

## Chuck Darnell

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**From:** vince taft <135vtm@comcast.net>  
**Sent:** Monday, February 3, 2020 12:51 PM  
**To:** Chuck Darnell  
**Cc:** allisonbest77@gmail.com  
**Subject:** Stafford Development Proposal, Baker Street North

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

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02/03/2020

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

**RE: Stafford Development Proposal for Baker Street North, Application: Comprehensive Plan Amendment, Zone Change, Planned Development, Planned Development Amendment, Subdivision, & Landscape Review (CPA 1-19, ZC 1-19, PD 1-19, PDA 2-19, S 1-19 & L 12-19)**

We stand with our neighbors and fellow McMinnville residents who have testified in person at the council meeting held on 01/22/2020 and in writing in opposition to the application referenced above.

It would appear the development proposal referenced above would be in conflict with the city McMinnville's Comprehensive Plan 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 alternate areas to residential use.*** The current zoning in place better aligns with this policy and therefore should not be amended.

In addition it appears there is a discrepancy in the traffic studies that have taken place in regards to the development proposal referenced above and our actual current experience has been increased congestion and delays while attempting to commute from NW McMinnville into the center of the city, we can only expect those delays and bottlenecks will increase in the coming months as the current project on the southwest of Hill Road and Baker Creek nears completion, which I might add does not reflect what we remember the visual renditions of what that development was projected to look like

We strongly urge Mayor Scott Hill and all of the McMinnville council members to vote in opposition to this development proposal.

Sincerely,  
Vincent Taft,  
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Allison Best,  
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