
Please do not approve the Fern Valley application!

From John/Rose Ann Herrick <herrick4318@gmail.com>

Date Thu 4/30/2026 5:41 PM

To Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>; Kristina Pepper <kristina.pepper@phoenixoregon.gov>; Zac Moody <Zac.Moody@phoenixoregon.gov>; Al Muelhoefer <al.muelhoefer@phoenixoregon.gov>; Angie Vermillion <angie.vermillion@phoenixoregon.gov>; Nicole Suetos <Nicole.Suetos@phoenixoregon.gov>; Virginia Camberos <Virginia.Camberos@phoenixoregon.gov>; Susan Chester <Susan.Chester@phoenixoregon.gov>; larrydickson@phoenixoregon.gov <larrydickson@phoenixoregon.gov>

Dear Planning Commissioners and City Council,

We are writing as a resident of the Phoenix Hills neighborhood regarding the proposed 7-Eleven convenience store, fuel station, and truck stop on Fern Valley Road/Grove Road.

By now you are all well aware that the entire neighborhood of Phoenix Hills is against this project. Any proposed project that will increase truck traffic along Grove and Fern Valley, will undoubtedly significantly impact our neighborhood.

You have already approved an 80 unit low income housing development, that will have significant impact to our ingress and egress to Interstate 5, fire safety, evacuation routes, etc. I strongly suggest you halt all new development in this area, until this housing unit is completed and the city and community know the true impact to the roads.

It is your job to protect Phoenix citizens from developments that would take away certain existing rights and living conditions.

The last thing we need in this neighborhood is another business that attracts more semis. We have Petro, Peterbuilt, and a Shell with a mini market. Traffic routes are already challenging.

I know the city is very interested in development, but please be smart. Not all development is good development. Are you aware that semis already have great difficulty turning left onto Grove Road off of Fern Valley Road? The semis can't maneuver the turn without entering the lane of cars waiting to turn left onto Fern Valley. It's a very dangerous intersection already! Also, have any of you experienced this area during a winter storm with I-5 closures?

Please stop this project now. Please wait until we all really know the impacts of the 80 unit low income housing project. We can't even imagine how an additional 80-100 cars using the existing roadways daily is going to impact our neighborhood (which include many elderly drivers).

Phoenix Hills is one of the largest and longest established residential neighborhoods in Phoenix. Many of us have lived here for years, and we care deeply about maintaining a safe and livable environment. It is important to us that new development is thoughtfully considered in the context of the people who

already live here.

Please stop this project and deny the application!

Respectfully,

Rose Ann and John Herrick

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

We encourage denial of this request for the following reasons:

I am against the building of a new truck shop as we already have a truck stop that is sufficient for the amount of traffic we have. Removal of the gas station and gas tanks is an environmental hazard that is not necessary and exposes everyone to unneeded health and safety concerns and risks.

Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: *Christy J. Faymore*
 Mailing Address: *2905 Marigold Lane*
Medford, OR 97504
541-535-1034

Date: *4/5/2026*

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

We encourage denial of this request for the following reasons:

This intersection is already somewhat difficult because of truck traffic. Construction at the intersection is underway for an 80 unit apartment which will greatly increase congestion. There will

Please let us know the results.

see below ↓

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Judy Kimball

Mailing Address: 73 Freshwater Dr
Phoenix OR 97535

Date: Apr 23, 26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Significant traffic increases and additional truck traffic will bring much congestion (along with noise and light pollution) I was evacuated from Phoenix Hills during the Alameda fire and it was obvious then that it is difficult to leave quickly. Truck traffic is slow and evacuating safely may not be possible. Please don't increase our danger in this way!

Over ↓

- The Petro Truck stop already increases transient misbehavior in the Phoenix Hills neighborhood -
A new truck stop will make this worse

- The city's needs for proper groceries is a bigger priority! We are now in a food desert due to Ray's closing

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

We encourage denial of this request for the following reasons:

TRUCK STOP IN ARSA ALREADY - CRIME INCREASE
TOO MUCH TRAFFIC CONGESTION IN AREA AS IS
NOT ENOUGH ROOM TO ACCOMMODATE ANTHING ELSE
PETRO IS A 24/7 TRUCK STOP * NO OTHER ONE NEEDED
*EXIST OPENED TALENT TRUCK STOP 4.5 MILES UP ROAD

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Matt Kosak

Mailing Address: 2600 CAMP BAKER RD
MEADOW, OR 97027

Date: 5-4-26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

N/A

- We encourage denial of this request for the following reasons:

Please read attached letter

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Laura Jacobs

Mailing Address: 3343 Marigold Lane
Medford. OR 97504

Date: 5/2/20

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Dear Phoenix Planning Commission,

I am writing to express my strong opposition to the proposed Conditional Use Permit and Site Plan applications (File Nos. CU26-01 and SP26-02) submitted by Guggenheim Development Services, LLC, on behalf of Knollcrest, LLC, for a "Truck Stop with Fuel Sales and Convenience Store" on property zoned Commercial Highway (C-H), described as Township 00 South, Range 1 West, Section 10, Tax Lot 501, located at the northwest corner of Fern Valley Road and Grove Road.

