**From:** John Larned [mailto:jklarned@gmail.com]
**Sent:** Sunday, December 5, 2021 10:56 AM
**To:** clerks@cityofeagle.org
**Cc:** jklarned@gmail.com
**Subject:** Comment - RZ-12-21/CU-07-21/PPUD-07-21/PP-14-21 Benari Estates Subdivision - Eagle 1 LLC

 Dear Sirs/Madames,

 1.  I oppose a zoning change from "A" to "R-4-DA-P" for subject subdivision.

 2.  The current City of Eagle Comprehensive Plan (approved Nov 14, 2017) designates this area as Large Lot Residential.  It is colored light yellow in the plan's future land use map included below.  The plan defines Large Lot Residential areas as those that have housing "densities ranging from 1 unit per acre to 1 unit per 2 acres."  The proposed subdivision includes 133 buildable lots on 35.29 acres.  This is a ratio of approximately 3 3/4 houses per acre, much denser than indicated in the Eagle Comprehensive plan.  It does not align with the city's vision, plan and goals.

 3.  I have many other concerns regarding this proposal to include:

             a.  Irrigation water demands vs supply (the current owner had a "dry" crop this year and didn't irrigate at all).

            b.  Traffic

            c.  Light and noise

 4.  Please ensure the City Council is prepared to address how this change impacts the overall land use plan and comprehensively articulate what the new plan is.

 Sincerely,

 John and Jody Larned

130 N Lost Canyon Pl

Eagle, ID