



# MEMORANDUM

**DATE:** August 24, 2022  
**TO:** Mayor and City Councilors  
**FROM:** Heather Richards, Planning Director  
**SUBJECT:** New Public Testimony for G 7-21, Three Mile Lane Area Plan

Mayor and Councilors,

Typically when we close the public record date specific, the assumption is that the record will close at 5:00 PM on that date as that is the time when the City closes daily operations.

However, we received an email at 11:08 PM on August 15, 2022, from Dave Haugeberg with additional testimony for the public record, and two letters in the mail that were postmarked by August 15, 2022.

Legal counsel reviewed the language of the motion for the public record closure which did not specify a time deadline on August 15, and advised the City that we could proceed within two different paths:

- 1) Maintain the assumption of 5:00 PM as the deadline and not forward the testimony received after that time to the City Council for consideration; or
- 2) Forward the testimony received as the motion for the public record closure was not specific in terms of timeframe.

We are electing to move forward with the second scenario and are advising that in the future the City Council provide not only a date specific for the public record deadline but also a time on that date.

Attached is the remaining testimony received for the Three Mile Lane Area Plan:

**Public Testimony:**

Email from Dave Haugeberg, 08.15.22, 11:08 PM  
Letter from Arthur Van Uchelen, 08.15.22  
Letter from Patricia Traboldt, 08.17.22 (postmarked 08.15.22)

**From:** [Dave Haugeberg](#)  
**To:** [Heather Richards](#)  
**Cc:** [Scott Parker](#); [phiggins@pacificcrestrea.com](mailto:phiggins@pacificcrestrea.com)  
**Subject:** Chehalem Valley Chamber of Commerce Three Mile Lane AreaPlan Testimony  
**Date:** Monday, August 15, 2022 11:08:23 PM

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This message originated outside of the City of McMinnville.

I am advised by the Chehalem Valley Chamber of Commerce that the Chehalem Valley Chamber of Commerce intended to submit the following today for inclusion in the record of the McMinnville Three Mile Lane Area Plan, but for technical reasons it did not get to you, so I am forwarding it to you.

Dear Interim Mayor Drabkin and Councilors,

“Chehalem Valley Chamber of Commerce is a long time supporter of the critical work of the Parkway Committee and we are in alignment with their public statement dated August 14, 2022.”

Arthur Van Uchelen  
2817 NE Redwood Dr.  
McMinnville, OR 97128



Dear Heather Richards

McMinnville Planner

RE: G7-21 3 Mile Lane Area Plan.

I write today the old way. The article enclosed has a type of website, click on it and I could not send you comments. Article enclosed shows no way to get a written response but I found it on the info-page. It makes it harder than it should be to provide comment.

Briefly I do not know you but have moved to mac in 1967. My Parents still live here and I bought my own house in mac in 1980. I moved to another house in 2000 and still live here also.

Well we are long time residents. The Tanger Outlet mall did not work. You probably have heard this. Then Walmart came. We were all interested. Then when you ask people who work there it is a travesty. Everyone at 32 hrs per week, no more. All managers fired after 10 years including store manager. What a scam. So sad for everyone including workers who are on food stamps.

Now another project and no one wants it



especially those of us who live here,

As a society we are moving away from  
brick and mortar stores. On line retail, etc,

Do you know this?

We are against this expansion which  
really benefits very few people and has  
low pay.

Dr. & Mrs. P.A. van Uchelen  
2950 N.W. Westside Rd  
MMR,


Arthur van Uchelen  
2917 NE. Redwood Drive  
MMR,

Thank you for reading this  
and hearing our perspective.

Many older people are not  
good at computers like my parents.

Sincerely

PAU & MAU van Uchelen



Arthur Van Uchelen  
2817 NE Redwood Dr.  
McMinnville, OR 97128

RECEIVED  
AUG 15 2022  
COMMUNITY DEVELOPMENT  
CENTER

97128-49999

To: Heather Richards  
McMinnville Community  
Development Center  
231 N.E. 5th Street  
McMinnville, Ore. 97128



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McMinnville City Council;



I don't like the 3 Mile Lane Plan for several reasons.

Retail development along SR 18 cannot not "connect" with downtown (presumably 3<sup>rd</sup> Street).

