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To: [Heather Richards](#)
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Subject: Testimony Regarding UGB Amendment
Date: Tuesday, December 1, 2020 11:49:38 AM

This message originated outside of the City of McMinnville.

Greetings Council Members (and fellow citizens) -

My name is Abigail Neilan, I am a 41 year old resident of 2461 SW Hannah Circle in McMinnville. While I am originally from rural Maryland, I have been a resident of the West Coast for 15 years and my husband and I moved here from California wine country five years ago. We have owned our house here for three years, are members of the Oregon wine industry and love this town. I am writing to you today to submit comments regarding the proposed UGB that will affect our neighborhood (and specifically our house, as our fenceline is the current boundary).

I have spent a lot of time thinking about how to present my commentary in a manner that will not come off as selfish NIMBY nonsense. Obviously I cherish our corner lot with the hazelnut orchard buffering us from the highway and the wetland along our western border, and I will hate to see that disappear, but I understand that the needs of the town are more important than the view from our deck, and I have some concerns and ideas that I hope you will take seriously into consideration. All of my commentary pertains to the southwest-most portion of the proposed expansion, in between 18 and Old Sheridan Road.

First, as you are aware, McMinnville needs more, quality, affordable housing. I looked at the zoning map of town and I saw that our area is currently R-4, which I would like to see expanded out into this new section (or at least R-3). It would be a terrible waste of farmland to cut down an orchard for more R-1 development like on the west side of town (I don't think the proposed UH areas out there should be R-1, either).

Second, in order to accommodate the type of housing the town needs out here, I think a traffic study should be commissioned to figure out how to accommodate the potential growth along the Old Sheridan/18/Hill corridor. As I see it, the entire corridor will need major upgrades to sustain additional traffic:

The lowland area past the entrance to Cozine Creek neighborhood before the small hill leading up to Vineyard Apts, as well as the low-lying area on the SW of that hill flood regularly in the winter and closes the road on occasion. This will need to be re-engineered.

There is a scant shoulder for only part of the road, and it is heavily trafficked not only by cars (often going over the speed limit) but by walkers, runners and bikers. I had to fling myself into a ditch while running on the road a year ago, and just last month a man was *killed* while walking along the road - it is not safe as it is today and with increased traffic it will get worse without proper bike lanes or sidewalks.

The relationship with Old Sheridan and the other major thoroughfares needs to be rethought, turning it into a meaningful artery rather than a glorified frontage road. Traffic

lights would dramatically improve motorist experience on OSR if installed at SW Peavine (by reducing potential speeds in general on the road and making the entrance from SWP onto OSR safer), as well as the 18/SW Durham Lane intersection. The recent bridge replacement/improvements that shut down the main route in and out of the neighborhoods here for half the year caused many locals to access 18 via OSR - SW Durham. The merge/crossing there is frustrating and in low visibility dangerous.

Finally, the creek (and what I assume will be zoned FP) that borders the Cozine Creek neighborhood should be turned into a greenway that connects the neighborhoods out here to downtown. I know that's a big ask and fraught with potential issues, but it would dramatically improve quality of life here on the outskirts of town, where we jealously eye the West McMinnville Linear Park and the new sidewalks and bike lanes out on Hill Road. If the town is going to add more houses and traffic to our area, we deserve to be planned and serviced like the rest of town.

As a side note, I believe this would be an opportune time for the city to correct a 'wrong' which occurred when the Cozine Creek neighborhood was first planned and approved. From my research and talking with Parks & Rec staff, neither the developer nor the town wanted to be responsible for the riparian buffer behind the neighborhood, and it was agreed that the owners who border the area would be granted easements on the land for purposes of maintenance. They put up fences along our lots giving us no access to the land, then buried this responsibility in the CC&Rs. Over the past nearly 15+ years, invasive species (namely blackberries) have overtaken the area and encroached on our lots, pulling down fences and coming up all over our properties. With no easy access, maintenance is challenging and costly, and honestly I don't think most people even realize they can or should try to maintain their property lines. Last year a grant provided money to clean up part of that area, but only from Old Sheridan Road to the creek on the west side. I believe the city should take formal responsibility for the maintenance of this area now that we are considering adding on to the UGB, and creating another linear park or greenway as an alternative to recreating on the roads would serve a dual purpose here.

Thank you for taking the time to entertain my concerns and suggestions. I hope you will consider them when planning for this town's future. Please feel free to contact me to clarify or elaborate on any of my testimony.

Cheers,

Abigail Neilan
2461 SW Hannah Circle