

Chuck Darnell

From: Nancy Larsen <snlarsen@onlinenw.com>
Sent: Tuesday, February 4, 2020 2:50 PM
To: Chuck Darnell
Subject: Baker Creek North Subdivision

This message originated outside of the City of McMinnville.

Good Afternoon Chuck,

Please submit my below email to the McMinnville Planning Department and the City Council. Thanks!

When I reviewed the traffic study that was submitted to the Planning Department in July 2019 something didn't seem right. Then a light went on - school was out for the summer when the study was done. This study can't be accurate. I talked to Mike Colvin, and we decided to do our own traffic study using All Traffic Data Services. Here is a short review of the traffic study taken on January 22nd and 23rd, 2020 on Baker Creek Rd. The study was conducted on a twenty four hour basis - not four hours as the developer had done. On the 22nd of January the twenty four hour count was 8,097 vehicles, and on the 23rd it was 8,043. This study did not include traffic coming and going from Crimson Court, Mahon Farm, and Crestbrook subdivisions as the counting strips were laid just west of Crestbrook. Using the traffic criteria supplied by the traffic company you would add 9.44 trips per day per home and 7.32 per apartment. Crimson Court, 13 homes = 123 trips per day, Mahon Farm, 23 homes = 217 trips per day, and Crestbrook, 38 homes = 359 trips per day for a total of 699 more trips per day added to the traffic count we had done. Now the total is 8,796 trips per day which equals 40% more trips per day than the developer's

study. Then we need to add in the homes not completed or occupied in Baker Creek East (61 homes X 9.44 trips per day = 576 trips per day), Baker Creek West (111 homes X 9.44 trips per day = 1,048 trips per day) and Baker Creek West apartments (70 apartments X 7.32 trips per day = 512 trips per day). Then there is Oakridge Meadows which is already approved for 108 units for 1,020 trips per day. If you should approve Baker Creek North with the present 280 homes and 120 apartments, that will add another 3,521 trips per day. All this new construction off of Baker Creek Rd. will increase the traffic 80+%. If we review the TSP plan for Baker Creek Rd. that was approved by the mayor and one of the present city councilors in 2010, something seems wrong or we must not be paying attention to the TSP. The TSP called for less density in the NW corridor, and before any new subdivisions are approved, Baker Creek Rd. needs to be upgraded to handle all the traffic.

At the City Council meeting on January 28, 2020, the Planning Commission showed a study showing traffic on Baker Creek Rd. was going to increase 2.5% for the next 10 years. When Baker Creek East and Baker Creek West is completed as approved it is going to increase the traffic at least 17+% in the next year or two. This is showing me the study that was completed on Baker Creek Rd. for future road traffic is not accurate. This is not including Oak Ridge Meadows which has already been approved for development.

Respectfully submitted by
Scott C. Larsen