

# Meeting Minutes



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<b>Project:</b>	<b>Floyd Hill Master Plan</b>	<b>Date:</b>	<b>June 12, 2009</b>
<b>Subject:</b>	<b>FHMP HOA Representatives</b>	<b>Time:</b>	<b>9:00 am</b>
<b>Minutes by:</b>	<b>Norris Design</b>	<b>Location:</b>	<b>Floyd Hill Fire Station</b>

<b>Company</b>		<b>Representative</b>
Clear Creek County	■	Fred Rollenhagen
Floyd Hill POA	■	Mike Chevarria
Floyd Hill POA	■	Jim White
Saddleback	■	Bill Coffin
Beaver Brook	■	Kay Axtell
Norris Design	■	John Durham
Norris Design	■	Elena Vossman

## Floyd Hill - Meeting Minutes

- Review meeting notes from 6/5/09 - history
- Better job of explaining the purpose of the plan in the beginning sections
- Document is process oriented and a tool - advisory in nature
- Executive Summary and community input - remove affordable housing from it as a common goal identified by residents
- County use / purpose of the plan should be added

### *Data / Cost information*

- Glad that strong data and information is provided
- Cost Estimate - residents concern that cost estimates are low
- Note the assumptions in the utility cost estimate, i.e. estimate assumes pipe would be located in I-70 right of way, estimate doesn't include legal fees, etc.
- Market Study - residents concern about using DRCOG info
- Provided info regarding TAZ zones for Floyd Hill area, breakdown of DRCOG information, also that market study based on more than just DRCOG data

### *Alternatives:*

- Request a simpler statement of findings - valuable process, capture the "ah-has" and "epiphanies"
  - Residents concern -- Level 2 shows that you have to commit to a high level of development to pay for infrastructure expansion - which changes the nature of the community
  - Existing allowed zoning more than existing infrastructure will allow
  - Fear that developer will use the Level 2 scenario in the master plan to say that they have a "right" to do it
  - Possibly put a better context around the rail scenario - that it might not be here, that level 2 is a transit scenario, put Level 2 in the appendix
- Two major "ifs" about level 2
  - If it comes here, then...
  - If we want to do this, then...
- Reminder that no zoning is changed with this master plan, and no alternative is preferred



- Levels look at different variables – not comparable like “apples to apples”
- Note that the plan is advisory
- Level 2 cannot be removed from the plan because transit is still a potential in the I-70 corridor
- Level 2 also identifies an amount of development necessary to fund water infrastructure extension – more than just rail

### *Emergency Access:*

- Sawdust Court – or equivalent – emergency egress/access
- Identify that we want emergency egress improved, but are limited by CDOT and FHA
- Make a recommendation that the County should look at a maximum amount of residential on one access point, similar to subdivision regulations in Douglas County / Jefferson County

### *Identity*

- Residents concerns
  - Identity- the area is a residential area, that is what it is – see CCC Almanac 2009 Floyd Hill
  - Primarily unpaved roads, commercial buildings within a residential area
  - A case should be made for why the identity should be changed (i.e. development)
- No development is proposed with this master plan – a case for change to be made should be made at time of a proposal to do so
- Update identity section in the master plan – rural residential community
- Resident vision of Floyd Hill – add ideas to community input section in the master plan
  - Educational uses
  - Specialty
  - Open space related activities, promote outdoor opportunities that CCC has