

Hi Michael,

I hope this e-mail find you well. Thank you for your efforts at the City. You should know that people speak highly of you around town. People consider you to be detailed, impartial and fair.

I have a few questions for your regarding Midway Springs and Swiss Paradise Subdivision. I am not satisfied that the City nor the developer have addressed all the looming issues associated with Midway Springs Subdivision. There are so many widespread potential issues with this sensitive site that the City should be extremely careful and ensure all items have been fully, and independently, reviewed and satisfactorily addressed. What is the formal procedure by which I should submit these concerns to the City? Also, would you please respond to the following concerns I have with the proposed Midway Springs development?:

1) Firstly, I would like to obtain a copy of the official notice that was published, or mailed, informing the public of the upcoming meeting to discuss the zoning change to 1/3 acre lots for the area where the Midway Springs Subdivision is located. I would also like to get the official meeting minutes for this zoning change. Who do I contact at the City to obtain this information? I am not entirely convinced that any such notice was given and with adequate lead time for the public to prepare. Until I see proof otherwise, I am considering the zoning change to 1/3 acre lots to be invalid.

2) Has Midway Springs Subdivision indicated the 25' minimum setback off of Swiss Paradise Subdivision? If So, can I get a .pdf of the plan. How close can they build to the 25' setback? What are they allowed to do with the 25' setback? Are home owners allowed to install lawns, playground, sheds, parking, etc.? How far does the wetland extend back (north) from the border of Swiss Paradise Subdivision? Does it account for the pond, that develops many times per year, directly behind my fence line?

3) Regarding the trail that goes from Midway Springs Subdivision to Swiss Paradise Subdivision, will the developer be extending a walking path to river road down Swiss Paradise Lane (300N)? Dumping people from one PUD to another without protecting pedestrians and drivers will result in an accident and could open the City to litigation. At a minimum the developer should be required to install a walkway to River Road if both developments will be connected.

4) Where will the sewer and other utilities from Midway Spring Subdivision be run? I'm concerned that the sewer will connected into Swiss Paradise Subdivision's existing sewer line. Is the sewer running south from Midway Springs Subdivision to Swiss Paradise Subdivision? What is being done to prevent sewer backup from a much higher/ larger neighborhood into our lower neighborhood. I have video of Swiss Paradise Subdivision sewer pipe and it has a very shallow grade where it shows standing sewage in the pipe. (Let me know if you want this video and I will get you a copy) On a personal note, my 75 year old grandmother's home was flooded with raw sewage because another/ newer/ larger subdivision's sewer line was connected to her older/ smaller/ lower subdivisions older sewer line. Years after the connection, something occurred and 100's of gallons of raw sewage backed up into her and her neighbors home. The home was a disaster. However, her and her neighbors successfully sewed their City. Unfortunately, the stress of the incident was so great that she was hospitalized. What is the City/ developer doing to ensure this doesn't happen? What is the City doing to mitigate any future litigation if this occurs? Can one PUD connect into another PUD's sewer line? Can it be considered like the road that was proposed earlier? It is my opinion that the City should require the developer to install a lift station to run the sewer to 600 north.

5) I am very concerned about the hydrology of the proposed Midway Springs Subdivision. More specifically, the breaking of the various strata of potrock which will release additional water and channel it down the sewer pipe bedding to the south side of the development and Swiss Paradise Subdivision. I am confident that water from the broken potrock strata will flood Swiss Paradise Subdivision. What is the Developer/ City doing to address this and prevent the additional water migration from the north to the south through the pipe bedding? The City would be smart to require Midway Springs Subdivision to install a lift station and run sewer and all utilities to 600 north.

6) What will the Developer/ City be doing to control the excess irrigation water runoff flowing/ migrating to Swiss Paradise Subdivision when these homes are built and landscaped at Midway Springs Subdivision? Who will be responsible for draining the standing water that will come from runoff irrigation water in perpetuity?

7) I am not confident that the density of the homes on the south side of the proposed Midway Springs is the best use for that sensitive land. If anything, the plan should be inverted so that the larger, more spacious lots are on the more sensitive section of this property as to minimize development impact on these very sensitive lands. The smaller, denser lots should be placed on the least sensitive/ north/ dryer section of the development. Fundamentally, this is very poor planning and indicative of a developer who just wants to cram as many homes into as small of an area as possible to maximize profits at the expense of its neighbors. Because of the sensitive lands issue on the south side, this site should have never been zoned for 1/3 acre lots. Was the sensitive lands issue addressed when the zoning was changed? I believe the City should address swapping the north lots sizes with the south lot sizes with the developer in order to mitigate the environmental impacts on the most sensitive section of this development. What will the City do about this? What direction has the City's/ State's independent environmental engineers provided regarding the density on the most sensitive section specifically?

Finally, these are some of the many issues that must be independently addressed and properly resolved before the City issues any approval to this sensitive lands development. It is my opinion that the City would be foolish, and potentially open itself to future litigation, if it has not properly addressed these real and looming concerns. I appreciate the work you do for Midway. If I can be of any assistance, please let me know how I can help. Will you please confirm that you received this e-mail?

Thank you for your time.

D.J. Potter