

# **Redtail Ranch Neighborhood Meeting**

**Date: April 21, 2021 (6-7pm)**

**Microsoft Teams Virtual Meeting**

## **Attendees:**

- Roger Hollard (Stratus)
- Richard Dean (Stratus)
- Christian Dean (Stratus)
- Layla Rosales (Terracina Design)
- Anthony Files (Terracina Design)
- Brett (CWC Consulting)
- Jill Repella (Cornerstone Insight)
  
- Chuck VPHOA
- Wendy
- Geoff Deakin
- Nina
- Bateman, Sara
- Tiffany Taskey
- Spen Kellogg
- Paul & Amy Erdman
- Joseph Zintel
- Hansford Cutlip
- Kim McConnell
- Jmac
- Michael Pierce
- Arnold Slabbekoorn
- Cassie
- Erin Perrott
- Geri Nelson
- Tom Ventker
- Krista
- Tracie
- Jennie
- Dr. Stoll
- Tim
- Marc Liebman
- Whitney Barnett
- George
- Kevin Reusch
- Don Kenchel
- Kathryn Fuhrman

**Call in Numbers:**

1 303 666 7166

1 303 666 7783

1 303 807 7087

1 303 870 7888

1 303 887 3942

1 303 927 9555

1 720 244 0279

1 720 256 7179

1 720 346 8475

1 720 376 3121

1 720 684 7170

1 936 499 9200

1 936 499 9232

**Meeting Notes:**

- **Tim:** What is the estimated time frame for this project?
- **Roger:** We estimate it will take 2-2.5 years to get approval for the project.
- **Dr.Stoll:** how long will there be construction traffic flow and where will it go?
- **Roger:** we will work with the town to see what is best for traffic flow, but it will probably be directed from the north.
- **Paul and Nina:** Will there be a roundabout or traffic light at the intersection of WCR4 and WCR5.
- **Roger:** We do not have an answer for that yet, but we will work with the town to see what the town will want.
- **Arnold Slabbekoorn:** Will there be a traffic sign on WCR4? I think the traffic study is off and there will be a much higher volume than you have calculated for that intersection. What improvements will be made to CR5?
- **Roger:** We will assess the traffic study as the project goes on. We will make improvements to the west side of the road and some of the east side, but we will enhance the road, gutters and sidewalks and will become a 4-lane road eventually.
- **Chuck:** Who owns the pocket parks? Will there be any improvements to Bonanza Street?
- **Roger:** the open spaces will be dedicated to the town. The pocket parks will be maintained by the HOA or the Redtail Ranch Metro District. We are not sure about Bonanza Street yet.
- **Jennie:** What are the plans for the privacy buffer by the duplexes?

- **Roger:** there will be no aggressive screening because of easements that do not allow trees but there will be some groups of trees for screening. It is too early to look at the landscaping detail of what exactly will be there.
- **Tiffany:** will there be any buffer from the road and houses at the entrance of WCR4 and WCR5?
- **Layla:** as of now there is no plan for a buffer, that part of the road is located in a ROW on Vista Ridge property.
- **Richard Raddcliff:** will vista parkway be connected to bonanza?
- **Roger:** it is unknown if it will connect with bonanza as of now, originally in 2007 they wanted to connect it to bonanza but as of now we are not sure, but it is still a possibility.
- **Don Kenchel:** I am concerned about the traffic volume along WCR 4 to Baseline.
- **Roger:** waste connection has been talking about re-routing their traffic to the north but pedestrian traffic will increase.
- **Tim:** has there been any litigation against the town or anyone about pushing this project forward?
- **Roger:** No there has not been any and we do not intend or want to sue anybody.

