

From: [Susanna Mahoney](#)
To: [Drumm, Kristin](#)
Subject: Black Point Community Plan
Date: Wednesday, February 24, 2016 8:56:09 PM

Dear Supervisors,

As an Advisory Committee member and President of the Black Point Improvement Club, I've already had ample opportunity to speak on the merits of the Community Plan Update. However, if I may, I'd like to offer my own personal opinion for your consideration.

It may come as no surprise that as one of the contributing authors I believe the draft plan that was presented to the Planning Commission was a good one. Black Point, Green Point, and county staff would be well served by this document. I would never have supported it if I thought it in any way threatened mine or my neighbors' property rights.

Our committee's recommendations were well thought out and incorporated input from several public workshops and dozens of open meetings.

A) The minimum setbacks for Green Point (25ft from the front, 6ft from the sides) could hardly be considered restrictive on the large, often 2+acre lots, but provide for safe movement of fire personnel and help maintain the wide open feel of our roads.

B) The house size formula designed to clarify the existing SFRDGs should also promote neighborhood continuity while at the same time requiring only elementary math for staff. My preference would have been for 20-25% over median FAR versus the 10% consensus, but I feel the recommended language allows for such flexibility in design, even 60% FAR could be built if designed well.

C) I believe Green Point should have equal billing with Black Point on the cover of the Plan to best reflect the evolution of the community since the 1978 plan. That said, the title of the plan is not a deal-breaker for me. The content of the plan is what matters.

D) One fault of the draft plan, I believe, is its failure to clearly restrict commercial solar facilities in the area. I pleaded with the Planning Commission to allow language to this effect, but they opined the plan should skip and defer this topic to the future solar ordinance. If the new ordinance does not restrict these facilities from our residentially zoned parcels, the community and solar developers may face more of the conflict and gridlock that so shook this community four years ago.

The notion of a separate community plan for Green Point is unnecessary, counterproductive, and nullifies three years of work by staff, by the Advisory Committee, and by all the neighbors who contributed along the way.

Thank you for giving me the opportunity to serve my community. It has been an honor and a privilege.

Very Truly Yours,

Susanna Mahoney