

City of Brownsville
Land Use Board of Appeal 2024 Ayala Conditional Use
Attn: Elizabeth Coleman
PO Box 188
Brownsville, OR 97327

RECEIVED
City of Brownsville
AUG 19 2024

Clerk _____

August 13, 2024

Dear City of Brownsville Land Use Board of Appeal,

As a resident and property owner directly across the street from the proposed Auto Repair Services at the residential property located in the medium density residential zone; I appreciate the opportunity to indicate some significant concerns regarding this proposal.

Auto repair shops release toxic fumes concentrated in Volatile Organic Compounds (VOCs) including polycyclic aromatic hydrocarbons (PAH). Air pollution is one of the most dangerous forms of pollution which can lead to a number of diseases. Exposures to lead dust (Pb toxicity) and fumes while welding, working on radiators, handling batteries, painting car parts, and using lubricants provide toxic sources. Exposure to these toxins may cause poisoning, which can result in cancers and damage to the neurological system. Welding fumes are another concern. Manganese exposures via welding can cause neurological impairments. Silica from sandblasting operations can cause Silicosis which makes individuals more susceptible to lung cancer and C.O.P.D. These products and activities can pose an entire **host of health implications**.

Waste Management: Auto repair shops generate a variety of waste, including used oil, antifreeze, batteries, tires, and other parts. These materials can be harmful to the environment if not disposed of properly. In the course of a day, garages will utilize solvents such as brake cleaner, carburetor cleaner, gasket remover, and parts cleaner. Lubricants are essential and include motor oil, transmission fluid, gear oil, and grease. Many substances are flammable – gasoline, starter fluid, acetylene, and propane to name a few. The use and storage of flammable and oxidizing substances (e.g. gases, solvents, combustible dusts) can create **serious fire or explosion hazards**. As our property is lower in elevation and between the Calapooia River (home to the endangered Oregon Chub), **toxic surface runoff, soil contamination and groundwater contamination are significant environmental risks**. Once groundwater is polluted, it is very difficult and expensive to clean up. The potential for pollution to end up in our drywell and ditch across the street leading directly to the Calapooia River is concerning. Does the location have floor drains? And, if so, is our local sewer utility able to handle these compounds?

Storage sites for large parts, debris, vehicle parking, etc. are already limited. Kirk Avenue is the approach for this site and has no curbs or sidewalks. We have already seen non-resident, vehicle 'over flow' parked on the wrong side of the street (headed facing on-coming traffic) in front of this property, or across the street alongside Howe Street adjacent to our property. Additional traffic in our residential area, which may include damaged, and/or leaking vehicles is likely to cause accidents, potential for fire, environmental pollution, and to negatively impact our property condition and value.

In appreciation for the opportunity to submit these comments and concerns.


Wanda K. Crannell

8/19/2024

Attn Brownsville, Or City Council,
I am John J Miller, Owner of 1001
Kirk Ave.

In response to the issue of using the
property next door as a small business,
I have no objections to Joe continuing
to operate his shop next door.

We share a driveway and the traffic
has little to no impact on me. While
I am within 50 feet of his shop, I
hear little to nothing in my house.

I believe Joe is performing a
valuable service to the community
and should be allowed to con-
tinue to do so.

Thank you,
John J Miller

