

Planning Department

From: Joedy <madmaxwolf1969@gmail.com>
Sent: Monday, January 14, 2019 10:46 PM
To: Planning Department
Subject: File No. TPUD-18-010

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Re: File No. TPUD-18-010

For Your Consideration:

I live at 971 Airport Road and received your letter about the planned development that would be built between Airport Road and Highway 395. I do not support this plan as I have numerous issues with this plan.

The first part is the safety of this plan. The Lompa Ranch is part of the flood plain per FEMA's maps. Based off the plan, this land would need to be filled in and leveled to make connections to water, sewer, and Airport Road feasible. As such, the flood plain would be affected possibly making floods more likely and damages from flooding more expensive. Currently, my house is in a 1 in a 1000 year flood plain and I don't know how this plan would alter that. I also do not know how the planning commission plans on mitigating this issue. Associated with this is the butterfly habitat connected with the Lompa Ranch wetlands that is noted in some of the area maps I have viewed.

Has this been addressed?

The second is the safety of the children in this area with the increased traffic on Airport. I read the estimate of an increase of 2755 cars per day upon completion of the project. The children who live here now and those in the proposed housing project, I think, would be in danger by the added traffic in the area. Particularly during the school year. Kids transiting to Empire Elementary and Eagle Valley Middle School would have to cross Airport Road creating traffic versus pedestrian issues on Airport, especially in the morning.

The third safety issue is the fact that the Lompa Ranch is part of the migration path of coyotes. Again, there is a danger to the new residents and their pets due to predatory wild life. The additional food source of added trash is another draw for them. Currently, the coyotes tend to stay in the field.

The fourth safety issue deals with the fireworks from Mills park. Aren't these launched with the Lompa Ranch as the "landing area"? And if so, where are these fireworks going to be pointed when there are homes here? Also has the fire district and Sheriff's department weighed in on increased service needs for the new housing?

Something else to consider is the noise from the high school during outdoor games. I can hear the loudspeakers from my front yard easily enough now with the bypass in use, sometimes till 10pm. I hear some traffic noise from the bypass as well. What are those new homes going to have to do to deal with the noise from the high school and the bypass as they will be much closer? Associated with the noise would be the light contamination. Where I am at, it's not much of a problem from night games but if you live closer to the high school?

Another issue is the water supply. Do we have enough water for all these new homes? Not to mention the use of water in the initial construction of the properties? I also saw that a park is planned. More water, yes? I get notices now and then of switching wells in the municipal supply due to low levels in the current well. I cannot imagine this would get any better with more homes in the area. This also leads me to sewer usage. Is there enough availability in the sewage plant for all these proposed homes? Will we need another plant or additional plant expansion to accommodate the increase need? When would that be addressed?

Then I saw in the proposed plan another elementary school is planned for the area as well. Has this school bond been approved by the voters? What about the fact that the new school will be within a mile of an existing school. I know that Empire Elementary is pretty full now, and another school would alleviate that but what about the other schools in town. Are they at capacity, versus building another school within a mile of Empire Elementary School? Then there is the increase to Eagle Valley Middle School. A few years ago, when my son attended, they seemed to be at capacity if not a little over. Is there anything in the plan to address this? As there are only 2 middle schools in town I would think they are both at capacity. As mentioned earlier, there is a planned park for the new development. There is currently a park next to Empire Elementary as well.

The next issue I have with this project is the impact on property values. What are the expected impacts on those of us property owners on valuation when a multi-unit project goes in? Will my value drop or, at the very least, be maintained? And if my

property value decreases, what does the Commission plan to do about that? Will they compensate me for the difference in prices?

When I purchased my house in 2002 I knew about the high school issues, the bypass going in, the sewer plant nearby, and the other easements. This project was nowhere on this list.

Finally, will I loose my scenic views of the mountain range to the west? I hope that you rethink this project with some of my concerns in mind. Or at least address my issues to this proposed project. I wish I could be there in person. Thank you for your time.

Joedy Ussery

971 Airport Rd.