While I understand that Commercial Highway zoning allows for certain highway-oriented uses, approval of a Conditional Use Permit requires that the proposal meet specific criteria outlined in the Phoenix Land Development Code—particularly Chapter 3 (Design Standards) and Chapter 4.4 (Conditional Use Permits). Based on these standards, this proposal raises substantial concerns.

First, under Chapter 4.4, a Conditional Use must demonstrate compatibility with surrounding land uses and must not adversely affect the livability of nearby residential areas. This proposal fails to meet that standard. The surrounding area, including the Phoenix Hills neighborhood, is experiencing continued residential growth. Introducing a high-traffic truck stop use—operating with heavy diesel vehicles, extended hours, noise, and lighting—directly conflicts with the character and livability of an increasingly residential area.

Second, the proposal does not appear to adequately address transportation safety and capacity, which are critical considerations under both Conditional Use criteria and Chapter 3 Design Standards. The existing Phoenix overpass and surrounding road network already present safety challenges and are not designed to accommodate a significant increase in heavy truck traffic. Adding another truck stop at this location would exacerbate congestion, increase conflict points, and elevate risks for drivers, cyclists, and pedestrians.

Third, Chapter 3 Design Standards emphasize minimizing negative impacts such as noise, lighting, and environmental effects on adjacent properties. A truck stop of this scale inherently introduces continuous noise, idling engines, increased emissions, and high-intensity lighting—all of which are incompatible with nearby residential uses and would significantly diminish quality of life for area residents.

Additionally, the necessity of this use has not been demonstrated. Phoenix is already served by an existing truck stop that has supported the community for decades. Rather than duplicating this use, efforts should be directed toward improving access, safety, and infrastructure supporting existing businesses. Adding a second truck stop creates redundancy without clear community benefit, while compounding existing infrastructure and traffic issues.

Finally, this proposal does not align with thoughtful community planning. With new housing developments underway, land use decisions should prioritize services and businesses that support residents and enhance livability—not intensify industrial traffic and associated impacts. Approval of this application risks long-term consequences, including decreased property values, increased congestion, and degradation of neighborhood character.

For these reasons, I respectfully urge the Planning Commission to deny applications CU26-01 and SP26-02. The proposal does not meet the intent or approval criteria of the Phoenix Land Development Code and is not in the best interest of the community.

Thank you for your time and careful consideration.

Sincerely,

Laura Jacobs

A handwritten signature in blue ink, appearing to read "Laura Jacobs", with the date "5/12/24" written next to it.

I grew up on a farm off Fern Valley Road, graduated from Phoenix High School, and now raise my children in Phoenix Hills. I care deeply about preserving the safety, character, and future of our community.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:
READ ATTACHED LETTER

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: BEN GRIGSBY

Mailing Address: 2588 Camp Baker Rd
Medford OR 97501

Date: 5/2/20

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Dear Phoenix Planning Commission,

I am writing to express my opposition to the proposed Conditional Use Permit and Site Plan applications (File Nos. CU26-01 and SP26-02) for the development of a "Truck Stop with Fuel Sales and Convenience Store" on property zoned Commercial Highway (C-H), identified as Township 00 South, Range 1 West, Section 10, Tax Lot 501, located at the northwest corner of Fern Valley Road and Grove Road.

While Commercial Highway zoning allows for certain uses, approval of a Conditional Use Permit is not automatic. It requires clear demonstration that the proposed use complies with the approval criteria outlined in the Phoenix Land Development Code, including Chapter 3 (Design Standards) and Chapter 4.4 (Conditional Use Permits). In my view, this proposal does not meet those standards.

A key requirement of a Conditional Use Permit is that the use must not adversely affect surrounding properties or the livability of nearby residential areas. This location is immediately impacted by growing residential development, including the Phoenix Hills neighborhood. A large-scale truck stop introduces continuous heavy truck traffic, engine idling, noise, lighting, and air pollution—impacts that are fundamentally incompatible with a residential setting and will directly affect the health, safety, and quality of life of nearby residents.

