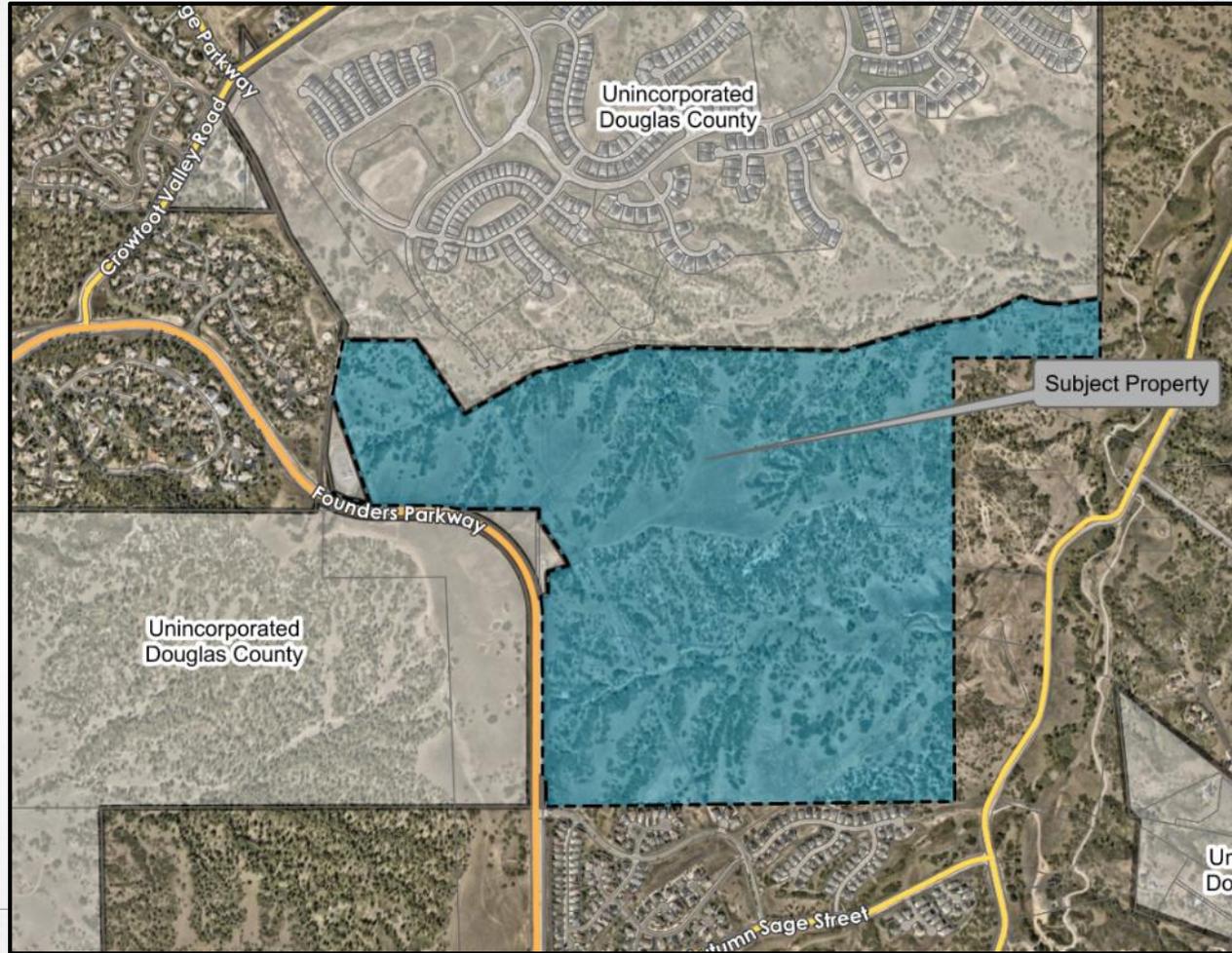
# CANYONS FAR SOUTH SITE DEVELOPMENT PLAN

TOWN COUNCIL  
DECEMBER 16, 2025



# VICINITY MAP

- 409 acres total
- North of Terrain
- South of Macanta
- East of Founders Parkway



