

June 14, 2022

**Cathedral Rock Commons  
Neighborhood Meeting**

1. **Light Pollution**  
Spillage and timing of lights, there have been fights about lighting with Big R.
2. **Traffic / Roadway capacity**  
Concerns about the road capacity of Struthers Rd., Spanish Bit and Struthers Loop.
3. **Trash issues / ownership**  
Concerns about trash blowing from the site, mainly from Paul. The property would be better maintained with ownership of the units.
4. **Density**  
The neighbors feel as though the RM30 density is too high.
5. **Struthers is a dangerous road currently**  
The neighbors believe that Struthers is too dangerous and we would only be adding traffic
6. **Fire evacuation**  
They feel that with the only exit to the west is Spanish Bit, this is a legitimate concern with the way we go through these fire seasons now.
7. **100' setback / within development agreement**  
I've never seen or heard about this but we definitely need to look into this (title commitment?)
8. **Lighting schedule, when lights would be on**  
There is concern about lights based on the Big R lights that are on too late.
9. **Amenities and park space for the users**  
There should be more amenities on site to create a more successful product for the tenants.
10. **Overall setbacks need to be increased**  
There was concern about the setbacks along the east and south next to the residential neighbors.
11. **A lower density zoning (RS5000 or RM12) more compatibility (Paradise Villas)**  
The amount of units is a concern in regard to many factors(traffic, utilities, height, and noise)
12. **D20 acceptance?**  
Has the school district given acceptance of the added students?
13. **Community pool or park**  
There were request for an amenity for Chaparral Hills neighborhood.
14. **Access easement for the power poles on the east edge**  
Paul has concerns about trucks servicing the power lines and running over his leach field.
15. **Traffic issues with ancillary and cut through traffic**  
There were concerns about more traffic on the gravel roads creating more accidents and cut through traffic.
16. **Daycare, increased traffic**  
This would add even more traffic to the area.
17. **Endangered species habitat?**  
There is land dedicated to the habitat in close proximity to the site.
18. **Community Center (private club)**  
Could we provide a place that could be reserved for events, or used with a membership.
19. **No gas stations**  
Simple request.

August 11, 2022

**Cathedral Rock Commons  
Neighborhood Meeting #2**

1. **Light Pollution**  
Wall or solid fence would be preferred
2. **Traffic / Roadway capacity**  
Concerns about the traffic speeds cutting through the neighborhood.
3. **Density**  
The neighbors feel as though the RM12 density is still too high. They would ask that the applicant only be allowed the same density as R-4.
4. **100' setback / within development agreement**  
I've never seen or heard about this, I asked if they could produce this agreement.
5. **A lower density zoning (RS5000)**  
The amount of units is a concern several participants asked about making the request RS5000.
6. **Access easement for the power poles on the east edge**  
Paul has concerns about trucks servicing the power lines and running over his leach field.
7. **"Bait and switch"**  
Several participants indicate that we could just get the zone changed approved and then come in and build what we want.
8. **Traffic direction on site pointing towards existing homes.**  
There were concerns from the neighbors about on site traffic that travel towards existing homes and light pollution.
9. **Height allowances**  
Neighbors would like to see no more than two stories.