Traffic and infrastructure concerns are also significant. The existing overpass and surrounding roadways are already strained and present safety challenges. Adding a high-volume truck stop at this intersection will increase congestion, create additional conflict points, and elevate risks for all users of the roadway. This runs counter to the intent of both Chapter 3 Design Standards and the broader responsibility to protect public safety.

In addition, the proposal fails to demonstrate a clear need. Phoenix already has an established truck stop that has served the community for many years. Rather than duplicating this use, the more responsible approach would be to improve access and infrastructure supporting the existing facility. Expanding truck stop capacity without addressing current limitations only compounds existing problems.

Chapter 3 also emphasizes minimizing impacts such as excessive noise, glare, and environmental effects on adjacent uses. A truck stop of this nature—operating long hours with constant vehicle turnover—cannot reasonably meet those expectations when located near residential development.

As Phoenix continues to grow, land use decisions should reflect a balanced and forward-looking approach. This means supporting development that aligns with residential growth and enhances community livability. This proposal does the opposite by intensifying industrial traffic and associated impacts in an area that is increasingly residential.

For these reasons, I respectfully request that the Planning Commission deny applications CU26-01 and SP26-02. The proposal does not meet the approval criteria set forth in the Phoenix Land Development Code and is not in the best interest of the community.

Thank you for your time and consideration.

Sincerely,

Ben Grigsby

 5/4/2026

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:



We encourage denial of this request for the following reasons:



Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Mira Jacobs Grigsby
 Mailing Address: 2585 Camp Baker Rd
Medford OR 97501

Date: 5/4/20

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Dear Phoenix Planning Commission,

My name is Mira Jacobs Grigsby. I grew up in the Phoenix Hills residential area, learned to drive on these roads, and spent my school years playing sports for Phoenix High School. My grandmother lives on Fern Valley Road, so this area is deeply personal to me—it's where my family and community are rooted.

I am writing to express my opposition to the proposed truck stop at the corner of Fern Valley Road and Grove Road.

This area already faces traffic and safety challenges, particularly near the overpass and surrounding roads. Having learned to drive here, I know firsthand how difficult and sometimes unsafe these roads can be. Adding another truck stop would increase heavy truck traffic, congestion, and safety risks for residents, including families who live nearby.

Phoenix is already served by an existing truck stop that has been part of the community for years. Rather than building another, it would make more sense to improve infrastructure and access to what we already have and focus on development that better serves the growing residential population.

I am also concerned about the increased noise, pollution, and lighting this project would bring into a residential area. These impacts would directly affect the quality of life for those who live nearby.

I care deeply about the future of Phoenix and want to see it grow in a way that supports its residents and keeps our community safe.

For these reasons, I respectfully ask that you deny this proposal.

Sincerely,
Mira Jacobs Grigsby

A handwritten signature in black ink, appearing to read 'Mira Jacobs Grigsby', written in a cursive style.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

The current overpass is unsafe. I travel the Phoenix overpass daily, and get almost side swiped from off freeway travelers daily. Phoenix has a truck stop. It is difficult for trucks to ~~access~~ access the existing truck stop.

- We encourage denial of this request for the following reasons:

Upgrade the freeway overpass. Allow the current truck stop that has been here for decades a better access. Support current business.

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Laura Jacobs

Mailing Address: 3343 Marigold lane
Medford OR 97504

Date: 5/2/2024

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

The intersection of Grove Rd. and N. Phoenix is already a nightmare. The sharp uphill turn for semis creates a traffic backup as it is. Adding 88 apartments is bad enough, so the thought of even more traffic is hard to fathom. I have witnessed several accidents in that area due to congestion from traffic. Also, in inclement weather there are trucks parked along Grove Rd which creates the need for law enforcement to direct traffic. Another truck stop is the last thing this community needs.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Jennifer Sousa
 Mailing Address: 4780 Fern Valley Rd.
Medford, OR 97504

Date: 4.29.20

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. **CU26-01 and SP26-02**

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

Truck stop??? NO - This will lower the quality of our neighborhood, attract undesired people, increase noise and traffic - we already have too many trucks around - It will also lower

- We encourage denial of this request for the following reasons:

substantially our property value -
I would suggest a nice restaurant and a coffee shop to bring more life to our community

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: JANNIE LEDARD

Mailing Address: 232 Phoenix Hills Drive
Phoenix

Date: 04/30/26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved: *This shouldn't be approved*

*traffic congestion increased pollution increased noise
 influx of undesirable people: drug trafficking, increased
 traffic on a very confusing and unsafe interchange
 plus the traffic increase from N. Phoenix Road in the future*

