Honorable Boulder Planning Commission Members;

Honorable Boulder Town Council Members;

Honorable Mayor Steve Cox,

I own the little gray house on the corner of Burr Trail & Lower Boulder Rd. . While I understand the drawings are conceptual, the red project boundary is drawn around and includes my property.  Surveyors (and maybe more) have been unlawfully trespassing!  I am more than dismayed and disappointed as it looks like the property owner and developer reached out to many possible stake holders while they missed an opportunity to be good neighbors by notifying adjacent property owners and allowing them to comment.   What are you trying to hide?  Why is there no contact info for the Planning Commission and Town Council on the website?  Transparency is crucial!

I would like more specific information on the scope of this project.  Where are the maps and information referred to in the applications?  I am interested in details about how close this will come to my property; what is the square footage of the homes and what would be the target price for those homes?  Where will they get their water and how will they manage runoff?  I waited over 12 years to get city water and finally drilled a well.  *Since I am downhill from this project can you guarantee that any construction, septic or anything else in the scope and impact of this project will not compromise the safety, quality, integrity and future of the drinking water in my well?*  How long will construction go on? How do I access the Boulder Town Zoning Districts Map? It is not online nor is there a link in the online Ordinances.  This lack of details and transparency is disturbing.

Contrary to public comments, I do not believe there will be anything affordable about this development.  The developer states the project is not intended to solve the housing side of the affordable housing equation. "Intentions" for selling to local residents are never a guarantee.  "Intentions" for keeping open space are also NO guarantee.

I believe this area to be environmentally sensitive Wetlands.  I find it very telling that they have proposed 13 homes which is just under the threshold to trigger Utah DEQ.  At this number the developer only has to meet a lower environmental threshold and get approval from SW Utah Public Health.  Again I worry about not only the safety of my well but the entire area.

That development will certainly be a deviation from the decades old use of this land.  This project will be transformative with a value aspect and will make a huge difference in view and presentation of Boulder town.  I am also concerned about the size and scale of the property and the impact on traffic and safety.  I believe this project will be visible from every road around town and have a serious impact on the exceptional initial Burr trail experience.

 Although this is my summer home, I have been coming to Boulder for over 45 years, and have been a tax paying property owner who uses minimal services for over 30 years.  My late husband was born and raised in Helper, spent his summers and vacations on Boulder Mountain and is in the Boulder Cemetery.  His sister owns the property with the yellow trailer on Hwy 12.  My mother in law Elaine Eaquinta had been coming to Boulder and was a property owner for over 60 years before she died in 2007.

I am a member of the Peninsula Community Planning Board for the area where I live in San Diego and as a Boulder property owner it has been my experience that such Zoning Changes, Exemptions and Variations just lead to more of the same.  In the wise words of Laura Numeroff, IF you give a mouse a cookie….

I understand the need for housing and if Boulder wants growth, there will certainly be a need.  Affordable, workforce housing is what is needed in Boulder NOT expensive, luxury homes. Please don't allow profits and the needs of developers to overrule the best interest of this community.  I believe this will destroy the character, charm, custom and culture of this unique community I have loved for so long.  When people talk about Boulder they simply say, "It's Boulder."  I sure hope they don't start saying, "It's no longer Boulder."

Thank you,

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