

## Neighborhood Meeting Summary

### Application: Annexation and Zoning

**Property Owner:** Town of Castle Rock

**Meeting #:** 1

**Date/Time:** Monday, July 29, 2024 (Adjourned at 6:40p.m.)

**Meeting Location:** Town Hall, Council Chambers

**Councilmember District:** Adjacent to Councilmember Brooks

### Applicant's Proposal:

Proposing to annex a 681 acre parcel of land, known as Lost Canyon Ranch, into the Town's boundaries and zoning the property Public Land District -1 (PL-1). The Town recently purchased this property, located at 6581 Lost Canyon Ranch Rd, and would like to bring this property into the Town's jurisdiction. The proposed project is generally located east of the intersection of Lost Canyon Ranch Road and Lost Canyon Ranch Court.

### Attendees

#### Applicant Representatives:

Jeff Smullen, Parks and Recreation, Town of Castle Rock

Matt Roth, Parks and Recreation, Town of Castle Rock

#### Public Attendees:

*18 In-person Attendees*

*27 Online/Phone Attendees*

#### Town Staff Attendees:

BrieAnna Simon, Development Services, Town of Castle Rock

### Presentation Description

#### Applicant's Presentation:

The applicant gave a summary of the recent purchase of the Lost Canyon Ranch property. The applicant also provided a presentation outlining the proposed uses and project next steps. An update was provided about the upcoming Master Plan process that will follow the annexation and zoning process.

### Questions Presented to Applicant:

*Q: Will the property be annexed with the PL-1 uses only?*

A: The property will be annexed as PL-1 only. There is also a land conservancy easement that limits the uses. PL-1 does not allow for commercial or residential development.

The annexation requires a change to Town zoning from the current Douglas County zoning. Additionally, annexation allows public services such as fire and police to serve the area for the Town.

*Q: What is the timing to complete the rezoning?*

A: The rezoning will follow the Town's current process which includes, public hearings before Planning Commission and Town Council. The exact timing to complete the process is unknown.

*Q: How will the residents be notified?*

A: Property owners within 500 feet of the property boundary will receive mailers with meeting information. The property will also be posted with public hearing signs. Project information will also be available on the Town website.

*Q: What is the timing on when the property will be open to the public?*

A: A year or more.

*Q: The property backs to residential homes in some areas. Where will the parking and educational service buildings be located? Will the existing buildings be preserved?*

A: The location of the parking and educational service buildings will be determined with the Master Plan. The existing buildings will be evaluated as part of the Master Plan. There are no current plans to demolish the existing buildings with the possible exception of the care takers cottage which is in an advanced state of disrepair and probably not salvageable.

*Q: How will the open space be accessed?*

A: There is one legal access to the property. All access points will be evaluated as part of the Master Plan.

*Q: Is any condemnation of neighboring properties anticipated?*

A: None is anticipated at this time.

*Q: Does the annexation include any archaeological, natural resources, sensitive species or migratory species impact studies?*

A: Some of the information was included as part of the preliminary purchase information. Additional studies will be conducted as part of the Master Plan if deemed necessary.

*Q: How do adjacent neighbors protect their property against trespass as well as potential liability for some of the more dangerous areas? Will any barriers be constructed to protect adjacent property owners?*

A: There will be public outreach with the adjacent neighbors to discuss their concerns. You can also contact the Planner and Project Manager assigned to the project. They will make sure questions and concerns are included with the information packets that are given to the Planning Commission and Town Council. Their contact information is on the mailers that you received as well as the Town website.