

Friends of Baker Creek
Mike Blain

ACCESS TO OAK RIDGE MEADOWS
A MUCH BETTER ALTERNATIVE BECAME AVAILABLE IN 2018

Our group understands that Pinehurst street was approved as the primary access street to Oak Ridge Meadows in 2005. But, we ask the Commissioners to please look at Premier's Exhibit 26 map. – The only reason Pinehurst was approved was because it was the ONLY option in 2005 (even though Pinehurst is ½ mile east of Oak Ridge Meadows, it was the closest "thru" street to the east. And there were no "thru" streets to the west).

BUT SEVERAL FACTORS HAVE CHANGED SINCE 2005 THAT HAVE ELIMINATED PINEHURST AS AN ACCESS STREET FOR AT LEAST THE NEXT 4-5 YEARS.

- Premier gave up an option to buy the 15 acres (in 2008?) that connected their property to Pinehurst street.
- Les and Kathleen Toth bought those 15 acres in approximately 2008.
- Our Exhibit #1 on the following page is a letter from Les Toth stating that he is not willing to sell this property – or to give Premier roadway access to Pinehurst.
- Les Toth's letter mentions that part of this property is floodplain. The picture on our Exhibit #2 clearly shows that part of any future road extension to Pinehurst would have to pass through floodplain property. Doesn't McMinnville have rules against building roads or houses on floodplain property?

THE "ACCESS" FACTOR WE MENTIONED THAT CHANGED FOR THE BETTER IS THAT SHADDEN STREET WAS CONNECTED TO COTTONWOOD STREET IN 2018 – AND BECAME AN AVAILABLE "THRU" STREET ON THE SOUTH SIDE OF BAKER CREEK ROAD. SHADDEN STREET IS DIRECTLY SOUTH OF OAK RIDGE MEADOWS. THE FACTORS THAT MAKE IT A BETTER ACCESS CHOICE ARE:

- Premier's Exhibit #26 map shows that the intersection of Baker Creek Road and Shadden (on the south side of BCR) is only 200-300 yards due south of the proposed Oak Ridge Meadows Development. That is much shorter than any options to the east of Oak Ridge Meadows (Pinehurst would have required a ¾ mile commute just to reach Baker Creek road).
- Shadden is the first thru street west of Michelbook golf course. AND it is almost equal distance between Hill Road and Michelbook Lane – so it will become a major N/S connector street in the future.
- None of the access streets Premier is now proposing (all to the east) are thru streets (Pinot, Oak Ridge, or Merlot).

SINCE SHADDEN STREET WILL BECOME THE OBVIOUS "PRIMARY ACCESS STREET" FOR THE FUTURE RESIDENTS OF OAK RIDGE MEADOWS IN 1-2 YEARS – WE THINK THERE ARE SEVERAL ADVANTAGES OF THE CITY DECLARING SHADDEN THE PRIMARY ACCESS STREET NOW.

- Shadden will provide future residents a much shorter, flatter, and more convenient route to Baker Creek road.
- Even though the application goes to great lengths to make readers "think" that Shadden won't become a permanent access street. It is obvious that Shadden will be extended across Baker Creek road in the near future.
- The map on our exhibit #3 – clearly shows that Shadden street will clearly become a primary access street for Stafford's new northside development in a very short time (the map picture was taken at Stafford's neighborhood meeting, then matched up with Premier's exhibit 26 map). Their application is only 60-90 days behind Premier's).

RECEIVED

APR 10 2019

COMMUNITY DEVELOPMENT
CENTER

- Notice that Premier's maps simply change the roads name to Pinehurst as soon as it touches Premier property. It appears that this was done to confuse readers by claiming that the section of Pinehurst in the wetlands will meet several goals/policies of the Comprehensive Plan. But in truth, it is really the upper N/W section (that is really an extension of Shadden) that meets those goals/policies. And the lower section doesn't meet a single one!!
- If Commissioners will reread Premier's application, you will see that the lower section of Pinehurst doesn't meet a single goal/policy for either streets or bike paths. (#78.00; 117.00; 119.00; 132.32; 132.41 etc).

POTENTIAL ROADBLOCKS TO NAMING SHADDEN STREET THE PRIMARY ACCESS STREET TO OAK RIDGE MEADOWS? – We have no idea of the legal issues to the city. BUT, we figure that if Premier can propose three less qualified and less efficient roads as access (Pinehurst, Oak Ridge, and Merlot), then the city should be able to make them name the best – and only qualified street as the primary access street.

- The Pinehurst name (for a street that doesn't connect to Pinehurst) would confuse all fire, police and emergency vehicle. Naming the street Shadden fits the city emergency system much better.

