

Miranda Benson2

From: Ken <kpduncana1@gmail.com>
Sent: Sunday, November 27, 2022 9:40 AM
To: Kari Parsons; PCD Hearings; Kevin Mastin
Subject: New, Haven Valley development (Proposed)

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I have really only one issue with the proposed New Haven Valley development. I believe the lot sizes and streets are too small and that you are setting that area up to be a "slum" of sorts. Consider that truly no family is a single car family anymore. I say, assume two cars at least. With lot sizes that small you will have single car garages, or no garages at all. The streets (and possibly the yards themselves (There's that "slum" possibility again)) will be filled with cars creating a traffic hazard for residents and for emergency response vehicles. Take a look at how small (skinny) the streets are. Will there even be enough room for two cars to park on the street across from each other with plenty of room for traffic to flow between them? If you make that area a slum, it will affect my property value at 4885 Hunters Run. My suggestion is for larger lots. I suggest that the lot sizes, and the street sizes in each area surrounding the proposed development be used as a template. If you refuse to require larger lots and streets then please.....require the area to be controlled under zoning laws that cover garbage, weeds, junk in general, junk cars, cars parked in the yard, oversize vehicles parked on the street, etc. so we can help to keep the area looking good, and for property values to be maintained for all neighboring properties.

I will probably be unable to participate in the hearing due to being at work during both hearings, but we can try.

Kenneth Duncan
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