

From: Tydon Oler <ty@tydon.com>
Sent: Tuesday, August 10, 2021 11:53 AM
To: Vicki Bell; Town of Rockville
Subject: Rachel D. Hirschi Estates 4 Lot Major Subdivision

Vicki,

I am writing to OPPOSE the Rachel D. Hirschi Estates subdivision as it is CURRENTLY submitted. This reeks of hypocrisy when compared to the requirements within the Town's Subdivision Ordinance and requirement the Town set for us on the Belle River Estates Subdivision.

We were required to have all improvements complete and installed

1. Water owned and change application approved by the State of Utah (not even preliminary approval would suffice)
2. Culinary water system fully installed to each lot
3. Road access improved and installed
4. Fire suppression/hydrant approved and installed
5. Fire Marshal approval and suppression flow tested.
6. Sewer service approved and installed.
7. Power easements dedicated and power stubbed to each lot
8. Drainage study
9. Floodplain and water course designated
10. Removal of the remnant parcel as part of the subdivision
11. ...and MORE prior to final plat approval and recording.

Also, we were required to go through all the requirements of Preliminary and FINAL Plat (as well as pay the fees and costs). A CONDITION of approval was set that all this must be completed prior to a SALE of any parcel and a bond for the full amount of these Town required improvements be provided - despite our request for appeal of this requirement due to all improvements being PRIVATELY owned and future maintenance the responsibility of the private landowners.

I would support this subdivision IF submitted as required under the Town's Zoning and Subdivision Ordinances, or better yet, IF the Town's onerous Subdivision Ordinance is vacated or repealed prior to approval of the Hirschi Subdivision.

A municipality is required to apply its ordinances fair and equitably per Utah State LUDMA and if the Hirschi Subdivision is approved, as currently submitted, I feel a gross violation of this State requirement will have occurred and reimbursement for the delays, costs, and engineering incurred by us for the Belle River Estate Subdivision will be explored.

Please read this into the minutes of the Public Hearing held for this subdivision. Also, please provide a copy of this to all Planning Commissioners and members of the Town Council.

Thank You,

Tydon Oler

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