

# **MEETING NOTES**

**Canyon Creek Filing 11**

**Neighborhood Meeting**

**Held On: June 12, 2025 @ 6:00PM**

## **Attendees:**

Project Team Members:

Alex Ginter – Tri Pointe Homes

John R. Koch – Tri Pointe Homes

Anthony “Ziggy” Files – Terracina Design Planner

Chase Skelton – Terracina Design Planner

David Theisen – LJA Engineering

Brian Horan - Galloway Traffic Engineering

Public Attendees:

Edward Gustek (No Questions)

Nancy J Cacy (No Questions)

Andrew Slawter

## **Project Team Presentation:**

See included PDF

## Comments:

Andrew Slawter – Creekside Neighborhood (Joined after Presentation)

Email provided by Neighbor: [aslawter@gmail.com](mailto:aslawter@gmail.com)

**Below is a summary of the topic discussed not a direct transcript of the meeting.**

- Not sure where Lombardi Street?
  - o Response: Town is changing the road name in this area to match the north street network names.
- Are you up against the RTD light Rail
  - o Response: We are adjacent to the Town of Erie Parcel and then the RTD ROW
- Recommendation for QR Code for Neighborhood meeting on notices.
- What is the Timeline for the Project?
  - o We are in the Preliminary Plat stage and we are planning Entitlement end of 2025 and start construction first part of 2026. We will be going to Planning Commission and City Council
- Is this part of the Lafferty project?
  - o No it was not a part of the Lafferty but was a part of the Canyon Creek PUD.
- Nothing changes to the pond?
  - o We are adding a water quality to the area that feeds into the regional pond
- A drainage area by the RTD part of your development?
  - o No that pond will be removed when the development happens and it will be piped to the pond
- Has taken Lafferty 18 months to get started 18 months to get going?
  - o Lafferty entitlements started in 2020
- Was concerned that during the Lafferty project that neighbors had concerns and they were addressed through reports or part of the process. People want to know about roads, schools, playgrounds. Neighbors' concerns were pushed aside during the Lafferty project. Wants an open dialogue.
  - o We try to take all the input we receive and make the best plan we can with all the constraints with the site.
- Any parks or open spaces being provided?
  - o Park dedication was done with the Canyon Creek.
- RTD ROW be part of trail to Boulder?
  - o Response: Not sure and nothing we have seen. We are adjacent to the Town's spine trail system that is being built by the Canyon Creek 7 & 8 and Lafferty.
    - I will email any information that I get on the subject.
    - Sent email



- How many Units? Are they all the same?
  - o Response: We have different models and elevation
    - 3 different unit types, 3 different building types, 3 elevations
    - Farmhouse
    - Prairie
    - Mid-century modern
- What average sq ft of units?
  - o Response: 1500 sq ft
- He can hear big earth movers from construction on Lafferty.
- Are the KB Lights that are installed Dark Sky compliance?
  - o Response: Should be dark sky compliant. We are planning on dark sky light fixtures. Tri Pointe has worked in Dark Sky municipality and support the use of the features, and they will be provided in this community.
- Are one of you working with city council?
  - o Response: We are not in a discussion with the city council because we have an active application. We work with staff with questions if needed.
- Lafferty there were mine shaft issues, will you have to address anything similar?
  - o Response: Based on staff and CGS comments we work with our consultants that we are not building on mining areas. We will do final Geotech and don't anticipate any work other than need to
- Lafferty had issue with mine shaft and the pond?
  - o Response: Lafferty had to drain to the northwest which happen to have a mine shaft and they had to work on that design.

