

CLEARWATER SPECIFIC PLAN AND SNOWCREEK NEIGHBORHOOD DISTRICT PLAN CONSIDERATION AND POSSIBLE APPROVAL

On this Wednesday, December 3, the Town Council will consider and possibly approve both the Clearwater Specific Plan and the Snowcreek Neighborhood District plan as they are currently proposed. We have in earlier Alerts let you know of our concerns with these plans but because all issues have not been reconciled, despite very strong community pressure to do so, we are asking that you again let the Town Council know how you feel about the plans as proposed. In general, what they say they are doing is keeping the “envelope” as large as possible. This will of course in the future provide an easy process to approve density and height bonuses. You may also wish to let the Planning Commissioners, who earlier approved these plans, know how you feel about their actions. All emails are below.

CLEARWATER SPECIFIC PLAN

The Plan as proposed, and recommended by the Planning Commission and Planning Office will:

- (1) Replace and supercede existing zoning and land use.
- (2) Permit up to double density (80 units per acre rather than the current 40 units per acre).
- (3) Building heights will be subject to “interpretation” and may require modification of Specific Plan. Possible increase from 35 feet to 65 feet, with an “icon” up to 97 feet.
- (4) PAOT (most people in town at one time) discussion is based solely on how this one project will add to the existing PAOT (35,000) and there is no calculation of how all future planned projects will affect the General Plan guideline of a PAOT of 52,000.
- (5) The supposed community benefits of “additional retail” and “making this town a destination resort” are used as the rationale for awarding double density to this project.

PLEASE LET THE TOWN COUNCIL KNOW WHAT ACTION YOU THINK THEY SHOULD TAKE ON THIS PROPOSAL.

SNOWCREEK NEIGHBORHOOD DISTRICT PLAN

The Plan as proposed, and recommended by the Planning Commission and Planning Office will:

- (1) Develop hotel and residential units on Open Space areas outside of the Urban Growth Boundary in exchange for providing “open space” areas on the golf course. We do not believe a private golf course can be considered open space.
- (2) It is not clear where the density as proposed comes from. The original boundaries of the neighborhood district plan were re-drawn to include previously developed Snowcreek projects and it appears the Snowcreek VIII project proposed density includes density expropriated from earlier Snowcreek projects.
- (3) A ZCA (zoning code amendment) is being requested for a proposed hotel height of up to 120 feet.

(4) PAOT (most people in town at one time) discussion is based solely on how this one project will add to the existing PAOT (35,000) and there is no calculation of how all future planned projects will affect the General Plan guideline of a PAOT of 52,000.

(5) The source of water for the golf course is unknown and nutrient runoff from the golf course is not fully addressed.

PLEASE LET THE TOWN COUNCIL KNOW WHAT ACTION YOU THINK THEY SHOULD TAKE ON THIS PROPOSAL.

Town Council Members

Skip Harvey – basecampcafe@yahoo.com

John Eastman – eastmanhs@uneedspeed.net

Wendy Sugimura – wendy_sugimura@yahoo.com

Neil McCarroll – neilmccarroll@verizon.net

Jo Bacon – j.bacon22@verizon.net

Planning Commission Members

Roy Saari – saaris@qnet.com

Elizabeth Tenney – e10ney@npgcable.com

Tony Barrett – barjur6@gmail.com

Rhonda Duggan – rduggan@mammoth-mtn.com

Jay Deinken – jdeinken@hotmail.com