

Neighborhood Meeting Summary

Application: Site Development Plan

Property Owner: Memmen Young-Founders Vista

Meeting #: 3

Date/Time: Monday, December 9, 2024 (Adjourned at 7:15 pm)

Meeting Location: Town Council Chambers

Councilmember District: Council Member Brooks

Applicant's Proposal:

The applicant is proposing 297 single family detached residences and 224 single family attached residences for a total of 521 dwelling units on 180.5 acres. The Site Development Plan proposes 99.1 acres of public and private open space.

Attendees

Applicant Representatives:

Rusty Hall – Highline Engineering

James Marine - Aegis Engineering

Rob Yeoman - Kumar & Associates, Inc.

Jim Knoll - Buckley Powder Company

Jerome Kostantewicz - Buckley Powder Company

Chris Meeks - Hope Homes

Public Attendees:

3 In-person Attendee:

4 Online/Phone Attendees

Town Staff Attendees:

Tara Vargish, Development Services Director, Town of Castle Rock

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

Presentation Description

Applicant's Presentation:

The applicant provided an overview of the property and the zoning that was approved by Town Council in 2023. The applicant gave an overview of the site development plan and identified areas of change since the last neighborhood meeting such as the moving homes way from the ridgeline. The applicant then discussed the blasting process that will be used to develop the property and had a geotechnical engineer and blasting company representative discuss their roles and talk about their processes.

Questions Presented to Applicant:

Q: A question was asked if the meshing used to secure rock during blasting would remain after blasting.

A: The geotechnical engineer responded that an analysis would be done on a case-by-case basis for each location as the project progressed.

Q: How long would the duration be for the blasting

A: The expected dirt work construction duration would be 12 months and there could be the potential of up to 3 blasts a week.

Q: What would be the noticing requirements.

A: The blasting team will follow all state and Town of Castle Rock noticing requirements. Noticing will be sent to property owners within 1000 feet of the blasting activity. The notice will include detail of the blasting activity.

Q: Will inspection of homes be offered prior to blasting.

A: It is required that the blasting company offer 3rd party inspections of the outside and inside of homes to homeowners within 500 feet of the blasting area prior to submitting a blasting permit to the Town.

Q: General questions on why blasting will occur and how/where the rock blasted will be used.

A: Blasting is needed due to the cap rock and the need level the site, trench for utilities, and potentially for basements. The rock blasted will be grinded on site and used as fill.

Q: Where will the grinder be located and how loud will it be?

A: The grinder will be most likely located in the middle of the property and it will have to meet the Town's noise requirements.

Q: What is the detention pond designed for?

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Q: Why is an access road needed from Gordon Drive?

A: The access road is for the maintenance of a detention pond and is required by the Town. It is not open to the public and generally it would be expected the access road would be used about 2 times a year for maintenance activities.

Q: Why are other proposed developments such as Chateau Valley included in the traffic study?

A: The applicant responded that such developments are incorporated in the traffic study analysis.