

MAY 22 2019

Clerk _____

City of Brownsville Planning Commission
Scott McDowell, City Administrator
Liz Coleman, Administrative Assistant
P.O. Box 188
Brownsville, OR 97327

RE: Conditional Use RV Park

Thank you for the opportunity to respond further to the above proposal currently under consideration by the Planning Commission and City.

We are the homeowners of the property bordering the full northern border of the property in question, (our full southern border), and is divided only by a berm owned originally by the Southern Pacific Railroad from whom we purchased this berm. Fifteen feet from the center of the berm, north and south is our property. Approximately 60 feet from the berm is our home. So, the proposed RV park would be almost in our backyard. This park will definitely have much adverse effects on us.

1. **Noise.** We are already greatly affected by the poll mill located only ½ mile to the south of us. The decibel levels definitely are higher than allowable on many days when air currents flow north and the constant droning sound is most annoying. Different RV's will be coming and going constantly during the in and out hours. People will be setting up camp, talking, yelling, children playing, dogs barking, parties, etc. That is the nature of people, especially in a camping situation. Also, during the 3 proposed phases of construction, noise and dust will be created.
2. **Security.** 304 sites, 8 people limited per site = 2,432 people! Though this is an unlikely scenario, Brownsville's population of 1630 would be so overwhelmed and I suspect so would our city services. Even a more likely scenario of an average of 4 people per 200 sites = 800 strangers in our backyard! If this project is allowed there must be a high security fence built at the edge of our property. Our berm must not be the park's barrier—it is too easy to climb and would be a real draw to children. We have a barn with open lean-to's, detached garage and woodshed all open or unlocked. We have lived in a protected area with only one immediately visible neighbor. We do not lock our vehicles and sometimes even our doors.
3. **Wildlife.** Immediately on the other side of our berm is a large grove of various deciduous and evergreen trees, blackberries, wildflowers and underbrush. This is a lovely natural habitat for deer (we have counted up to 13 at a time), foxes, rabbits, grey squirrels, raccoons, etc. Not only will this completely eliminate this most enjoyable element in our daily lives but it will be yet another encroachment of humanity on the natural habitat and wildlife in our county/state.
4. **Traffic.** It is our concern that this many more vehicles coming and going into and out of the park, and town will create more issues on Highway 228 and also to our being able to

enter and exit Pearl Street which is our driveway. Will this create conflict with the oversize pole log trucks going to and from McFarland Cascade?

5. **Flooding.** This is one of our greatest concerns. We endured the flood in 1996 being taken out by boat with much difficulty because of the extremely swift current. The property in question is the first to flood when the river overflows it's banks to the west. It flooded twice in '96 and several times since. We were flooded the second time in '96 only because a prior owner of our property bulldozed out a section of the berm to keep motorcycles, dirt bikes from going back and forth on the berm. Flood waters from the other side came through that opening and damaged the only part of our landscape we had repaired from the first flood. Each flood makes Pearl Street impassable which has often resulted in us putting more truckloads of gravel on our road to restore it. The '96 flood was inches from being inside of our home (to the top of our porch). A berm around the park would most certainly flood our home if such a flood occurs again. A fence will catch all of the very large logs, trees, debris which will stack up and make Pearl Street impassable. Our pasture along the western fence and the city's holding pond berm was covered with so much. I hope a flood study is not done by someone sitting in a high-rise office in Seattle or wherever because that doesn't seem to compute to actual reality.
6. **Enforcement.** The Developer has made many promises and plans. Our concern is, will he, the caretaker, the City, Sheriff's Office truly be able to enforce hours of operation, noise issues, other trouble issues? When we observe other RV parks we see parks that have turned into trailer parks just one step up from homelessness. Tent camping is not even allowed at those parks. Are we setting Brownsville up for a homeless camping situation? How will someone in an RV or tent be removed? Prior residents of the Harrisburg park and the manager there say the Sheriff is called often for various criminal and disturbance issues. Brownsville would have to contract with the Sheriff's Office for additional hours of service.
7. **Site Appropriate.** All of the RV parks we know of are located away from homes and businesses—off by themselves. Frankly, how is it that this is considered a "vacation" park? There is no lake here, no mountains to hike or ski. There are parks much closer to those destinations. A bigger question is, why is property surrounded by private residences, a church with a school zoned light industrial? As a property owner adjacent to this property why and when did this happen? Why didn't we know about this? We have now received two mailings from an investment company wanting to purchase our property as light industrial property. Surely the commission has not zoned our property as such! See attached.

