

June 11, 2019;

The pre application process was just presented to the city regarding the cowan ranch development that includes 25-28 homes with cottage units as well as connecting Randy street to Vansant street in billings ranch. Our neighborhood will never be the same! I am not against building this subdivision but I have major concerns regarding the effect it will have on our neighborhood, my daughter and the kids that play in the streets as well as walk to Helman school.

Building 28 homes with cottages will triple the traffic in our neighborhood, connecting Randy street to Vansant street will ruin our neighborhood. We ask that this neighborhood not connect to billings ranch. There are several benefits for the city and the developer as well as our neighborhood.

- 1) Our property values will be maintained
- 2) The developer will be able to ask top dollar for his homes subsequently increasing the tax dollars collected by the city, if the connection is made Randy street will be turned into Nevada street.
- 3) Less traffic will be safer for the nearly 20 children who currently live between laurel, Cambridge, dragger and Otis streets.
- 4) Increased traffic at higher than 20 mph speeds will deteriorate our roads.
- 5) We live less than 2 blocks from Helman school. The increased traffic will affect safe routes to schools.

Please incorporate the use of speed bumps, curves, slow speed zones, pedestrian friendly zones, children at play signs and stop signs to make traveling through the quiet village section of Randy St. and Drager St. a nuisance. Please link Otis street and randy street, if you must connect Vansant please consider diverting some of this traffic out to Otis street.

Thank you

Steven Crowthers CRNA, MSN, BSN
9709462918
Crowt158@regis.edu