

## Chuck Darnell

---

**From:** gfarmer16@frontier.com  
**Sent:** Monday, February 3, 2020 2:12 PM  
**To:** Chuck Darnell; Chuck Darnell  
**Subject:** North Side of Baker Creek

This message originated outside of the City of McMinnville.

I am writing to voice opposition to the proposed Baker Creek North subdivision for the following reasons.

1. The transportation Advisory Committee offered a report that was telling, remarkably poignant, and inspirational. This was a sentence offered by it's readers.

The Committee asked that YOU, the Commissioners, consider their recommendations, after much discussion, time, and hard work. Following are the recommendations and questions they presented;

1. keep that "hometown feeling for generations to come."
2. How do we accommodate growth differently and not become cities like Beaverton, Hillsboro etc?
3. Pleasant visual amenities of homes being built should be a standard
4. A COMPREHENSIVE TRANSPORTATION PLAN that will accommodate growth and "KEEP TRAFFIC MOVING!"

These were recommendations offered by the TSP, citizens picked to be the voice of people who live here! It appears that their work and advise were ignored, as high-rise apartments are NOT keeping that "hometown feeling, or have Pleasant visual amenities".

Homes packed together, to create High Density Neighborhoods, are not what this committee suggested.

Policy 122.00 listed under E Comprehensive Plan policies states: "The city shall encourage the following;

1. Major and minor arterials should be controlled and designs should MINIMIZE IMPACTS ON EXISTING NEIGHBORHOODS, PRIOR TO DEVELOPMENTS OF ADJACENT LANDS.

My suggestion is that McMinnville will become a leader, in home building, rather than follow what has happened all around us. You as leaders can create guidelines for builders to create neighborhoods with MUCH larger lots, 10,000 sq. ft. and larger, where children and families can have a nice yard to play in, driveways that accommodate easy access, and homes that offer setbacks from neighbors, of no less then 10ft, and 12 to 15 ft . would offer optimum privacy any homeowner would appreciate. It is no longer safe to send kids to parks, even community parks. Parks created because there are NO decent yards attached to the present neighborhood plans.

TRAFFIC and LIVABILITY are the themes for McMinnville. Three story apartments have been built, not meeting the suggestions of the TSP! Where are plans for higher end homes? These neighborhoods have also been forgotten! Why?

Again, I challenge Commissioners to think out of the box and lead the way in home building expectations, instead of following today's Norm!!!

It was also telling when asked, 'How many Commissioners had been out to Baker Creek, only a few raised their hand!!! It would seem that every Commissioner and the Planner, should be out here, driving east and west and daring to turn left onto 99W between the four and six high traffic times, SEVERAL evenings, before allowing 280 homes and apartments to

be added to the congestion!!!! Put apartments downtown where buyers would have walking access to the downtown area and its amenities, EXCEPT parking!

The Elephant in the room!!! Is what your OWN TSP group were asking for: A COMPREHENSIVE TRANSPORTATION PLAN!!! In a report from the city it suggests, "There are NO options to align new arterials east and west in this city, AND there are too few east, west connections. Why then are we adding, possibly 800 to 1000 more vehicles to Baker Creek Rd???? I ask you to delay building ANYWHERE, UNTILL YOU HAVE A PLAN FOR HOW TO MOVE TRAFFIC. This Baker Creek N PLAN and the already built south development, asks the question," Was the TSP formed, "just to look like a positive step had been taken?" Nothing they suggested has been implemented!

I ask this Commission to be the leaders in the building process. Please help us keep the "Hometown Feeling" like the TSP asked for. Have a traffic plan implemented, before continuing to build! Get rid of apartments in this plan.

Gary and Suzanne Farmer, Berry Creek