

From: [Jamie Fleckenstein](#)
To: [Jeff Towery](#); [David Koch](#); [Heather Richards](#)
Cc: [Sarah Sullivan](#)
Subject: RE: Public Hearing July 23, 2019
Date: Thursday, July 18, 2019 3:49:57 PM

Thank you for forwarding this testimony. It will be added to the public record for the proposed Oak Ridge Meadows development.

Jamie Fleckenstein, PLA
Associate Planner

City of McMinnville
231 NE 5th Street
McMinnville, OR 97128
(503) 474-4153
jamie.fleckenstein@mcminnvilleoregon.gov

-----Original Message-----

From: Jeff Towery
Sent: Thursday, July 18, 2019 3:44 PM
To: David Koch <David.Koch@mcminnvilleoregon.gov>; Heather Richards <Heather.Richards@mcminnvilleoregon.gov>; Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>
Subject: FW: Public Hearing July 23, 2019

FYI

Jeff

-----Original Message-----

From: Jan and Randy Hartzell [<mailto:duxpower@hotmail.com>]
Sent: Thursday, July 18, 2019 3:32 PM
To: Scott Hill <Scott.Hill@mcminnvilleoregon.gov>; Jeff Towery <Jeff.Towery@mcminnvilleoregon.gov>; Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Wendy Stassens <Wendy.Stassens@mcminnvilleoregon.gov>; Kellie Menke <Kellie.Menke@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Remy Drabkin <Remy.Drabkin@mcminnvilleoregon.gov>; Adam Garvin <Adam.Garvin@mcminnvilleoregon.gov>
Subject: Public Hearing July 23, 2019

This message originated outside of the City of McMinnville.

We would like to express our gratitude to the mayor and council for scheduling the Public Hearing. We were very discouraged after two sessions with the Planning Commissioners. We were unable to attend the first session, but did send an email expressing our concerns with the ordinances PDA 3-18 and PDA4-18/S 3-18 currently being amended by Premier Development. We were disappointed that the Planning Department and the Planning Commission appeared more interested in hearing Premier's attorney speak than hearing the concerns of the citizens.

We totally agree with all points extensively covered by Friends of Baker Creek, in the booklet sent to the council and would like to add a few comments:

We live just east of the Toth property and our property also borders Baker Creek. As of August we will have been here for 25 years. For that period of time, we have witnessed regular flooding in varying degrees up to the lower lawn area of our yard. 1994 and 2018 were extreme with actual current running through. It is our understanding that FEMA does not show us in a flood plain, however, it is also our understanding that the FEMA information is

not current. By filling in a portion upstream from our neighborhood we feel this would put our property and our safety in jeopardy. We oppose this development.

We are also concerned for our beloved wetlands. The wetlands area is environmentally sensitive and would undoubtedly suffer from the filling proposed by Premier. There appears to have been filling done without the necessary permits, we would request that this fill be removed by the property owner, Premier, if in fact no permit has been issued.

Our third concern is in regards to the increased traffic on both Baker Creek and Pinot Noir. Baker Creek is already heavily travelled and becoming more so every day with the increased construction vehicles and new homes being built to the west. Entering on from the neighborhoods on either side has become increasingly more tedious and dangerous. Pinot Noir was not approved as a feeder street, but conforms to neighborhood standards. In addition to construction vehicles and the danger to young families, it is our understanding that traffic will increase from 200 cars a day to 1,000. The Planning Department has suggested widening the street and taking the property of families living on each side, causing damage to landscaping and improvements made by the current homeowners.

It is also our understanding that a bike/pedestrian path has been proposed for future use along Baker Creek connecting the Premier Development with Tice Park. The Toth family, the Hartzell family and the Roberts family may file a deed restriction so this will not happen, not only in our lifetimes, but for the future of the properties.

We thank you, the City Council and the Mayor for listening and protecting our citizens and our precious natural resources from potential harm and danger. Thoughtful and careful development is necessary and good for us, but it is not right to push upon citizens a development, simply because of a "goalpost" rule.

At this time, we respectfully request that this development be delayed until an updated flood/FEMA map is available, until Shadden Street is connected and until the necessary permits are obtained by Premier Development.

Randy and Jan Hartzell
1093 Baker Crest Ct.
McMinnville

Sent from my iPad