

Bull Creek Road Coalition – June 18th, 2015

Attendees: Chris Allen, Gina Allen, Bennett Brier, Charlotte Cooper, , Gary Cooper, Philip Courtois, Grayson Cox, Mandy DeMayo, Donna Edgar, Leslie Fields, Cherie Havard, Carl Hehmsoth, Daniel Hernandez, Ryder Jeanes, Joe Reynolds, Bob Rutishauser, Aamer Shaukat, Sara Speights, Kathy Tyler, Ed Wallace, Tom Whatley

Meeting called to order at 6:35 PM

Committee reports –

Affordability-Westminster agreed to survey their staff to see what they might like to see in an affordability component at The Grove – hoping to also be able to survey Seton workers. Baseline discussion – SF3 across site might be reasonable and backed by Garrett’s assertion that he bought the land with SF in mind and also from the appraisal the City did. Hopefully the survey will help set our target and Mandy will meet with Sue Edwards and Jerry Rusthoven to determine how they are figuring baseline and to figure out Tier 2 and Tier 3 density bonus.

Parks and Open Space- Met with parks department – staff members suggested green space along sides of property to be conduits for neighbors. Site may need more detention and City needs to look carefully at what land is being counted – floodplain etc. to make sure Milestone is following City Code

Traffic/Connectivity-Finally got copy of TIA but have not had time to look at it yet. City wants to make sure Bull Creek is functional. Need to reschedule meeting with staff. TIA appears to look only at Oakmont need to spread to more intersections. Changes to 45th Street come in 2020 and 2024. If Bull Creek expands neighbors would prefer it is in Garrett’s land not homeowners in Oakmont. Milestone should be furnishing info to BCRC that they give to City.

Drainage/Flooding – Idlewild consulting with engineer about groundwater, erosion, and critical environmental features.

Land Use/Zoning Compatibility – looking at all tracts in PUD. Westminster would prefer that the height be 40’ across from their buildings as shown in the site plan.

A motion passed to approve the two standing committees for Idlewild and 45th Street. Their representatives to the board will be Bennett and Philip. Ed Wallace was approved as chair of the Design Committee.

Sara will work to set up groups and times to meet with Council Members to introduce BCRC and our goals.

It was politely suggested that the “chatter emails” cease on the BCRC admin list because the number of emails sent is getting to be cumbersome and important emails are being lost.

Valid Petition – 2008 Council Resolution asked staff to zone all the “UNZ” land but it didn’t happen. We could ask Council and ZAP for initial zoning for the tract – or have staff make an interpretation about the petition and then appeal to council. We will send a letter with a request for neighbor’s rights to Council, legal, and staff.