

Neighborhood Meeting Summary –The Ridge at Crystal Valley SDP  
Neighborhood Meeting #4– Aug. 16, 2021 from 6:00 p.m. to 7:00 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 fourth neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a project narrative, vicinity map, site plan, and skyline study. The meeting was scheduled for Aug. 16, 2021 from 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, PE, WSB, Engineer
- Stephen Orehosky, Graduate Engineer, WSB

Town Representatives:

- Councilmember Dietz
- Councilmember Johnson
- Donna Ferguson, AICP, Senior Planner
- Cara Reed, Neighborhood Liaison

In-person Participants:

1. Sandie Burns
2. Dennis Burns
3. Mac Plymale

Virtual Participants:

4. Steve Luthy
5. Mick Madsen

The applicant presentation discussed the following:

- Total of 142 single-family home lots on 116 acres.
- 90 lots in Crystal Valley Ranch PD, 52 lots in Ridge Estates PD.
- 30 acres of open space plus trail.
- Larger lots adjacent to county properties.
- Three access points and one EVA.
- Water tank moved from the south end of the site to Bell Mountain.
- Review of analysis of 25 lots located within the moderate skyline area. Analysis looked at the visibility of the 25 lots, located within the moderate skyline area, from all 232 of the Town's designated Viewing Platforms. The analysis showed that homes 25' in height would be visible from, at most, 16 Viewing Platforms and that homes 35' in height would be visible from, at most, 17 Viewing Platforms. Specifically, only 2 of the 25 lots with a home height of 35' would be visible from 17 Viewing Platforms. These findings indicate that the skyline area, which encompasses the 25 lots, should fall into the Minor Skyline category, rather than the Moderate

Skyline category. Therefore, they are seeking a variance for the 25 lots to be subject to the Minor Skyline protection regulations instead of the Moderate Skyline protection regulations. This would allow a builder to construct a 2-story home at 35-feet rather than be limited to a 1-story home at 25-feet.

Attendees had the following comments:

- Per recent census data the population is aging so 1-story home might be good. Applicant replied maybe so but the home buyer should have the choice.
- Question about noise level of pump station. Attendee replied that they live by a pump station and it is not noisy.
- Question about road treatment for EVA. Applicant stated it will be gravel.
- Question about the reason for the Skyline Variance. Applicant stated that per definition of Skyline areas the area should not be designated as Moderate Skyline Area.

The project is located in Councilmember Dietz's district.

The meeting adjourned at 7:35 p.m.