

From: Whitney Otis <whitotis@msn.com>
Sent: Monday, August 28, 2023 1:10 PM
To: PCD Hearings; Kylie Bagley
Subject: File Number MS233

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In the matter of FILE NUMBER: MS233 BAGLEY MINOR SUBDIVISION GUNNERS RIDGE A request by Drew Makings for approval of a 38.83-acre Minor Subdivision illustrating four (4) single-family residential lots. The property is zoned RR-5 (Residential Rural) and is located at 12172 Goodson Road and is directly northwest of the intersection of Goodson Road and Ayer Road. (Parcel No. 5214000014) (Commissioner District No. 2).

I am notifying the Board of my opposition to the subdivision of this property for the following reasons.

1. Originally these properties were to remain as + or - 35 acre lots and it was my understanding that they would not be subdivided.
2. I live in Sylvan Meadows, and we will now have to deal with additional traffic along Goodson Road if multiple additional lots are allowed. If the first property is allowed to be subdivided why wouldn't or couldn't the remaining parcels be subdivided? Current or future subdivisions would impact the amount of traffic on Goodson Road as well as wear and tear on the roadway caused by cars, trash trucks, etc.
3. Goodson Road, where it runs through the Sylvan Meadows subdivision, already needs repairs. Additional housing in this area will further deteriorate the road. If the road is poorly maintained now, what assurances are there that this situation will be improved in the future??
4. Many Sylvan Meadows residents walk or ride bicycles on our streets. Adding more cars / trucks for trash pick up, etc., will just worsen congestion and safety for all concerend.
5. I see little benefit to additional subdivisions from a quality-of-life standpoint, which is the reason many of us moved to Black Forest / Sylvan Meadows in the first place. Simply trying to multiply someone's wealth without consideration to those in contiguous areas seems unwarranted in my opinion.
7. The sale of the original 35 acre lots as opposed to smaller lots was done for water resource issues if I recall the original plan. How does allowing further subdivision assist in preservation of water resources.
8. Please review the original plans for allowing 35 acre plots vs a much larger development on smaller parcels of land. I'm sure there was much thought given to the original plan and how its potential impact on the Black Forest area and specifically those of us who live in the adjoining Sylvan Meadows development. I personally see no benefit to allowing this plan to go forward.

Thanks for looking over my above thoughts on the matter,

Sincerely
Whitney Otis
Sylvan Meadows Subdivision Resident
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