# CANYON CREEK FILING 11

## NEIGHBORHOOD MEETING

JUNE 12, 2025





# TEAM

## DEVELOPER

TRI POINTE HOMES

ALEX GINTER

## ENGINEER

LJA ENGINEERING

DAVID THEISEN

## PLANNER / LANDSCAPE ARCHITECT

TERRACINA DESIGN

ANTHONY FILES

## TRAFFIC

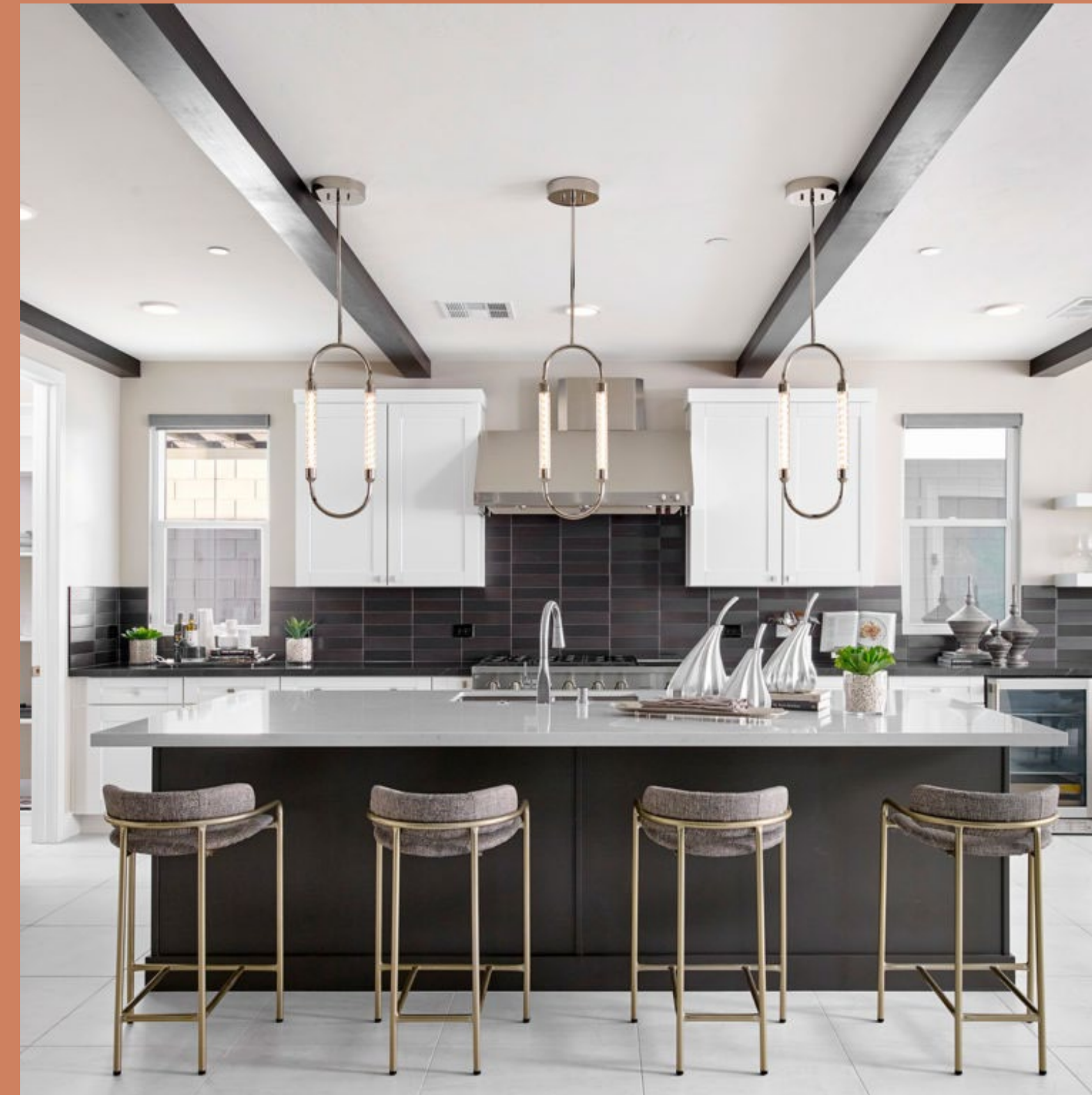
GALLOWAY

BRAIN HORAN

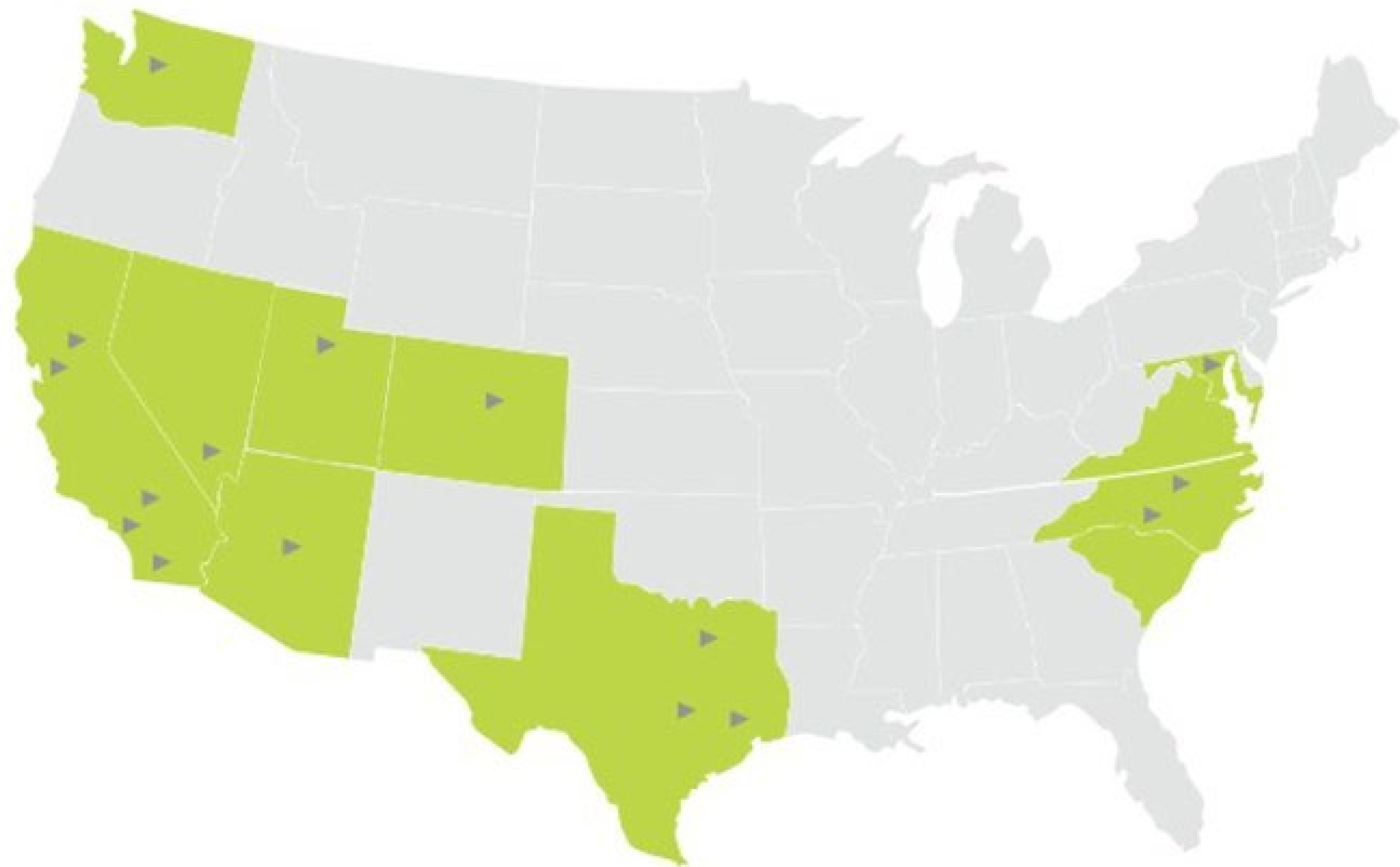


## ABOUT TRI POINTE HOMES

- We're a leading new home builder, known for setting trends and paving new paths forward. One of the nation's largest homebuilders, we create homes and neighborhoods that make a premium lifestyle possible for our customers—whatever their price point or life stage.
- Founded in **2009** in Southern California, Tri Pointe Homes has delivered nearly **80,000** homes to delighted homeowners since inception.
- Over the past 15+ years Tri Pointe has grown to 15 divisions, building homes in 11 states and the District of Columbia.
- Since 2012, Tri Pointe has delivered over 2,000 homes in Colorado, primarily in the Denver Metro Area.







