

Heather Richards

From: Barbara Boyer <gourmethay@onlinemac.com>
Sent: Friday, June 21, 2019 8:24 AM
To: Heather Richards
Cc: David Koch; Jeff Towery
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf

This message originated outside of the City of McMinnville.

Thank you Heather – Its too bad the elected officials (council members) don't get the chance to engage with the community on this matter.

Enjoy today.

Looking forward,
Barbara

From: [Heather Richards](#)
Sent: Friday, June 21, 2019 6:55 AM
To: [Barbara Boyer](#)
Cc: [David Koch](#) ; [Jeff Towery](#)
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf

Barbara,

The Council received the full public record, including your letter, four weeks ago in a binder clearly delineating all of the materials and testimony.

Heather Richards
Sent from my Iphone

On Jun 21, 2019, at 6:49 AM, Barbara Boyer <gourmethay@onlinemac.com> wrote:

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I am aware of all the laws regarding this matter.

When I read the aggressive action items on the agenda for June 25th – we felt our letter would be lost and the summary the council received does not adequately convey our technical concerns.

Enjoy this day and thank you for your service.

Looking forward,
Barbara Boyer

From: [Scott Hill](#)
Sent: Thursday, June 20, 2019 9:00 PM
To: [Barbara Boyer](#)
Cc: [Heather Richards](#) ; [David Koch](#) ; [Jeff Towery](#)
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at [503-434-7311](tel:503-434-7311). Mayor

Sent from my iPad

On Jun 20, 2019, at 8:54 PM, Barbara Boyer <gourmethay@onlinemac.com> wrote:

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Hello City Council Members – Just in case the letter from the Yamhill Soil and Water Conservation District's gets lost with the many ordinances and resolution you are to take action on for the June 25, 2019 meeting we thought you should see our concerns.

We are your local conservations district and feel the development of a wetland is not in the best interest of its residence.

If you do approve this item – we suggest the mitigation take place in Yamhill County and not Polk County as stated in the application.

Thank you.

Barbara Boyer
Board Chair

<We sent you safe versions of your files>

<YSWCD Baker Creek Development letter_4-15-19.pdf>

Heather Richards

From: Scott Hill
Sent: Thursday, June 20, 2019 9:01 PM
To: Barbara Boyer
Cc: Heather Richards; David Koch; Jeff Towery
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Heather Richards

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Board Chair

<We sent you safe versions of your files>

<YSWCD Baker Creek Development letter_4-15-19.pdf>

Heather Richards

From: Barbara Boyer <gourmethay@onlinemac.com>
Sent: Friday, June 21, 2019 10:59 AM
To: Remy Drabkin
Cc: Tom Schauer; Heather Richards; David Koch
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf

This message originated outside of the City of McMinnville.

This is the response I expected.
Thank you.

From: [Remy Drabkin](#)
Sent: Friday, June 21, 2019 9:41 AM
To: [Barbara Boyer](#)
Cc: [Tom Schauer](#) ; [Heather Richards](#) ; [David Koch](#)
Subject: RE: YSWCD Baker Creek Development letter_4-15-19.pdf

Dear Barbara,

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record.

Remy Drabkin
City Council
Ward 3
Remy.Drabkin@mcminnvilleoregon.gov

From: Barbara Boyer [mailto:gourmethay@onlinemac.com]
Sent: Thursday, June 20, 2019 8:50 PM
To: Scott Hill <Scott.Hill@mcminnvilleoregon.gov>; Kellie.Menke@mcminnvilleoregon.gov; Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>
Cc: Jeff Towery <Jeff.Towery@mcminnvilleoregon.gov>
Subject: YSWCD Baker Creek Development letter_4-15-19.pdf

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Thank you.

Barbara Boyer
Board Chair

Heather Richards

From: Remy Drabkin
Sent: Thursday, June 20, 2019 11:24 AM
To: RICK THOMAS
Cc: Tom Schauer; Heather Richards; David Koch
Subject: RE: Public Hearing Request

Rick and Linda,

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at 503-434-7311

Remy Drabkin
City Council
Ward 3
Remy.Drabkin@mcminnvilleoregon.gov

From: RICK THOMAS [mailto:rthomas26345@msn.com]
Sent: Thursday, June 20, 2019 10:51 AM
To: Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: Public Hearing Request

This message originated outside of the City of McMinnville.

We are asking that a public hearing be held before approval of the Premier Property Development on June 25 2019.

Thank you,

Rick and Linda Thomas
2631 NW Merlot Dr.
McMinnville, OR 97128

Heather Richards

From: Scott Hill
Sent: Tuesday, June 18, 2019 10:40 PM
To: Catherine Olsen
Cc: Heather Richards; David Koch
Subject: Re: Oak Ridge Meadows, June 25, 2019

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at [503-434-7311](tel:503-434-7311). Mayor Hill

Sent from my iPad

On Jun 18, 2019, at 3:20 PM, Catherine Olsen <cdolsen@earthlink.net> wrote:

This message originated outside of the City of McMinnville.

