

To City Council Members:

Our neighborhood has put in three years of effort in trying to mitigate the effects that the Alice Claim will have on our quality of life both during the building process and after the new subdivision is completed.

Two summers ago we all endured the thundering noise of dump trucks, backhoes, and front loaders while three new homes were built on King Road and the Vail projects were built up on the mountain. This onslaught of construction traffic began at 7am and finished at 6 or so with nearby Daly and Ridge also used as access to these projects. In no way did this promote the safety, and welfare of the residents. Anyone living through this would have readily agreed it was an intolerable dangerous intrusion in our neighborhood. Past history involved 3 incidents that I recall where brakes were lost or construction material rolled off of trucks that caused extensive damage to residences unfortunately in the path. So here we are again with a pending 9 lot subdivision proposed for a one parcel piece of land that will also put the safety and welfare of current residents at risk as truckloads of soil are hauled away for the evacuation of 9 homes up and down a narrow steep 12% road. One way to reduce this dangerous situation is to uphold the LMC which states that the purpose of the HR1 zone is to reduce density that is accessible only by substandard roads so that these roads are not impacted beyond their reasonable carrying capacity. A reduction of density would greatly mitigate these impacts to current residents and follow the intent of the LMC. And as it relates to fire suppression and access and egress issues it makes safety sense and more closely abides by dictates of the Wildlands/Urban Code.

The developer has used as good cause for approval the installation of a water line into the platted Park City Parcel of around 25 lots and possible access. I find this NOT good cause as this adds more stress to our substandard roads. This will be very difficult as a planning dilemma if another subdivision is opened up at this end of town .

Please also take the time to walk up to McHenry or Ontario and have a good visual of the land that these homes will sit on and see for yourselves how much of the land will be given over to structures and how this landscape now gives relief from the structures below and adds to the inviting mystery of the forest behind it. Nine homes will alter forever more of our precious mountain vistas which are rapidly disappearing. This doesn't support our Community Vision Plan as was identified by our citizenry and elicited by our government from its residents. Maintaining our natural environment with discretion can be applied by our governing bodies which sends a message to our citizenry that they are being heard. A reduction in density will leave more of the land intact and our Community Vision will be validated.

Thank you for listening and considering our concerns. Let's use reasonable discretion as the last of our spaces are impacted by development pressure by

insisting on reasonable development that meets the welfare, safety and Community Vision of our residents.

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