

Dear Editor,

Transforming a currently unusable plot of land into critically needed housing using private funds and executed by conscientious and engaged owners is a project we should all support. Here's why.

### **The Neighborhood So Far**

I remember walking and hunting the Highland Estates area 40 years ago and it looked nothing like it does now. A few dirt roads, a handful of buildings, deer, elk and other critters were everywhere. It was a wild and mostly unspoiled near-wilderness. Park City seemed a long ways away. And there was zero traffic. Since then hundreds of homes have been built along with churches, schools, parks, paved roads, fences and signs. I presume changes in zoning were required in order to develop the Trailside and Highland neighborhoods and the nature of the neighborhoods has certainly changed over 40 years. Highland Flats would not change the residential character of this neighborhood since no commercial aspect is included. All in all it seems to have been really good for the human population. You'd be hard-pressed to find a property for under \$1Million.

### **Traffic**

Most homes in this area support multiple cars and contribute to the traffic congestion at Kimball Junction and elsewhere in the county where residents access services provided by the very people most likely to live in the Highland Flats project. Although there's bus service from Highland / Trailside neighborhoods to Kimball and Park City the vast majority of residents choose to drive themselves. More cars on a 30mph two lane road won't turn it into a highway - just a busier street. Some minor behavior modifications of driver habits and smart planning could mitigate much of the impact.

### **Stakeholders**

The good people of Highland Estates are not the primary, and far from the only, stakeholders in this conversation and their opinions should not be weighted as more important than others. Everyone living in Summit County and even those whose job requires a regular commute up and down Parleys Canyon have substantial, long-term interests in seeing private solutions to the housing shortage implemented. We all suffer the negative effects of the current situation. I would also note that business owners are important stakeholders, as well - businesses need employees and fewer of their workers can live locally. This is a serious problem and this project provides a significant solution. I support it, even if details need to be negotiated and modified, and I ask the people of Summit County and their representatives to support it, too.

**Charley Blue**

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