

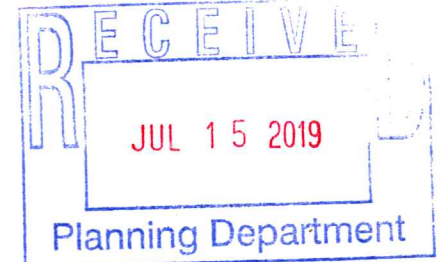


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July 15, 2019

Via Electronic Mail
Honorable Mayor Hill
Members of the City of McMinnville City Council
c/o Planning Department
230 NE 2nd St. McMinnville, Or 97128



RE: Premier Development LLC PDA 3-18, PDA 4-18 and S 3-18

Dear Honorable Mayor Hill and Members of the City Council:

This firm represents the applicant in the above referenced matter. Please include this letter and its attachments in the record of the above matters. Thank you for your time and consideration.

This letter responds to information from opponents post-dating the Planning Commission's approval decision on the above referenced matters.

May 24, 2019 PBS Letter

We appreciate PBS' clarification of its positions taken before the Planning Commission. However, PBS does not change the conclusion in its original report¹ that there is no adverse downstream impact from development of the proposal. Accordingly per PBS' original report, the development of the proposed subdivision will result in either a **decrease** in the flood elevation of 0.01 ft. (page 26, Table 16) or result in "less than one hundredth of a foot of increase adjacent to existing residences". See PBS conclusion at p 29. Either way, there can be no reasonable dispute that the development of this residentially planned and zoned land as proposed, has no appreciable adverse downstream flood impacts.

PBS' conclusion that it is possible that a Letter of Map Amendment could result in a change to the FEMA 100-year floodplain, is unhelpful and irrelevant. State law (ORS 227.178(3)) and parallel city code provisions lock in the standards that apply to approval or denial of the proposal, to those in effect at the time the application was first submitted. Accordingly, the only 100-year floodplain that matters is the one now in effect and adopted by the City code.

While a lot of ink is devoted to the issue, we know from the PBS report and PBS' May 24, 2019 letter supplement that the proposal results in no downstream flood harms. We also

¹ While PBS' May 24, 2019 letter states it attaches an updated report, such is not the case.

know that the applicant, City professional planning staff and Planning Commission (after two long public hearings), have all correctly applied the 100-year FEMA floodplain to these matters, and it is plain that no development is proposed to be located within the 100-year floodplain.

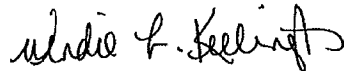
Traffic Concerns

Project opponents raise various traffic issues. However, the City's professional staff, the applicant's traffic engineer (in three different reports analyzing different traffic issues to address concerns) and the City's Planning Commission have all concluded that the evidence demonstrates that the proposal meets all applicable traffic standards.

Summary

The proposal is for a less dense, more attractive, residential development than that which is currently approved for the property. The project includes recreational, natural and other amenities that the City can be proud of. The City's professional staff and Planning Commission have thoughtfully evaluated all of the evidence and concluded that the proposed residential development meets all relevant standards. It is sincerely hoped that you too can give this residential project, on residentially planned and zoned land, your approval. Thank you.

Very truly yours,



Wendie L. Kellington

WLK:wlk
CC: Client

Sarah Sullivan

From: Jamie Fleckenstein
Sent: Tuesday, July 16, 2019 8:47 AM
To: Sarah Sullivan
Subject: FW: Oak Ridge Meadows
Attachments: We sent you safe versions of your files; Ltr City Council July 15.pdf

Jamie Fleckenstein, PLA Associate Planner

City of McMinnville
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jamie.fleckenstein@mcminnvilleoregon.gov

From: Wendie Kellington [mailto:wk@klgpc.com]
Sent: Monday, July 15, 2019 4:48 PM
To: Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>
Cc: Ron Pomeroy <ron@navigationlanduse.com>; Lori Zumwalt <loriz.premier@gmail.com>; Josh Wells (jwells@westech-eng.com) <jwells@westech-eng.com>
Subject: Oak Ridge Meadows

This message originated outside of the City of McMinnville.

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Hi Jamie,

Please include the attached letter in the record of the Premier Properties Oak Ridge Meadows matters. Thank you. Wendie Kellington



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