

March 20, 2023

Mr. Chaim Wolin

61021 Landreth Lane

St. Helens, OR 97051

Attn: Board of County Commissioners

Re: Application File No. CU 23-06

To whom it may concern,

1. Tera and Chaim Wolin, who reside at 61021 Landreth Lane, would like to express our wish that no commercial automotive business or any other commercial business “non-rural in character” be established on Berry Hill Drive, which we share with Zack Watson’s Property per Article IV 601 in the CCZO.
2. We have already had a taste of the proposed business by an increase in customer vehicle traffic, speeding, pot-holing, and streaking of our gravel single-lane road. It has become a nuisance of noise, damage to the road, and misdirected customers incessantly stopping at our house to ask where the mechanic is located. We do not feel safe that the clientele this business attracts. Because of our corner location, these customers are always walking on our property and asking for directions or information about the car mechanic. Tera works from home and depends on our dog, Teddy, to protect us from possible danger. Tera has been frightened by some of the men and women that walk on our property, park, and ask for help. They seem to be the same kinds of people that were coming up the hill for his previous marijuana business that was operating up there a short time before.
3. In addition to this, there has been an increase in passive aggressive behavior by Zach Watson in the time between the February 6th decision by Columbia County Planning Commission to deny his application for a Type 1 Home Occupation Conditional Use Permit and now. This has taken the

form of speeding up and down our single lane gravel road at full throttle after dark as well as during the day. We have noticed that Zack purposely is revving up his engine in front of the two neighbors that come before us on Landreth Lane. It seems that this is in response to his request being denied by certain neighbors. I admit that we have been reticent to give you, the Court our input, for fear of retaliation.

4. According to County records, the properties with Berry Hill Drive addresses are required to maintain that road as a condition of being able to build homes there. Last year I spent \$2300 to fix the road. We have a Landreth Lane address and are not legally required by our county property file or easements to repair the road. We fixed the road because we are on the corner and with the increase in traffic, the area of road in front of our car port and around the corner is always getting re-damaged. At that time, we had talked with the three neighbors that are affected by this part of the road. Zack made it very clear that he would not contribute any money to fix the road collectively. Because we felt it was not fair to split the cost between three neighbors when it is supposed to be four, we decided to bite the bullet and pay for it ourselves. Within two weeks, the road became rutted almost immediately by aggressive driving habits. Luckily, we have seen other neighbors repair the road at least three times already. Prior to Watson moving to Berry Hill Road, the gravel road would last for several years before it needed to be topped off again. The aggressive driving habits and the current traffic up and down the hill seems to be beyond capacity as it is. An increase in traffic is in direct violation of Article VII Section 1503 Section 2 regarding acceptable conditional uses.
5. The proposed automotive business would be in violation of Article 1507 Section 3 (B) "A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located". As we stated in the beginning, we had and always have expected this neighborhood to be a quite rural residential area for retirees, and those raising families. Nobody moves to a place like this in order to live next to a noisy high traffic shop. We moved here in 2004 to get out of the city, to not hear traffic at night, and to have a safe place to raise a family under natural conditions.

6. Although we disagree with Zack Watson's plan to start an automotive shop on our street, we hold no ill will and will accept the Court's decision. We would like to reiterate that we want this rural residential neighborhood to be safe for our children and ourselves.

Respectfully,

Tera and Chaim Wolin

Received 3.21.2023
Board of Commissioners Office
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