

March 27, 2019

To Oregon City Planning Division

From Dave Hinkle and Tracy Hamblet

RE: GLUA-19-00001 – 202 Molalla Ave Parking Lot Improvement/Minor Partition

Greetings:

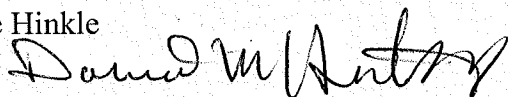
We own the real properties (212 Molalla Ave, 220 Molalla Ave and 325 Pearl St) surrounding the proposed partition and parking lot development. Our properties connect via the parking lots.

This area has high unauthorized traffic through the parking lots to access Pearl St from Molalla Ave. There is also unauthorized parking by local residents and others in our parking lots. This is a continual problem that we feel will be exacerbated by opening up the new parking area. We can appreciate the applicant intends to use the Myrtle Street as the access to the lot, however, experience has shown us that people take the path of least resistance and, if that area is left open, people will drive through our property increasing load, maintenance and safety issues.

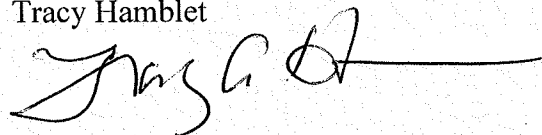
We are currently improving the properties. We request that the applicant be required to provide a barrier up and down the entire property line so that cars cannot access the lot any way other than the Myrtle St access. The property owner informed us that the City will require such a barrier or fence.

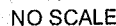
See attached map for reference. We would be happy to discuss this further and plan to attend the public hearing on April 8, 2019.

Dave Hinkle



Tracy Hamblet





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Figure 2: Site Plan