

Neighborhood Meeting Summary

Application: Memmen Young Major PD Amendment (Founders Vista)

Property Owner: Memmen Family

Meeting #: 4

Date/Time: Thursday, May 18, 2023, 6:30 pm, (Adjourned at 8:45 pm)

Meeting Location: Mesa Middle School

Councilmember District: Councilmember Brooks

Applicant's Proposal:

A rezoning of 175.5 acres of the Memmen Young Planned Development to allow for 334 single family detached homes and 114 paired homes (228 units) for a total of 562 units. The current zoning allows for 428 single family detached homes and 476 multifamily units. The application also includes an annexation of a 5-acre parcel located in the middle of the Memmen Young Planned Development bringing the total project size to 180.5 acres.

Attendees

Applicant Representatives:

Rusty Hall, Highline Engineering

Chris Meeks, Highline Engineering

Jim Nobel, Buckley Powder Company

Public Attendees:

In-person Attendees:

James Putnam

Sherry Lindeman

Geoff Lycas

Doug Reagen

Nikke Candle

Jeff McWilliams

Karla McWilliams

Lalo Omar

DeA???? Eye???? (62 Gordon Ln)

Stan Peterson

Travis Holland

Jill Holland

Angela Fezza

Cozy Swickard

Frank Sieburth

Caryn Johnson

Online/Phone Attendees:

Anna Marie

Mary K Pearson

Town Staff Attendees:

Brad Boland, Long Range Project Manager, Town of Castle Rock

Presentation Description**Applicant's Presentation:**

The applicant started with a presentation by Jim Noble, with Buckley Powder Company, in regards to the blasting process and Town requirements. Q and A with Mr. Noble followed. The applicant, Rusty Hall, then gave a presentation that went over the zoning application and touched on the SDP which is a separate application. Questions were taken throughout the presentation. The majority of the Q/A and comments centered on concerns of residents about rock fall dangers from the development and their desire for houses to be pushed further away.

Questions Presented to Applicant:

Q: Where will blasting take place

A: Applicant, at this time, was anticipating that blasting would occur roughly within the first 2/3 of the property from Ridge Rd moving west.

Q: Could noticing of blasting be required further than 500 feet from blasting?

A: That would be a question for Castle Rock Fire.

Q: Will blasting occur near the ridgeline?

A: Applicant anticipates other means of earth work near the ridgeline.

Q: Why have the geotechnical studies required for blasting not been done at this time?

A: The specific studies required for blasting occur later in the process, with the civil construction documents. These studies are done by a 3rd party contracted by the blasting company.

Q: How were the viewing platforms for the ridgeline determined?

A: The viewing platforms were created with the skyline/ridgeline ordinance in 1999.

Q: How much traffic will be generated?

A: Applicant stated approximately 500 trips during peak hours. Applicant stated all intersection would operate at A/B level (graphic shown appeared to show some C/D at certain intersections)

Q: What about water?

A: The applicant stated that the underlying ground water will be dedicated to the Town. This water is sufficient to serve the project. The project will follow the developed Water Efficiency Plan and the Town's new water requirements, whatever are more stringent.