

July 30, 2015

TO: PLANNING COMMISSION

RE: OLD MAMMOTH PLACE WORKSHOP

FROM: TOM MOODY, REPRESENTING SIERRA PARK VILLAS OWNERS' ASSOCIATION

I will concisely present our response to the applicant's request for consideration for significant height elevation increases to the existing approved Old Mammoth project. I previously participated in all significant public hearings before the Planning Commission , Town Council, in addition to several meetings with the applicant's architects and project managers.

The proposed building heights for the existing Old Mammoth project was our primary focus of concern regarding the project particularly in terms of consistency with the Clearwater Specific Plan and the Town's General Plan.(See today's workshop staff for guidance.)

Specifically, we and other concerned residents were bothered by the 1) "massing" effect along Old Mammoth Rd; inspite of the proposed setbacks . 2) The proposed 65 foot height inconsistency with CSP 3.2.4 "massing so it is consistent with neighbors." We are the neighbor, Sierra Park Villas at 35 feet. The Town Council eventually compromised at 55 feet height. 3) General Plan consistency C.2 "to complement not dominate man made environment" C.2.J " stewards of preserving public views of surrounding mountains, Knowles, and ridgelines," C.2.V " preserve views to surrounding mountains.

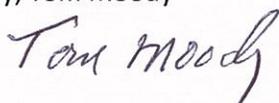
These concerns regarding height and consistency issues were presented to the Planning Commission and Town Council and were part of an appeal. While the Town Council eventually compromised on the 65 height limit, the existing approved project will already have a view impact on the knolls and Mammoth Mountain from our condos and from Mammoth Road.

THE BOTTOM LINE IS: THIS IS ABSOLUTELY NOT A REASONABLE REQUEST TO EXPAND HEIGHT ELEVATION BY 10 FEET ALL THE WAY AROUND THE APPROVED PROJECT. WE HAVE BEEN THERE. DONE THAT!

However, the applicant's request to eliminate the workforce housing and provide more living area for some condos is quite reasonable particularly since onsite workforce housing is not required in the current Housing Ordinance.

What is the benefit of these revisions in height to the project itself weighed against the impact on the character of "our village in the trees?"

Sincerely, Tom Moody

A handwritten signature in cursive script that reads "Tom Moody".