Premier Development Housing Development, Oak Ridge Meadows

As a quasi-judicial land use matter, we understand you cannot accept any new testimony concerning the Oak Ridge Meadows development and we citizens cannot offer any comments that can be misconstrued as new testimony. But we believe there are many concerns and unanswered questions from the April and May Planning Commission hearings and we were systematically shut down. We respectfully ask that before you approve this application June 25th, you allow a public hearing next month so people can tell you the reasons for their concerns and ask for responsible development in McMinnville.

Steve and Catherine Olsen
2650 NW Pinot Noir Dr.
503-472-5030

Heather Richards

From: Remy Drabkin
Sent: Thursday, June 20, 2019 10:58 AM
To: Catherine Olsen
Cc: Tom Schauer; Heather Richards; David Koch
Subject: RE: Oak Ridge Meadows, June 25, 2019

Steve and Catherine,

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at 503-434-7311

Remy Drabkin
City Council
Ward 3
Remy.Drabkin@mcminnvilleoregon.gov

From: Catherine Olsen [mailto:cdolsen@earthlink.net]
Sent: Tuesday, June 18, 2019 3:19 PM
To: Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>
Subject: Oak Ridge Meadows, June 25, 2019

This message originated outside of the City of McMinnville.

Premier Development Housing Development, Oak Ridge Meadows

As a quasi-judicial land use matter, we understand you cannot accept any new testimony concerning the Oak Ridge Meadows development and we citizens cannot offer any comments that can be misconstrued as new testimony. But we believe there are many concerns and unanswered questions from the April and May Planning Commission hearings and we were systematically shut down. We respectfully ask that before you approve this application June 25th, you allow a public hearing next month so people can tell you the reasons for their concerns and ask for responsible development in McMinnville.

Steve and Catherine Olsen
2650 NW Pinot Noir Dr.
503-472-5030

Heather Richards

From: Jeff Towery
Sent: Tuesday, June 18, 2019 2:54 PM
To: David Koch; Heather Richards
Subject: FW: Meeting - Oak Ridge Subdivision

FYI

Jeff

From: Jeff Towery
Sent: Tuesday, June 18, 2019 2:54 PM
To: 'Mike Colvin' <mikecolvin49@gmail.com>
Subject: Meeting - Oak Ridge Subdivision

Mike,

Thank you for coming to meet with me today. I appreciate the time you took to lay out your concerns. As promised, the City Attorney and I did discuss your request to add the information you left with me to the record for the City Council to consider. Because the Planning Commission closed the record, as it stands right now, I am not able to share the items you provided with the Council. As I said, the Council does have the ability to schedule their own public hearing on this matter. If they do so, the information you shared with me will become part of the record. Thank you for understanding. Take care.

Jeff Towery – CITY MANAGER
503-434-7302



www.mcminnvilleoregon.gov

Heather Richards

From: Scott Hill
Sent: Tuesday, June 18, 2019 10:41 PM
To: Sally Bowdle
Cc: Heather Richards; David Koch
Subject: Re: Oak Ridge Meadows Housing Development

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at [503-434-7311](tel:503-434-7311). Mayor Hill

Sent from my iPad

On Jun 16, 2019, at 9:33 PM, Sally Bowdle <sallyomal@gmail.com> wrote:

This message originated outside of the City of McMinnville.

Dear Mayor Scott Hill,

I am requesting that you grant a public hearing prior to your approval of the Premier Development subdivision. The scheduled meeting date is June 25, 2019, approval of Premier Development Housing Development, Oak Ridge Meadows, Docket Number PDA 318, PDA 418 and S 3-18. I look forward to your thoughtful response.

Respectfully,

Keith & Sally Bowdle
2645 NW Zinfandel Loop
McMinnville, OR 97128

From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: YSWCD Baker Creek Development letter_4-15-19.pdf
Date: Thursday, June 27, 2019 9:19:39 AM
Attachments: [We sent you safe versions of your files.msg](#)
[YSWCD Baker Creek Development letter_4-15-19.pdf](#)

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:30 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: YSWCD Baker Creek Development letter_4-15-19.pdf

From: Barbara Boyer [<mailto:gourmethay@onlinemac.com>]
Sent: Thursday, June 20, 2019 8:50 PM
To: Scott Hill <Scott.Hill@mcminnvilleoregon.gov>; Kellie.Menke@mcminnvilleoregon.gov; Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>
Cc: Jeff Towery <Jeff.Towery@mcminnvilleoregon.gov>
Subject: YSWCD Baker Creek Development letter_4-15-19.pdf

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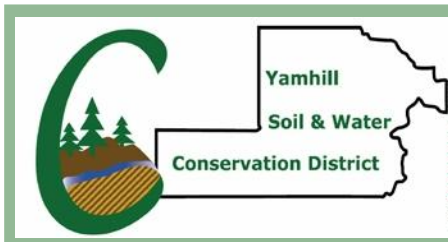
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If you do approve this item – we suggest the mitigation take place in Yamhill County and not Polk County as stated in the application.

Thank you.