#### Meeting Chat Notes:

- Tom Ventker: Feels like Groundhogs day about it closing. Been hearing it for 10 years.
- Tiffany Taskey: It was not zoned residential when they fracked on it...
- Tom Ventker : Susan Pratt said that it was Farmland for more than 70 years
- Kim McConnel: 150 feet is VERY little...Setbacks MUST increase.
- Tom Ventker: 350 feet is much too small a setback.
- Tom Ventker: Your density calculation is very misleading as it is including land that can't be developed such as where the inert solids are and where the O&G is located and the wetlands.
- Kim McConnel: Even our mayor insists that this is not actually low density.
- Tom Ventker: If the Town is taking over the wetlands, then that land should NOT be included in the density calculation. Please confirm that it has been excluded.
- Erin Perrott: Vista Parkway will be a disaster
- Tom Ventker: WHO from the Town is requesting the connector road to meet County Rd 4.
- Tom Ventker: Was an option to relocate the Connector Road to the north ever presented to the Town?
- Dr Stoll: Please address the construction traffic flow> Please avoid Vista Ridge Parkway
- Arnold Slabbekoorn: in 2007 we did not have a large oil and gas fracking site and new landfill, so this needs adjusted in terms of density by Town
- Tom Ventker: I am not sure what the \$ you have spent has to do with this. It feels like you are conveying that because you spent so much money, you should be allowed to move forward with this development. The \$5 million spent on remediation seems to be a risk you took on, as you were made aware of what was on the site, based on information provided before the land purchase. The tone and use of words "our day in court" don't sound like someone who is sensitive to the neighbors or wanting to collaborate, but rather to litigate.
- Kim McConnell: A developer who buys a parcel of land takes on whatever known and unknown costs arise. That has always been a part of the process and the risk associated with

development. Because Stratus has invested millions in this property is not a reason that this must continue.

- Don Kenchel: What studies have been done regarding the added residential traffic in/out on Cty Rd 4 and Sheridan and Hwy 7. It is already hard enough to get out onto Hwy 7 without the added volume.
- Joseph Zintel: I believe that the Erie official wanted a faster way from air park to King Sooner. He is no longer an official
- Kim McConnell: Currently the property Stratus owns at NW section is NOT zoned residential. I believe it will take a public vote by the town to change that zoning.
- Slabbekoorn, Arnold: They need to redirect that connection north on WCR5
- Tom Ventker: The entrance to Redtail will be much better served to be further north
- Tom Ventker: Can Stratus tell us who from the Town of Erie requested the entrance at County Road 4?
- Kim McConnell: All of us need to email the Board of Trustees and the Planning Commission and express our thoughts...displeasure. The final decisions will happen through those two groups. The BOT are elected officials and need to represent the best interests of the citizens of the town.
- Slabbekoorn, Arnold: Then they will have to go to Court with Eggs Ranch as they have a legal agreement not to have that traffic over CR7
- Kim McConnell: Large amount of discussion on traffic. There is also the unknown contaminants that lie beneath the soil that will be unearthed during dev't. There is no way that they know they have found all contaminants.
- Tom Ventker: What is the status of the ongoing lawsuits you mentioned? When are they expected to be resolved?

**Email Questions/Concerns:**

David Andree <ddandree@gmail.com>

Fri, Apr 9, 5:28 AM (12 days ago)

to me

Where is this in relation to the dump?

Redtail Ranch <redtailrancherie@gmail.com>

Tue, Apr 13, 11:50 AM (8 days ago)

to David

The project is just west of County Road 5 and the Front Range Landfill is on the east side of County Road 5.

Please let us know if you have any other questions or have a problem with the links that were sent.

David Andree

Tue, Apr 13, 11:59 AM (8 days ago)

to me

Thank you!

Joseph Zintel <jczintel@comcast.net>

Fri, Apr 16, 12:54 PM (5 days ago)

to RedtailRanchErie, bldfax

We recently received a meeting notice from Terracina Design announcing a teleconference meeting April 21 regarding the proposed Red Tail Ranch development in Erie.

I don't know why another meeting is necessary when the concerns raised several years ago at the first presentation have not been addressed.

Those concerns remain unanswered:

1, The road on the South side of the property presents a nuisance to the adjoining property residents. The North side of the property would offend no one. The proposed road is next to a hiking path, frequently used by walkers joggers bicyclists and children. a reasonable setback needs to be maintained with the exception for intersections.

[The County Road 4 connection is required by the 2007 annexation agreement and is intended to provide an additional transportation coordidor. The road was curved north as possible to move it away from properties to the south](#)

2, Traffic on Sheridan is already excessive and can little stand additional traffic from a new development.

[Improvement to road network based on Traffic Study and Town requirements](#)

3, Traffic along County road 5 is already a drag strip to the High School and is already unsafe for bicycle traffic to the single track bicycle park. More traffic will only make the condition worse.

[Improvement to CR5 based on Traffic Study and Town requirements](#)

4, The property was underwater during the rains of September 2013 suggesting that when the flood planes are redefined the proposed homes will be in the flood plain and difficult to insure. Retention ponds were included in one revision but later plans show the retention ponds to be much smaller. The 200 page Drainage Report was prepared in 2001 and does not address the more recent flooding nor the impact of the added solid surface paving.

