

I live at 7253 Evanel Way which adjoins the parcel at 4114 West Beaver Creek Drive being considered for development as "The Fields." I was pleased to see more attention to traffic and stormwater drainage in the revised (September 18, 2026) plan. However, I do still have concerns in these areas.

First, I would encourage commission members to "ground truth" the claimed traffic sightlines. The attached picture was taken September 23, 2026 looking North from Evanel Way toward the proposed entrance to "The Fields." The proposed entrance is NOT visible. If I can't see them, how can they see me? By the way, the van in this picture is approximately 191 feet from Evanel Way. Coincidentally, this is about the total stopping distance (reaction time plus brake distance) for a car traveling 50 miles per hour. I know the posted speed limit along West Beaver Creek Drive is 40 mph, but as William points out in his comment, cars are commonly observed "traveling well beyond the posted speed limit." Quite frankly, the 400 feet of claimed sightline shown in the latest proposal does not exist. As an aside, drivers with mobility issues trying to exit "The Fields" may find trying to look over their shoulder to see oncoming traffic difficult.



Secondly, it appears that most of the stormwater from this development will be diverted from most of Lazy Acres. However, practically all of the stormwater will be released near the property of our Lazy Acres neighbor, Mr. Welch. I hope that some consideration of additional piping/ditching beyond the footprint of "The Fields" can be included to insure that the Welch property is not flooded.

Thirdly, what are the specific plans for lot Number 16? Will it be restricted to one single family dwelling? Are there any limits on how much of this lot can be paved?

Finally, I think that waiving the street pavement width requirement is shortsighted. In my observation of similar projects, residents and visitors are parking in the street, children are riding bicycles and package delivery vehicles are trying to maneuver a crowded space.

Thank you for your attention in this important consideration.

