

Sharon Arnold

4/12/24

To Whom It May Concern:

This document is to object the proposed intersection construction on 100<sup>th</sup> and Robin Road in Horace, ND. Joe and Sharon Arnold live in this proposed area and were not notified of the meeting April 15<sup>th</sup> at 3:30 PM. We and our attorney cannot attend as we are out of state for a funeral and birth of a grandson.

List of Objections:

- 1) The current intersection is used by 25+ homes in our development since its existence since 1975. The current intersection has no defects and shows no signs of flaws in the near future.
- 2) Existing spacing of the intersection currently is safe/adequate (meeting the 3-exit maximum per mile along 100<sup>th</sup> Ave/County 14)
- 3) The Arnold property at 9822 Robin Road will be severely (negatively) impacted.
- 4) The Arnold family planned on building a house where the proposed road is to be located along with an extension for a commercial building for the Arnold family's business "Dakota Car Wash and Equipment".
- 5) The building set back requirements of 200 feet is required from Robin Road, therefore our new build would not meet that requirement and will not be constructed due to regulations for our city. We would not be able to build.
- 6) Headlights coming from the new development will shine directly into our existing home and our new build.
  - a. The Oak Valley Development community would also contribute to light pollution.
    - i. With the increasing number of homes being built in the development, a rough estimate would be 70 homes.
      1. Imagine 70 homes with 1 or more vehicles shining their headlights at our home and business countless times a day.
- 7) The Scott Naseth property is willing and able to sell their property to accommodate the current site of the current intersection, thus alleviating the whole dilemma.
- 8) The developer of Oak Valley Community did not do their due diligence in researching the location of the new development.
  - a. Limited access should have been the first consideration. With this lack of insight, it is causing the county to propose to take our property with bullying tactics and lack of transparency which harms our home and future land use.
- 9) Expect legal action on our part to fight this proposed plan due to negligence of the Oak Valley Developer and causing financial hardship and imposed negative implications to the Arnold property.
- 10) This proposed change will need to be financed through special assessments taxing current property owners of the Riverbend development. These homes have been using the current road for 40+ years. I speak for the Arnold Family and possibly the Riverbend development when we state that we do not want "specials" to increase through the city of Horace funding the road change.
- 11) The location and design of the road can act as a barrier for people in communities who need to utilize the road to access employment, education (school buses), services (garbage trucks and snow plowing), and everyday activities.