- We encourage denial of this request for the following reasons:
 - ① There is already a well functioning truck stop in this area*
 - ② Present interchange design is very confusing & unsafe*
 - ③ Increased air pollution, increased noise - residential*
 - ④ Increased congestion ⑤ Influx undesirable people*
 - ⑥ Environmental impact on close wet-land.*
- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: *Linda Jacobs*
 Mailing Address: *3343 Marigold Lane*
Medford, Or. 97504

Date: *4-30-2026*

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

*See Attached Sheet please - to the planning
 Committee, why you are even remotely thinking
 this is a good idea is beyond me. I am
 sure it has to do with money. The process
 in informing, what's lives you are charging
 forever is not right. That sign that is
 on the corner, is not right and you
 know it, Shame on you!*

May 5, 2026

1. The Petro truck Stop is well functioning; there is no need for another large truck stop in the same location. There is a truck stop a few miles up the road in Talent and there is another truck stop going north in Central Point.
2. This multimillion dollar interchange in Phoenix is one of the most unsafe and confusing interchanges in the U.S.A: especially for semitrucks. This road is a major safety issue on a daily bases; can't imagine how scary this is going to be with the already added 88 units plus their cars.
3. The increase in air pollution to this rural area and the noise.
4. Negative environmental impact on the protected wet land across the street from the proposed, ^{2nd}, no need for, large truck stop.
5. The influx of undesirable people to a small town will raise the crime rate, drug traffic.
6. If the 88 unit people could have a say they probably don't want to live across the street from large truck stop let alone 2.

Comment Form

File No. **CU26-01 and SP26-02**

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

There is already a Truck Stop & fuel Station in the exact same location! Too small area for any trucks with extra housing going in

- We encourage denial of this request for the following reasons:

It IS NOT needed at this location. Area can not handle any more flow of traffic.
INFRASTRUCTURE STRAIN

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Mary Kosch

Mailing Address: 2600 Camp Baker rd
Medford OR 97504
97504

Date: 4-30-26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

We encourage denial of this request for the following reasons:

*Creates a major traffic problem for the area
The existing truck stop is more than adequate
Farmland should not be lost to development
The planning commission failed to inform local residents adequately.*

Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Thomas & Jacobs
Mailing Address: 3343 Marigold Lane
Medford, OR 97504

Date: May 4, 2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

May 4, 2026

To:

City of Phoenix Planning Commission
From: Tom Jacobs, 3343 Marigold Ln, Medford, OR 97504

I am writing this letter to express my lack of confidence in the City of Phoenix Planning Commission. The Planning Commission appears to be more interested in development than as a community planning organization which represents the local citizens.

After 31 years with the Federal Government I have been involved in some fairly large planning processes. Most have outcomes that are preconceived. What a object to locally is that the public was not fully involved in the process. The current process may meet the minimal requirements for legal planning, but fails to meet the trust placed in the Phoenix Planning Commission to represent the local people and property owners.

People were not adequately informed of this proposal.

We are to believe that residents who moved to the area to live on exclusive farm lands and in quiet local subdivisions want another truck stop and additional traffic and pollution adjacent to their homes and farms.

Examples of recent problem areas include the development of the Phoenix Interchange which created a hazard to local drivers and cost 71 million dollars. It is unsafe and not compatible with existing truck traffic.

We also have a new 88 unit apartment complex being constructed which will create another traffic problem for the area. This was another Planning Commission development which most local residents were not adequately informed about! Constructed on Exclusive Farm Use lands which had very deep soils and irrigation.

Now the Planning Commission is pushing another Truck STOP with fuel sales and a convenience store. It will include a large parking area for trucks.

We have an existing traffic problem. Why would we need to duplicate a truck STOP that already exists.

How can the Phoenix Planning Commission which is supposed to represent local residents expect this community to believe that these developments are what we desire or want.

Start Over with better community input.
Thomas & Jacob

Please do not approve the Fern Valley application!

From John/Rose Ann Herrick <herrick4318@gmail.com>

Date Thu 4/30/2026 5:41 PM

To Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>; Kristina Pepper <kristina.pepper@phoenixoregon.gov>; Zac Moody <Zac.Moody@phoenixoregon.gov>; Al Muelhoefer <al.muelhoefer@phoenixoregon.gov>; Angie Vermillion <angie.vermillion@phoenixoregon.gov>; Nicole Suetos <Nicole.Suetos@phoenixoregon.gov>; Virginia Camberos <Virginia.Camberos@phoenixoregon.gov>; Susan Chester <Susan.Chester@phoenixoregon.gov>; larrydickson@phoenixoregon.gov <larrydickson@phoenixoregon.gov>

Dear Planning Commissioners and City Council,

We are writing as a resident of the Phoenix Hills neighborhood regarding the proposed 7-Eleven convenience store, fuel station, and truck stop on Fern Valley Road/Grove Road.

