



**City of
McMinnville**

PLANNING

**City of McMinnville
Planning Department**
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

MEMORANDUM

DATE: February 10, 2022
TO: Planning Commission Members
FROM: Heather Richards, Planning Director
SUBJECT: New Public Testimony for G 7-21, Three Mile Lane Area Plan

Please find attached the additional testimony that we received for the Three Mile Lane Area Plan (G 7-21) public hearing since the January 20, 2022 public hearing.

Public Testimony:

- Email from Frankie and Linda Sandoval, 1.20.22
- Email from David, Hallett, Chemeketa Community College, 01.26.22

From: [Frankie Sandoval](#)
To: [Heather Richards](#)
Subject: Re: By Pass
Date: Thursday, January 20, 2022 8:13:06 PM

This message originated outside of the City of McMinnville.

Yes please and thank you

This message originated outside of the City of McMinnville.

Who will pay and who will profit?
Keep McMinnville small folks, we don't need to compete with Tigard!

Frankie & Linda Sandoval
825 SW Blaine St
McMinnville Oregon 97128
503 560-4700

Sent from my iPhone

> On Jan 20, 2022, at 10:06 AM, Heather Richards <Heather.Richards@mcminnvilleoregon.gov> wrote:
>
> Hi Frankie,
>
> I am in receipt of your email below. Did you want me to enter this into the public hearing for the Three Mile Lane Area Plan? If so, can you please provide your address?
>
> Have a great day!
>
> Heather
> -----
> -
> Heather Richards, PCED
> Planning Director
> City of McMinnville
> 231 NE Fifth Street
> McMinnville, OR 97128
>
> 503-474-5107 (phone)
> 541-604-4152 (cell)
>
> Heather.Richards@mcminnvilleoregon.gov
> www.mcminnvilleoregon.gov
>
>
> -----Original Message-----
> From: Frankie Sandoval <aaabc@comcast.net>
> Sent: Thursday, January 20, 2022 8:54 AM
> To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
> Subject: By Pass
>
> This message originated outside of the City of McMinnville.
>

- > Who will pay and who will profit?
- > Keep McMinnville small folks, we don't need to compete with Tigard!
- >
- > Frankie & Linda Sandy
- > 503 560-4700
- >
- > Sent from my iPhone
- >

From: [David Hallett](#)
To: [Heather Richards](#)
Subject: Chemeketa Community College...
Date: Monday, January 31, 2022 8:33:06 AM
Attachments: [image005.png](#)
[image004.png](#)
[image009.png](#)

This message originated outside of the City of McMinnville.

Hi Heather,

Thanks so much for the detailed response regarding the Three Mile Area Plan in relation to Chemeketa. The information you provided is very helpful and I will pass it along to others at the college for review. At present, I don't feel a meeting is urgent, but will let you know if Rebecca Hillyer and our team feel otherwise. Our primary interest (beyond preserving Chemeketa facilities and property) is to remain a good partner with the City. Thanks so much for your time!

David

From: Heather Richards <Heather.Richards@mcminvilleoregon.gov>
Date: Thu, Jan 27, 2022 at 7:01 PM
Subject: [EXTERNAL] RE: Chemeketa Community College Public Comment to Share with Planning Commission
To: David Hallett <david.hallett@chemeketa.edu>

Hi David,

Thank you for your email, and we appreciate the partnership and investment of Chemeketa Community College in McMinnville. We also appreciated the participation of Chemeketa Community College representatives in the development of the Three Mile Lane Area Plan. McMinnville has and continues to see itself as a partner and supporter of the McMinnville Chemeketa Community College campus.

I think that there may be some confusion about what the Three Mile Lane Area Plan does and does not do relative to the planned Cumulus frontage road and the intersection at Norton Lane and Highway 18. The Three Mile Lane Area Plan does not change any adopted plans for Cumulus or this intersection – it simply references what is already planned. The Cumulus frontage road and intersection alignment at Norton Lane and Highway 18 were originally contemplated in 1996 as part of the Highway 18 Corridor Refinement Plan and then were incorporated into the 2010 McMinnville Transportation System Plan. Please see Figure 1 below. The Three Mile Lane Area Plan simply acknowledges that planned system as it is not amending the Transportation System Plan. See Figures 2 and 3 below. With that said, neither the Cumulus Frontage Road or its intersection at Norton Lane has been designed or engineered. At the time that it is pertinent to do so, I am confident that the City will be reaching out to Chemeketa Community College to confer on the design and alignment. Currently, the Cumulus frontage road is contemplated to be in the ODOT right-of-way as it is just east and west of the college. This should not impact the college's property (continue through the college's property). However, where I do see conflict is how it intersects with Norton Lane. I am not an engineer so that is not something that I can comment on in any depth, but I imagine that is the largest issue that will need to be resolved.

