



P.O Box 1083
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April 15, 2019

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County.

Planning Commissioners
Heather Richards, Planning Director
Jamie Fleckenstein
City of McMinnville
231 5th Street
McMinnville, OR 97128



Re: Oak Ridge Meadows

Dear Commissioners and Planning Dept staff:

Friends of Yamhill County works to protect natural resources through the implementation of land use planning goals, policies, and laws that will maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents.

We have reviewed some of the proposed planning documents for the next phase of Oak Ridge Meadows Development. The parcel is approximately 36 acres bounded by Baker Creek to the north and northeast. We support a further refinement of the development to protect the abutting Baker Creek wetlands.

The project documents available online seem to show extensive fill in areas subject to regular flooding in order to site houses there. The area is not designated as flood plain on the FEMA map from years ago. However, there are increasing incidents of visible standing and flowing water in areas designated for road and homesites. Changing rain patterns are a contributing factor. Existing and proposed development with impervious surfaces is going to aggravate the problem. It is significantly more cost effective to preserve existing wetlands than recreate them or build flood mitigation facilities.

Wetlands have value in so many ways beyond flood control. They do a great deal for water quality, filtering out pollutants. They slow and retain water so it can be absorbed into the soil and reduce erosion. It is high value habitat for a wide range of wildlife.

We recognize that if land inside the UGB is set aside for the wetlands steps need to be taken to achieve the desired number of homes. This should be addressed with adjustments to lot sizes and overall density in other higher sections of the project. We encourage the City of McMinnville to use all available tools to address the chronic housing shortage.

A great deal has been learned about changing demographics and the housing market since this development was first discussed 15 years ago. We believe that there is an opportunity here to create some of the mixed scale in lots and homes to suit how people are living now. As well as protect a valuable natural resource.

We hope these comments are helpful. Please include them in the official record of this proceeding and notify us of your decision in this matter. Thank you.

Sincerely,

Kathryn Jernstedt

Kathryn Jernstedt
Friends of Yamhill County
PO Box 1983
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CC: Friends of Baker Creek