#### WEST

- ▶ BAY AREA
- ▶ INLAND EMPIRE
- ▶ ORANGE COUNTY-  
LOS ANGELES
- ▶ SACRAMENTO
- ▶ SAN DIEGO
- ▶ ARIZONA
- ▶ LAS VEGAS
- ▶ WASHINGTON
- ▶ SALT LAKE

#### CENTRAL

- ▶ AUSTIN
- ▶ DALLAS-  
FORT WORTH
- ▶ HOUSTON
- ▶ COLORADO

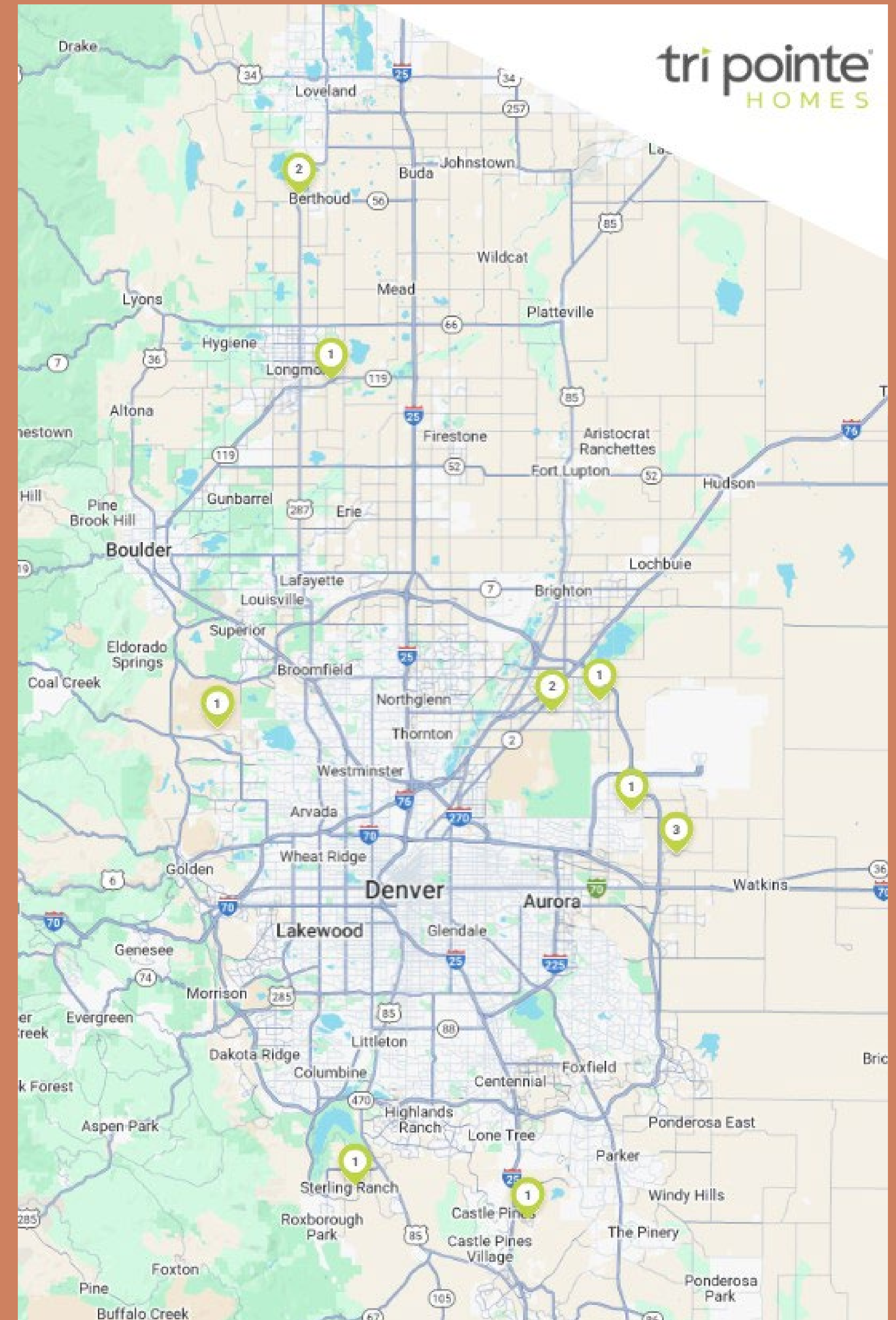
#### EAST

- ▶ DC METRO
- ▶ CHARLOTTE
- ▶ RALEIGH



# COLORADO DEVELOPMENTS

- Arvada
- Aurora
- Berthoud
- Castle Pines
- Commerce City
- Firestone
- Littleton
- Longmont













