

I am opposed to this for the reasons outlined below and I do not think that it is safe or reasonable to let this other neighborhood be built.

Flooding: I am at the bottom of the Grizzly Creek neighborhood and it already has BAD rainwater drainage problems. When it rains hard for just a few minutes the entire street fills up with water and runs over the curb. The drains are not adequate. There are only 5 for about a 1/4 long street. We get a lot of the water running off the ridge that runs down Irwin Rd and then into the neighborhood. (See attached photos) If we ever get a hard rain sustained for 15-20 minutes I would say that my house and about 5-6 others would be flooded. I am not happy about this. The drain at the end of street is never clogged with debris either. It is just completely inadequate. Adding additional homes uphill from me will only cause more flooding issues.

Water Pressure: We all know that Hallsdale-Powell is a disaster. In my 5 years at my home (First owner of this home and purchased new) I have already had to replace my pressure reducing valve and the blow off valve for my water heater because the street pressure is 130-150 psi and caused those valves to fail prematurely. My blow off valve is rated for 160 psi. THIS IS NOT ACCEPTABLE. Adding additional homes will only exacerbate this problem because Hallsdale Powell is so far behind on infrastructure. More homes will mean more demand and higher pressures. I ran the guage calibration shop on the USS Taylor when I was in the Navy so I know pressures and valves. They also blew up a pipe under the cul-de-sac a couple years ago due to water pressure. I am sure it is only going to get worse.

This new neighborhood's entrance is going to be on a dangerous curve with a lot of elevation change. People already drift out of the lanes on this corner and I have had two close calls already nearly being hit head on. Adding homes in this location will get someone killed.

I do not see how anyone can approve this new neighborhood in good conscience. Our infrastructure is not up to the task, and someone is going to get killed on that curve. It is just pure greed on the developers part if this is built.