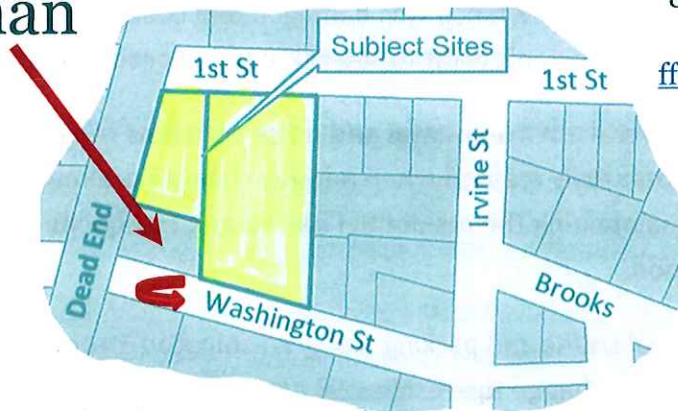


Fred & Susan Freeman

807 SE Washington Street
McMinnville, OR 97128
ffreeman917@frontier.com
503-547-3722

12/4/17



Dear Heather Richards,
Planning Director, **RE Docket Number VR-1-17**

We own and have lived next to the “Subject Sites” since 2010. The properties in question surround our home on two sides and we are directly affected by the traffic load and the traffic patterns of the business’ that operate at that location.

Our concerns have many facets which need to be discussed and considered as part of the hearing process.

- 1) Washington Street, which borders our property and the “Subject Sites” has no exit! Currently our dead-end street has **minimal firetruck and safety access**. Large vehicles such as trucks cannot easily turn around in front of or near the property. Non-resident, smaller vehicles constantly turnaround in our neighborhood driveways. Reduced and poor parking access will make this issue worse. Additional traffic and parking along Washington will change the nature on the area and if poorly done could present a public access hazard. **Has a study been done?**
- 2) There are several **noise** and **personal concerns** we have regarding changes caused by traffic patterns in the area and by the types of business that surround our property. Currently individuals in their vehicles turn on their headlights, honk their horns, raise their voices, and play loud music just 10’ from our bedroom. An increase in the noise and confusion created by more congestion in the parking lot will be



detrimental to our quality of life, our privacy, and our peace of mind. In the past we have had individuals running their vehicles into our adjoining fence to the extent the fence was damaged and collapsing at several critical points. We don't want to see this parking problem return.

- 3) There are several **environmental and noise concerns** regarding traffic patterns, potentially created when parking changes are made, that are critical to maintaining the residential nature and tranquility of the neighborhood.

Any additional traffic and parking along Washington Street from parking overflow would change the residential nature on the area and if improperly designed will represent a reduction in our quality of life.

The turn at the corner of Irvine and Washington cannot sustain additional traffic, it's already dangerous! There have been traffic incidents.

Properties across from Washington currently represent a virtual wildlife habitat for deer, birds and other animals. Has any consideration been made for the change in parking created traffic patterns that may affect the area?

- 4) Drainage patterns off the property along and onto Washington Street is already problematic. Water from the parking lot run-off makes the lower portion of the "Subject Sites" a virtual swamp during the rainy season and creates a lake along Washington Street during heavy rains. The city in recent years removed a drain on the street that exacerbated this problem. Secondly, has an environmental spill study been done when or if business on the property has a spill? **Is there a written emergency spill and cleanup response plan available from this company and the business's that operate at these locations?**

Regards,

Fred & Sue Freeman



Subject Site Docket # VR-1-17 Lower Lot Area



Side Yard Below Parking Lot



Secret Garden Next to Parking



Flower Bed Next to Subject Site



Deck Next to House Below Parking



Painted & Refurbished House



Back of Garage and Pond



Garage and House and Driveway



Camera Pod Birdhouse

