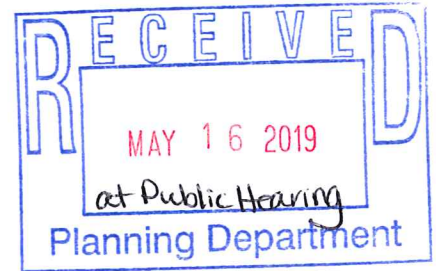


May 15, 2019

McMinnville Planning Commission
C/O McMinnville Planning Department



ATTN: Jamie Fleckenstein
Regarding: Oak Ridge Meadows/Premier

My name is Nina Clevidence. My husband Raymond and I reside at 1493 NW Riesling Way, McMinnville, Oregon 97128. We purchased our property some 17 years ago so we are well aware of new housing being built along Hill Road and South of Baker Creek Road. Even with the new road expansion on Hill Road we do now have difficulty emerging onto Baker Creek Road, especially during the morning and evening traffic hours.

We are responding to the Proposed Development of the 25 acres North West of the Mormon Church on Baker Creek Road. The Proposed Oak Ridge Meadows will of course eventually be built, **BUT**, when Premier proposed building on that same acreage years ago, the OAK RIDGE homeowners vehemently disagreed and attended several committee meetings regarding the use of **ONLY PINOT NOIR** as the main access at that time. Our Association members will all be affected by the **constant usage** of trucks carrying dirt fill, cement trucks, plumbing trucks, lumber equipment, and machinery to clear, level and pave driveways, contractors, sub-contractors, technology lines, sewer lines, water lines, etc., etc., etc. Thankfully, at that time the proposed building was put on hold for **another road to be built first**. So far, years gone by and that has NOT happened.

Now Premier is proposing that **MAYBE** another road could be built some five years down the road **IF** and **WHEN** that property owner decides to build the development on the west side of the Mormon Church. This is NOT right. Maybe 5 Years?

For years now trucks have been carrying dirt fill to that property during the summer months and it has already changed the habitat in that area along the Baker Creek. For years we would hear frogs croaking, deer visited in the early mornings and evenings, and a variety of birds gave us pleasure. And, other creatures call the Wetlands their home. Now Premier wants to fill that area and build a road? And proposes to build homes on the ridge?

Homeowners that purchased on the ridge of the Wetland property were told that there would be NO change of the wetland and NO building on the hillside would happen. That's why they paid the high price of building their homes there in the first place. They paid a high price for the view. Some winter months the wetland becomes part of the creek and is filled with water. It's not made up history, it's a fact. Families that live here know. Displaced habitat. Homes losing the view, and traffic with **ONLY ONE MAIN ACCESS**. I don't believe this proposal should be passed. We, who live in Oak Ridge ask that the Planning Commission encourage Premier to find another access first for their development.

Respectfully,

Raymond L. Clevidence Jr.
Nina R. Clevidence