In regards to funding and phasing. The construction of Cumulus is already planned for in McMinnville's adopted 2010 TSP and thus is also planned for in the Three Mile Lane Area Plan. The jug-handle intersection at Norton Lane and Three Mile Lane is not yet contemplated in either the Transportation System Plan or the Three Mile Lane Area Plan.

I am happy to participate in a zoom call with you and Rebecca Hillyer to discuss further if that would help.

Figure 1: McMinnville Transportation System Plan

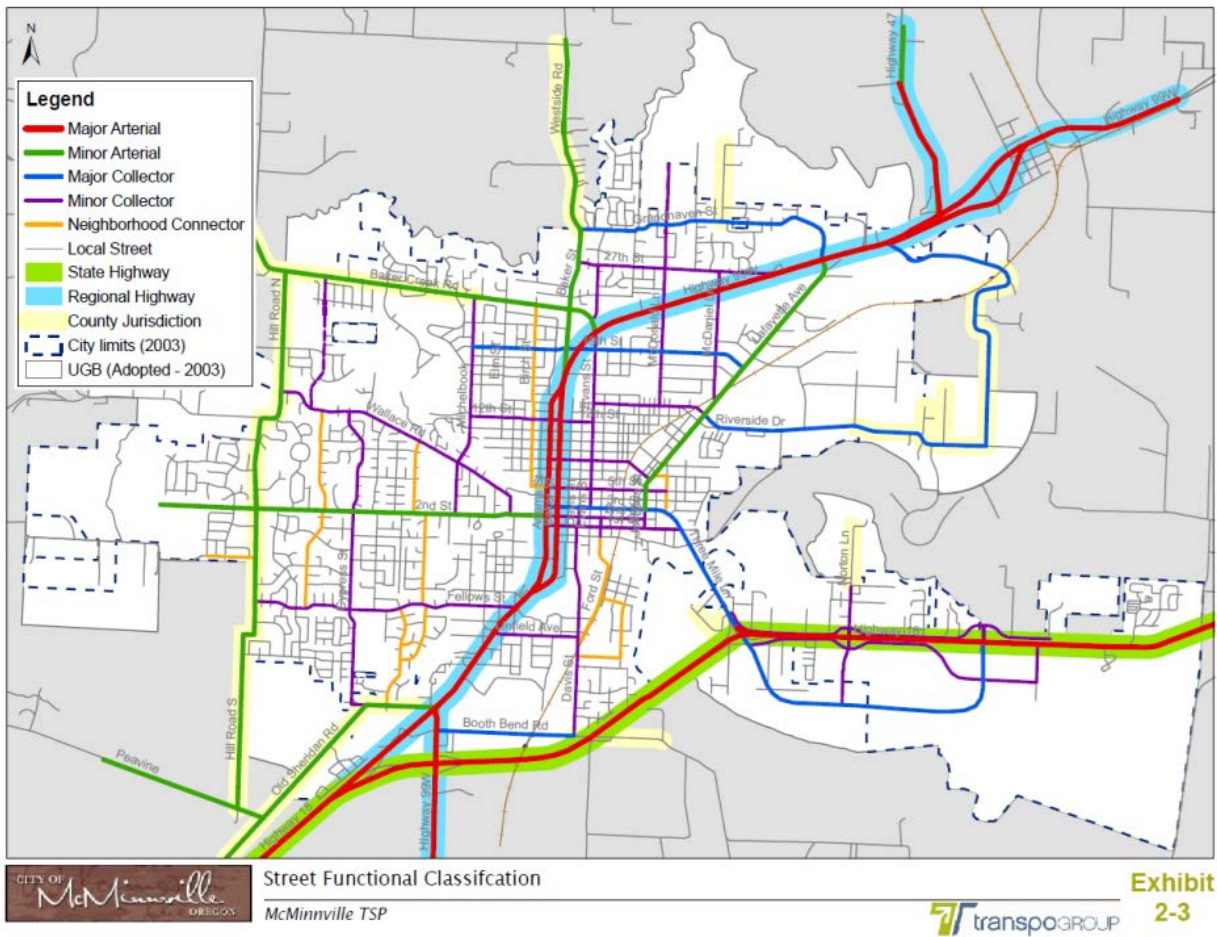


Figure 2: Three Mile Lane Land Use Alternative

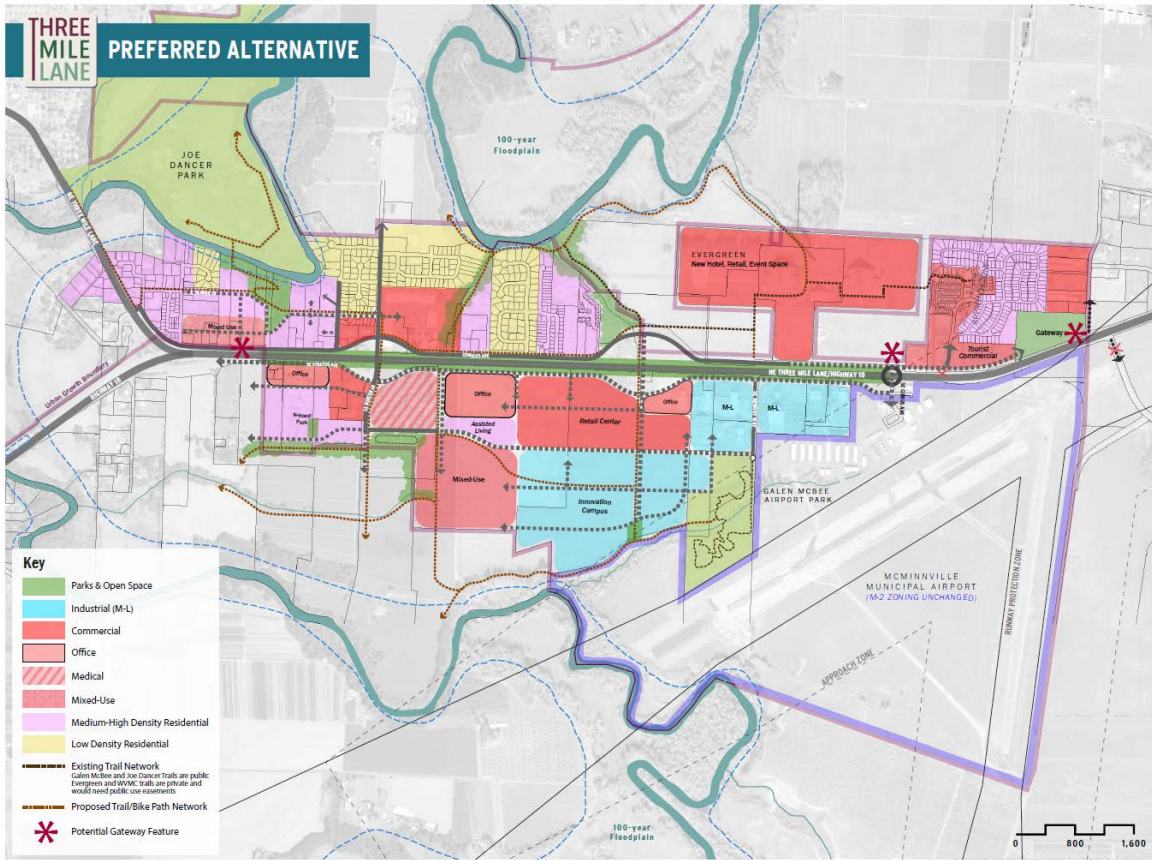
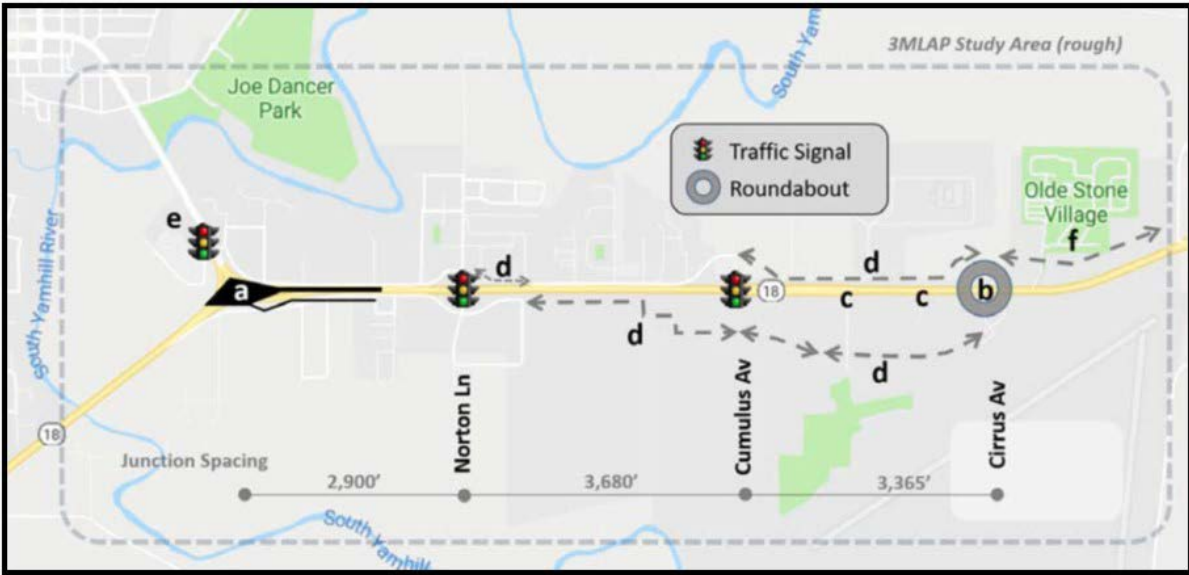


