

## Cris Damico Comments

- First we oppose having the homes built on the open land. Only open piece of land left. When will progress and money not outweigh a little open space? Sometime less really is more when it comes to quality of life.
- If the option to not build the subdivision is off the table
  - Request no 2 story homes not be built on property adjacent to Cottonwood Estates /Bailey Creek
  - Precedence for this - SW Vistas in 2010 agreed to only build 1 story houses due to view and privacy issues.
  - The property sits higher than our property, anything higher than our home diminishes our privacy and view.
  - Can the maximum density be revisited to allow fewer homes on the site? This would improve quality of life for everyone involved, including questions regarding traffic, schools and flooding.
- Bailey Creek Drainage/Flooding
  - The housing development significantly diminishes the use of open land for walkers, and kids that play in the field. The concern that people will be walking much closer to the drainage ditch causing erosion from the banks into the ditch so that when flooding does occur, the ditch/creek will not be able to handle the water.
  - Ensure that the water detention ditches being built as part of the new development are required to be kept silt/debris free by CC&R's so they do not back up causing flooding issues.
  - There are only 2 ways out of the subdivision Kivett and Toll for current residence. Kivett floods and Toll can be closed due to flooding. Adding additional home only adds to the problem of evacuation routes. It is important for this project to include improvements to Bailey Creek/Drainage to minimize any flooding impacts. As stated in the CAB meeting this is a County responsibility.