

**Applicant:** Coleraine Capital Group, Inc.

**Project Location:** 1751 E Imhoff Road

**Case Number:** PD25-15

**Time:** 5:30PM

**Applicant/Representative:**

Gunner Joyce

Libby Smith

**Attendees:**

Erika Byrd

Tom Parsons

Helen Todd

Alan Tullis

Peter Plank

Joseph Niekamp

Turia Niekamp

Rick Bond

Caleb Morgan

Maranda Greenfield

Wayne Wickham

Paige Dalluge

Pat Wilkleam

**City Staff**

Kelly Abell Planner I

Beth Muckala, City Attorney

**Application Summary:**

The applicant submitted a request for Pre-development meeting only. The future request will be for rezoning to a new Planned Unit Development (PUD) for approximately 32.5 acres of property located East of Classen Blvd. and North of Highway Nine. The proposal is to allow for a phased multifamily residential development with accompanying amenities.

**Neighbor's Comments/Concerns/Responses**

The applicant presented the PUD rezoning request for a proposed multi-family apartment development. During the meeting, neighboring residents raised several concerns, primarily related to wildlife preservation, trash management, and the potential impact on the local homeless population. Specifically, residents expressed concern about the effects of land clearing on migratory birds, deer, and owls that inhabit the wooded area. They

inquired about strategies to minimize habitat disruption and preserve local wildlife. Additional concerns focused on litter, dumpster placement, and ongoing site maintenance. Neighbors voiced fears that the development could lead to increased trash in adjacent neighborhoods and create hidden areas that might attract homeless encampments within the remaining wooded sections. In response, the applicant proposed the following mitigation measures: Installation of enclosed dumpsters with regular maintenance to manage litter and reduce odors. Potential construction of a perimeter fence to deter unauthorized foot traffic and help prevent encampments in the area.