



Please submit these comments stated during public comment at the Dec 13th meeting as part of the written public record.

Thank you.

Brandi Resa

70 Christian Court

I have concerns about several areas in this project.

- PUD CR page 10: I don't like the idea of a gas station there as that might be one way to get people to come from East Eagle into our Town.
- PUD layout: Although it is not the developer's choice, I do not like the location of the bus stop as it is too far away
- PUD page 12: 10% can be moved. I also do not like that it says to the extent feasible, the rooftops mechanical, etc... will be blocked. I believe it should be blocked.
- EACP page 21: please see this section as it specifically addresses the problems with mixed use in this type of project/location
- EACP page 29: I believe we should require the photo/video simulation to see the true impact of this project. The developer provided a simulation along Highway 6 in ERS 1.0 and I think we deserve this as a community given the size and scope of this project.
- EACP page 41: The first item clearly states for East Eagle that it should be submitted as one master/site plan. From the site plan, it is clear there is nothing even sketched for phase II.
- There are simply too many parking spaces for our community. Over 4,000!
- There are too many vague words such as encourage throughout the PUD guide which only benefits the developer.
- PUD guide page 22: garage structure IF provided...what if it isn't provided?

- PUD guide page 20: 6: no less than 90% area perimeter...is perimeter defined?
- I don't believe there is enough open or park space to continue the high quality of life we enjoy here in Eagle for the 1,500-2,000 people that will live along the interstate in this development.
- PUD guide page 34 c 1. 1 tree/750 feet vs 5 parking spaces/1,000 square feet.
- PUD guide page 39: I do not like there is less buffer along Hwy 6