Figure 3: Three Mile Lane Area Plan Public Facilities Plan



Have a great day!

Heather



Heather Richards, PCED

Planning Director

City of McMinnville

231 NE Fifth Street

McMinnville, OR 97128

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541-604-4152 (cell)

Heather.Richards@mcminnvilleoregon.gov

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From: David Hallett <david.hallett@chemeketa.edu>
Sent: Wednesday, January 26, 2022 2:13 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: Chemeketa Community College Public Comment to Share with Planning Commission

This message originated outside of the City of McMinnville.

Heather Richards
Planning Director
Building Division Community Planning Center
231 NE 5th St.
McMinnville, OR 97128

Dear Ms. Richards:

I wanted to follow up on my email to you dated January 20, 2022 and the oral testimony given by Chemeketa's General Counsel, Rebecca Hillyer, at the January 20th Planning Hearing, held virtually.

Since Chemeketa started purchasing the old Tanger Mall in 2003, it has endeavored to be a good community partner. In fact, Chemeketa has invested a substantial amount of resources in building the Yamhill Valley Campus and developing the old mall into the Yamhill Valley Center.

While Chemeketa is supportive of the Three Mile Lane Project it can not be supportive of having Cumulus Drive continue through the college's property. Having Cumulus Drive built directly behind our classroom building would diminish the use and therefore the value of the building by increasing noise and vibrations. Additionally, the loading docks at the rear of the building require adequate clearance for large trucks to properly and safely navigate the area.

I understand that the extension of Cumulus Drive and the "Jug Handle" on ramp are not proposed in the first phase since the funding is not available. However, Chemeketa plans to be a community member for many years, so the future development of Cumulus and the "Jug Handle" will impact the college negatively at some point in the future.

We are hoping your current and future plans will take our position into account so plans may be altered to avoid negatively impacting the Yamhill Valley Center and our campus. We hope to be part of that conversation at future meetings as the development progresses.

Thank you for your time and consideration.

Respectfully yours,

David Hallett

VP Governance and Administration

Chemeketa Community College

503.399.6993

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David Hallett

Vice President, Governance and Administration

Chemeketa Community College

503.399.6993

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