By now you are all well aware that the entire neighborhood of Phoenix Hills is against this project. Any proposed project that will increase truck traffic along Grove and Fern Valley, will undoubtedly significantly impact our neighborhood.

You have already approved an 80 unit low income housing development, that will have significant impact to our ingress and egress to Interstate 5, fire safety, evacuation routes, etc. I strongly suggest you halt all new development in this area, until this housing unit is completed and the city and community know the true impact to the roads.

It is your job to protect Phoenix citizens from developments that would take away certain existing rights and living conditions.

The last thing we need in this neighborhood is another business that attracts more semis. We have Petro, Peterbuilt, and a Shell with a mini market. Traffic routes are already challenging.

I know the city is very interested in development, but please be smart. Not all development is good development. Are you aware that semis already have great difficulty turning left onto Grove Road off of Fern Valley Road? The semis can't maneuver the turn without entering the lane of cars waiting to turn left onto Fern Valley. It's a very dangerous intersection already! Also, have any of you experienced this area during a winter storm with I-5 closures?

Please stop this project now. Please wait until we all really know the impacts of the 80 unit low income housing project. We can't even imagine how an additional 80-100 cars using the existing roadways daily is going to impact our neighborhood (which include many elderly drivers).

Phoenix Hills is one of the largest and longest established residential neighborhoods in Phoenix. Many of us have lived here for years, and we care deeply about maintaining a safe and livable environment. It is important to us that new development is thoughtfully considered in the context of the people who

already live here.

Please stop this project and deny the application!

Respectfully,

Rose Ann and John Herrick

Jeff Wilcox

From: michelle guerrie <ashlandculinary@gmail.com>
Sent: Monday, April 20, 2026 7:52 AM
To: Jeff Wilcox; Kristina Pepper; Zac Moody
Cc: Al Muelhoefer; Angie Vermillion; Nicole Suetos; Virginia Camberos; Susan Chester; Larry Dickson; Michael Shunk
Subject: Public Comment for Record: Fern Valley Road Truck STOP Application

Please include this correspondence in the official record for the proposed Fern Valley Road truck stop application.

Dear Planning Commission Members and City Council,

I am writing as a resident of the Phoenix Hills neighborhood regarding the proposed 7-Eleven convenience store, fuel station, and truck stop on Fern Valley Road/Grove Road.

I want to begin by saying I appreciate the time and care you put into serving our community. I know these decisions are not easy, and I am grateful for your willingness to listen.

After reviewing the application materials, I have some serious concerns, about the project itself, and about what has not been fully studied.

This proposal includes fueling and parking for large diesel trucks, with approximately 30 to 50 semi truck parking spaces. This makes it very different from a typical gas station and comparable in scale to a full service truck stop. However, the supporting studies do not seem to reflect that difference.

There is no air quality analysis related to diesel emissions, even though truck stops involve idling engines and overnight stays. There is also no noise or vibration study, despite the reality of 24 hour truck activity, including engine noise, backup alarms, and braking. In addition, there is no clear analysis of lighting impacts associated with a facility of this type.

The traffic study raises concerns as well. It appears to rely largely on general traffic assumptions and does not meaningfully separate truck traffic from car traffic. The report itself also suggests that further analysis may still be required, which makes the conclusion of no impact feel premature.

One of my biggest concerns is that there is already an existing truck stop directly across the street, the Petro Truck Stop. The application does not appear to evaluate how two truck stops operating in the same location will affect traffic flow, safety, noise, and overall livability. This raises a broader question about whether concentrating two truck stops in the same immediate area is appropriate for this corridor.

The application also does not consider how changes in use patterns at the existing Petro site could affect the area long term, including potential implications for future land use and redevelopment.

As someone who lives nearby, I can share that access in and out of Fern Valley Road is already challenging at times with existing truck traffic. That is part of our daily experience. Adding a second truck stop without fully analyzing those conditions is concerning.

Phoenix Hills is one of the largest and longest established residential neighborhoods in Phoenix. Many of us have lived here for years, and we care deeply about maintaining a safe and livable environment. It is important to us that new development is thoughtfully considered in the context of the people who already live here.

For a project of this scale, these types of analyses would normally be expected as part of a complete application. Based on what I have seen, there are still important questions that have not been answered.

I respectfully ask that you require more complete analysis, particularly regarding truck traffic, air quality, noise, lighting, and the combined impact of having two truck stops in the same area, before making a decision on this application.

Thank you again for your time, your service, and your thoughtful consideration.