Barbara Boyer
Board Chair



Providing Natural Resource Leadership

April 15, 2019

City of McMinnville
Planning Commission
231 NE 5th Street
McMinnville, OR 97128

Re: Opposition to Planned Development Amendment (PDA 3-18/PDA 4-18) & Subdivision (S 3-18) in R4417 01300

Dear McMinnville Planning Commission and City Council Members,

The Yamhill Soil and Water Conservation District (district) is providing this written testimony to communicate its concern of potential impacts to wetland habitat and floodplain function along Baker Creek if plans to develop a residential subdivision in Oak Ridge Meadows by Premier Development, LLC are approved. Our district assists and works with landowners, land managers and other constituents in Yamhill County to protect high value soils, wetlands, riparian areas, wildlife habitat and other natural resources.

The district is concerned with the proposed residential lots and road to be built within tax lot R4417 01300. This parcel displays a variety of wetland characteristics such as wetland plants (various rushes, sedges), elevated ant mounds and vernal pools. Despite it not being listed as a floodplain in the buildable lands inventory, this parcel has flooded on numerous occasions during high rainfall events. The elevation and proximity to Baker Creek make it a natural fit for overland flow. Baker Creek has been channelized and developed for much of its reach. Further restrictions in the available floodplain have the potential to cause downstream damage due to larger and faster flows.

The Willamette Valley has experienced a loss of 57% of its wetland habitat and up to 97% loss of wet prairie habitat. Although this parcel may seem small at 11.47 acres, it's a rare habitat type within McMinnville's UGB and should be preserved as such. Loss of wetlands contributes to decreased flood storage, increased local drought, lowered water quality and loss of unique wildlife habitat.

The district would also like to express concern over the removal of native trees and shrubs along Baker Creek. Forested riparian zones provide essential wildlife corridors and important natural functions to filter water pollutants, aid in bank stabilization, and shade water which provides critical cooling needed for native fish.

Thank you for the opportunity to submit testimony on this proposed development.

Respectfully,

Barbara Boyer

District Chair

cc: Larry Ojua, Executive Director (district)
Amie Loop-Frison, Habitat Conservationist (district)

From: [Barbara Boyer](#)
To: [Heather Richards](#)
Cc: [David Koch](#); [Jeff Towery](#)
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf
Date: Friday, June 21, 2019 8:27:45 AM

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Thank you Heather – Its too bad the elected officials (council members) don't get the chance to engage with the community on this matter.

Enjoy today.

Looking forward,
Barbara

From: [Heather Richards](#)
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To: [Scott Hill](#)
Cc: [Heather Richards](#); [David Koch](#); [Jeff Towery](#)
Subject: Re: YSWCD Baker Creek Development letter_4-15-19.pdf
Date: Friday, June 21, 2019 6:49:56 AM

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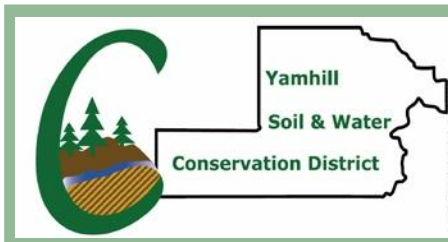
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April 15, 2019

City of McMinnville
Planning Commission
231 NE 5th Street
McMinnville, OR 97128

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Respectfully,

Barbara Boyer

District Chair

cc: Larry Ojua, Executive Director (district)
Amie Loop-Frison, Habitat Conservationist (district)

From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: Premier Development Housing Development, Oak Ridge Meadows
Date: Thursday, June 27, 2019 9:18:26 AM

I am going to start forwarding emails that City Councilors have received as ex parte contact to you for the public record.

Heather Richards, PCED

Planning Director

City of McMinnville

231 NE Fifth Street

McMinnville, OR 97128

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:31 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: Premier Development Housing Development, Oak Ridge Meadows

From: Sally Bowdle [<mailto:sallyomal@gmail.com>]
Sent: Sunday, June 16, 2019 9:46 PM
To: Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: Premier Development Housing Development, Oak Ridge Meadows

This message originated outside of the City of McMinnville.

Dear Adam Garvin,

I am requesting that you grant a public hearing prior to your approval of the Premier Development subdivision. The scheduled meeting date is June 25, 2019, approval of Premier Development Housing Development, Oak Ridge Meadows, Docket Number PDA 318, PDA 418 and S 3-18. I look forward to your thoughtful response.

Respectfully,

Keith & Sally Bowdle
2645 NW Zinfandel Loop
McMinnville, OR 97128

From: [Kellie Menke](#)
To: [Heather Richards](#)
Subject: Fwd: Premier Development Housing Development, Oak Ridge Meadows
Date: Thursday, June 27, 2019 2:42:17 PM

PYR
Sent from my iPhone

Begin forwarded message:

From: Sally Bowdle <sallyomal@gmail.com>
Date: June 17, 2019 at 12:39:04 AM EDT
To: Kellie.Menke@mcminnvilleoregon.gov
Subject: Premier Development Housing Development, Oak Ridge Meadows

This message originated outside of the City of McMinnville.

Dear Kellie Menke,

I am requesting that you grant a public hearing prior to your approval of the Premier Development subdivision. The scheduled meeting date is June 25, 2019, approval of Premier Development Housing Development, Oak Ridge Meadows, Docket Number PDA 318, PDA 418 and S 3-18. I look forward to your thoughtful response.

