

April 17, 2025

To: Subdivision and Appeal Board, Foothills County
Subject: Comments on Development Permit Application 25D 010

From: Frances and Yves Verner
100-262085 32nd St East
[REDACTED]
2;4;0910579 SE 28;21;29 W4
[REDACTED]



Unfortunately, due to family issues, we are unable to attend the hearing. The following outlines our concerns and comments.

There are no specifics on allowable noise and operational impact on air quality. There are nearby neighbors and the applicant's property is somewhat small for the area. Standards clearly specify that noise levels above 85 decibels can cause hearing loss. Monitoring to insure ongoing levels below 80 decibels should be required. Similarly, air quality index needs keeping below 101 and monitoring. Neighbouring property owners would appreciate a 5 day, 9 to 5 operation if the proposed business is approved.

An internal buffer zone along the property boundaries designated as being out of bound from business operation would make much sense and improve privacy.

There are questionable issues around operational limits of the proposed business.... Only one non-resident employee, no mention of number of resident employees, no customer on site, no deliveries However 6 business visits per day to be allowed.... That is 36 visits a week ??? It just does not add up. How is onsite work going to proceed without deliveries? We would suggest that a great more clarity around the business activities on the property is badly required.

The approval should clearly state that no pouring of concrete on the property is allowed for the purpose of the business.

The area, in 2025, is clearly country residential; the proposed business just does not fit.

We would appreciate confirmation of your receipt of this communication. Thank you and kind regards.

Frances & Yves Verner

