

From: [Jamie Fleckenstein](#)
To: [Sarah Sullivan](#)
Subject: FW: Oak Ridge Meadows Sub-Division, Public Hearing July 23, 2019
Date: Monday, July 15, 2019 3:08:59 PM
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Another testimony received...

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Sent: Monday, July 15, 2019 2:57 PM
To: Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>
Subject: Oak Ridge Meadows Sub-Division, Public Hearing July 23, 2019

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This message originated outside of the City of McMinnville.

July 15, 2019

Re: Oak Ridge Meadows Sub-Division, Public Hearing July 23, 2019



Plans have been made for Great Neighborhoods throughout Mac, but it only seems that will apply to neighborhoods whose permits were applied for AFTER that decision was made – S.O.L to those of you affected by already applied for neighborhoods (less safety, more traffic), we aren't going to let you have that. You Lose, Developer Wins.

Decisions have been made to make saving natural areas priorities – but only when the development that would be affected by them isn't applied for yet. Sorry Baker Creek Wetlands, we are going to destroy you (sorry animals, sorry homeowners whose homes WILL flood and frequently). You Lose, Developer Wins.

Neither sounds right and neither is.

A decision, based on business factors (a recession, a housing market bubble bursting, etc), led Premier to delay the development of this part of their land holdings. With any business decisions comes risk. That's business. Premier should not be allowed to avoid the business risk they took on when they made that decision years ago and our three neighborhoods should not be the ones to bear it.

We, the existing neighborhoods affected, should not have to shoulder all the downfalls of their decision to delay.

- Increased traffic on narrow streets that are BARELY wide enough for two parked cars and a standard full-sized truck to navigate between.
- Less safety taking ourselves, our kids, our pets on walks, or bike rides through the neighborhood. All things Great Neighborhoods are supposed to provide to their inhabitants. These are all things you are telling us we will lose; and face it, we will never get them back to the same level we've enjoyed. Once our safety and security are gone, they are gone. This goes entirely against the Great Neighborhood principal.
- Annual flooding of homes – for both existing and new homes located in the flood plain/wetland. This completely ignores the directive of saving natural areas. Nature is an amazing thing on its own, and when left to act as it is supposed to it protects us. But, when we mess with it, it hits us hard. The wetland is Mother Nature's flood control – or what's left of it after everything else you've approved has altered it (tiled filbert orchards, e.g.) – you take the rest of it and it won't be a matter of if, but when, how often, and how damaging the floods are that happen.

It's the City's duty to protect its citizens, to maintain the livability of its citizens, to protect the safety of its citizens and by letting the development proceed as is, based on OLD permitting and EVEN OLDER flood reports while not even asking for the most current flood data is the City NOT DOING IT'S DUTY.

I've heard that there isn't any way to make Stafford develop Shadden because they haven't even applied for permits yet. Ok. But then think outside the box; maybe, while waiting for a new 2019 flood report, come up with a solution that allows the extension of Shadden to be developed for more than just an emergency/fire lane. Why can't the City, Stafford, and Premier be good neighbors to all of us and come up with a way for the extension of Shadden to happen now so the development of the Premier property (wetlands excluded) can happen without harming the Great Neighborhoods that already exist in Crestbrook, Compton Crest, and Oakridge?

Stopping the development has never been the point, the point has been to protect the wetlands that protects the homes around it from devastating floods; and to protect the neighborhoods that are already established from losing their already Great Neighborhood properties and identities.

Progress isn't trying to be stopped, but we can't be good neighbors if we don't treat each other with respect. And isn't that the jist of the Great Neighborhood idea, to be good neighbors to one another?

Placing five years of construction and construction vehicles, 1,000 – 1,200 more car trips/day, and creating inevitable flooding on the backs of our neighborhoods isn't respecting us at all. That's not understanding the impact on us, it's not being a good neighbor to us.

The only one you, as a City, are showing you care about, is the developer, their bottom line, and the taxes it will generate for the City. You aren't showing us you care about us in the least because if you were you would ask for a new flood study, you would make more effort into finding a way for a direct access to Baker Creek Rd that isn't through existing neighborhoods, and you would care about the wetland.

Carmen Mendenhall
Compton Crest homeowner