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DEC 14 2023

December 13, 2023

Planning Commission

BY R. Pearson
CITY OF WARRENTON

I am Frank Orrell, owner of property at 702 S.W. Juniper, just north of development. I will state that I am very much a property rights advocate and believe that properties owned can be developed by the owner as long as it meets development standards. That being said, I think that neighboring properties need to be recognized.

#1. Containment of the sandbank on the north side is inadequate. There is no provision for permanent soil stabilization along my property border. I would suggest 2 or 3 rows of eco blocks should be placed to insure soil stabilization and a more appealing visual effect. I believe the code requires a 20' set back for the backyard. With the bank up to 14' high at a 1 to 1 slope that could potentially make a 6' flat back yard. With blocks in place, every 1' in height gains 1' flat back yard. I find it difficult to believe there will be any maintenance performed of this steep bank in the future.

#2. Access road heads east off of Juniper to a hammer head. When cars turn north, because of the height of development, lights shine directly into our dining room, living room and bedroom. There is no provision for light pollution control from vehicles as well as any structures on the north side of the development. Hedges or trees may be a solution.

I hope you all will visit the construction site to better understand my concerns. I do not want to stop Sandridge from completing this project since our town needs housing. I just want to protect my property.

Frank Orrell
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For Hearing 12/14/2023 6:00 p.m.

attention Rebecca Sprengeler

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BY Rebecca S.
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