

Neighborhood Meeting Summary – Canyons South Annexation and PD Zoning project  
First Neighborhood Meeting – June 14th, 2021

Lowe held a neighborhood meeting to discuss a proposed Annexation and PD Zoning project known as Canyons South. Canyons South is approximately 409 acres in size and located south of Crowfoot Valley Road, east of Founders Parkway, north of Crimson Sky Drive and west of Castle Oaks Drive (see attached vicinity map)

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format, both in-person and virtual via WebEx. 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 and project narrative. The meeting was scheduled for June 14, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Erik Clore, Vice President, Lowe
2. Bill Vitek, Principal, Dig Studio
3. Margot Chalmers, Landscape Designer, Dig Studio

Town Representatives:

1. Mayor Gray
2. Councilmember Johnson
3. Councilmember Cavey
4. Councilmember Dietz
5. David Corliss, Town Manager
6. Tara Vargish, PE, Director of Development Services
7. Tony Felts, AICP, Assistant Director of Development Services
8. Kevin Wrede, Planning Manager
9. Donna Ferguson, AICP, Senior Planner
10. Sandy Vossler, Senior Planner
11. Cara Reed, Neighborhood Liaison

In-person Public Participants:

1. Ann Jacques-koski
2. Lyn Jacobs
3. Ed Hill
4. Denise Hill
5. Perry Patel
6. Catherine Patel
7. Rich Tobin
8. Chris Cassutt
9. Randy Willis
10. Theresa Willis

Virtual Public Participants:

11. Richard Cross
12. Rhett Hodel
13. Nate Martinez
14. Michelle A.
15. Kevin R.
16. Kellie Walter
17. James T.
18. Bobby

The applicant presentation discussed the following:

- Process of Annexation and Zoning
- 409 acres site
- Proposal for six planning areas; one commercial, five residential
- Approximately 474 residential units equating to 1.15 DU/Acres
- 50 % open space to include regional and local trails open to the public
- Spine road
- 300-foot buffer along southern boundary adjacent to Terrain single family units
- Architectural standards to produce diverse quality housing
- Still working on details

Attendees had the following comments:

- Concern about the spine road causing cut through traffic through Terrain. Applicant will address in the traffic impact report.
- Concern about increased traffic on Castle Oaks Drive. Applicant will address in the traffic impact report.
- Question about impact to the intersection of Founders Parkway and the new spine road. Applicant will address in the traffic impact report.
- Concern about the Internal road alignment near Terrain residents. Applicant will revisit internal road alignment.
- Request for buffer to be maximized in terms of width and plantings. Applicant will review this and provide sections of proposed buffer area at next neighborhood meeting.
- Question about the necessity of the commercial planning area and what type of commercial is proposed. Applicant will limit types of uses in zoning regulations. There will be no gas station or big box store. Will provide a rendering of proposed commercial area at next neighborhood meeting.
- Question about impact to wild life. Open space will provide area for wildlife. Applicant will work with Colorado Parks and Wildlife on best practices.
- Inquiry about price point and lot size of homes. Price point is unknown as applicant is not the builder. Lot size will likely be somewhere between those of Timber Canyon and Terrain.

The applicant plans to make their submittal around August 1, 2021. The meeting adjourned at 7:10 p.m. The applicant's presentation and a copy of the neighborhood meeting recording are attached.