SHORT TERM ACCOMODATIONS THAT MAY BE NEEDED UNTIL SHADDEN STREET BECOMES A PERMANENT CITY STREET. IS STAFFORD PLANNING TO IMPROVE SHADDEN STREET THIS YEAR OR NEXT YEAR? WE DON'T KNOW.

- 1) If they make Shadden phase 3, so a permanent street isn't available for a year or two – it is fine with us if pinot noir remain the only access road for Oak Ridge Meadows residents during that period. That option is better for ORM residents than a phony low road that connects back up to Pinot anyway. (all 7 developments between Pinehurst and Doral have only one access road. Oak Ridge Meadows residents could do this short term).
- 2) During development and construction phase, Why can't Premier use the so called emergency road for trucks and heavy equipment?
 - A. If this gravel road is robust enough for heavy fire trucks, it should be strong enough to handle dump trucks and heavy equipment used in development and paving too.
 - B. Commercial equipment drivers would much prefer the shorter, straighter approach to the building site.
 - C. The picture in our Exhibit #4 shows that the narrowness of Pinot at its western end would make pinot an unsafe challenge for truck/trailer drivers anyway.

IN CONCLUSION, SHADDEN STREET IS THE OBVIOUS BEST CHOICE OF A "PRIMARY ACCESS STREET FOR THE FUTURE OAK RIDGE MEADOWS RESIDENTS. ONCE THAT FACT IS ACCEPTED, IT SEEMS TO US THAT PREMIER'S ATTEMPT TO JUSTIFY A "LOWER PINEHURST" (that never connects to Pinehurst) IS SIMPLY AN ATTEMPT BY PREMIER TO GAIN ACCESS TO GAIN ACCESS TO 15 MORE BUILDING LOTS (6-7 in the cul-de-sac where the road enters the wetlands and the 7 lots eastward to where the road dead ends at Toth's property). – THAT SIMPLIFIES THE PLANNING COMMISSIONS DECISION DOWN TO, "IS IT WORTH THE ENVIRONMENTAL/HABITAT DAMAGE, AND THE POTENTIAL LIABILITY FROM FLOODING IN THE LOWER CRESTBROOK NEIGHBORHOOD – TO GAIN 15 ADDITIONAL HOUSING LOTS?"

OUR GROUP OBVIOUSLY THINKS THAT THE FUTURE RESIDENTS OF OAK RIDGE MEADOWS, OUR THREE NEIGHBORHOODS, AND THE RESIDENTS OF MCMINNVILLE WHO FAVOR A REALLY NICE FUTURE NATURE PARK/WALKING TRAIL IN THIS AREA WOULD ALL BENEFIT FROM ELIMINATING THE FILL, DIKING, AND ROAD. WE HAVE NO OTHER OBJECTIONS TO THE APPROX 95 HOMES PREMIER IS PROPOSING TO BUILD ON THE HIGHER PROPERTY N.W. OF THE MORMON CHURCH THAT LIES DIRECTLY NORTH OF SHADDEN STREET (so doesn't require filling, diking, or a damn dam).

2700 NW Pinehurst Dr.
McMinnville, OR 97128
(503) 472-2302



March 20, 2019

To Whom it May Concern:

I have owned the property adjacent to the development where Premier Homes is planning to build a sub-division. My 15 acres is made up of flood plain and wetland areas. My property floods numerous times during the year when Baker Creek rises over the banks.

I have had multiple questions from concerned residents concerning rumors that Pinehurst Dr is going to extend through my property. I have not given an easement for a road to go across my property, nor do I intend to do so. I also have no interest in selling my property or any part of it.

If you have any questions please see my contact information above.