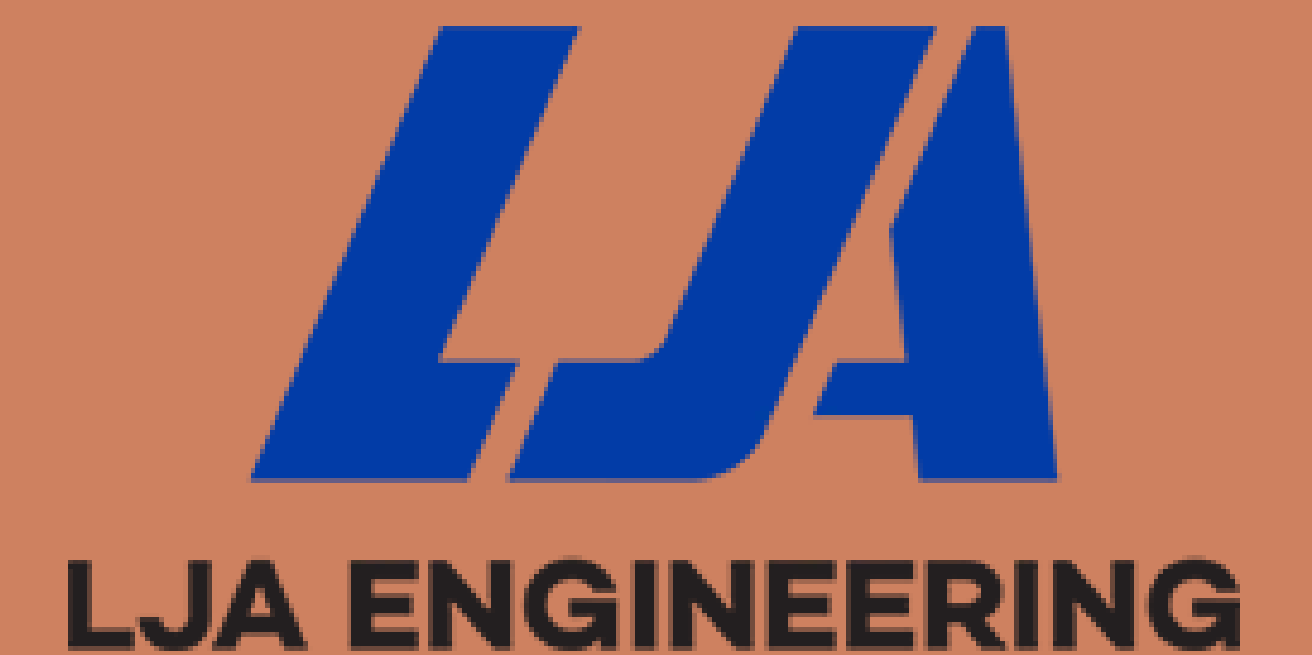








# QUESTIONS?





# CANYON CREEK FILING 11 - NEIGHBORHOOD MEETING



Barri

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

  
NOTARY PUBLIC

MICHELLE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064007283  
MY COMMISSION EXPIRES MAY 06, 2026



TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, ANTHONY FILES, as the applicant/representative for the CANYON CREEK FILING 11 PRELIMINARY PLAT (project name & application type), hereby attest that on this 28th day of MAY, 20 25, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the NEIGHBORHOOD MEETING (Planning Commission or Board of Trustees) scheduled for 6.12.2025 (public hearing date), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[Signature]  
Applicant/Representative's Signature

5/27/25  
Date

STATE OF COLORADO )

) ss.

