

**From:** [Brenda Lund](#)  
**To:** [Bradford, Philip](#)  
**Subject:** Canyon Creek 8 Lot Subdivision  
**Date:** Thursday, April 8, 2021 10:48:42 AM

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Philip Bradford and Development Review Board Members

I have two major concerns that I would like to address:

1. I learned that the Private Drive is the concern of the HOA and that the “No Parking” designation will not apply to it because it is not a Public Street. It is my understanding that the Private Drive is only an access driveway to the driveways of lots 2 & 3 and that cars are not allowed to park on this access driveway. The **bigger concern** is that the same situation applies to the public street that will be designated as “No Parking”. We know that people will park on the street illegally and it has been documented with pictures that this is a problem in the surrounding subdivisions built by the same developer. Cars are parked in front of fire hydrants, in front of the “No Parking” signs and even halfway on the sidewalk and the street. It is my further understanding that if a car is parked illegally, I can call the police but whether they will come investigate is another problem. My question is, what happens if there is a fire on Lot 3? This is the house that will back up to my house and be located 7’ from my lot line. How will the emergency vehicles get to the back of my house if they are blocked by cars that are illegally parked on the public street? **This is a disaster waiting to happen.** The fact that the houses will be sprinklered will help if the fire is inside the house but what happens if the fire is outside? What about children playing with matches in the woods or a burning cigarette tossed into the bark dust? We need to remember the fires of last summer were caused by outside influences and can, and will, happen again. My right of protection is compromised by a parking situation that will not work and has been proven not to work. The developer stated that the parking will not be a problem because he has allowed 2 parking spaces in the driveway for each house. I think it is reasonable to assume that many of these houses will have more than 2 cars per household. Just take a look around your own neighborhood to know this is a fact. I don’t want to lay awake at night and worry about a fire breaking out with no quick way for the emergency vehicles to access the property if a car is parked illegally. Are we just going to ASSUME that a car(s) will not be parked illegally and shrug our shoulders? What if this situation was imposed on your property and your right of fire protection? This proposed development as it stands, is not worth the loss of a home, entire neighborhoods or worse, loss of life.
2. My second concern is the height of the proposed houses. It is my understanding that the height maximum is 38’ from ground level. I am concerned that the house on lot 3 may block my view of the sky from my patio doors because of the close proximity of the house to my house (27’). I believe no one should be allowed to take away my God given gift under any circumstances.

Thank you for letting me express my concerns to you.

Brenda Lund Troupe

Sent from [Mail](#) for Windows 10