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SYMBIOTIK DEVELOPMENT LLC

1400 NE 2nd Street, Suite 100, McMinnville, OR 97128

**Attn: Chuck Darnell**

**Senior Planner City of McMinnville**

**231 NE 5th Street**

**McMinnville OR 97128**

**My name is Vince Vinceri and I am both a Home Designer and Builder, and am presently building in Baker Creek East.**

**I have concerns with Condition 20 and Condition 18.**

**Condition 20 as Proposed would:**

- # 1. Promote "sameness", rather than the variety we are experiencing in Baker Creek East.**
- #2. Unnecessarily increase the costs of construction by the delays of re-designing and re-engineering market proven plans.**
- #3. Would make Single Level Homes with 3 car garages illegal?**

**The problem I see with implementing a policy as proposed by Condition 20 is that the designs are stuck in time. With a multi-year project, the building community needs to be able to adapt to changing market conditions and market demands. If the council feels compelled to implement architectural standards, the "Menu Approach" suggested by Stafford is much preferred for Condition 20.**

**In regards to Condition 18:**

**#1. Limiting the driveway widths and approaches would not allow a person to step out of their car onto concrete. They would be forced to exit the vehicle into the mud / landscaping.**

**#2. RV parking must be an option for Home Buyers.**

**In conclusion, I feel that both Conditions 20 and 18 should be deleted.**

**Thank you for your time.**

**Vince Vincer**

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