

Good afternoon,

I feel any approval of any Usage Change must NOT include Heavy Commercial Use.

As noted by many of the residential property owners in the immediate area, and certainly in my thoughts because I own property and live in Rehberg Ranch, this huge usage change will definitely have a negative impact on those of us that moved to this area north of the Rims because of it's solitude and feelings of living far away from any commercial activity, and living with the beauty that comes from a primarily agricultural environment.

I can only imagine the negative impact this Usage Change to Heavy Commercial will have on traffic along Hwy 3 and traffic utilizing Zimmerman Trail and 27th Street, along with the noise and potential traffic accidents due to the fact that Hwy 3 in only one lane in either directions, East or West.

Couple these negative factors with the upcoming potential construction of an access road from the Heights to Hwy 3 at Zimmerman Trail, and the huge additional influx of traffic that construction will bring, and the additional noise and potential for increasing traffic accidents as well as additional crime in this entire area, primarily for residential home owners. Being able to safely enter and exit Gun Club Road and all of the other residential streets that access Hwy 3 for residents will become much more dangerous than it is currently with this change in Usage and the addition of the completion of the access road from the Heights. Usage change to Heavy Commercial will also have a very negative effect on local Wildlife that uses the areas north of Hwy 3 as a refuge; the toll will be significant in lost lives of these wild animals in their normal and usual habitat for living and raising families.

For these reasons, I certainly feel this Usage Change to Heavy Commercial should be Defeated by those individuals on the Board that desire to protect the beauty and sanctity of the area North of the Rims, protect the property values of those residents living along Hwy 3, and protect everyone, including all wildlife from escalating traffic problems and traffic caused deaths all along the Hwy 3 Corridor, including Zimmerman Trail and 27th Street, and beyond.

Sincerely,

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