



PC 6/22/17  
#3  
Charlene Tim <charlene.tim@edcgov.us>

## Fwd: Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oaks Estates

Planning Department <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 12, 2017 at 8:52 AM

Please see email.

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

From: **Karen Charlton** <cosmo1020@gmail.com>  
Date: Sat, Jun 10, 2017 at 9:09 AM  
Subject: Fwd: Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oaks Estates  
To: planning@edcgov.us

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From: **Karen Charlton** <cosmo1020@gmail.com>  
Date: Sat, Jun 10, 2017 at 9:06 AM  
Subject: Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oaks Estates  
To: planning@edc.gov.us

Gentlemen,

First, we are confused about the outcome of the meeting on 3/9. There was a motion to deny which somehow did not get voted on but turned into a 60 day continuance. How did that happen?

Again, we are not opposed to the development of the property, just the cluster homes. We agree with Mr. Williams that the project is too big for the parcel even with the small reduction of houses there are still 55 cluster homes. Mr. Davies is trying to put an urban project into a rural setting. We also understand that projects have to be compatible with the surrounding area. We feel the projects intensity and density is far from being compatible with the surrounding 5 acre plus parcels. Regardless of the zoning being in place for 20 years the project does not fit.

Other issues include project drainage through Icenogle's property then through the inadequate culvert under Finch Court to Weber Creek. The culvert will need to be upgraded. Then there is the increase in traffic which will affect us and everyone else along 49 who need to exit and enter to 49 from their homes. It is already difficult but will be much worse with more traffic and factor into that the proposed Diamond Springs Village Apartments off 49 on Black Rice Road and the traffic will be terrible. Maintenance of 49 is already an issue and will only get worse which we realize is the State's problem not the County.

While we are not familiar with the planning process we can't help but feel that although the project was under review at the time Measure E passed a decision had not been made by the Planning Commission on the project so we still don't understand why the project is not subject to Measure E.

We request you deny this project based on the ultra high density nature of the project due to the cluster homes.

Guy & Karen Charlton  
1020 Finch Court



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