

Patrick St. Clair

From: jack weiss <jackweiss555@gmail.com>
Sent: Monday, April 17, 2023 7:20 AM
To: Patrick St. Clair

You don't often get email from jackweiss555@gmail.com. [Learn why this is important](#)

Dear Sir,

I hope this is going to the correct office, this is to comment on a zoning commission proposal at 40 N.Lake Hills Dr. for a high occupancy housing development. I live a short distance away in the Forestdale area. I do not know exactly what the plan is other than to increase the number of people there. As it is, there is often considerable noise that comes from that area, especially on weekends of people, children, and music. Also it is across from some open lots that border Az state land and has USFS road 301 running through it. There are some houses bordering it that through the years have used it for access with ATVs and motorcycles. Although that is probably not illegal, those are extremely noisy and easily heard in Forestdale. They also do considerable damage to the forest because they do not stay on the roads.

Regardless of any promises from 40 N Lake Hills, there WILL be ORVs up there. They also seem to find their way to the Forestdale area and, because we are all unpaved roads out here, they feel that they can go 40-50mph on the roads. These are frequently unregistered motorcycles and ATVs driven by unlicensed 10-14 year olds. They ignore requests to stop and are always gone before county sheriffs can come.

I am against granting them this change, there is enough noise from them now.

Jack Weiss
555 S. Ash
Flagstaff

Patrick St. Clair

From: Lynn Schiek <laschiek@suddenlink.net>
Sent: Monday, April 17, 2023 1:12 PM
To: Patrick St. Clair
Subject: Case PZ-23-00033; 40 N Lake Hills Drive
Attachments: 40 N Lake Hills_planning.pdf

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Dear Patrick.

I live on Lake Hills Drive and neighbor the subject property. I received your April 5, 2023 notification regarding the public hearing for the conditional use permit at 40 N Lake Hills.

I have written a statement I wish to have included in the public hearing April 26. I plan on connecting to the hearing via Zoom, but wanted to get you this statement in advance, especially if my schedule changes that day. Please let me know if you have any questions or need additional information.

Regards,
Lynn Schiek

TO: Flagstaff Planning and Zoning Commission

RE: Case #PZ-23-00033
Addition to 40 N. Lake Hills Drive; Flagstaff, AZ

DATE: April 17, 2023

My name is Lynn Schiek. I am a full time resident of 96 N. Lake Hills Drive, neighboring the subject property at 40 N. Lake Hills Drive. I have lived at this address full time since July 2014. I also am the Country Club Ridge (CCR) HOA board president. The CCR HOA represents the nine property owners from the intersection of Gandalf and Lake Hills Drive to the dead end of Lake Hills Drive.

During the years that the Carter Family have been living at 40 N. Lake Hills Drive, my husband and I have had no noise complaints at our neighbors property. The current deck of the Carter's home, directly points towards and borders my backyard. While I may hear voices from their deck in the summer, they never been loud or disruptive. I haven't heard loud music or parties from their residence, or seen any ATVs or off road vehicles.

The CCR HOA, which includes 40 N. Lake Hills Drive, forbids property owners renting any of their property for a period less than six months. The CCR HOA residents are very grateful for this requirement. We have not had short time vacation rentals that disrupt our neighborhood.

Respectfully,
Lynn Schiek

96 N. Lake Hills Drive
Flagstaff, AZ 86004