

My name is Judy Myers and I have lived in Iowa Colony since 1973. Our property borders CR 63.

Thank you, Ellwood, for the planning document This is by far the best of several proposals for this challenging site. I have comments on drainage and lot sizes.

All of this site is in the floodplain, as is most of this City. Floodplain maps understate the regularity and duration of flooding on this site. By flooding I mean knee-deep water and livestock not be able to lie down. This site frequently floods over most of its area, with the cattle standing on a little bit of slightly high ground, the owner tractoring in round bales or feed for the cows for several day.

I sincerely appreciate the amount of permeable surface and detention in this plan that will soak up some of the water. Will more than a foot of water on almost all of the tract fit into the detention? Will the runoff from Karsten and the interior street go to the detention?

The reason the water stands so long now is that it cannot run off. Despite the best efforts of this developer, the City, the Drainage Commission and other agencies, the natural drainage direction is to the southeast and there simply inadequate provision for water to go that way.

Before 288 our high water used to sheet away. Now it takes days or over a week for the roadside ditches to drain the properties. Development on the West side of 288 continues to compound the problem. In rainy times, Hayes Creek is often at full capacity and minor flood stage. By the time water from this development wends its way to the larger Hayes Creek, it will often be full.

This is a transition to my next topic, lot sizes. I strongly disagree with a plan to re-zone to permit lots narrower than 60 feet The zoning commission in its initial work wrestled very hard with the city's lot size decision. I believe any variances for denser housing should be closer to the retail area along CR 57 which seems to be what the City is doing now.

I really like the wide sidewalks and I agree with the developer that front porches and the sidewalks that pass them foster community.

On smaller matters, I see no provision for parking for non-residents to want to visit the parks so I hope the city planners will keep a watch for that as the detailed plans are reviewed.

On page 47 I would prefer that any concrete batch plants be located in the proposed commercial area. These are extremely noxious for residents and leave soil toxins that are better not deposited on homesites or parkland.

I know this session is not for questions, but I see several statements that the areas with houses will not be gated, yet references to "gated" area. What will be gated? Shared greenspace?

Thank you so much for the detailed planning document and for the opportunity to speak to you today.