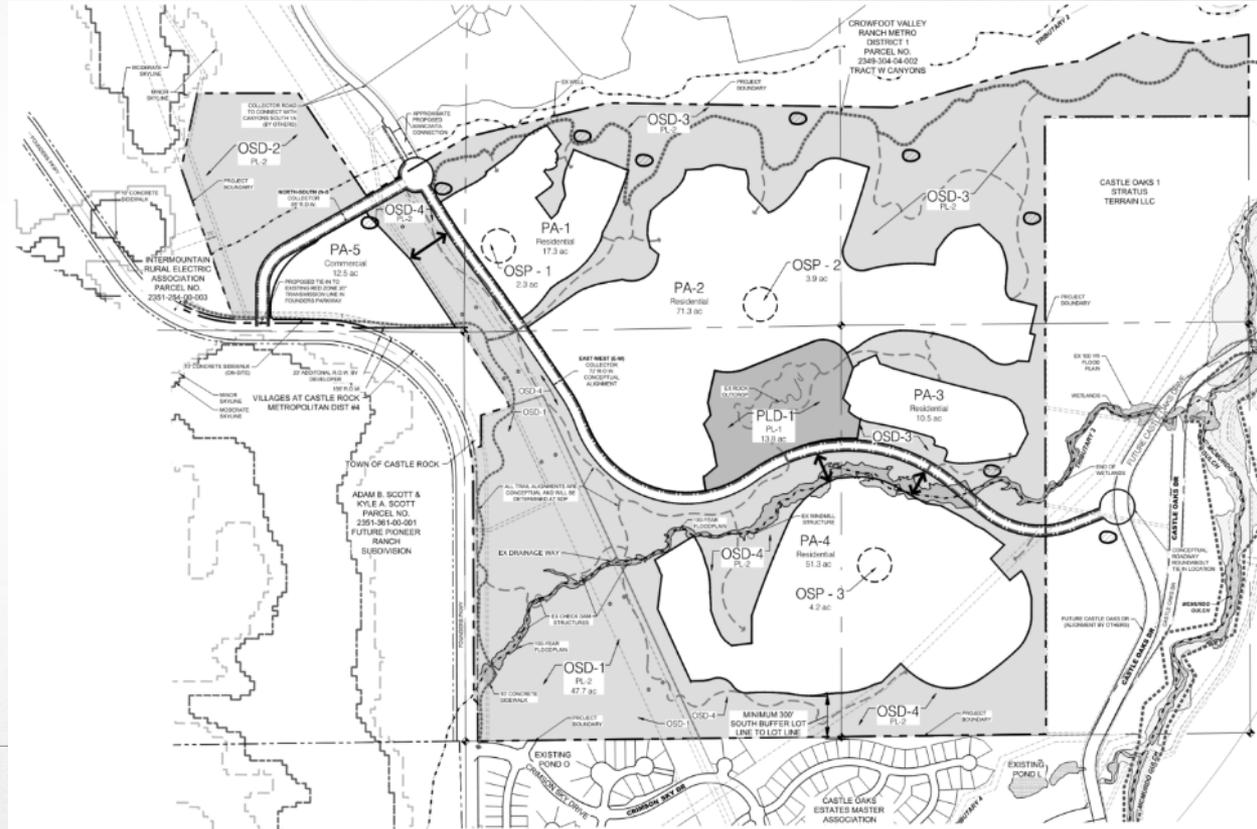
# HISTORY OF ENTITLEMENTS CANYONS FAR SOUTH PD

## Annexation & Zoning

- March 2023

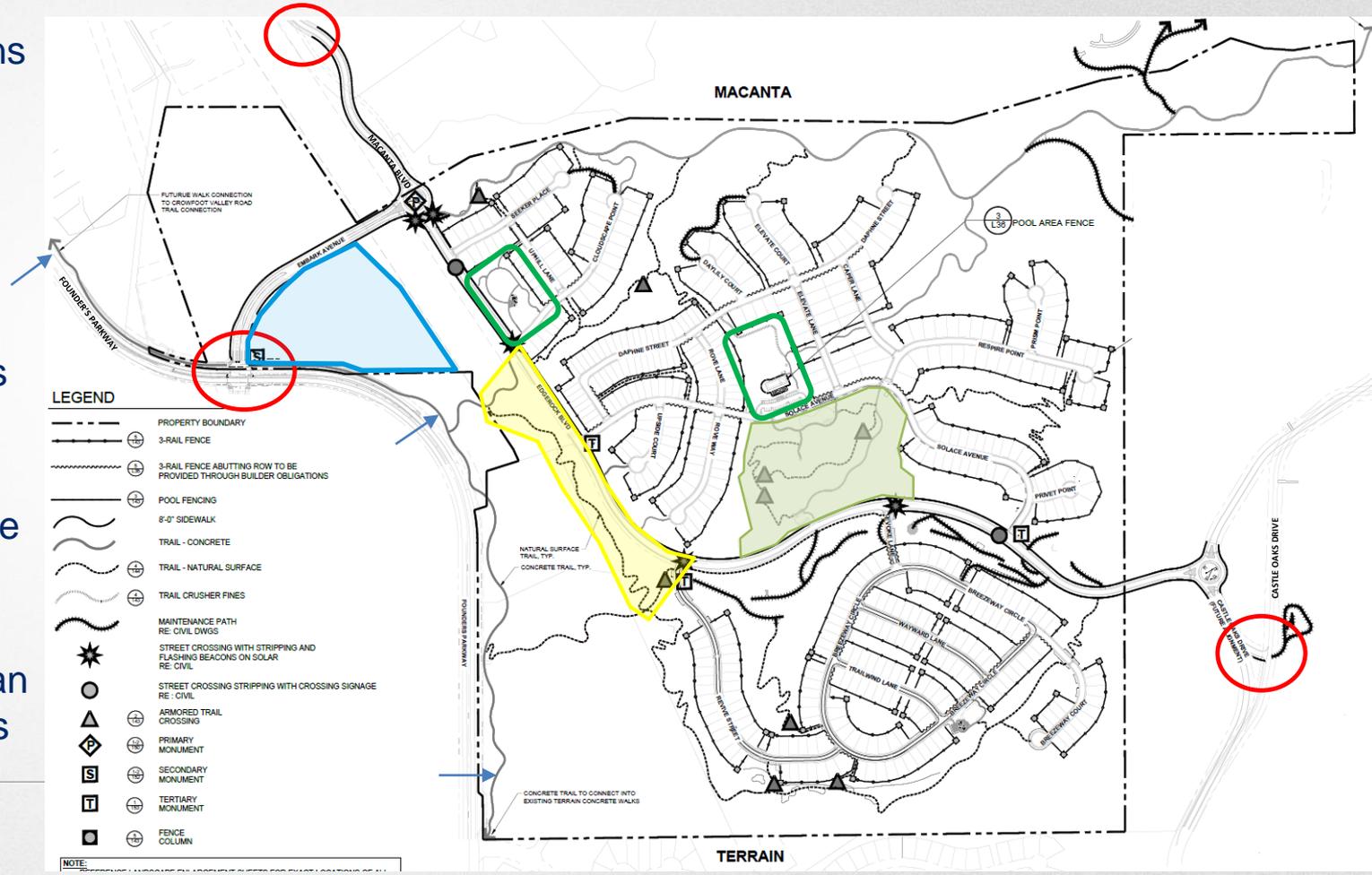
## Canyons Far South Planned Development Plan Amend. 1