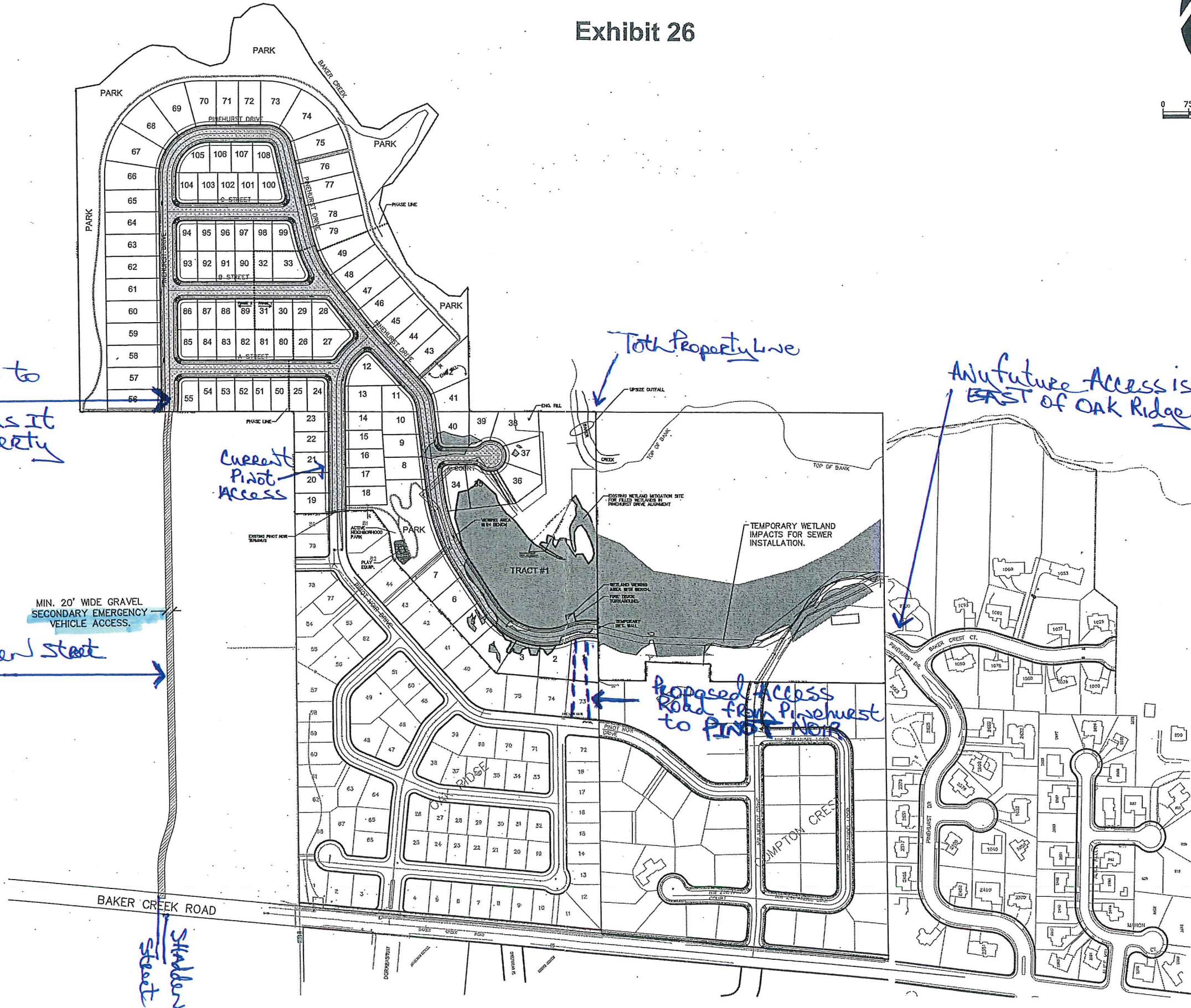
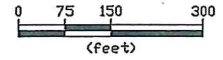
Sincerely,

A handwritten signature in black ink that reads "Les Toth". The signature is written in a cursive, somewhat stylized font.

Les Toth

.....

Exhibit 26



Premier Renames road to Pinehurst as soon as it reaches their property

Current Pivot Access

Total Property Line

Any future Access is 1/2 mile EAST of Oak Ridge Meadows

Near future Shadden street extension by STAFFORD

Proposed Access Road from Pinehurst to Pivot

MIN. 20' WIDE GRAVEL SECONDARY EMERGENCY VEHICLE ACCESS.

Z:\2018\11-22-23 AM\Draws\PREMIER HOMES\2335_4000\Civil\2x16_Subdivision Layout.DWG. (2x4x35 Emergency Access Plan (2) tab)

NO.	DATE	DESCRIPTION	REVISIONS
1			

VERIFY SCALE
 DRAWN BY: J.W.
 CHECKED BY: J.W.
 DATE: APR. 2018

REVIEW REVIEW

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3941 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474, Fax: (503) 585-3885
 E-mail: westech@westech-eng.com

PREMIER DEVELOPMENT
 OAK RIDGE MEADOWS SUBDIVISION
 EMERGENCY VEHICLE
 ACCESS PLAN

DRAWING
 C7.0
 JOB NUMBER

- STAFFORD development map in color
- former map in black + white
- SHADDEN STREET in Red



Exhibit 26



THIS MAP SHOWS THAT SHADDEN WILL BECOME THE MOST USED ACCESS FOR OAK RIDGE MEADOWS



Pinot Noir Drive from cross street of Blake narrows to 21 feet at the proposed entrance to the Oakridge Meadows build out. Pinot Noir at it's widest is 27', not nearly enough room for legal parking plus large trucks around corners.