

May 17, 2021

Heather Richards
Planning Director
231 NE Fifth Street
McMinnville, OR. 97128



Re: Response to notice of pending Administrative decision re' Tentative Partition
2, MP 6-20 (835 SW Hilary St., McMinnville)

Hello.

I have lived in McMinnville since 1974, and have lived in this house (1110 SW Tall Oaks Drive, McM) since 2008. My husband (now deceased), Bernt Al Hansen, was an attorney in McMinnville, and served several years ago on the local Planning Commission, as well as being a City Councilor. This house has always had a special appeal to us because of the location—quiet neighborhood, friendly neighbors, and the peaceful quiet “ forest” behind our house.

I was a participant in the public information Zoom meeting with you and Jaime Fleckenstein on May 23, 2021. Therefore I understand (although I don't agree with) the reasons for the withdrawal of the Allens' application for a variance.

I am writing to express my **very strong opposition to the MP6-20 Partitioning** re this property. My house will be the most directly affected by the proposed development, as the development will cover the entire 70 foot footage behind my house.

The Cozine Creek area behind my house is a natural greenway and wildlife habitat. The majestic (50—100 year old) fir and white oak trees and surrounding vegetation have provided shade and noise moderation , as well as woodland beauty, as I enjoy my back patio and garden.

Parcel 2 includes the legacy 33 foot public right-of-way, a natural protected area within the city. Some of the grand old trees are within this 33 foot right-of-way, and must NOT be cut down. I strongly urge you to consider some “mitigation” , to allow those trees and vegetation within the right-of-way to remain in place. The parcel owners have suggested that they could provide conditional landscape screening near adjacent properties (most particularly behind my house). But no such screening could possibly replace the majestic trees and noise screening vegetation. And it would be UGLY! And noisy, as the driveway to the proposed house or duplex would be exactly behind my back fence!

The 33 foot public right-of-way should remain a right-of-way! This public access should remain a public access, with trees in place!

Our entire neighborhood loves to have those trees sheltering us. This is the Tall Oaks neighborhood , after all !!

Sincerely,

Carole Hansen