Michelle Guerrie
115 Country Hill Drive
Phoenix, OR 97535

970-270-1276

Comment Form

File No. **CU26-01 and SP26-02**

RECEIVED APR 23 2026

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:

There is already so many Trucks we have to deal with & this new Truck parking will be just down the Block & too much noise & too much Truck Traffic

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: C. Harrington

Mailing Address: 116 Parkway Cir
Phoenix, OR. 97535

Date: 4/18/26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. **CU26-01** and **SP26-02**

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

My main concern is the traffic. There is already quite a bit of truck traffic in this small corridor. With an additional 88 units + another truck stop the area will be clogged.

- We encourage denial of this request for the following reasons:

Traffic over-flow fire danger/evacuation problems, increased crime, we need real food sources NOT A 7-11, competition for the existing truck stop. Better quality resources in the area are needed

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Ingrid Moore

Mailing Address: 184 Meadow View Drive
Phoenix, OR 97535

Date: 4/22/2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

I am extremely concerned by these plans, I notice that many residents in the area are as well. There are multiple problems with these plans and I urge you to Do better for our community/neighborhood!

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:



We encourage denial of this request for the following reasons:

the supporting studies made do not reflect the scale of the proposed truck stop for 30-50 trucks. There is no air quality analysis for diesel truck emissions idling overnight. There are no noise or vibration studies despite 24 hr activity including



Please let us know the results.

→ please turn over

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Michelle O'Connor

Mailing Address: 115 mountain view ct.
phoenix OR 97535

Date: April 23, 2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Please do not destroy quality of life in East Phoenix. We need a grocery store invest in the ^{services that will serve} people that live here please

continued

including engine noise, backup alarms & braking.

There is no lighting impact analysis and judging by the new truck stop in Talent the light will likely affect our neighborhood. The traffic study relies on general assumptions, does not separate truck traffic from car traffic and they are very different and its own language suggests further analysis may be required making a finding of no impact **PREMATURE**.

The application doesn't evaluate the impact of 2 truck stops operating in essentially the same location as there is the Petro right across the street. It also fails to address how shifting use patterns at the Petro could affect long term land use in this corridor. My daily experience is already difficult due to Truck traffic. I cannot count the amount of times my vehicle has almost been hit as trucks turn at the intersection of Fern Valley + Grove. We are in a long established neighborhood. Our home will be negatively affected. Please deny this application. Or perform all of the above tests + analysis before any decision is made. Thank you.

Fern Valley Road Truck Stop - May 11th hearing.

From Laurie O'Harra <loharra@gmail.com>

Date Mon 4/20/2026 4:26 PM

To Al Muelhoefer <al.muelhoefer@phoenixoregon.gov>; Angie Vermillion <angie.vermillion@phoenixoregon.gov>; Nicole Suetos <Nicole.Suetos@phoenixoregon.gov>; Virginia Camberos <Virginia.Camberos@phoenixoregon.gov>; Susan Chester <Susan.Chester@phoenixoregon.gov>; Larry Dickson <larry.dickson@phoenixoregon.gov>; Michael Shunk <Michael.shunk@phoenixoregon.gov>; Zac Moody <Zac.Moody@phoenixoregon.gov>; Jeff Wilcox <jeff.wilcox@phoenixoregon.gov>

Hello all,

Please include this correspondence in the official record for the proposed Fern Valley Road truck stop application to be reviewed at a hearing on May 11th, 2026.

I am a resident of the Phoenix Hills neighborhood and have concerns regarding the proposed 7-Eleven convenience store, fuel station, and truck stop. The proposal includes fueling and parking for approximately 30–50 semi-trucks, making it comparable to a full-service truck stop—not a typical gas station. The supporting studies do not appear to reflect the scale and impact of a full truck stop. There is a current truck stop and I have not seen any studies that there is a need for expansion or a 2nd truck stop. Below is a list of concerns:

- There is no air quality analysis addressing diesel emissions, including impacts from idling engines and overnight truck stays.
- There is no noise or vibration study, despite expected 24-hour truck activity (engine noise, backup alarms, braking, etc.).
- There is no clear analysis of lighting impacts associated with a facility operating at this scale and duration.
- The traffic study appears to rely on general assumptions and does not adequately distinguish between truck traffic and passenger vehicle traffic.
- The traffic report itself indicates that additional analysis may be needed, making a conclusion of “no impact” seem premature.
- There is already an existing truck stop directly across the street (Petro Truck Stop), yet the application does not evaluate the combined impact of two truck stops in the same location. Plus, they were not aware this was happening until we brought it to their attention.
- There is no analysis of how dual truck stops would affect: Traffic flow, safety, noise levels and overall neighborhood livability.
- The application does not address whether concentrating two truck stops in this corridor is appropriate land use.
- There is no consideration of how changes in use at the existing Petro site could impact long-term land use and redevelopment. If they went out of business it would leave a big void with environmental issues for any type of redevelopment.
- Current access to and from Fern Valley Road is already challenging due to existing truck traffic; adding another truck stop without thorough analysis raises concern.

