

Neighborhood Meeting Summary –The Ridge at Crystal Valley SDP
Neighborhood Meeting #3– July 19, 2021 from 6:30 p.m. to 7:30 p.m.

Crystal Valley Ranch Development Company held a neighborhood meeting to discuss a proposed site development plan for the Ridge at Crystal Valley, generally located in the southwest corner of the Crystal Valley Ranch PD and the adjacent Ridge Estates PD.

This meeting represented the third neighborhood meeting. The meeting was conducted virtually via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site. Prior to the virtual meeting, all neighbors were provided with a project narrative, site plan and vicinity map. The meeting was scheduled for July 19, 2021 from 6:30 p.m. to 7:30 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Gregg Brown, Developer
- Jay Peters, PE, WBS, Engineer
- Andy Masterpole, WBS, Engineer
- Luke Walsh, WBS, Engineer

Town Representatives:

- Councilmember Dietz
- Donna Ferguson, AICP, Senior Planner
- Jenifer Doane, DS Community Outreach Program Manager

Public Participants:

1. Ashley Baker
2. Glen Burmeister
3. Bob Smith
4. Jerry Pollart
5. Marc White
6. Mark Klonaris
7. Mick Madsen
8. M. Keith
9. Paul Sutton
10. Mac Plymale

The applicant presentation discussed the following:

- Total of 142 single-family home lots
- 90 lots in Crystal Valley Ranch PD, 52 lots in Ridge Estates PD
- Larger lots adjacent to county properties
- Three access points, one EVA
- Beginning analysis on lots within designated skyline area to determine if moderate skyline areas can become designated as minor skyline areas in order to build two-story homes at 35-feet high rather than one-story homes at 25-feet high. Early stages of analysis with more discussion on this topic to come.
- Removal of water tank from the south end of site.

Attendees had the following comments:

- Question about why there are no building envelopes. There are setbacks instead of building envelopes.
- Question about where water tank went. Moved to Bell Mountain per request from Town.
- Request for confirmation that water tank will never go on the south end. Attendee to email Town with this question.
- Question about location of perimeter fencing. Existing fencing will remain. No new fencing proposed. Where there is no fencing, existing vegetation provides natural fencing. Applicant will send picture of existing fencing to attendee.
- Question about the depth of lots adjacent to county. Applicant will email attendee this information.
- Question about construction. Northern lots to be built first. Toll Brothers is potential builder.

The project is located in Councilmember Dietz's district.

The meeting adjourned at 7:30 p.m.