

## Dawn Hofheimer

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**From:** Jeff Parks <Jeff@rwcm.com>  
**Sent:** Tuesday, September 9, 2025 11:45 AM  
**To:** Participate  
**Subject:** Knob Hill Project

Hello, unfortunately I will be unable to attend the meeting this afternoon. I did want to provide a thought and reaction to the project as changed

I live full time at 711 Walnut. I certainly welcome the idea of building a very nice home in our neighborhood.

With that being said, the scope and scale of this project in the Mountain Overlay and our neighborhood seems out of place and concerning.

The scale of excavation needed to build this house is quite literally removing a large piece of the mountain. The impact to the environment, the views and the Mountain Overlay seem actually quite unprecedented and out of sync with how we have historically developed this area. Why the change now?

It seems that a very nice home can be built here without a record setting and unprecedented destruction of the environment and new standard for the Mountain Overlay.

This home appears to be a spec project by a builder who will sell it and not live with the potentially devastating long term consequences. I believe the original approval called for a ~5000 ft home and the lot was sold with this in mind. It seems that a very nice home can be built within that envelope with less upheaval in the Mountain Overlay.

Thank you.

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Jeff Parks

711 Walnut Ave

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