

Neighborhood Meeting Summary

Application: Crystal Valley Ranch Planning Area 3A Site Development Plan

Property Owner: CVR PA3A LLC

Meeting: #3

Date/Time: Tuesday, June 9, 2026 @ 6 pm (Adjourned at approximately 7:15 pm)

Meeting Location: Philip S. Miller Library

Councilmember District: Councilmember Dietz

Applicant's Proposal:

CVR PA3A LLC is proposing a Site Development Plan (SDP) for a 112 lot, single family residential development in Planning Area 3A of Crystal Valley Ranch. The site is approximately 21 acres and is located northwest of the Crystal Valley Parkway and Snow Goose Road intersection. The proposed plan designates approximately 4.57 acres as open space and public land.

Attendees

Applicant Representatives:

Gregg Brown, CVR PA3A LLC

Jim Mill, Legacy Consulting Engineers

Karen Henry, Henry Design Group

Public Attendees:

5 residents attended

Town Staff Attendees:

Tara Vargish, P.E., Development Services Director

Sandy Vossler, Senior Planner, Development Services

Presentation Description

Applicant's Presentation:

Gregg Brown, CVR PA3A LLC, introduced the development team and narrated a PowerPoint presentation that first described the location of the site. The public process for this project includes a minimum of four neighborhood meetings, and public hearings before the Planning Commission and Town Council. The presentation included a review of the initial plan design in the Spring of 2025, the site plan first submitted to the Town and the 2nd plan design revised in response to neighbor's input and Town review comments. Specifically,

- Removal of grading from the public land tract located on the east side of the site.
- Addition of a concrete interception drainage swale along the east property boundary
- The Eldertree Place cul-de-sac was shifted west to increase the buffer with the adjacent neighborhood and berm within the buffer area was increased.
- One lot from the northeast corner was removed to increase the buffer between new and existing homes from 50 feet to 114 feet.

- One lot was added to south of the intersection of Fabled Oak Drive and Eldertree Loop.
- No improvements or drainage infrastructure is proposed in Loon Circle.
- The tree count in the buffer between the two neighbors was increased and will include both deciduous and evergreen trees.
- Trees on the east side of Snow Goose Road that provide screening for adjacent homes along Bittern Street in the existing neighborhood will be a minimum of 8 feet tall at planting.

Renderings of the buffer sections along the eastern side of the new development were shown and discussed, as were the grading plan and landscape plan.

Questions and Comments Presented to Applicant:

Q: A resident from the Wildflowers neighborhood asked what will be in their line of sight looking toward the Rhyolite mesa?

A: The applicant identified the line of site and discussed where homes will be located and how grading on the site will be raised and lower the elevations of areas within the development.

Q: A County resident asked how this development was a benefit to them?

A: The property is being developed at the lowest density and building height and the least intense housing type established in the zoning for the site. The Crystal Valley Ranch Planned Development allows single-family detached and attached units (duplexes at 6 dwelling units per acre (du/ac) and 35 feet maximum building height. The zoning also allows townhomes at 12 du/ac) and 45 feet in height, and lastly, apartment buildings up to 24 du/ac and 50 feet in height. The developer has agreed to construct only 112 single-family detached homes, with lots sizes comparable to the existing Crystal Valley neighborhood to the east.

Q: Have additional trees been added and where has the buffer between neighborhood been increased?

A: The developer pointed out the location of the addition trees for screening, and where the buffer has been increased along the eastern boundary. A neighbor living across from the Snow Goose Road entrance asked for details of the trees and buffer near her home. Prior to the meeting ending Ms. Henry sat with the neighbor showing her home in relation to the buffer, plantings and proposed elevations.

Q: Is there a wall between this development and the adjacent lot to the north in Douglas County? Will there be additional run off through the property in the County and will it negatively impact wildlife movement in the area?

A: The retaining wall with a maximum height of 24 feet was pointed out, and discussed in relation to cut and fill necessary on the site, and relative to the location of the home in the County. Storm run-off from the development is being directed to detention

ponds located at the northeast and northwest corners of the site. The water will be released as historic flows. Wildlife movements will still occur through the Rhyolite Park and along existing drainages.

Q: What is happening to the frisbee golf course that extended into this development area.

A: The Town has reconfigured the course and is moving the holes within the property boundaries of Rhyolite Park.

Q. Is there going to be a roundabout constructed and how will that traffic flows?

A: The developer explained where the roundabout is planned and described how they are working with the Town on the reconfiguration of the park entrance and the intersection with Fabled Oak Drive. It is anticipated that this improved western entrance to the new neighborhood will become the primary entrance relieving anticipated traffic volumes at the intersection of Crystal Valley Parkway and Snow Goose Road.

Prior to adjourning, the meeting broke into individual discussions between the residents who remained and the development team and Town staff to clarify their understanding of the items presented and responses to questions they asked. The meeting adjourned at approximately 7:15 pm.