Respectfully,

Keith & Sally Bowdle
2645 NW Zinfandel Loop
McMinnville, OR 97128

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: Oak Ridge Meadows Housing Development
Date: Thursday, June 27, 2019 1:58:15 PM

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Scott Hill
Sent: Tuesday, June 18, 2019 10:41 PM
To: Sally Bowdle <sallyomal@gmail.com>
Cc: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; David Koch <David.Koch@mcminnvilleoregon.gov>
Subject: Re: Oak Ridge Meadows Housing Development

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at [503-434-7311](tel:503-434-7311). Mayor Hill

Sent from my iPad

On Jun 16, 2019, at 9:33 PM, Sally Bowdle <sallyomal@gmail.com> wrote:

This message originated outside of the City of McMinnville.

Dear Mayor Scott Hill,

I am requesting that you grant a public hearing prior to your approval of the Premier Development subdivision. The scheduled meeting date is June 25, 2019, approval of Premier Development Housing Development, Oak Ridge Meadows, Docket Number PDA 318, PDA 418 and S 3-18. I look forward to your thoughtful response.

Respectfully,

Keith & Sally Bowdle
2645 NW Zinfandel Loop
McMinnville, OR 97128

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: Premier Development Housing Development, Oak Ridge Meadows
Date: Thursday, June 27, 2019 2:25:22 PM

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Remy Drabkin
Sent: Monday, June 17, 2019 3:52 PM
To: Sally Bowdle <sallyomal@gmail.com>
Cc: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; David Koch <David.Koch@mcminnvilleoregon.gov>
Subject: RE: Premier Development Housing Development, Oak Ridge Meadows

Dear Sally and Keith,

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it is considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at 503-434-7311.

Remy Drabkin
City Council
Ward 3
Remy.Drabkin@mcminnvilleoregon.gov

From: Sally Bowdle [<mailto:sallyomal@gmail.com>]
Sent: Sunday, June 16, 2019 9:41 PM

To: Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>

Subject: Premier Development Housing Development, Oak Ridge Meadows

This message originated outside of the City of McMinnville.

Dear Remy Drabkin,

I am requesting that you grant a public hearing prior to your approval of the Premier Development subdivision. The scheduled meeting date is June 25, 2019, approval of Premier Development Housing Development, Oak Ridge Meadows, Docket Number PDA 318, PDA 418 and S 3-18. I look forward to your thoughtful response.

Respectfully,

Keith & Sally Bowdle
2645 NW Zinfandel Loop
McMinnville, OR 97128

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: Oak Ridge Meadows, June 25, 2019
Date: Thursday, June 27, 2019 1:58:34 PM

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

**503-474-5107 (work)
541-604-4152 (cell)**

www.mcminnvilleoregon.gov

From: Scott Hill
Sent: Tuesday, June 18, 2019 10:40 PM
To: Catherine Olsen <cdolsen@earthlink.net>
Cc: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; David Koch <David.Koch@mcminnvilleoregon.gov>
Subject: Re: Oak Ridge Meadows, June 25, 2019

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at [503-434-7311](tel:503-434-7311). Mayor Hill

Sent from my iPad

On Jun 18, 2019, at 3:20 PM, Catherine Olsen <cdolsen@earthlink.net> wrote:

This message originated outside of the City of McMinnville.

Premier Development Housing Development, Oak Ridge Meadows

As a quasi-judicial land use matter, we understand you cannot accept any new

testimony concerning the Oak Ridge Meadows development and we citizens cannot offer any comments that can be misconstrued as new testimony. But we believe there are many concerns and unanswered questions from the April and May Planning Commission hearings and we were systematically shut down. We respectfully ask that before you approve this application June 25th, you allow a public hearing next month so people can tell you the reasons for their concerns and ask for responsible development in McMinnville.

Steve and Catherine Olsen
2650 NW Pinot Noir Dr.
503-472-5030

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: Oak Ridge Meadows, June 25, 2019
Date: Thursday, June 27, 2019 1:57:15 PM

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

**503-474-5107 (work)
541-604-4152 (cell)**

www.mcminnvilleoregon.gov

From: Remy Drabkin
Sent: Thursday, June 20, 2019 10:58 AM
To: Catherine Olsen <cdolsen@earthlink.net>
Cc: Tom Schauer <Tom.Schauer@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; David Koch <David.Koch@mcminnvilleoregon.gov>
Subject: RE: Oak Ridge Meadows, June 25, 2019

Steve and Catherine,

Thank you for your communication. Since, your communication relates to a quasi-judicial land use matter, it considered an ex-parte communication that is strongly discouraged by State law. Your communication has been forwarded to the Planning Department and will be maintained as a public record. I would request that you send all future correspondence regarding this matter directly to the Planning Department. If you have any questions, please contact the McMinnville Planning Department at 503-434-7311

Remy Drabkin
City Council
Ward 3
Remy.Drabkin@mcminnvilleoregon.gov

From: Catherine Olsen [<mailto:cdolsen@earthlink.net>]
Sent: Tuesday, June 18, 2019 3:19 PM
To: Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>

Subject: Oak Ridge Meadows, June 25, 2019

This message originated outside of the City of McMinnville.

