

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Cc: [Chuck Darnell](#); [Jim Semph](#)
Subject: FW: Stafford Development Proposal for Baker Street North
Date: Monday, February 03, 2020 11:35:56 AM

Hi Sarah,

Please put the following email into the public record for the Baker Creek North development.

Heather Richards, PCED
Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

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From: Jim Semph [mailto:jimsemph@gmail.com]
Sent: Monday, February 3, 2020 11:26 AM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Jim Semph <Jimsemph@gmail.com>
Subject: Stafford Development Proposal for Baker Street North

This message originated outside of the City of McMinnville.

City of McMinnville Planning Department
Attn: Charles Darnell
231 NE Fifth Street
McMinnville, Oregon 97128

February 3 2020

RE: Stafford Development Proposal for Baker Street North

Clear disregard for:

Policy 68.00 The City of McMinnville shall encourage a compact form of urban development by **directing residential growth close to the city center and to those areas where urban services are already available** before committing alternative areas to residential use

MMC decision criteria: "The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area."

McMinnville Municipal code (MMC): "Resulting development will not be inconsistent with the Comprehensive Plan objectives of the area."

Dear Members of the McMinnville City Council,

You've heard from a lot of people in our community, but not everyone. I just want you to know I've talked to many of those you haven't heard from, and I can tell you, nobody, not one person I talked to, is in favor of the direction the city has targeted, not a single person. Nobody wants 840 more cars from a surrounding neighborhood on their roads, all fighting to get to work, a store, a friend's house. Nobody I talked to, believes the city is working on their behalf, to generate a better version of McMinnville. Nobody believes the city is working to preserve the community feel that seems so attractive, to people not currently living in McMinnville.

There seems to be a force or vibe, pulling people in on weekends, and those of us that live here, see whatever that is, disappearing, as new housing is created, and traffic gets worse. Our weekend traffic is slowing to the point of irritation. Our appeal is falling off as traffic slows. People are no longer using 99, they're using 18, and driving right passed us, on the way to the coast where traffic is outrageously bad in search of something else, something they're not finding here, or anywhere near here. If we don't stop, to analyze what we're missing, we may never get another chance to build on the community people expect to see, when they visit McMinnville, a thing that makes them want to stay, make a life here, and build something with us. Third street downtown has been a huge draw in the past, but parking and traffic is no longer worth a return trip, to those I've talked to. People I've talked to, are going east to Dundee, Sherwood, Tualatin, and south to Salem, Albany, for recreation, dining, entertainment etc. some go to Portland, but that's usually too busy for people to make that a favorite destination.

To date, the city has missed on every swing. The aimless building continues, the traffic gets worse, and people keep searching for the place they've heard about finding only frustrating traffic, no parking, and long wait times. The view from my house, has gone from calming scenery, to rows of box like houses, clogged roads and streets with too many cars parked on them to drive through, let alone, allow kids to play on. It's a real mess and still the city feels like this is the direction they want to pursue. Building more aimless chaos, without purpose, or direction seems like a bad idea to me and those I've talked to.

There seems to be nobody, doing anything, they're supposed to do, like following the clear and simple guidance, of policy 68.00, and it's time we find the problem and remove it from a building plan that allows such reckless, blind, planning, and building.

I'm not a planner or a builder, but I can recognize when something is wrong, and I'm calling this aimless sprawl, and random building, and obvious disregard of planning guidelines set down in policy 68.00, coupled with the use of subpar builders, wrong, very, very, wrong. Something in city management isn't working, and that needs to change, and soon, before the entire city has been irreparably damaged, for the foreseeable future. I propose we fix our city's management problem before we put another poorly planned stick in the ground.

Jim & Jean Semph

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