

Neighborhood Meeting Summary –The Ridge at Crystal Valley SDP
First Neighborhood Meeting – September 9, 2020 from 6:00PM- 7:00PM

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 first required neighborhood meeting. The meeting was conducted virtually via Zoom. The neighborhood meeting was offered to all neighbors within 500-feet of the proposed project. Prior to the virtual meeting, all neighbors were provided with a project narrative and vicinity map. The meeting took place on September 9, 2020 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Gregg Brown, Developer
- Jim Mill, WBS, Engineer
- Jay Peters, WBS, Engineer
- Jamie Ramos, WBS, Engineer
- Luke Walsh, WBS, Engineer

Town Representatives:

- Donna Ferguson, Senior Planner
- Cara Reed, Neighborhood Liaison

Public Participants:

1. Mike Langfield
2. Pat Moore
3. Mac Plymale
4. Richard Friedly
5. Katie Hunt
6. Wes Kindt
7. Alex Mancero
8. Jerry Pollart
9. M. Keith
10. Tony Werner
11. Jon Downey
12. Phone Number: 214.529.5033
13. Mick Madsen

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
- Total of 29 acres (24%) of open space
- Three access points, one EVA
- Tank site on southern point of Ridge Estates PD

Attendees expressed concerns for the following:

- Trespassing on adjacent private open space

- Aesthetics of tank site
- Setback of western boundary line to the adjacent County subdivision of Bell Mountain

Attendees expressed appreciation for the following:

- The applicant's presentation which provided various views of the tank site from adjacent properties

The applicant plans to make a formal submittal in mid September 2020. The project is located in Councilmember Teal's district. Meeting adjourned at 7:05 p.m.