

PC 3-25-21
Item #2

Julie Saylor <julie.saylor@edcgov.us>



Fwd: Montano Phase II Development today's zoom cal

1 message

Amanda Ross <aross@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, Mar 25, 2021 at 1:11 PM

Can we have this read aloud during the meeting?

----- Forwarded message -----

From: traciallen@ymail.com <traciallen@ymail.com>
Date: Thu, Mar 25, 2021 at 1:03 PM
Subject: Montano Phase II Development today's zoom cal
To: james.williams@edcgov.us <james.williams@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, aross@edcgov.us <aross@edcgov.us>, cheryl.bly-chester@edcgov.us <cheryl.bly-chester@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>

Hello, I have been on today's zoom call regarding the proposed Montano Phase II development. This is my first meeting I have attended and I am very impressed with the level of analysis the Eldorado County Planning Commission has conducted and the great questions each of you are asking. I fully support increasing our tax revenues with managed growth and development. I live on Monte Verde Drive and I want to share that as a resident my biggest concerns are impacts to the viewshed, noise, and traffic. I have responded before with comments. I am hoping that a decision won't be made today.

Viewshed concerns

I do not understand the grading situation and the effects to the viewshed for the residents of Creekside Greens. Will buildings be at line of sight with the roofs of a one-story home? I wish there was a 3D model to simulate the scenario for the residents. I have poured through the documents and can not find answers to my questions. I am wondering what is the true purpose of a wall between the development and our subdivision if buildings and trucks are looming over in the viewshed? My beautiful sunset view from my window will now be replaced with a 50' building and 70' tower with idling semi trucks unloading and loading. Also, light pollution. It is unclear from the proposed developments what will be the true light impacts to the residential community will be. Nightly, our subdivision lights up from decorative lights on the rooftop of the bank.

Noise concerns

What will be the noise level be like when outdoor events will be held simultaneously in Town Center, 36 Handles, Relish Burger Bar, hotel guests, and the proposed amphitheater in Montano Phase II? Cumulative noise effects could be substantial. Will the venue be moderated? Bands/acts could continue on and no one is enforcing operating hours for noise.

Traffic concerns

Clearly, the analysis on cumulative effects from traffic is deficient.. Given, the current backup on HWY 50, the new housing development in Town Center, proposed business park developments, residents of Creekside Greens, Post Road intersection, the Sherwin Williams paint store, it doesn't add up that the current transportation system will support the additional traffic from a Montano Phase II Development (100-person hotel, fast food restaurant, amphitheater and commercial business). I feel that Matt Weir's portrayal of the situation marginalizes the traffic situation.

John Clerici raised an excellent question that the developer should act on. *Are data available for through traffic on Monte Verde?* I see commercial and residential vehicles driving through daily. My observations are anecdotal and haven't been quantified. *Why doesn't the developer install a temporary monitoring/counter to see what the traffic is like now throughout the day?* I don't think that would be cost prohibitive or arbitrary and capricious. I do not believe Matt's conclusion that people will avoid cutting through Monte Verde Dr. because of the increased traffic on Latrobe and White Rock Roads. I found Matt rather upsetting because of his dismissive nature and tone and I will be bringing that up to our neighborhood community later today.

Again, thank you for your time. I have a conference call at 1 PM and will try to rejoin the meeting later today.

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