People in McMinnville, just like in every city, purchase items over the internet - to save money, time, and have more selection. No new retail plan can change this.

I shop at Costco in Salem and that's fine because I only go there 3 - 4 times per year. This retailer building a store here would add 5,700 ADP which doesn't thrill me - I moved here from Salem for the small town feel. The tourist center is unneeded - for the city council more than anyone else. I want to live in a town - not a tourist attraction.

I work in Sherwood and see that Oregon's transportation department. has done nothing about snarled traffic on 99 between Sherwood and Sunset - there isn't land available to widen roads. LOS is "F" now and falling as more condos crowd in.

I shop downtown, talk to Frankie - it's gemutliche. Leave McMinnville as it is - there are enough stores, businesses, and services. Other towns (Dayton, La Fayette, and Dundee) could use an economic boost more than Mac.

Sincerely,

Patricia Träboldt

A handwritten signature in black ink that reads "Patricia Träboldt". The signature is written in a cursive style with a large, stylized initial "P".



**3 MLAP**

F. Trabold : McMinnville resident 14 August 2022  
1315 SW Melrose, McMinnville, OR



- 1** Suggest looking at the City of McMinnville as a whole, much like a (California) General Management Plan required for each city in California. What percentage of land is in the 3MLAP? Does the City anticipate acquiring more land?
- 2** Consider some regional planning focus since 6 cities are near McMinnville; Dundee, Lafayette, Newberg, Carlton, Dayton, and Amity.
- 3** Are the larger towns i.e., Newberg, planning any developments? Assume McMinnville coordinates on larger projects.
- 4** Not much linkage between "old town" (Third Street) and the 3 MLAP

5 Highway 47 to the City of Yamhill has higher value landscapes and more variety of agricultural features, such as hops and goats. The landscape and landscape features lie closer to the travelway and the rolling topography enchases the scenery. The road has a smaller footprint since it is 1-lane each direction with little shoulder. You can see traces of snow on the Coast Range in late Winter.

6 Do we want McMinnville to become the retail site for the entire county? No, then it would look like Salem. I buy groceries online and other things too. No store or town has everything. There is no Rolex dealer here so I need to go to Salem for that too.

7 Consider a retail blitz zone where a Costco, Tanger Mall etc. would have less impact. Hopefully a previously developed site that could be located outside of town and be a regional/county shopping destination. Not necessarily in McMinnville.

8 City of McMinnville has a good balance of agriculture, retail, and housing.

9 How will development enhance the landscape? Keep the natural features and minimize the man-made.



**10** Do not understand the gateway concept. Is Highway 18 the main visitor road into town? It seems that most people are coming from Portland via 99W through Newberg and Highway 18 (Amity). What is the relationship between a gateway and retail?

**11** Our gateways (Lafayette & Amity) need sprucing up also. Consider spreading money there too. Doubt they have the funds.

**12** Doubt you will ever capture the \$100 M leaving McMinnville. Let it go. I also eat at the Del Taco when I go to Salem but if you had one of every fast food restaurant I want the town would run out of space.

**13** I lived in the first U.S. city with the a "roundabout", Long Beach, California. They call it the "traffic circle". The ones in Europe in the countryside function better than those with city buses and numerous cars.

**14** What about a train from Portland to McMinnville and/or McMinnville to Salem? This would make traveling more pleasant and undo some of the traffic snarls on 18 and 99 east of McMinnville.

**15** The Old Mill District in Bend is NOT what I want for McMinnville.

**16** McMinnville seems like the "fun hub" for Yamhill County not a retail center (No BMW, Rolex, or apple dealers).

17 Highway 99 and 47 could use enhancements also.

18 The incoming traffic from Amity is as bad as the west-bound traffic from Lafayette.

19 The Yamhill River is a natural recreation feature that might be considered.

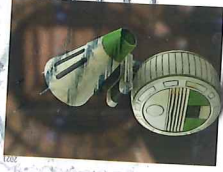
F. P. W. M.

1315 McMinville Ave  
McMinville, OR

97128

PORTLAND OR 972

15 AUG 2022 PM 2 11



D-0 FOREVER USA



R2-D2 FOREVER USA

Heather Richards  
City of McMinville - Planning  
230 NE Second St  
McMinville, OR 97128

97128-460130

POSTNET  
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