

**Minutes of the Special Meeting  
of the Board of Directors of the Ken-Caryl Ranch Master Association  
HELD January 29, 2020**

The special meeting of the Board of Directors of the Ken-Caryl Ranch Master Association was held on Wednesday, January 29, 2020 at the Ranch House, 7676 South Continental Divide Road, Littleton, CO 80127.

**Call to Order**

The meeting was called to order at 7:32 a.m. by Vice-President Dave Seagraves.

**Attendance**

Board: Chris Figge (by phone), Andy Lydens, Dave Seagraves, Scotty Martin  
Staff: Victoria DeSair

**Conflicts of Interest**

Dave Seagraves requested any Board member who may have a potential conflict of interest disclose said conflict prior to any discussion at the meeting. No new conflicts had been discussed prior to this meeting and all prior conflicts were hereby incorporated into these minutes by reference.

**Presentation from North American Development Group**

Dennis Carruth, who is a consultant to North American Development Group, gave an overview of the development company and explained the three areas for potential development:

Parcel A: North of Ken Caryl Ave. and east of C-470 (also called the North Bowl)

Parcel B: Southwest corner of Chatfield/Simms and Ken Caryl Ave. (north of the Sunset Ridge community)

Parcel C: North of RTD Park 'n Ride

Steve Bishop from North American Development Group provided an overview of the company. Susan Wade, Senior Planner with Redland, presented draft site plans and gave an overview of the plans.

Parcel A: Allowed up to 330 units, but the developer is proposing 293 units. They are planning to incorporate three different product types: single-family detached, Ranch paired homes, and two-story alley-loaded single-family homes. There are two planned access roads, one on Alkire and a new road by the Park 'n Ride.

Parcel B: Allowed up to 270 units, but the developer is proposing 250 units. They are planning three-story townhomes and paired homes. Entrances on Ken Caryl Ave. across from King Soopers and on Chatfield Ave.

Parcel C: Area is zoned multi-family and can be seen on the Parcel A map. Plans are not ready for review.

The development is part of the Plains Metropolitan District, but the developer may form a sub-district that will be responsible for maintaining the public areas.

Areas immediately behind Saddlewood are currently zoned open space. Open space is under contract as well, and the open space zoning will remain the same.

Plans are very preliminary and are subject to change. The preliminary plans will be posted on the Ken-Caryl Ranch community website.

The developer would need to go through a process with Jefferson County for approvals. The process is estimated to last approximately 18 months. The developer hopes to break ground toward the end of 2021 or in 2022. Builders haven't been selected. It is estimated there could potentially be around 2,000 additional residents.

The developer has a Feb. 3 deadline to make a decision, but it could possibly be extended to later in February. There will be opportunities for community feedback during the County's process and in community meetings with Ken-Caryl residents. Residents requested evening or weekend meeting times.

Residents were given the opportunity to ask questions.

**Adjournment**

There being no further items for discussion, the meeting adjourned at 8:45 a.m.

Respectfully submitted,

Victoria DeSair  
Secretary of the Meeting