

Marion Pointe - Boones Ferry Road

Woodburn Planning Commission, Mr. Rand Waltz

June 2022

Upon receiving the newly submitted application for the area adjacent to our neighborhood our initial reaction was... wow!

My husband and I want to applaud the developer for listening to the 'suggestions' and taking appropriate actions. We think the added street access, and well placed and sized new 'park' will go a long way to make this a viable and attractive community. We even like the name changes of the area and streets.

However, we feel the two remaining issues we had with the previous proposal still needs addressing.

First. We see a problem with the width of lots 25, 28, and 29. They are only 42.5' wide. The lot at 2863 Olympic St. which is directly next to lot 25 is considerably wider and I think this drastic change would make the transition between the neighborhoods unfavorable .

Is there anyway to 'steal' a few feet from the five 60' lots at the other end of this tract to increase the widths and make the area more uniform?

I'd like to address lot 24 and lots 22 and 23 also. Although the lot at 2878 Olympic St. next to lot 24 is considerably smaller than 2863 Olympic St. , I'd still like to see the width increase to a reasonable size, again by shifting the lots a bit to the north. As far as lots 22 and 23, my only concern is the impact it will have on the neighbors. Putting two homes in there seems unnecessarily crowded.

Second. The six lots at the end of the driving range. My husbands opinion about this issue still stands.

"I have played golf most of my life and have played many courses and not one of them has ever had homes at the end of a driving range. It is nonsensical to do so."

We still feel that it will not only be dangerous, but adding the net will be an unnecessary eyesore if those homes are built. Please reconsider adding those lots.

I have one last item I'd like to add. Honestly I'm on the fence with this but will add my two cents. The gate. I think in one of the diagrams I saw the word 'gate' with an arrow pointing to where it is. Does this mean we will leave it? Before, we proposed leaving it to protect our neighborhood from added traffic, but now maybe it should stay to protect the new neighborhood from added traffic from US! From what I understand it would be okay with the Fire Marshal. I would strongly recommend we at least leave it until ALL construction is completed just for safety sake.

In conclusion, we are leaning toward recommending approval of this development and would be fully on board if these last items of concern are addressed.

Thank you for your time and effort. Sincerely,

Julie and Jim Nicolarsen

Julie A. Nicolarsen

Jim Nicolarsen

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DEPARTMENT

I hereby agree and support the letter submitted by Mr. and Mrs. Nicolarsen.

Name

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