- 515 Residential Units
- Decreased northern residential boundaries
- Density added internally
- Increase 6.82 acres of Open Space



# SIDE DEVELOPMENT PLAN

- Road Connections
- Founders turn lanes and future signal
- Sidewalk on Founders
- Trail Connections to Town and County
- Sidewalk one side of part of EdgeRock Blvd
- Internal pedestrian beacon crossings



# COMMUNITY OUTREACH AND FEEDBACK

## Outreach Efforts

- 4 neighborhood meetings held for the site development plan

## Community Concerns

- Increased Traffic
- Buffers between Terrain and Macanta
- Access Point Connections
- Drainage
- On-site Amenities & Parks
- Buildout Timing/Construction
- Overall growth in the Town

Neighborhood Meetings		
Date	Format	Attendance
Sept. 18, 2023	Hybrid	16
March 21, 2024	Hybrid	19
August 26, 2024	Hybrid	29
December 4, 2024	In-Person	23

# IMPACT & SYSTEM DEVELOPMENT FEES

Canyons Far South homes will pay typical building permit fees:

- Review & Inspection Fees
- Development Impact Fees
- System Development Fees
- Use Tax

Estimates based on a 2,500 sq ft home size using the current 2025 fees.

Impact Fees Estimated for 515 units	
Parks and Recreation	\$ 5,350,850
Municipal Facilities	\$ 281,190
Fire	\$ 802,885
Police	\$ 431,055
Transportation	\$ 8,679,295
<b>Total Impact Fees</b>	<b>\$ 15,545,275</b>

Water System Development Fees Estimated for 515 units	
Water	\$ 4,262,140
Water Resources	\$ 17,244,775
Wastewater	\$ 2,950,435
Stormwater (Cherry Creek)	\$ 619,631
<b>Total System Development Fees</b>	<b>\$ 25,076,981</b>

# **SITE DEVELOPMENT PLAN REVIEW AND APPROVAL CRITERIA**

## **Municipal Code Section 17.38.040**

- A. Community Vision/Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service Phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities

# STAFF ANALYSIS

Staff finds the Site Development Plan:

- Conforms to the goals of the Town's guiding documents
- Meets the requirements of the Canyons Far South Zoning
- Meets TCMC Chapter 17.38: Site Development Plan criteria and Town's Technical Criteria

## RECOMMENDATION

Planning Commission voted 6-0 to recommend approval of the Site Development Plan to Town Council

# PROPOSED MOTIONS

## **Approval:**

*“I move to approve the Resolution, as introduced by title.”*

## **Approve with Conditions:**

*“I move to approve the Resolution, as introduced by title, with the following conditions \_\_\_\_\_.”*

## **Continue item (need more information):**

*“I move to continue this item to the Town Council meeting on {date} at 6pm, in order to provide more information on \_\_\_\_\_.”*

# QUESTIONS?

