

10-5-15

Hi I'm Diana Howard, I live at 1008 Vista Drive off Highway E.

Yesterday we had a meeting of the neighbors located on Vista, Hyer and Bluebird Lane. This subdivision has dead end streets and presently meets Rolla's planning and zoning standards approved by this council by being a residential neighborhood safe for young children, retired and disabled families, all of which reside in this quiet subdivision.

We discussed the proposed Westside Market Place and collectively the families have a few concerns.

1. At the September 14 meeting, the developer stated to several people that 900,000 cubic yards of soil would need to be moved for this development. They would be blasting and moving the soil. As such,
  - a. Does the City have an impact study? If not, when will you have one from the developer? Our neighborhood residents would like to have a copy.
  - b. Do you have a Certificate of Insurance from the contractor who will be doing the blasting? The residents in the affected area will each need a copy of this Certificate of Insurance PRIOR to any blasting.
  - c. Will the council require the developer to position seismographs around the perimeter of the subdivision to ensure the energy from the blasts does not damage property and meets all applicable federal and state laws?
  - d. How far way from the blasting area will there be impacts? It's our understanding the impact will be at least one mile from the blasting area. Has Phelps County Regional Medical Center and other agencies housing employees who could be affected been notified and if so, why where we not included?
  - e. When does the developer plan to start the grading /blasting on this property to move 900,000 cubic yards of soil to fill in the hole on Mike Wausner's property?
  - f. Who should the families contact to file property damage reports?
2. We would like to see aerial photographs of the proposed development. This is necessary so we can see the EXACT distance between the property lines and the proposed shopping center development. The distance we were told on September 14 was approximately 200 FEET. This is not near enough buffer for our families with small children and Ms. Wiggins certified wildlife habitat, and monarch waystation.
  - a. Has consideration been given to the impacts of high powered lights and truck noise to the residential neighbors?
  - b. Given this development is next to a certified wildlife habitat, has appropriate environmental impact studies been performed to ensure the wildlife and Monarch butterflies will not be impacted? What will happen to the endangered plants?

- c. We are being forced to alter our lifestyles if this development is put through and respectfully request our representative to consider the impacts this will have to our families and property values.
3. What is the zoning for the property right now where the Westside Market Place is to be built? If it is not commercial, when do you plan to rezone this property?
  - a. Do you typically have commercial zoned property next to single family residential zoning? This is generally not the case in other cities. Is it appropriate to zone high traffic volume commercial property right next to single family residential?
  - b. Has the council considered REQUIRING the developer to buy out this subdivision to allow for proper buffer between commercial and residential and helping to relocate the affected families?
4. How far does the city limit extend on the west side? Does the Stewart/Munson property end at the city limits?
5. On a related topic, at the September 14 meeting we were presented with ONE proposed transportation plan. Typically there are alternate plans developed. We did not see any. Are there any alternate plans? If so, why haven't they been publicly discussed or have they been discussed and we were not notified?
6. In January of 2009, the Council approved a West Rolla Master Plan with a 5<sup>th</sup> interchange across the highway near the Mercy Medical Building. What happened to this plan and the proposed fifth interchange, which seems to address most of Rolla's projected traffic issues. Why are we suddenly starting all over?
7. Has a demographic study been done? Is Rolla large enough to support Lowes, Menards, Meeks, and Family Center? Will we be creating jobs or simply moving them around? What is the impact to present Rolla businesses such as Meeks and Family Center if box store competitors are allowed with limited demographic support? Is Rolla setting up future blighted areas within the city limits by allowing box store competition to family owned businesses?

As tax-paying residents of Rolla, we respectfully request answers to our questions since these proposed council actions stand to destroy the family friendly and safe subdivision where we live.

I will be glad to answer any questions, thank you.