Phoenix Hills is one of the largest and longest-established residential neighborhoods in Phoenix, with residents invested in maintaining a safe and livable environment.

For a project of this scale, more comprehensive analysis would typically be expected as part of a complete application. Important questions remain unanswered based on the current materials submitted.

I respectfully request more complete analysis before any decision is made, specifically regarding: truck traffic, air quality, noise and vibration, lighting impact, crime, and combined effects of two truck stops in the same area - along with another gas station/convenience store a short distance on the other side of the freeway which might be more convenient than the proposed new truck stop/gas station/convenience store.

We sit in a beautiful area that does not seem to be within the legal notification limits of any type of development that is proposed around us - which impacts our daily activities, property values and overall quality of living. East Phoenix has great opportunity if done in conjunction and partnership with those who already live there - not just 100 feet from a proposed development that requires notification. Since most is former farmland there are no residences within 100 feet, but there are many who are impacted within that area. Recommend any development of this size be brought to the attention of surrounding areas to help keep Phoenix livable and a desirable place for specific growth needs.....a new truck stop is definitely not a need. I hope Phoenix elected staff will not see \$\$\$ and keep our local small businesses, who are invested in Phoenix, first in mind for growth opportunities.

Thank you in advance!
Laurie O'Harra
130 Country Hill Drive
Phoenix, OR 97535

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

WHAT VALUE OR NEED DOES A 2nd TRUCK STOP ADDRESS FOR PHOENIX? INCREASED TRAFFIC - BIG RIG AND INCREASED CRIME - HOW WOULD THIS BE ADDRESSED - WHERE ARE THE STUDIES SHOWING IMPACT?

We encourage denial of this request for the following reasons:
 NO NEED - WHAT ARE THE STUDIES SHOWING A NEED? PLEASE PROVIDE REDUNDANT - WHY PUT AN EXISTING TRUCK STOP OUT OF BUSINESS. TRAFFIC FOR RESIDENTS WOULD INCREASE ALONG WITH NOISE AND CRIME

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: LAURIE O'HARRA

Mailing Address: 130 COUNTRY Hill Drive
Phoenix OR 97535

Date: 4/23/26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Returned to City on 4/27/25

For hearing on 5/11/26

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

1. Safety - congestion can overwhelm the intersection reduce emergency response efficiency and elevate accident risk

2. undermining an existing business with duplicate operations

3. Land use risk - soil contamination and limited redevelopment options if existing truck stop is forced to close.

We encourage denial of this request for the following reasons:

Talent has a new truck stop in an easy to access location and it is never busy. That is a much better option for trucks yet they don't use it. What is the need? Denial for the reasons in the concerns section

Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Monika Romagosa

Mailing Address: 127 Country Hill Dr.
Phoenix, OR 97535

Date: 4-29-26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

An short adding another fuel stop risks trading short-term commercial gain for long standing safety, environmental, and resilience challenges!

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

- We encourage denial of this request for the following reasons:
 - truck stop is REDUNDANT and provides NO clear additional benefit
 - NO NOISE pollution or air-quality studies were conducted
 - lighting study appears inadequate
 - the traffic study did NOT address the impact of BIG RIG traffic
which is significantly different from passenger vehicles!
- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Wendy Sherman

Mailing Address: 212 MEADOW VIEW DR
PHOENIX 97535

Date: 4/21/20

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Comment Form

File No. CU26-01 and SP26-02

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

We encourage denial of this request for the following reasons:

- TRUCK STOPS REDUNDANT!! NO additional benefits from this one!
- NO air quality or noise pollution studies were conducted!
- Traffic study does NOT address the impact of BIG RTU traf
on passenger vehicles
- Lighting study was inadequate!
Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: David Sherman
 Mailing Address: 212 MEADOW VIEW DR
Phoenix 91535

Date: 4/24/26

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

RECEIVED APR 23 2026

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

Quick egress in an emergency. Currently evacuation quickly is almost impossible. Further congestion would compound this situation.

- We encourage denial of this request for the following reasons:

More people, more cars, more trucks will cause unnecessary congestion with limited means of escape in an emergency. One accident, one confused driver would create an undue hazard.

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: John L. Whitt

Mailing Address: 220 MEADOW VIEW DR
Phoenix OR 97535

Date: 4-17-2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

RECEIVED APR 23 2026

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

How to evacuate quickly in case of another fire. In
2020 there was confusion & delays.

