




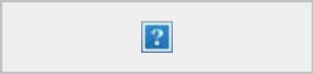
From: [Caroline Jaffe](#)
To: [CDS User: Dusty Pilkington](#)
Subject: Project LP-19-00001 Project name Suncadia Phase 2 Division 5
Date: Tuesday, March 05, 2019 3:43:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Marshall.pdf](#)

Letter from Ed Marshall



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To Whom It May Concern:

RE: Project File Number: LP-19-00001 Project name: Suncadia Phase 2 Division 5

We live on Coal Mine Way, in Suncadia. In the last couple years about 200 new homes have been built in Suncadia and it continues to grow rapidly. While we have no problem with the growth, we do have a problem with Coal Mine Way being used a short cut/thoroughfare for construction traffic whether it be large dump trucks or contractors in their trucks and cars. Countless homes front Coal Mine Way. Only a handful front Suncadia Trail and Swiftwater Dr. This is the route all construction/contractor traffic should be using.

The speed limit on Coal Mine Way is 15 mph. It actually takes a conscientious effort to drive 15 mph and therefore most traffic is going between 25-35 mph. And we have the occasional person that drives as though they're on I90. Coal Mine Way also has several blind curves and we've witnessed cars/trucks coming around curves too fast only to have pedestrians have to jump out of the way.

There are no trails or sidewalks along Coal Mine Way from Swiftwater Dr to Dawson Park and then up to Suncadia Trail. But there are paved trails along Suncadia Trail and Swiftwater Dr. As you know, Suncadia being a resort, has homes that are owner occupied, second homes and vacation rentals. It's very common to see families with little kids walking along Coal Mine Way. Families, especially when on "vacation" let their guard down. They are walking with their little kids along Coal Mine Way in the road! Because it's the only place to walk. It's only a matter of time before a car/pedestrian accident occurs along Coal Mine Way...there is simply too much traffic and too many pedestrians literally sharing the road. There are also two spots along Coal Mine Way where golf carts cross from one hole to the next.

Coal Mine Way was never intended to handle the current volumes of traffic and it continues to get worse daily. Going back to 2017 during the construction of River Ridge division 1, Cape Powers imposed requirements that the construction vehicles for River Ridge were to utilize Suncadia Trail then Swiftwater Drive for their access to and from The River Ridge Development, rather than Coal Mine Way. Suncadia currently has signs as you enter Coal Mine Way from the Firehouse road gate and as you enter Coal Mine way coming from Nelson preserve turning onto Coal Mine Way from Swiftwater. In both cases it says "Local traffic only", however, it's not being enforced as evidenced by the dozens of construction vehicles, contractors, subcontractors, visitors and the like using Coal Mine way daily.

We have no issue with the building being proposed as long as ALL construction/contractor traffic is absolutely prohibited from using Coal Mine Way as access to Nelson Preserve.

Thank you,

Ed Marshall 

5 Mar 2019

Name/address

Date

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