

From: [AnnieDear Chappell](#)
To: [Jamie Fleckenstein](#)
Subject: Re: CONCERNS ABOUT MERLOT DR. ENTY AT COMPTON CREST/BAKER CREEK ROAD
Date: Tuesday, May 14, 2019 12:03:28 PM
Importance: High

Jaime, thank you for sending me this email! I believe my scary situation is testimony !! Yes, this incident is the most current for me, but I've seen some of our youngsters who have been crossing properly, get spooked at the sudden appearance of a vehicle coming around the corner from Baker Creek Road as well, recently. Please do add it. I am still a bit shaken over the experience this morning. That is how close this could have turned into a physical injury from an automobile.

There is NO visibility if you are turning right onto Merlot, from Baker Creek Rd., at Compton Crest and the speed changes from 30 to 35 about 25 feet before our entry/Merlot.

My Best,
AnnieDear Chappell

On May 14, 2019, at 10:31 AM, Jamie Fleckenstein
<Jamie.Fleckenstein@mcminnvilleoregon.gov> wrote:

Hi AnnieDear,

Thank you for sharing your experience. Did you intend for this to be included in your public testimony that is included in the record and provided to the Planning Commission? If so, let me know and I will include it with your previous testimony.

Thank you,

Jamie Fleckenstein, PLA
Associate Planner

City of McMinnville
231 NE 5th Street
McMinnville, OR 97128
(503) 474-4153
jamie.fleckenstein@mcminnvilleoregon.gov

From: AnnieDear Chappell [<mailto:anniedear@gmail.com>]
Sent: Monday, May 13, 2019 8:16 PM
To: Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>
Subject: Re: CONCERNS ABOUT MERLOT DR. ENTY AT COMPTON CREST/BAKER CREEK ROAD

That you so very much! I am on call for Jury duty and may not have time to rush home for a meal and back that way to the planning meeting,
Had a rather 'horrific' experience this evening. I was walking on Zinfandel loop, with bag of items in one hand, and my water in the other hand - and when I got to the Merlot entrance from Baker Creek, looked both ways and stepped into the street and a small compact car whipped around the corner so fast that I froze in middle of my 2nd step into the street, he came screeching to a halt, and I took a minute to acknowledge him that he was stopped for me to cross. I waved thanks and walked to my house on Zinfandel Court (the Cul de Sac).
I am an energetic person, but I was seriously almost hit! I had even looked both ways and listened for traffic before I stepped into Merlot to cross it to get home.
Please if you can, try driving down Merlot, look at our streets, there is no way to make this safe for that much traffic.

My Best,
Anniedear Chappell

On May 13, 2019, at 4:18 PM, Jamie Fleckenstein
<Jamie.Fleckenstein@mcminnvilleoregon.gov> wrote:

Hi Anniedear,

Thank you for providing this testimony regarding the proposed Oak Ridge Meadows development (PDA 3-18/PDA 4-18/S 3-18). Your testimony will be entered into the record and provided to the Planning Commissioners for their consideration.

Thank you,

Jamie Fleckenstein, PLA
Associate Planner

City of McMinnville
231 NE 5th Street
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From: Anniedear Chappell [<mailto:anniedear@gmail.com>]

Sent: Monday, May 13, 2019 4:09 PM

To: Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>

Subject: CONCERNS ABOUT MERLOT DR. ENTY AT COMPTON CREST/BAKER CREEK ROAD

I have very grave concerns about our entry road into your proposed traffic approvals.
I'm writing about The Oak Ridge Meadows application, to be more specific. I've lived in

Compton Crest since 2004 and was the first HOA Secretary. As more homes were built and purchased for Compton Crest Estates, it became clear early on, that Merlot Drive is so narrow, that one cannot park at the entry and wait for the school bus. in fact, a car traveling up from Pinot Noir to Baker Creek Road, while at the same time a car in entering Merlot from Baker Creek, is quite dangerous. I know that one homeowner went to the police station and reported the issue. This was back in 2016!

Zinfandel Court, Zinfandel Loop, are less wide, than the standard city streets, just across from us. Those streets can fit parking on both sides with room to spare for trucks and cars two way passing. Our neighborhood cannot possibly fit y our 1200 car traffic.

My Best,
Anniedear Chappell
1334 NW Zinfandel Ct.
Mac, 97128