Brownsville has done a very good job at trying to preserve its small town, historical, close community atmosphere. We do not see how this park fits our community nor how the few benefits would outweigh the detriment to this community. We moved here 30 years ago because of the town, a historical home built in 1910, and our secluded location of peace

and quiet. We have contributed much to this community. I brought the Meals on Wheels site to Brownsville which has proven to be a most valuable service to our older and disabled population. Though I am no longer the manager, my husband and I volunteer by delivering home-delivered meals every Thursday. We have always intended to remain in Brownsville, however the most satisfying part of living here will be taken from us. If that happens, we will be forced to move elsewhere. We have invested much blood, sweat and \$\$\$\$ into our 1910 farmhouse and parklike landscape. Unfortunately, our property value will have greatly decreased by this RV park—location, location, location—that has been the real value of our property.

This is offered with the sincere hope that this conditional use permit will be denied. Thank you for your careful consideration.

Sincerely,

Vern Landers
Patty Landers

Vern (Bud) and Patty Landers

Cc: Donny and Debby Nealon

Jad and Sherrie Lemhouse

Gail Erickson



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Portland, OR 97214

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May 17, 2019

Vernon & Patricia Landers
PO Box 253
Brownsville, OR 97327-0253

Dear Vernon & Patricia:

We're Phoenix Industrial Redevelopment, LLC ("**PIR**"). Together with our sister company Phoenix Redevelopment, Inc ("**PRI**"), PIR is one of the largest and most experienced real estate buyers in the Pacific Northwest.

We are actively purchasing industrial properties in the I-5 corridor from Salem to Seattle, and we've become aware of your property at 27536 Pearl St. **We're interested in presenting you with an as-is, no fees offer to buy this property.**

PRI and PIR are Portland, Oregon based companies with twenty-seven years and over **\$200 million in industrial and single-family acquisitions** behind us. This experience allows PIR to realize the potential in any industrial property. PIR's specialty is personally tailoring offers for each unique property, paying fair prices for the properties we buy, and providing industrial property owners the simplicity and certainty of working with a professional buyer. **We're in a constant search for industrial properties that meet our purchase criteria and we think yours might just be such a property.** We will take over existing tenants, work with you on a §1031 exchange if you plan to exchange, and assume responsibility for outstanding issues like problem tenants or maintenance headaches. **We're looking for industrial properties with long-term potential** and we think your property might be a good match for us.

If you've been thinking about selling this property, consider what our proposal might mean to you. Regardless of your property's condition or occupancy status, **we'll provide you with an as-is, no fees offer professionally tailored to your personal specifications.** We'll close on your schedule and provide you access to your property's equity and your personal dreams. You can move up into a larger investment property or redeploy your funds into a completely different investment strategy. Or, better yet, maybe it's time to **simplify your life** and turn that "**headache-of-a-building**" into a **fishing boat, a vacation home, or a larger or newer residence.** Do whatever you've been wanting to do! You won't have to list your property, coordinate multiple showings with your tenants, do costly upgrades, or deal with complicated tenant issues. **We make selling simple.**

Our offers are not just straightforward, they are very realistic. Our profit model is built on the value we add during our ownership of the properties we buy, but this does not mean your property has to be a "fixer" for us to buy it. Our experience and skills allow us to purchase **any industrial property, in any condition** and still find ways to maximize its value over time.

We're also skilled at structuring purchase transactions to our Sellers' exact needs. Over the years we've developed a detailed, proprietary, step-by-step system we call **The PIR Seller's Advantage Program™**. This program is designed to help us understand your objectives, develop a series of alternatives, and then execute the plan you select. **We put you in control of your transaction from start to finish** and let you dictate the timing. We have the flexibility to complete an as-is, no fees purchase when you want and how you want. **There's never a surprise and never a broken promise.**

If this simple and certain proposal sounds interesting, please give me a call today. Together we'll review your needs and explore how PIR can be the perfect buyer for your property. If we find that PIR is a good fit to your requirements, then we'll make arrangements to meet with you to review your property, even if that means not disturbing your tenants at this time. We'll review your property and your specific needs as we work towards preparing **a tailored transaction - as-is, and no fees.** On the other hand, if during our talk you and I realize that PIR is not a good fit for you, we can be honest with one another and part friends. We certainly don't want to waste your time.

I am available days, evenings, and weekends at 503-238-0113. Call me today. I'm proud of PIR and proud of what I know we can do for you.

I look forward to talking with you.

Sincerely,



Jon A. Laufenberg, Vice President
503-238-0113



P.S. Phoenix Industrial Redevelopment, LLC specializes in the acquisition and long-term ownership of industrial properties. **We're looking for additional industrial property acquisitions in the I-5 corridor from Salem to Seattle, and we'd like to discuss the potential of preparing an as-is, no fees offer for your property.** We can provide you with a simple, certain, and confidential transaction on your schedule and at a fair price. Call us today at 503-238-0113 to hear more about **The PIR Seller's Advantage Program™**.

P.P.S. If you're not interested in selling your property now, please **keep this letter for future consideration.** We're always available to discuss The PIR Seller's Advantage Program™ and how we can be the perfect buyer for your industrial property whenever you decide to sell.