

May 6, 2019
Hand Delivered

Rodney and Judy Pedersen
2664 NW Pinot Noir Drive
McMinnville, OR 97128

Planning Department
231 NE Fifth St.
McMinnville, OR 97128

Re.: Proposed Oak Ridge Meadows Subdivision

Dear Commissioners:

We are once again writing about our concerns with the planning process of Oak Ridge Meadows. Friends of Baker Creek have presented a comprehensive outline of the many objections we have to the planned development.

We object to the development of the wetlands/flood plain area, not the homes scheduled for the upper flat area. However, the developer's plan to route up to 1200 vehicle trips, including construction vehicles, through the Oak Ridge subdivision is unreasonable, especially when an alternative route on Shadden would move the traffic away from narrow Pinot Noir and directly out to Baker Creek.

We were led to believe that the flood plain/wetland area would be left undisturbed, with the wildlife and vegetation allowed to thrive. The Mac Comprehensive Plan recommends saving such areas from development. We, and other homeowners on the ridge, were told by the Planning Department that nothing would ever be built down there. We were told this before buying the home, in the process of doing our due diligence. The beauty of the area was a chief factor in our decision to buy here. Our property taxes are high, but the benefit of such a quiet, undisturbed environment makes it worthwhile.

Thank you for your time and consideration of our comments. We also appreciate the second meeting that will allow more time for our neighborhood to present its concerns.

Sincerely,



Rodney Pedersen
2664 NW Pinot Noir Drive
McMinnville, OR 97128



Judy Pedersen

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CENTER