

My name is Judith Goddard, I am an owner and full-time resident at San Joaquin Villas (SJV) for over 6 years.

Twenty eight two story SJV townhomes are directly affected by the Villas-III application; **over 70% are occupied full time** by Mammoth workforce and their families.

I am writing to **recommend to you that you do not approve the Villas III application due to inaccuracies and bias in the Staff Report.** Specifically:

Design Review Criteria. Staff Report page 8 paragraph A **only addresses the Obsidian property to the south.** The report completely ignores the SJV property immediately north and the residential properties to the east of the plot and to the west of the fairway. **This selective approach demonstrates bias towards the developers** and disregard of the negative impact upon the community including 28 two story townhomes in SJV adjacent to the proposed development. Had there been comparison with SJV it would not support the positive conclusion reached. **The design is not appropriate;** it does not blend with the height, architecture, building materials and color of the adjacent SJV property. No consideration is given to the negative impact of a three story property immediately on the south of a two story building (SJV E building) causing loss of daylight and constant shadow.

Multi use path easement. Staff Report page 3 incorrectly states that the new 8 foot trail “will be located within a new 12-foot easement”. The plans (Appendix A-3 page 1) show the easement is 11.5 feet for 50% of its length toward the south end. A 12 foot easement is being vacated; **the plans require update to provide a 12 foot easement.**

Six foot solid fence Staff Report page 10 incorrectly states “the project consists of a six-foot solid fence along all portions of the road that are within 50 feet of the residential zone to the east”. The plans (Appendix A-3 page 1) show the six foot solid fence runs along the entire length of the foot trail. At units 26-33 the road is clearly further than 50ft from both the trail and property line. **The plans require update to provide a six foot solid fence ONLY when the criteria are satisfied. Better still, get rid of the fence.** Where’s the fence along East Bear Lake road immediately west of SJV B building? Evidently the criteria weren’t enforced for Gray Bear II development project.

Use permit criteria

Staff Report page 8 incorrectly states that “the proposed use will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity”. The review does not consider the **disturbance from transient occupancy adjacent to a workforce community** and the negative impact resulting from including an exterior hot tub at every duplex unit. The proposed plans will significantly and severely impact quality of life and mental health and will diminish property value; especially for the residents of SJV E and D buildings.

Proposed gate on Callahan Way (Staff Report page 3)

The purpose of the proposed “limited access gate” on Callahan Way is not clear. Do not allow the Villas-III entrance to be on Callahan Way due to the negative impact on the adjacent SJV residents. Only allow this as an emergency exit. Ensure that the **property entrance is only through Obsidian main entrance at the south**. Clarify the Staff Report and plans so that this is clearly the case.

Construction access

Do not allow **any** construction access via Callahan Way; it would have significant negative impact on the adjacent SJV community.

Procedural comment

The public hearing notice **did not** include the link to the development information on the town website, this should be rectified for any future notices. It felt like the process was designed to **discourage meaningful public input**.

Conclusion

Do not approve the plans as submitted; **require corrections** as identified in this statement and require a **meaningful design review** that actually considers the impact on SJV and our neighbors and take real **action to mitigate** the negative impact of the new development.

As a minimum I request that units 22-25 are limited to two story, that an increased setback of 50 feet is required for units 22-25, that the six foot solid fence is eliminated from the project and that exterior hot tubs are not approved for any duplex.

Thank you for your time.