- We encourage denial of this request for the following reasons:

Evacuation concerns in case of another fire with so many
trucks & cars.
Phoenix already has a truck stop. Another one will likely
put them out of business.

- Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Kaylene Whitt

Mailing Address: 220 Meadow View Dr
Phoenix OR 97535

Date: 4-17-2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Jeff Wilcox

From: Kaylene Whitt <kaylene2009@hotmail.com>
Sent: Monday, April 20, 2026 12:37 PM
To: Jeff Wilcox; Kristina Pepper; Zac Moody
Subject: Proposed truck stop & 7-11 in Fern Valley & Grove Roads

Please include this correspondence in the official record for the proposed Fern Valley Road truck stop application.

Dear Planning Commissioners and City Council,

I am writing as a resident of the Phoenix Hills neighborhood regarding the proposed 7-Eleven convenience store, fuel station, and truck stop on Fern Valley Road/Grove Road.

I want to begin by saying I appreciate the time and care you put into serving our community. I know these decisions are not easy, and I am grateful for your willingness to listen.

After reviewing the application materials, I have some serious concerns, about the project itself, and about what has not been fully studied.

This proposal includes fueling and parking for large diesel trucks, with approximately 30 to 50 semi truck parking spaces. This makes it very different from a typical gas station and comparable in scale to a full service truck stop. However, the supporting studies do not seem to reflect that difference.

There is no air quality analysis related to diesel emissions, even though truck stops involve idling engines and overnight stays. There is also no noise or vibration study, despite the reality of 24 hour truck activity, including engine noise, backup alarms, and braking. In addition, there is no clear analysis of lighting impacts associated with a facility of this type.

The traffic study raises concerns as well. It appears to rely largely on general traffic assumptions and does not meaningfully separate truck traffic from car traffic. The report itself also suggests that further analysis may still be required, which makes the conclusion of no impact feel premature.

One of my biggest concerns is that there is already an existing truck stop directly across the street, the Petro Truck Stop. The application does not appear to evaluate how two truck stops operating in the same location will affect traffic flow, safety, noise, and overall livability. This raises a broader question about whether concentrating two truck stops in the same immediate area is appropriate for this corridor.

The application also does not consider how changes in use patterns at the existing Petro site could affect the area long term, including potential implications for future land use and redevelopment.

As someone who lives nearby, I can share that access in and out of Fern Valley Road is already challenging at times with existing truck traffic. That is part of our daily experience. Adding a second truck stop without fully analyzing those conditions is concerning.

Phoenix Hills is one of the largest and longest established residential neighborhoods in Phoenix. Many of us have lived here for years, and we care deeply about maintaining a safe and livable environment. It is important to us that new development is thoughtfully considered in the context of the people who already live here.

For a project of this scale, these types of analyses would normally be expected as part of a complete application. Based on what I have seen, there are still important questions that have not been answered.

I respectfully ask that you require more complete analysis, particularly regarding truck traffic, air quality, noise, lighting, and the combined impact of having two truck stops in the same area, before making a decision on this application.

Thank you again for your time, your service, and your thoughtful consideration.

M Kaylene Whitt
220 Meadow View Drive
Phoenix OR 97535

Sent from my iPhone

- No comment.
- We encourage approval of this request.
- Please address the following concerns should this application be approved:

The traffic study does not adequately address the impact of heavy big-rig traffic, which is significantly larger and slower than passenger vehicles. These big rigs are already causing problems at this intersection. Cars have to stop way before the stop sign just to allow for these rigs to turn safely.

We encourage denial of this request for the following reasons:

Besides that no noise-pollution studies were conducted and no air-quality studies. ~~Other~~ research shows truck stops are often associated with increased crime in nearby neighborhoods.

Also these big-rigs often break down on our roads and block traffic for long periods of time. During snowstorms we are surrounded by these trucks around our neighborhoods (parked).

Please let us know the results.

Please feel free to attach additional sheets as needed to complete your comments.

Comments by: Rocky Moore

Mailing Address: 184 Meadow View Drive
Phoenix, AZ 97535

Date: 4/22/2026

Failure to raise an issue by returning this form, or in person or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

Interested parties may review the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards at City Hall at no cost. Interested parties may obtain copies at 25 cents per page; 50 cents for 11" x 17" copies.

Another big concern is evacuation of our neighborhood in another Alameda fire situation. It went fairly smoothly last time but with the new apartment buildings etc and an additional truck stop etc. Do the math please. This is a great neighborhood. Help us keep it that way. (Thank you Rocky)