

Neighborhood Meeting Summary – Founders Vista (Memmen Young)
Third Neighborhood Meeting – January 5, 2022

Rusty Hall with Highline Engineering held a neighborhood meeting to discuss a proposed Annexation, PD Zoning Amend, Site Development, and Skyline/Ridgeline project known as Founders Vista (Memmen Young). Founders Vista is approximately 180.5 acres in size and located south of 5th Street, east of North Ridge Road, and north of Plum Creek Blvd (see attached vicinity map).

This meeting represented the third required neighborhood meeting. The meeting was conducted in a hybrid format, both in-person and virtual via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the proposed project and open for any public to attend. Prior to the neighborhood meeting, all neighbors were provided with a vicinity map, project narrative, PD Zoning map and Site Development Plan. The meeting was scheduled for Jan. 5, 2022 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Rusty Hall, Highline Engineering
2. Chris Meeks, Highline Engineering
3. Roy Mason, Malcor

Town Representatives:

1. Councilmember Johnson
2. David Corliss, Town Manager
3. Tara Vargish, PE, Director of Development Services
4. Brad Boland, AICP, Planner II
5. Cara Reed, Neighborhood Liaison
6. Camden Bender, Community Outreach Program Manager

In-person Public Participants:

1. Irving Johnson
2. Jeff McWilliams
3. Karla McWilliams
4. Jim Cable
5. Debbie Cable
6. Jim Cleaver
7. Sherry Cleaver
8. Stan Peterson
9. Doug Reagan
10. Sherry Lindeman
11. Frank Sieburth
12. Dan Dertz
13. Becky Dertz
14. Staff counted 16 members of the public present in person
15. Staff counted 16 members of the public present in person
16. Staff counted 16 members of the public present in person

Virtual Public Participants:

17. Laure van Houten

18. tmock
19. Ernie
20. Rachel Corwin
21. David Boardman
22. Beth – Castle Rock
23. Patti
24. 13035268489
25. Annamarie
26. Thomas.Gissen
27. Dan Lorden
28. Brian Kohn
29. Theresa Logan
30. Sam Banister
31. laczette@mac.com
32. Craig Austin
33. 19167057503
34. Jeremy's iPhone
35. Jesse Pedroni
36. Chris Galloway
37. Mike.Salmina
38. 1303603958
39. iPhone
40. Jennifer
41. Julie Bear
42. Casi
43. Barb
44. Barb
45. JILL's iPad

The applicant presentation discussed the following:

- Background on the existing Memmen Young zoning
- Provided background on the Site Development Plan
 - a. 561 units with a mixture of single family detached and duplex units
 - b. Two entrances to the property
 - c. Identified of the Open Space
- Identified the four applications under review.
- The majority of the presentation took the form of questions and answer session

Attendees had the following comments:

- Several questions and concerns regarding the need for blasting on this site - Applicant stated that there is the expectation that there will be the need for blasting on the site during the construction process. The applicant stated they did not have the information readily available to answer all the questions and will provide the information requested at the next neighborhood meeting.
- What will the ownership of the Open Space be? – Applicant stated the Town will take ownership of a majority of the Open Space with a large portion being for a public park and the rest as passive open space. Detention ponds will be separate tracts and privately owned.

- Several questions and concerns regarding the cul-de-sac finger near the ridge line above Gordon Lane. The applicant stated;
 - The edge of cliff is defined as where the slope is greater than 3 to 1.
 - The area is not an identified ridge line or skyline area per the Town's Skyline/Ridgeline ordinance.
 - The zoning proposed will limit height to 25 feet for the outer homes.
- Questions and concerns about the skyline/ridge line variance. The applicant stated;
 - Analyzed from finished grade.
 - Applicant believes that the proposed lots won't be visible due to surrounding homes
- Questions and general concerns about water. The applicant stated;
 - The ground water rights of the property will serve the property
 - General questions about water and overall development would need to be answered by the Town.
- Concerns raised about people parking on the Gordon Dr to use the detention pond service road. The applicant stated that the service road would not be open to the public and could look into signage and possible chain barrier to discourage people from using it. The applicant did state that the service road on the southern portion of the property is intended to be open to the public for pedestrian use.
- A concern was raised that there wouldn't be an effective wildlife corridor and specifically the area between the cul-de-sac finger and cliff edge would not be wide enough. The applicant stated they would reach out to the Colorado Parks and Wildlife to see if they may have additional comments.

The meeting adjourned at approximately 8:15 p.m.