Premier Development Housing Development, Oak Ridge Meadows

As a quasi-judicial land use matter, we understand you cannot accept any new testimony concerning the Oak Ridge Meadows development and we citizens cannot offer any comments that can be misconstrued as new testimony. But we believe there are many concerns and unanswered questions from the April and May Planning Commission hearings and we were systematically shut down. We respectfully ask that before you approve this application June 25th, you allow a public hearing next month so people can tell you the reasons for their concerns and ask for responsible development in McMinnville.

Steve and Catherine Olsen
2650 NW Pinot Noir Dr.
503-472-5030

From: [Kellie Menke](#)
To: [Heather Richards](#)
Subject: Fwd: Approval of Premier Development Housing Development Oak Ridge Meadows Docket # PDA 418 and S3-18
Date: Thursday, June 27, 2019 2:41:30 PM

PYR

Sent from my iPhone

Begin forwarded message:

From: Anniedear Chappell <anniedear@gmail.com>
Date: June 18, 2019 at 5:58:46 PM EDT
To: Kellie.Menke@mcminnvilleoregon.gov
Subject: Approval of Premier Development Housing Development Oak Ridge Meadows Docket # PDA 418 and S3-18

This message originated outside of the City of McMinnville.

Greetings, City Council Woman Kellie,

Firstly, Congratulations on being on the City Council! I voted for you because I've seen you as a fair, accurate, get things done person, who would be a key member of our city council just like you were on the Board of my former Church.

Although it has been quite sometime since you saw me at my home on Compton Crest, I felt you would be able to relate to my concerns. If you recall, I am off Baker Creek Road on Merlot.

Traveling off 99W and turning onto Baker Creek Rd., one passes some housing, then the Christian school - 20 MPH, some duplex's and Housing at 30 MPH, and right after Crestbrook, the 35 MPH sign is placed at where Compton Crest begins - the turn on to Merlot and immediate turn of left to Zinfandel Ct., from 35 mph is already a problem as they are coming in too fast for that particular small Road.

Without the new construction, cars from Oak Ridge using Compton Crest, turn onto Merlot, and fast, as well as taking up the entire road, having many close calls from cars leaving through Merlot, even though Oak Ridge have their own exit street and entry road.

Last month, a smaller compact car came so close to hitting me from whipping off Baker to Merlot, proved to me how dangerous it is. I was on the corner of Merlot and Zinfandel Loop, walking home to Zinfandel

Ct. I was on foot, looked both ways, street was clear, no sound of a car coming off Baker Creek, got two steps onto Merlot and at car was there so fast, I froze. It scared both of us, but I know that car was not from Compton Crest. He was able to stop, but it was close.

Merlot is not the usual Mac 'city street' of the same size as those on the golf course side from us. Those older homes can park on each side in front of their homes and still have enough room for the ongoing traffic. - And yet, the Planning Commission says we do not need a separate street for all the new construction!

When I had to call an ambulance to my home several years ago, they could barely get the ambulance parked in the front of our home! There was only 3 other vehicles parked on the street in our Cul-de-Sa and it was very tight for them..

And to ruin the wetlands here? Why is that okay? When did it not become protected?

Those of us at Compton Crest have had several close calls. I would like us to have a public hearing on the road situation and discuss the following:

Can we get the city to exchange the speed sign nearest us, from 35 down to 30? We have no stop signs or lights on Baker Creek to protect the children, wildlife and humans from drivers on this stretch of Baker Creek.

Can we get commentary from someone in charge of Ambulance and Fire Truck traffic safety and police, to look at the small street of ours, Merlot and our shared street Pinot Noir and tell us how they plan to get to the new homes if there is even 1 small truck parked in front of a home at Compton Crest? Do they see this as a non issue and can assure us that adding 150 homes won't be an obstruction for them?

Perhaps the City should put in the road FIRST? From their home sites, through Les Toth's Wetlands, down through the next connecting street?

Compton Crest pays high taxes, and yet, our Estanted area will decrease in value with the new construction. We are just asking for an extra road to Baker Creek for safety.

My Best,

*AnniDear Chappell
1334 NW Zinfandel Ct.*

McMinnville, OR 97128

13 year Resident at Compton Crest

From: [Kellie Menke](#)
To: [Heather Richards](#)
Subject: Fwd: Oak Ridge Development
Date: Thursday, June 27, 2019 2:39:42 PM

Sent from my iPhone

Begin forwarded message:

From: Eleanor Kittelson <eleanorkittelson@yahoo.com>
Date: June 24, 2019 at 4:52:51 PM EDT
To: "Kellie.Menke@mcminnvilleoregon.gov"
<Kellie.Menke@mcminnvilleoregon.gov>,
"Zack.Geary@mcminnvilleoregon.gov" <Zack.Geary@mcminnvilleoregon.gov>
Cc: "Remy.Drabkin@mcminnvilleoregon.gov"
<Remy.Drabkin@mcminnvilleoregon.gov>,
"Adam.Garvin@mcminnvilleoregon.gov"
<Adam.Garvin@mcminnvilleoregon.gov>,
"Wendy.Stassens@mcminnvilleoregon.gov"
<Wendy.Stassens@mcminnvilleoregon.gov>,
"Sal.Peralta@mcminnvilleoregon.gov" <Sal.Peralta@mcminnvilleoregon.gov>,
"Scott.Hill@mcminnvilleoregon.gov" <Scott.Hill@mcminnvilleoregon.gov>
Subject: Oak Ridge Development

This message originated outside of the City of McMinnville.

