

April 9, 2019
Hand Delivered

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

Planning Department
231 NE Fifth St.
McMinnville, OR 97128

RECEIVED

APR 10 2019

COMMUNITY DEVELOPMENT
CENTER

Re.: Review of 2 Major Amendments to Planned Development
Overlay Ordinances and 108 Lot Subdivision Request
Oak Ridge Meadows
Docket Number PDA 3-18/PDA 4-18/S 3-18
(Planned Development Amendments and Subdivision)

We would like to raise several issues related to the above referenced docket number. We are particularly concerned about the ridge and low level areas.

Issue 1 – Building on a Flood Plain, Wetland area

This wetland, flood plain and low land area is repeatedly flooded with up to 3 or more feet of Baker Creek overflow water. Flooding occurs with moderate rains. Please explain to us where this water is going to go downstream. Our neighbors have already experienced flooding. Is the incidence of flooding going to be more downstream if this land is developed?

Issue 2 – Building behind and below our residence will require excavation, retaining walls, fill dirt and compaction.

The original developer (Mr. Zumwalt) already recognized our hillside as a slippage area. Plastic mesh netting was installed and buried during construction of our residence and lot. What impact would excavation and other construction activities have on our lot and the others on the ridge?

Issue 3 – Access Road

We have heard that Pinot Noir Drive will be used as the main construction/haul access road to the new development. There are many families with small children who live on this road and routinely play in the street. There should be an access road directly out to Baker Creek Road from the construction area west of the current end of Pinot Noir Drive. It seems reasonable that the two developers, Zumwalt and Stafford, would work together on this issue.

In addition, currently Pinot Noir Drive narrows considerably at its end. A construction vehicle cannot pass through with cars parked on both sides of the street.

Issue 4 – Trees

There are several large Heritage Valley oak trees located in the project area. One is west of the end of Pinot Noir Drive and another is located behind our residence at 2664 NW Pinot Noir Drive. I am guessing these trees are at least several hundred years old and are some of the last large oaks in our area. They are good, healthy trees and will live for a long time after we are gone. They provide habitat for numerous types of birds, squirrels and other wildlife. Please see that they are not harmed.

Issue 5 – Misinformation

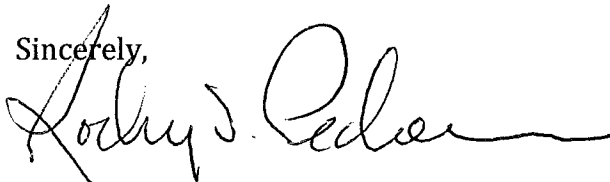
When we were doing our due diligence while considering this home at 2664 NW Pinot Noir Drive, we were told by Ron Pomeroy, at the time an employee of the Planning Department, that no building will ever occur in this valley area. Since then we have heard that other people who purchased homes on the ridge were told the same thing. What happened to change that?

Issue 6 – Respect

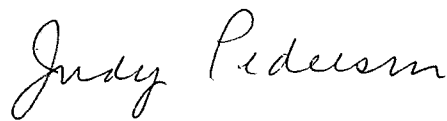
The property owners living on the Pinot Noir ridge live in expensive, modern homes that they paid hundreds of thousands of dollars for. We have paid our considerably high tax dollars for these properties and hope to continue to do so for many years to come. We bought here for a way of life not found in other parts of our city. We would appreciate your respect for this fact.

Thank you for your time and consideration of our comments.

Sincerely,



Rodney Pedersen
2664 NW Pinot Noir Drive
McMinnville, OR 97128



Judy Pedersen