

Neighborhood Meeting Summary – Alexander Way Annexation
First Neighborhood Meeting – July 13, 2021

Lenn Haffemen and his development team held a neighborhood meeting to discuss a proposed Annexation project known as Alexander Way. Alexander Way is approximately 82 acres located north of Alexander Place and east of Brewer Court. The property is east of the Silver Heights neighborhood and west of the Diamond Ridge Estates neighborhood.

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 was offered to all neighbors within 500-feet of the proposed project. Prior to the neighborhood meeting, all neighbors were provided with a vicinity map, project narrative, and conceptual plans. The meeting was scheduled for July 13, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Lenn Haffeman, Applicant
2. Karen Henry, Henry Design Group
3. Jacque McCall, Property Owner
4. Rick Rome, Engineer

Town Representatives:

1. Tony Felts, AICP, Assistant Director of Development Services
2. Sandy Vossler, Senior Planner
3. Brad Boland, AICP Planner II
4. Cara Reed, Neighborhood Liaison
5. Jennifer Doane, Community Outreach Program Manager
6. Amy Becker, Administrative Assistant
7. Santi Smith, DS Technical Coordinator

In-person Public Participants:

1. Kevin Hulse
2. Fernando Chavez
3. Ryan Edwards
4. Dan Beisel
5. Ann Jacques Koski
6. Lyn Jacobs
7. George Oliver
8. Karen Oliver
9. Dave Fanzmann
10. Jean Franzmann
11. Eric Schuck
12. Laura Schuck
13. Stephen Barber
14. Judy Barber
15. Jim Weathers
16. Shelley Weathers
17. Lois Thornton

18. Jim Boone
19. Rich West
20. Liz West
21. Bill Schaefer
22. Frank Rosenbaum
23. Patience Rosenbaum
24. Scott Kahn
25. Nani Kahn
26. Joan Crowe
27. Jim Kennedy
28. Melinda Kennedy
29. Shawn Batterberry
30. Brett Mickelsen

Virtual Public Participants:

31. Ed Colton
32. Angela Baleztena
33. Lauren Thomason
34. Kayla Ryon
35. Tim McMahon
36. Gina Edwards
37. M
38. Ariell Bachman
39. Hazel
40. Dan Hudick
41. Lisa Bender
42. Dick Ansteth
43. Shawn Batterberry
44. Giulio Cesarone
45. Three Call-In users

The applicant presentation discussed the following:

- Provided a history of the property and surrounding properties
- Has owned the northern portion of the overall property for 30 years and is partnering with the owner of the southern portion of the overall property who recently purchased it.
- Wants to develop similar to Diamond Ridge and Sapphire Point
- 53 single family homes
- Live-work units at the southeast corner of the property
- Recently purchased a 4-acre parcel owned by Renaissance Foundation that had zoning for health club with the intention to add as open space
- Plan currently shows 40 % open space to include regional and local trails open to the public (not including Renaissance property)
- Pocket Park in southern portion of property
- Accessed from Brewer Court

Attendees had the following comments:

- Ownership of Open Space? Applicant would be open to dedicating all open space to the Town. This will be discussed during the zoning and development agreement.
- How does the skyline/ridgeline ordinance impact the proposal? Some ridgeline/skyline is shown open space. Will be further analyzed during the review process.
- How far up the bluff will development be? Depends on the location. Plan is still conceptual and happy to follow up with individuals on specific locations.
- Concern about wildlife? Impact on Wildlife will be looked at with the Land Suitability Analysis Report
- General concerns about the detention pond backing up to Silver Heights and kids playing in it. Can look at fencing around it as a safety precaution.
- Concerns about water. Will be required to dedicate the ground under the water as per the Town's requirements and has additional water rights that they plan to also dedicate.
- Concerns about trail connections on to Diamond Ridge private space. Conceptual plan shows all potential linkages. During the process will discuss/identify the proper and desired trail connections.
- Live/work alternatives and if developed will they end up ultimately being rental units? Still looking at the concept and early in the process. Not sure what would be proposed as an alternative at this point.
- Request that homes have minimal landscaping/xeriscape. Applicant wants to have high standards in this regard. Will be doing a Water Efficiency Plan that will create the standards for typical lot landscaping.