



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: December 7, 2016

TO: Honorable Chair and Members of the Board of Supervisors

FROM: Chris Poirier, Planning Director

SUBJECT: Co9-15-005 JT RP LLC – E. Eagle Feather Road
December 13, 2016 Board of Supervisors' Agenda

Written protests pertaining to the above-referenced rezoning **require** a supermajority vote by the Board of Supervisors to approve the rezoning. To date, staff has received 7 letters of opposition from different property owners. Several of these property owners have submitted more than one letter or comment of opposition for a total of 18 comments of opposition including the one staff received on Friday November 18th from Clerk of the Board. **Opposition with signatures from property owners constitutes 42.86% by number of owners and 52.51% by area of ownership within 300 feet of the rezoning site, which is more than the 20% minimum protest required for the respective categories to require a supermajority vote by the Board of Supervisors to approve the rezoning.** Concerns cited in the letters include:

1. As long time owners on large 3+ acre lots they do not want to increase density in the area;
2. This rezoning will lead to more rezonings in the area;
3. The developer is rezoning in increments of 4 lots at a time to avoid subdivision regulations since they own two adjacent parcels;
4. East Eagle Feather Road is unimproved and currently has significant drainage problems and several neighbors feel that chip sealing or paving will create more erosion;
5. Who will be responsible for road maintenance and what will those terms be;
and
6. The arterials in the area are already congested; residents are against increasing average daily trips on the roads until they are improved.

There were four Planning and Zoning Commission public hearings. Several neighbors who wrote letters attended and spoke one or more times at the Planning and Zoning Commission public hearings. There was a total of 17 speakers who spoke at the various Planning and Zoning Commission public hearings in opposition of the project.

Three speakers spoke in opposition of the project at the Board Hearing on November 22, 2016. One member of the public was not able to stay for the public hearing. The Board continued the public hearing for this case until December 13, 2016.