Dear Councilors and Mr. Mayor:

My husband and I live in Northwest McMinnville, in The Mahon Farm subdivision (the 3rd neighborhood east of Oak Ridge). As I'm unable to attend tomorrow's City Council meeting, I want to share a bit of information presented by the Stafford Land Company at their community meeting last fall regarding the proposed Baker Creek North development.

At that time, several people in attendance voiced concerns about construction traffic and how it would impact current residents of Oak Ridge and neighbors to the east. The response was quite clear that Shadden Drive would be the very first road constructed, not only for Stafford's project, but also to facilitate Premier Development's new project adjacent to the Stafford Land development. In fact, this point was made several times, leading me to conclude that Premier intended to use the new Shadden Drive for most, if not all, their access to this project. And that these developers are in communication to coordinate their efforts. While this might not be the case, it was certainly intimated.

Beyond this small bit of information, I'd like you to know that we also have concerns about any construction and/or fill-in that would/might damage the environmentally sensitive wetlands and their lively wildlife and ecology. We hope you will take seriously the information from the Friends of Baker Creek as well as the Yamhill Soil and Water Conservation District, all of which is highly credible.

Thank you for your time.

Eleanor Kittelson

Mobile: 253-732-9294

eleanorkittelson@yahoo.com

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: Oak Ridge Development
Date: Thursday, June 27, 2019 5:30:37 PM

Heather Richards, PCED
Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Sal Peralta
Sent: Thursday, June 27, 2019 3:41 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: Fwd: Oak Ridge Development

Sent from my iPhone

Begin forwarded message:

From: Eleanor Kittelson <cleanorkittelson@yahoo.com>
Date: June 24, 2019 at 1:52:51 PM PDT
To: "Kellie.Menke@mcminnvilleoregon.gov" <Kellie.Menke@mcminnvilleoregon.gov>,
"Zack.Geary@mcminnvilleoregon.gov" <Zack.Geary@mcminnvilleoregon.gov>
Cc: "Remy.Drabkin@mcminnvilleoregon.gov" <Remy.Drabkin@mcminnvilleoregon.gov>,
"Adam.Garvin@mcminnvilleoregon.gov" <Adam.Garvin@mcminnvilleoregon.gov>,
"Wendy.Stassens@mcminnvilleoregon.gov" <Wendy.Stassens@mcminnvilleoregon.gov>,
"Sal.Peralta@mcminnvilleoregon.gov" <Sal.Peralta@mcminnvilleoregon.gov>,
"Scott.Hill@mcminnvilleoregon.gov" <Scott.Hill@mcminnvilleoregon.gov>
Subject: Oak Ridge Development

This message originated outside of the City of McMinnville.

Dear Councilors and Mr. Mayor:

My husband and I live in Northwest McMinnville, in The Mahon Farm subdivision (the 3rd neighborhood east of Oak Ridge). As I'm unable to attend tomorrow's City Council meeting, I want to share a bit of information presented by the Stafford Land Company at their community meeting last fall regarding the proposed Baker Creek North development.

At that time, several people in attendance voiced concerns about construction traffic and how it would impact current residents of Oak Ridge and neighbors to the east. The response was quite clear that Shadden Drive would be the very first road constructed, not only for Stafford's project, but also to facilitate Premier Development's new project adjacent to the Stafford Land development. In fact, this point was made several times, leading me to conclude that Premier intended to use the new Shadden Drive for most, if not all, their access to this project. And that these developers are in communication to coordinate their efforts. While this might not be the case, it was certainly intimated.

Beyond this small bit of information, I'd like you to know that we also have concerns about any construction and/or fill-in that would/might damage the environmentally sensitive wetlands and their lively wildlife and ecology. We hope you will take seriously the information from the Friends of Baker Creek as well as the Yamhill Soil and Water Conservation District, all of which is highly credible.

Thank you for your time.

Eleanor Kittelson
Mobile: 253-732-9294
eleanorkittelson@yahoo.com

From: [Kellie Menke](#)
To: [Heather Richards](#)
Subject: Fwd: City Council Hearing on 6/25
Date: Thursday, June 27, 2019 2:43:48 PM

Sent from my iPhone

Begin forwarded message:

From: Lon Skene <lon6487@gmail.com>
Date: June 27, 2019 at 5:40:02 PM EDT
To: Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>
Subject: Re: City Council Hearing on 6/25

This message originated outside of the City of McMinnville.

Thanks for responding Kellie, I searched google for my ward and the city website had outdated Council information.

