



May 14, 2021

Heather Richards, Planning Director  
Community Development Center  
231 N.E. Fifth Street  
McMinnville, OR 97128

Reference: Response to notice of Pending Administrative Decision Tentative Partition  
835 S.W. Hilary Street (Minor Partition)MP6-20

Dear Ms. Richards,

My name is Susan Perez. I represent myself and husband, Rigoberto, of 37 years. In the following paragraphs I will state my concerns opposing minor partition MP6-20 that Steve and Mary Allen are requesting. Please read it in its entirety so our voice will be heard.

We moved to our home located at 1080 S.W. Tall Oaks Drive in December of 1999. Christmas Eve to be exact! We chose to live in McMinnville for various reasons. We have raised our children here. As a family we have utilized the parks, biking, library, sports, swimming pool, and Farmers Market. We like a good yard sale. We have been active in our church for 32 years! McMinnville has had a sense of community. We fear that with the rapid growth intended for this city, that will be lost.

We have especially loved our home and its location here on Tall Oaks Drive. I was raised in the city of Portland, but always wanted to live in the country. Our situation hasn't allowed for that. However, 21 years ago when we saw THIS property, we knew this was the perfect spot for us! And we were right. To be able to escape the busy-

ness of life and enjoy the peace and tranquility of beautiful, age-old trees right outside our door has been like a breath of fresh air! We love the deer, birds, and various wild life that this small "forest" provides a home for. We have the benefits of country all in one gorgeous place! Our children and now grandchildren have had such a wonderful time exploring. It would be a shame to destroy this!

When we heard the news that the Allens were proposing this minor partition, we were first heart sick and then just outraged. Outraged that our beautiful environment could be altered by just one family for their retirement. What about all of the 10 or more retirees that have lived along Tall Oaks Drive for 20, 30 years plus? They have looked forward to continued peace, tranquility, and beauty in their retirement years! What about the Lambrights, Andersons, Mrs. Hansen? Do you really think Mrs. Hansen, a recent widow, really wants strangers literally living in her back yard? Or Lambrights? Did the Allens ask ANY of us how we felt about this? No, they did not!

If minor partition MP 6-20 goes through and a duplex is built, ( with a strong hint of many more structures to come), God only knows who the renters will be. People aren't always who they seem to be. We may have to contend with not only loss of the trees which shade the area, but our grandkids' safety, eyesores, excess noise, loss of privacy, excessive traffic, and trespassing just to name a few! Who's to say new tenants on that property won't be in our yards and looking in our windows? And if the building is 2 stories high, there will certainly be NO privacy for those who live directly next to it.

Health safety is an issue. Twenty years ago when Macy's developed their parcel of land next door to us, wildlife was stirred up. We had RATS galore in our yard, in our garage. It went on for several months until we were able to get it under control. It was filthy, disgusting, and expensive! We don't want to go through THAT again!

Traffic safety is another. Have you ever tried to get onto Fellows Street from Fleishauer Drive? Try it, especially right before school starts, when school lets out, and during heavier traffic times such as when workers are returning home. From the direction of Tall Oaks Drive, there is a curve in the road looking left and an incline on the right making entering Fellows Street a challenge. Many close calls have happened here! Visibility is horrible. It is worse from the private drive down at 750 S.W. Fellows.

The entrance is narrow, fitting one car only. There is more of a small "hill" there. Again visibility is limited. It is already a danger. Think of how much more dangerous it will be with added traffic of another residence or two by allowing building back there? There are already four vehicles coming in and out of the private driveway plus any guests that they may have. If this partition goes through, MP6-20, doubles that traffic. Seems like the City of McMinnville will have a dilemma, an accident waiting to happen! Plus, the headlights to these vehicles shine into the bedrooms at the back of our house at night. I have been awakened many times.

The residences along Tall Oaks Drive are single family dwellings. Having a multi-dwelling unit(s) adjacent to our yards will be ugly as well as lowering our property values, but I am willing to bet our taxes won't go down. They will probably go up to pay for all the changes that will need to be made!

In conclusion, we STRONGLY don't want minor partition MP6-20 approved! I speak for my household as well as others along our lovely, peaceful drive. Why should all the families I mentioned and others be compromised because of the Allens? I just can't see how the Allens are in any hardship as they have stated in previous documents! It is laughable to believe that! Surely there are other options for them. Please, say a big NO to approving minor partition MP6-20!

Thank you for hearing our voice.

Respectfully,

Rigo Perez  
Susan Perez

Rigo and Susan Perez

