

Baxter, Tamara

From: Jennifer Van Vleck <teetervv@comcast.net>
Sent: Tuesday, March 11, 2025 2:19 PM
To: Baxter, Tamara
Subject: Proposed Zone Change Sunrise at Shiloh Mesa , we live at 8133 Burl Wood DR

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Good afternoon. I am sorry for my delay in using my voice. My husband and I have been so busy running our ministry prepping to take our teens to compete. We leave at 5 am tomorrow morning so we will not make it to the hearing.

I am writing to express my husband and my strong opposition to the proposed zone change and the development of Sunrise at Shiloh Mesa. While our community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Shiloh Mesa neighborhood are completely opposed to the addition of a 4 story, 50 unit low income senior living apartment building that will cause traffic and safety problems and could potentially lower the property values of the existing community. Speaking with our realtor, it is their belief that this apartment building will make it almost impossible sell of our home.

Traffic and safety of pedestrians (lot's of kids and adults riding bikes, and walking dogs) are a major area of concern. We are concerned with the already dangerous and congested travel on Mulberry Wood Dr. and the ability to get onto Marksheffel Rd via the traffic circle at Woodmen Valley View. Additionally, in case of a fire, have you assessed the evacuation routes/times of response?

We are unsure what the additional noise would do to our neighborhood. And we are also unsure what that additional building would do to our wildlife that keeps losing land. There is a herd of 50+ prong horns that roams around and through our neighborhood.

Property values are likely to go down in the area if an apartment building was built. This building would be inconsistent with the neighborhoods developed in the area, all of which are ranch and two story single family homes.

I would also like to bring up exterior lighting on the building (security on an apartment) that would be shining into our homes through the night.

Also the smell that will be waivering into our homes since the proposed area for their dumpsters is next to our fence line.

Finally, the selfish reason. I live on the side of the neighborhood that will be most affected. My home sits with my backyard at Woodmen Height Chapel parking lot. I feel so unsafe now knowing that there will be a 4 story tall apartment building where the tenants would be able to see into my home,

my yard, leaving us with no privacy. When the church proposed giving the land up, they told the neighborhood (which they restated 3 months ago) that the building would only be two stories).

I urge you to disapprove the proposed rezoning, and from recent discussions with my neighbors, I know our opinions are shared by many who may not have had the time to send in a letter.

Thank you for hearing our concerns,

Jennifer and Lance
Lance & Jennifer Van Vleck

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