

May 16, 2019

Testimony to Planning Commission: Read the complete letter my husband, Steve, and I submitted May 8th about our concerns regarding part of this development at the Planning Department website.

I am Catherine Olsen; I live at 2650 NW Pinot Noir Dr.

Tonight I would like to ask the Commission to preserve the current 11.47 wetlands and drainage basin acreage as a nature preserve. Our reasoning is supported by referenced policies from the McMinnville Comprehensive Plan - Goals & Policies.

These 11.47 acres are a unique feature of our McMinnville urban ecosystem and would anchor a piece of nature in the City's proposed nature trail. We believe the following policies in the McMinnville Comprehensive Plan support our request for this basin to be set aside as a nature preserve.

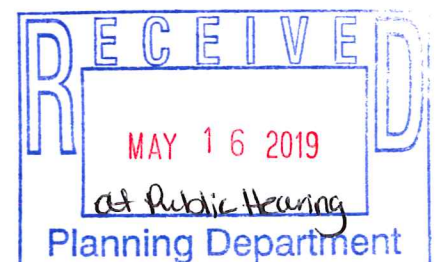
SLIDE: GOAL VII 3: "TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY

Policies 160.00, 161.00, 163.00, 163.05, 164.00, 166.00, 167.00, 168.00 and 169.00 pages 52 & 53

This is a unique natural basin. The above stated policies provide for the retention of "distinctive natural features and areas...in future urban development's". We ask the Commission to view this application through the lens of preserving this area rather than for the development of a few homes and a dead-end road.

Premier proposes nature trails with benches for viewing the wetlands and a small park with playground equipment. Playground equipment is not a natural fit for wildlife viewing. It just does not make sense. The liability for The Meadows HOA until 2032 just adds costs to that HOA. Premier's proposal looks very good on paper but we ask you to consider the unknown costs that will be the responsibility of The Meadows HOA.

- ≈ Trail maintenance
- ≈ Creek erosion
- ≈ Bark chip expense on the trails
- ≈ Playground maintenance and upkeep in the small park
- ≈ Extra bark chip maintenance & trail repair after wetlands flooding.
- ≈ The HOA will need to carry liability insurance for the playground and the nature trails.



≈ ~~The HOA will need to carry liability insurance for the playground and the nature trails.~~

While Parks and Rec hopes to have funding by 2032, there is no guarantee that it will become part of the McMinnville park system. It is the Planning Department's conjecture that the Parks Dept. will "find the money" in their budget to take on an additional 5.6 acres of parkland. The tiny preservation proposed by Premier will seriously impact the current wildlife habitat and natural area they claim to want to preserve. What's the point of benches if there's nothing to see?

SLIDE:	RESIDENTIAL DESIGN POLICIES Policy 80.00 page 21
"In proposed residential development distinctive or unique natural features such as wooded areas, isolated preservable trees and drainage swales shall be preserved wherever feasible."	

There is a lone oak tree in a copse of trees on or near Lots 1 & 2 of Premier's application. This tree is over 80 years old; it and the surrounding trees and bushes provide valuable habitat for birds and small wildlife. We feel this is another valuable feature of this unique area and deserves to be preserved as a natural legacy for future generations.

PARKS AND RECREATION GOAL VII; Proposal 29.00 page 53
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The methods of developing and maintaining the smaller parks in a manner less expensive to the City should be encouraged and explored. The developer has indicated the City will take over the .85 acre park, wetlands and nature trails in 2032; we feel designating this as a nature preserve vs. a small playground with trails, with its associated costs, would better meet the goals proposed in 29.00.

If time permits

SLIDE:	Chapter VII – COMMUNITY SERVICES – STORM DRAINAGE pages 48 & 49
Policy 142.00 "The city of McMinnville shall insure that adequate storm water drainage is provided in urban developments." Policy 143.00 "The City of McMinnville shall encourage the retention of natural drainage ways for water drainage." Chapter 17.48 F-P FLOOD AREA ZONE [attachment #4] "The purpose of a floodplain is to establish and regulate land uses in those areas designated as hazardous due to periodic flooding in order to protect the community from financial burdens through flood damage losses. Further this zone is intended to protect natural floodways and drainage ways from encroachment by uses and/or indiscriminate land filling or diking which may adversely affect the overall stream and downstream flood levels. Finally, the floodplain zone shall set aside an area which shall for the most part, be preserved in its natural state to provide open spaces, natural habitats, and recreational places."	

Storm drainage policies talk of protecting the community from flood damage losses, protecting natural floodways and drainage and to set aside areas to be preserved in its natural state to provide open spaces, natural habitats, and recreational places. We feel the development of a

few homes on these wetlands and drainage basin would have an impact on proper storm water drainage and would be counter to these policies.

(1) we were concerned about the safety of the proposed development

(2) Friends of Baker Creek spent their own money to go out and do the study that the applicant should have done

(3) this was a professional hydrology study, done by competent engineers

(4) it shows that the City's numbers were based on studies from 1983

(5) there have been dramatic changes in the watershed since then

(6) the study concluded that there is an urgent need for revising the floodplain maps in the Baker Creek basin

(7) it specifically found that this portions of this development will be in the floodplain

(8) it would place unacceptable risks to the future residents of the development, as well people downstream, not to mention liability to the City for approving the development with this knowledge.

The only real option is for the Planning Commission to deny this application.

This natural area should be preserved. We want great neighborhoods and, looking forward to McMinnville's future, this natural urban jewel should be preserved for future generations.

Thank you,