

## Chuck Darnell

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**From:** Larry Steward <larsteward@gmail.com>  
**Sent:** Thursday, January 30, 2020 8:22 PM  
**To:** Chuck Darnell  
**Subject:** Baker Creek subdivision

**This message originated outside of the City of McMinnville.**

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Dear Council, We wish to voice our objections to the planned Baker Creek North subdivision as presented at the last council meeting. We don't feel that the traffic study done in July properly addressed the traffic issues which will arise from the planned subdivision. Summer time when schools are not in session doesn't give an accurate traffic flow study. Wednesday evening, January 29th, 2020 at 5:20 PM, we were in route to town from our home on Orchard View Rd and from the traffic circle on Baker Creek and Hill Road, all the way to Baker and Highway 99 traffic was bumper to bumper headed west. If we had been trying to exit on to Baker Creek from any of the side roads, we would have had a very long wait. If you let this pass as proposed I'm afraid we'll all pay a heavy price in the form of "Traffic Hell". It's bad now and it's hard for us to believe anyone would buy into thinking that the added traffic will work without any problem. .What about emergency response time for fire and ambulance, the time added to arrive at such emergencies could be the deciding factor in someones life or death.

With regards to the housing proposal, reducing the commercial square footage in order to build more apartments and squeezing the set backs down to as little as 3 feet is a horrible idea. What happens when one catches on fire, as has happened recently in Tualatin and Salem, the whole project will burn down with terrible consequences. The apartments that are presently under construction should be example enough to see that's not what we need more of. I was shocked to observe when a show of hands was asked as to how many council representatives had been out to look at what was happening on Hill Road South and only a couple members raised their hands. Each council person should go see what's happening, in fact we challenge them to do so before voting. We know the city would like the extra tax dollars this would bring but I say you'll be buying more problems than what you receive in tax dollars.

We're not anti growth, growth is inevitable but what we don't need is more high rise apartments. We would like to see nice single family homes on larger lots in keeping with the esthetics and harmony of the adjacent subdivisions. Bottom line for us, "this is just not the right type of growth for the betterment of our great city of McMinnville, Oregon", please don't make our beautiful town another congested city like our neighbors cities.

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