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January 24, 2020

RE: Baker Creek North Planning Commission Condition 20

To City Council Members,

We are writing to you, as a local Home Builder, Premier Home Builders, Inc, and Land Developer, Premier Development, LLC, here in McMinnville for the last 25 years.

In our opinion, McMinnville is one of the better communities to work with. The City of McMinnville is better from a stand point that it has not overburdened the home building process with specific architectural design requirements. There is also timely responsiveness from the staff and the willingness to work with builders through the permitting process to meet the City's Standards.

The City already has established workable building standards that are fairly new and comprehensive on the books. ie. "Five Finger Rule and Pattern Book".

The Planning Commission's version of the Condition 20, feels like extremely, costly, government overreaching in an area where the City already has good standards. The Planning Department just needs to implement those standards, ie. the Five Finger Rule and the Pattern book to ensure a variety of architecture style, colors, differences in the roof lines and facades of the houses.

Why is it necessary to rewrite the standard?

In today's McMinnville housing market, it is very hard to build an affordable home for first time buyers due to the added costs of land, labor, materials and regulations.

How is the City of McMinnville helping to meet this housing need? - Not by requiring Home Builders and Home Buyers to include additional costly gingerbread items to their homes.

If the Planning Commission Condition 20's architectural standards needs to be implemented for the purpose of approving Baker Creek North, then we would agree with, and support Stafford's detailed review and revisions. But, before these similar standards are forced to become part of McMinnville's standards, we believe there should be much more thought as to the consequences of these design standards and input from City residents and Home Builders.

Sincerely,

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Jeff and Lori Zumwalt
Premier Home Builders, Inc
Premier Development, LLC