COUNTY OF Denver )

ACKNOWLEDGED BEFORE ME THIS 28 DAY OF May, 20 25 BY  
ANTHONY FILES AS PLANNER

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 06, 2026

MICHELLE ANDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20064007283  
MY COMMISSION EXPIRES MAY 06, 2026



| EXHIBIT B                                |                                           |                             |            |                |       |         |
|------------------------------------------|-------------------------------------------|-----------------------------|------------|----------------|-------|---------|
| NAME                                     | CAREOF                                    | ADDRESS1                    | ADDRESS2   | CITY           | STATE | ZIPCODE |
| BAINBRIDGE JAMES LAWSON & WENDY          |                                           | 202 MCGREGOR CIR            |            | ERIE           | CO    | 80516   |
| BLAIR HARVEY DEAN                        |                                           | 12446 JAY RD                |            | UNINCORPORATED | CO    | 80516   |
| CACY NANCY JO                            |                                           | 1329 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| DUBOIS PHILIP WAYNE                      |                                           | 4215 124TH ST               |            | UNINCORPORATED | CO    | 80516   |
| EUSTON JEFFREY S & SHALEE SUMMERS-       |                                           | 154 MCGREGOR CIR            |            | ERIE           | CO    | 80516   |
| GOODGION WILLIAM                         |                                           | 1297 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| GUSTEK EDWARD J & ELIZABETH J            |                                           | 1233 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| HOGLUND DAVID & JILL LIVING TRUST        |                                           | 138 MCGREGOR CIR            |            | ERIE           | CO    | 80516   |
| HUNT ROBERT ET AL                        |                                           | 218 MCGREGOR CIR            |            | ERIE           | CO    | 80516   |
| KB HOME COLORADO INC                     |                                           | 7807 E PEAKVIEW AVE STE 300 |            | CENTENNIAL     | CO    | 80111   |
| KOTLINSKI EDWARD P & BARBARA A           |                                           | 1375 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| LAFFERTY CANYON METRO DISTRICT           | C/O WHITE BEAR ANKELE TANAKA & WALDRON PC | 2154 E COMMONS AVE STE 2000 |            | CENTENNIAL     | CO    | 80122   |
| LARKIN KEVIN & JULIE                     |                                           | 1201 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| LUCAS GREG                               |                                           | 1383 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| MAKI BRYAN & PATRICIA                    |                                           | 170 MCGREGOR CR             |            | ERIE           | CO    | 80516   |
| NORMAN STEVEN D & CYNTHIA S              |                                           | 1217 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| REGIONAL TRANSPORTATION DISTRICT         | C/O PROPERTY TAX DEPT                     | 1600 BLAKE ST               |            | LAFAYETTE      | CO    | 80202   |
| SABIN KENT & LIGHT LAUREN                |                                           | 1281 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| SCHNEIDER LEON D & LAURA A               |                                           | 1353 MCGREGOR CIRCLE        |            | ERIE           | CO    | 80516   |
| SCHUH JOHN JOSEPH & NATALIE FRANCES RIZK |                                           | 1249 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| SLAWTER ANDREW & KRISTEN                 |                                           | 1431 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| SMITH AARON M & ABBY E                   |                                           | 1345 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| STEWART KIMBERLY A & JANET M AGUIRRE     |                                           | 1369 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| STRATUS CANYON CREEK LLC                 |                                           | 1842 MONTANE DR E           |            | ERIE           | CO    | 80401   |
| STRATUS STONEGATE LLC                    |                                           | 1842 MONTANE DR E           |            | ERIE           | CO    | 80401   |
| STREETER CARL & STEPHANIE                |                                           | 1313 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| SUMMERS SHAYNE K                         |                                           | 1265 MCGREGOR CR            |            | ERIE           | CO    | 80516   |
| THOMPSON IAN & PAIGE ALBINIAK            |                                           | 186 MCGREGOR CIR            |            | ERIE           | CO    | 80516   |
| TOWN OF ERIE                             |                                           | PO BOX 750                  |            | ERIE           | CO    | 80516   |
| TOWN OF ERIE                             |                                           | 645 HOLBROOK                | PO BOX 100 | ERIE           | CO    | 80515   |
| WANG SUSAN REVOCABLE TRUST               |                                           | 1415 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |
| WILLOUGHBY GARDENIA                      |                                           | 1399 MCGREGOR CIR           |            | ERIE           | CO    | 80516   |