Congrats to your daughter and safe travels!

Sincerely,
Lon

Sent from my iPhone

On Jun 27, 2019, at 12:50 PM, Kellie Menke
<Kellie.Menke@mcminnvilleoregon.gov> wrote:

Zach Gary, not Alan Ruden is the new Ward 2 Rep. I have read my packet and plan to be at the hearing in July. I told the Mayor before I left that I favored a hearing.

I am in North Carolina today for our daughter's Change of Command ceremony. She is a Lt Colonel in the Marine Corps. Just had to be here.

Sent from my iPhone

On Jun 25, 2019, at 11:51 PM, Lon Skene
<lon6487@gmail.com> wrote:

This message originated outside of the City of
McMinnville.

Hi Kellie and Alan,

My name is Lon Skene, I reside at 2578 NW Merlot Dr.
in Mac making me a constituent in Ward 2. A constituent
who is currently present at tonight's city council meeting
that is severely disappointed that neither of you are
present when a matter on the agenda has a direct impact
on your Ward. At the least one of you should be here!

Said matter pertains to Ordinance 5065 & 5069, these
two issues will severely impact the livability of our
neighborhood due to the traffic increase of roughly 1000
more vehicles per day over the next 5 years. It will also
ruin the lovely wetlands my family and I have come to
enjoy bringing deer, birds of all types as well as a variety
of frogs and toads we see on our walks at the end of
Pinot Noir Dr.

I implore you both to visit me and my neighbors to hear
from those being impacted by the Premier Homes
development slotted to go in. I work from home and
invite both of you to come by and introduce yourselves
and see how nice our neighborhood is before it's ruined.
If you'd like to call me instead please feel free to do that
instead, my number is 503-917-1048.

Regards,

Lon Skene

Sent from my iPhone

From: [Heather Richards](#)
To: [Sarah Sullivan](#)
Subject: FW: June 14 Council Meeting Question
Date: Thursday, June 27, 2019 2:28:48 PM

Oak Ridge Meadows Public Records Request

Heather Richards, PCED

Planning Director

City of McMinnville

231 NE Fifth Street

McMinnville, OR 97128

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Heather Richards
Sent: Wednesday, June 5, 2019 12:19 PM
To: Jeff Towery <Jeff.Towery@mcminnvilleoregon.gov>
Subject: FW: June 14 Council Meeting Question

Please see below. Yamhill Soil and Water Conservation District has expressed an interest in testifying at the CC meeting for the Oak Ridge Meadows project.

Heather Richards, PCED

Planning Director

City of McMinnville

231 NE Fifth Street

McMinnville, OR 97128

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Melissa Bisset
Sent: Wednesday, June 5, 2019 10:28 AM
To: Loop-Frison, Amie - NRCS-CD, McMinnville, OR <amie.loop-frison@or.nacdnet.net>
Cc: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>; David Koch <David.Koch@mcminnvilleoregon.gov>
Subject: RE: June 14 Council Meeting Question

Hi Amie,

The Planned Development Amendments (PDA 3-18, PDA 4-18) and Tentative Subdivision Plan (S 3-18) associated with the Oak Ridge Meadows Project are scheduled for the June 25th City Council Meeting as Ordinances for Council's consideration, under Action Items on the agenda. At the Council meeting, they will have the choice to adopt the Ordinance or elect to hold a public hearing.

Per Section 17.72.130-Public Hearing Process of the McMinnville Zoning Ordinance:

6. Upon receipt of the Planning Commission to recommend approval the Council shall:
 - a. Based on the material in the record and the findings adopted by Commission and transmitted to the City Council, adopt an ordinance effecting the proposed change, or;
 - b. Call for a public hearing on the proposal subject to the notice requirements stated in Section 17.72.120(D)-(F).

As an action item on the agenda, and if a public hearing is not called for, there would not be the opportunity for further testimony, either from the public or from the applicant. A staff report would be presented to the Council, followed by deliberation and a vote. The City Council will be provided the full record of the Planning Commission public hearings.

Please note that a consideration of the Council will be the application decision time limit. By state law, there is a time limit in which the City must take final action on a land use application, including resolution of appeals. That time limit is fast approaching based on the anticipated timeline for the City Council meeting, appeal period, and potential meeting dates to hear an appeal.

Melissa Bisset, CMC, IPMA-CP
City Recorder
City of McMinnville
230 NE Second Street
McMinnville, OR 97128
503-435-5702



PUBLIC RECORDS LAW DISCLOSURE: Messages to and from this e-mail address are public records of the City of McMinnville and may be subject to public disclosure. This e-mail is subject to

the State Retention Schedule.

From: Loop-Frison, Amie - NRCS-CD, McMinnville, OR <amie.loop-frison@or.nacdnet.net>
Sent: Wednesday, June 5, 2019 8:51 AM
To: Melissa Bisset <Melissa.Bisset@mcminnvilleoregon.gov>
Subject: June 14 Council Meeting Question

This message originated outside of the City of McMinnville.

