

I am writing once again to voice my concerns about the proposed BellTown development. I would like to amend my previous comments.

I own the property next door to Smithbilt's Emory Brooke. I have lived here for 30 years. Owning property that borders Beaver Creek, you learn the areas that flood and the areas that don't. I also know, on average, how long it takes the flood water's to recede. Since Emory Brooke has been developed, I have noted our property retaining more flood water than usual.

Flooding was one of the many concerns broached during the Karns' community meeting with Josh Sandford. His response – they build retention ponds for their developments runoff and therefore their developments don't contribute to the creek flooding.

The picture below will prove that Smithbilt's development does have an impact on flooding. The lower part of the photo is my property. Above the red line, in the background is what is now Emory Brooke. Before the property was developed, the elevation of the flood plain was the same as my property. What was once flood plain is now a retention pond that is approximately 10 foot above its original elevation.

Now, I'm no genius but filling in area that once held flood water and forcing that water to go elsewhere, does effect flooding.

Those of us who own property along Beaver Creek know and accept the fact that it floods. We also enjoy the wildlife that live and travel along the creeks path. We have blue and green herons, egrets, a variety of ducks, geese, hawks, barred owls, beavers, deer,

foxes, coyotes, raccoons, skunks, squirrels and ground hogs. In the springtime, the frogs are so loud, you can't hear yourself think. There are crawdads and several species of fish.

If BellTown is allowed to develop as proposed, we will loose a lot of the natural flood plain, wet and woodlands that are home to so many. This will disrupt the natural greenway that runs along the creek.

I ask that you please take not just my concerns but others that have been expressed before allowing more development in our community.

Sincerely,

Rhonda Harbin

