

From: [Jamie Fleckenstein](#)
To: [RICK THOMAS](#)
Cc: [Sarah Sullivan](#); [Heather Richards](#)
Subject: RE: Some Common Sense, Please.
Date: Monday, July 15, 2019 8:05:56 AM

Hi Rick and Linda,

Thank you for providing this testimony for the upcoming public hearing for proposed Oak Ridge Meadows development. This will be entered into the record for consideration by City Council.

Thank you,

Jamie Fleckenstein, PLA
Associate Planner

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From: RICK THOMAS [mailto:rthomas26345@msn.com]
Sent: Sunday, July 14, 2019 9:31 AM
To: Jamie Fleckenstein <Jamie.Fleckenstein@mcminnvilleoregon.gov>
Subject: Some Common Sense, Please.

This message originated outside of the City of McMinnville.

Common sense needs to be brought to bear in the decision regarding Premier Development's proposed development .

Reliance on outdated FEMA flood plain reports is terribly misguided in light of the significant changes to the use and hydrology of the Baker Creek drainage upstream from the proposed development. Clear cuts and tiling of agricultural fields have brought substantially more water into the creek than occurred at the time of the latest FEMA report. One needs only to look at pictures of Lake Baker Creek in the 100 and 500 year flood zones along Pinot Noir Drive three times in the last two years to appreciate the change. Couple this with the increased runoff that thousands of square feet of new hardscape from new development will bring and the fill proposed in the site's wetland area and it is not hard to imagine the flooding that could occur downstream.

Limiting access to the new development to Pinot Noir Drive is simply irresponsible for both reasons of safety and livability. Years of construction traffic through a quiet and relatively narrow city street is a recipe for disaster. As a parent I would not have wanted my children playing out front in such a situation

and I can imagine as the driver of a large dump truck not being too enthusiastic about dodging cars parked on the curb and children darting about. At the very least , the city needs to enter into an agreement with Stafford Development to move construction traffic through the planned extension of Shadden Drive.

Rick & Linda Thomas
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