

Treasure Hill CUP Denial.

As a very concerned resident, I have attended and given input at many of the meetings, and submitted a few written comments as well. I have read every planning commission packet thoroughly and have followed this thorough and fair process from the beginning. The applicant has provided absolutely no information as of yet in responding to the many important questions I have had, any of the key questions and requests the planning commission has asked for, or for any other of the important questions that today remain unanswered. For this reason, I urge the planning commissioners to outright reject this application and deny the CUP.

My observations as a 35 year resident are as follows.

Size and scale of proposal is not even close to being supportive of both the residential and commercial Historic core. The smaller size and scale of the downtown area, both residential and commercial, is the key marketable advantage for our community, and would be destroyed by a project of this size & scale. A project size of 200K sf may be possible, but even then, it would still be difficult to mitigate the negative effects in a tight, historic neighborhood.

There is no reasonable way to mitigate any negative effects that come from high traffic volume increases, whether it is the construction vehicles or related commercial support vehicles. All of them must pass through the residential zones to access the project site. There is no evidence presented or that is presentable that shows it is possible to mitigate vehicle exhaust, noise or safety issues. Traditional traffic mitigation strategies only apologize for and encourage more of it, not mitigate against the negative effects created by it. Quality of life would be impossible under these conditions year after year. "Traffic Mitigation" is impossible if actual mitigation of negative effects from it is the goal. It alone is a deal-killer in my opinion.

Construction mitigation strategies also go unanswered. The applicant continues to reply with generalizations but no meaningful information that we can respond to. Vague statements and shadowy numbers are all we have so far from the applicant. There is no way 10 years of explosions, construction equipment diesel exhaust, tool and vehicle noise, dust/mud/dirt/rock debris, related support vehicle traffic, disrupted tourism flow and quality of life, as well as the residents' quiet mountain towns' vibe and feel is sustainable in any way shape or form.

I highly recommend outright Denial of the CUP application along with a return to negotiations to purchase.

Peter J Marth. 27 Hillside Ave.