

**From:** [Jamie Fleckenstein](#)  
**To:** [Mark Hyder](#)  
**Cc:** [Sarah Sullivan](#); [Heather Richards](#)  
**Subject:** RE: Comments re: Oak Ridge Meadows Development  
**Date:** Monday, July 22, 2019 8:23:27 AM

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Hi Mark and Sandy,

Thank you for providing this testimony. It will be entered into the record and forwarded to City Council for their consideration.

Sincerely,

**Jamie Fleckenstein, PLA**  
**Associate Planner**

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**From:** Mark Hyder [mailto:mmhyder@hotmail.com]  
**Sent:** Sunday, July 21, 2019 12:19 PM  
**To:** Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>  
**Subject:** Comments re: Oak Ridge Meadows Development

**This message originated outside of the City of McMinnville.**

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July 15, 2019

To: McMinnville City Council  
From: Mark and Sandy Hyder  
re: Oak Ridge Meadows

First let me thank-you for allowing additional public input as to concerns regarding The Oak Ridge Meadows development. It has been very discouraging throughout this process feeling that our voice has not been listened to and at times feel that we are being ignored.

I have two major concerns regarding this development. The first being traffic and how access greatly affects the livability of our neighborhood,(Compton Crest). The entry to Compton Crest, Merlot, is a narrow, short block! Cars and trucks coming off Baker Creek have a difficult time turning into Merlot without crossing into the outgoing lane. Trying to enter Merlot from Zinfandel Court and Loop is scary at the least as cars coming off of Baker Creek come up on you very quickly in this short block. I can't imagine the congestion and difficulty of driving on

Merlot with the large trucks and added car traffic! It bothers me greatly that our neighborhood be compromised for this new development for the next 5 years when a sensible and reasonable alternative exists to have Oak Ridge Meadows build their own access now instead of being allowed to wait until the Stafford addition starts construction.

The plan to help with traffic on Baker Creek and our ability to get on and exit safely by repainting and adding a middle lane and narrowing the bike lanes does not make sense at all!! We will still have to wait on traffic to get into the middle lane or turn off of it and observing the use of middle lanes to help with traffic in other parts of McMinnville actually creates greater problems of safety. The cause of the trouble is too much traffic creating dangerous access to our neighborhoods. Depending on the time of day during the school year I have counted daily a string of up to 61 cars before having someone has let me enter onto Baker Creek. We need better and more access to our neighborhoods. The livability of Compton Crest should not be jeopardized or subjected to years of congestion, noise and pollution in order to build Oak Ridge Meadows!!

My second concern is the proposal to fill and build on the wetlands below Compton Crest. I can remember past times when even the suggestion to fill wetlands would not even be considered because of environmental and livability issues. We have seen many years where this area has flooded and if filled the water will impact and back up further along the creek. It seems reasonable that we preserve this part of nature instead of building and increasing the density of population. This idea is inspired by money and greed!! Builders will come in, build and then leave it for us to deal with. Leave the wetlands alone so we can all enjoy nature!

All my concerns are based on common sense and are reasonable to keep McMinnville livable. We can't and don't intend to limit development but but please think reasonably with common sense to adjust plans to provide for traffic flow and preserve our wetlands!!