

Adam Zack

From: Eric Blankenburg <ruby@rockisland.com>
Sent: Wednesday, June 16, 2021 12:46 PM
To: Comp Plan Update
Subject: Land use change 19-0002

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A couple of points we would like to make regarding the development of this parcel.

1. Access to our neighborhood is North Bay Lane. This road is below the elevation of the designated parcel. Runoff from the proposed addition to the FHUGA negatively impacts this road and the adjacent properties, exacerbating the historic flooding and silting problem. The existing retention pond near Mullins St. does not mitigate this runoff as it is uphill of the proposed development.

Residents of North Bay Lane, particularly Victor Smith, have repeatedly tried to engage the County on this matter, to no avail. A definite solution to this problem will have to be part of any further development plans for this parcel.

2. The other point that has to be addressed is the access to this property. The driveway where the existing structure on the property exits the parcel has a very poor sight line to the curve on Argyle. It is dangerous. The increased traffic from a new subdivision will only make this worse.

We realize that this land use change is only the first step but it is important to note these problems at this stage, to help insure everyone has been made aware of them and their impact is not underestimated.

We request this letter be read into the minutes to memorialize these points and be made part of the public record.

Although we are evidently out of the notification zone for this parcel we would like to be notified of further developments.

Thank you.

Eric and Susan Blankenburg
North Bay Lane