Hi Melissa,

I wasn't sure who to contact about this, but I had a member of the Friends of Baker Creek neighborhood give me your contact information regarding the upcoming city council meeting and the possibility of the Baker Creek housing development issue being on the agenda? I reviewed the agenda for June 14th and did not see this listed. Do you know when this topic is slated for coverage or is there someone else I should contact about this? My Board of Directors has an interest in either attending the meeting or submitting comment prior to. Thanks for any help you can provide!

Amie Loop-Frison
Habitat Conservationist
Yamhill Soil & Water Conservation District
2200 SW 2nd St.
McMinnville, OR 97128
(503) 376-7611
www.yamhillswcd.org
amie.loop-frison@or.nacdnet.net

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From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: Oak Ridge Development
Date: Thursday, June 27, 2019 9:20:40 AM

Heather Richards, PCED
Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:30 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: Oak Ridge Development

From: Eleanor Kittelson [<mailto:eleanorkittelson@yahoo.com>]
Sent: Monday, June 24, 2019 1:53 PM
To: Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>
Cc: Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Scott Hill <Scott.Hill@mcminnvilleoregon.gov>
Subject: Oak Ridge Development

This message originated outside of the City of McMinnville.

Dear Councilors and Mr. Mayor:

My husband and I live in Northwest McMinnville, in The Mahon Farm subdivision (the 3rd neighborhood east of Oak Ridge). As I'm unable to attend tomorrow's City Council meeting, I want to share a bit of information presented by the Stafford Land Company at their community meeting last fall regarding the proposed Baker Creek North development.

At that time, several people in attendance voiced concerns about construction traffic and how it would impact current residents of Oak Ridge and neighbors to the east. The response was quite clear that Shadden Drive would be the very first road constructed, not only for Stafford's project, but also to facilitate Premier Development's new project adjacent to the Stafford Land development. In fact, this point was made several times, leading me to conclude that Premier intended to use the new Shadden Drive for most, if not all, their access to this project. And that these developers are in communication to coordinate their efforts. While this might not be the case, it was certainly intimidating.

Beyond this small bit of information, I'd like you to know that we also have concerns about any construction and/or fill-in that would/might damage the environmentally sensitive wetlands and their lively wildlife and ecology. We hope you will take seriously the information from the Friends of Baker Creek as well as the Yamhill Soil and Water Conservation District, all of which is highly credible.

Thank you for your time.

Eleanor Kittelson

Mobile: 253-732-9294

eleanorkittelson@yahoo.com

From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: June 25, 2019 City Council Meeting - public hearing request regarding Oak Ridge Meadows
Date: Thursday, June 27, 2019 9:19:51 AM

Heather Richards, PCED

**Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128**

503-474-5107 (work)

541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:30 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: June 25, 2019 City Council Meeting - public hearing request regarding Oak Ridge Meadows

From: Carmen Mendenhall [<mailto:CMendenhall@PMCMAC.com>]
Sent: Friday, June 21, 2019 11:41 AM
To: Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: June 25, 2019 City Council Meeting - public hearing request regarding Oak Ridge Meadows

This message originated outside of the City of McMinnville.

Regarding the Oak Ridge Meadows housing development by Premier Development, I respectfully request a public hearing be held on this development's application **prior** to Council approval of the application.

Thank You,

Carmen Mendenhall

Home owner, Compton Crest

From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: Oak Ridge Meadows, June 25, 2019
Date: Thursday, June 27, 2019 9:18:36 AM

Heather Richards, PCED
Planning Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

www.mcminnvilleoregon.gov

From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:31 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: Oak Ridge Meadows, June 25, 2019

From: Catherine Olsen [<mailto:cdolsen@earthlink.net>]
Sent: Tuesday, June 18, 2019 3:21 PM
To: Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: Oak Ridge Meadows, June 25, 2019

This message originated outside of the City of McMinnville.

Premier Development Housing Development, Oak Ridge Meadows

As a quasi-judicial land use matter, we understand you cannot accept any new testimony concerning the Oak Ridge Meadows development and we citizens cannot offer any comments that can be misconstrued as new testimony. But we believe there are many concerns and unanswered questions from the April and May Planning Commission hearings and we were systematically shut

down. We respectfully ask that before you approve this application June 25th, you allow a public hearing next month so people can tell you the reasons for their concerns and ask for responsible development in McMinnville.

Steve and Catherine Olsen
2650 NW Pinot Noir Dr.
503-472-5030

From: [Heather Richards](#)
To: [Sarah Sullivan](#); [Jamie Fleckenstein](#)
Subject: FW: Public Hearing Request
Date: Thursday, June 27, 2019 9:19:22 AM

Heather Richards, PCED
Planning Director
City of McMinnville
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From: Adam Garvin
Sent: Tuesday, June 25, 2019 10:30 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: FW: Public Hearing Request

From: RICK THOMAS [<mailto:rthomas26345@msn.com>]
Sent: Thursday, June 20, 2019 10:51 AM
To: Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: Public Hearing Request

This message originated outside of the City of McMinnville.

We are asking that a public hearing be held before approval of the Premier Property Development on June 25 2019.

Thank you,

Rick and Linda Thomas
2631 NW Merlot Dr.

McMinnville, OR 97128