The drainage improvements will be constructed to code as approved by the Town. The 2013 event was an unusual event and has been ranked as a 500-1000 year storm event (probability of occurrence is once in 500-1000 years)

5, Hazardous Materials buried legally and illegally on the property have been identified and remediated to some extent. There is no guarantee that all of it has been found. Construction will likely uncover more.

The Owner had spent approximately \$5m remediating the hazardous contamination and has received clearance from the EPA and has received an approved capping and followup plan from CDPHE to manage the remaining area

6, The Common Areas suitable for residents enjoyment is insufficient and unusable. I was amused to read recently that a large space had been added to the development for the residents enjoyment. THIS AREA IS A SWAMP unfit for anything but snakes and salamanders.

Providing trails and preserving the natural features of the existing drainage channel.

Since the original heads up meeting, other concerns have become evident.

1, There is no lighting plan. The residences immediately South of the proposed development are all laid out such that the backs of these houses are facing the development. We do not want street lights in the front and the back of our houses.

Will be design in compliance with the town's dark sky requirements

2, The addition of additional property from the closing landfill to attain the required maximum density of 2 dwellings per acre is a sham and completely against the intent of the density requirement. The sale of the dump property to the developer should not be allowed by the town. Likewise the swamp and the Oilfield surface and other dangerous or unfit areas area should be deleted from the planning boards calculations.

That portion of the property is not included in this application Project is complying with regulations and calculated as a gross density in accordance with the Annexation agreement.

3, We have been assured by the developer that no matter what, there cannot be any more drilling on the property because of the way the surface agreement is written. In that case, I would like to see the words "unless both parties agree" deleted from the agreement. Agreements of this type are readily revised.

All oil gas drilling that was permitted has been completed. The Property owner will not agree to additional drilling.

Joseph C Zintel

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Bateman, Sara <SBATEMAN@prologis.com>

Mon, Apr 19, 12:45 PM (2 days ago)

to RedtailRanchErie@gmail.com, Sara

Hello~

I would like a link to the video call this week and would like to request the documents provided on the sharepoint site be made available in at an accessible link (next time, can you send a site that is easier to type in?). The below is what I received upon typing in the URL address provided in the mailout. Ideally, I would like to review the documents in advance so I can ask informed questions.

My main concern is the set-back from the current home..... I'm near the south west corner and the road does not appear to be set-back. Is the project considering privacy fencing for the homeowners where the backyards are now exposed (currently 3 rail split fence) to more than minimal walking traffic on the path. There was initially a park right by the toxic area – has that been moved and what are the plans to keep our children safe and away from it? What about the increased traffic on CR5 and the impact with the large trucks going to the dump? I'm assuming many of these questions are included in the documents.

Thanks~

Sara Bateman | Property Accounting Manage

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Bateman, Sara <SBATEMAN@prologis.com>

Mon, Apr 19, 12:45 PM (2 days ago)

to RedtailRanchErie@gmail.com, Sara

I wanted to say thank you for presenting this information to the community tonight. It was really helpful to see.

From the image below, what is the distance from the home to the road, rather than to the next homesite? My home is the red dot and I'm very concerned about the traffic, noise, and safety impact of the road. I feel that my property backyard is extremely exposed with this plan.



Also, in regards to the road, it will become a speedway for people – has a round-about or other speed reducing items been considered along that route to encourage decreased speeds?

Redtail Ranch

1:54 PM (2 minutes ago)

to Sara

Sara,

Sorry for the delay. Based on the plan the road is planned approximately 90-95' from your back fence line. The distance is approximate and based on aerial data so it may vary at finished design. The traffic mitigation measures at CR4 and CR5 have not been determined but we will work with the town on the best option for the intersection. Please let us know if you have any additional questions or concerns.

Thanks for your email and question.

Joseph Zintel

Sun, Apr 25, 5:03 PM (5 days ago)

Please email slides from the April 21 Presentation. The plan presented is not the same as the one presented by the planning board of erie. Especially interested

Redtail Ranch <redtailrancherie@gmail.com>

Mon, Apr 26, 11:37 AM (4 days ago)

to Joseph

Joseph,

Below is a link to the Redtail Ranch Presentation and submittal documents for the project. Please let us know if you have any other questions or concerns.

Thanks,

[https://terracinadesign-my.sharepoint.com/:f/p/afiles/Egoa\\_ecyPA9Bl\\_7QQvrUCT0BIf3QMqm39IKf8x9Yz\\_Ho1g?e=BELcKV](https://terracinadesign-my.sharepoint.com/:f/p/afiles/Egoa_ecyPA9Bl_7QQvrUCT0BIf3QMqm39IKf8x9Yz_Ho1g?e=BELcKV)