

April 10, 2019
McMinnville Planning Commission Meeting April 18, 2019
Premier Development Land Use Application – 35.47 acres
Submitted by Steve and Catherine Olsen
2650 NW Pinot Noir Dr., McMinnville OR 97128

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COMMUNITY DEVELOPMENT
CENTER

We submit for public comment our concerns about certain aspects of Premier Development's Land Use application. These concerns are:

1. Wetlands and floodplain development on 11.47 acres in unplatted 4th phase
2. Traffic
 - a. Development impact to Baker Creek Road
 - b. Development impact to Oak Ridge and Compton Crest neighborhoods
3. Great Neighborhoods
4. State and Federal permits and FEMA maps

Because of these concerns we ask the Planning Commission to deny the proposal.

The concerns noted above are not created out of thin air, but are rooted in the City's Comprehensive Plan. As noted in the Public Hearing Notice, to be approved, the application must comply with the review criteria; most significantly, the criteria that applied to amendments to planned developments.

Specifically, MMC 17.74.070B requires any amendment to a Planned Development to be "not inconsistent" with the City's Comprehensive Plan. We have reviewed the City's Comprehensive Plan and, as explained below, there is no choice but to conclude that the proposal is inconsistent with the Comprehensive Plan. What follows are excerpts of the Comprehensive Plan, with explanations of the inconsistencies.

I. WETLANDS: To preserve the quality of the air, water and land resources within the planning area

The City shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

...proposed residential development, distinctive or unique natural featuresshall be preserved wherever feasible. The City of McMinnville shall insure adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems....or to natural drainage ways. The City of McMinnville shall recognize open space and natural areas....Distinctive natural features and areas shall be retained wherever possible in future urban developments

COMMENTS:

- o Development on this wetland area, which historically floods, will have an downstream impact to the Crestbrook subdivision
- o Development of these wetlands will have an impact on existing bird and wildlife
- o Premier Developments' proposal of 6' of fill for lots 1-7 would prevent natural drainage and act as a dyke and funnel for water in the wetlands
- o Recently, in December 2018, we received approximately 2" of rain in a 12 hour period that flooded the wetlands area
- o February 10, 2004 the McMinnville City Council denied the fill and development of tax lot 1200 (Section 17, T. 4 S., R. 4W, W.M) located directly east of Premier Homes' proposed wetland development [Ref: Resolution No. 2004-2, dated February 10, 2004]
- o February 2004 the Yamhill Planning Commission supported the City of McMinnville's decision

INCONSISTENCY: By allowing the fill for lots 1-7, this proposal is inconsistent with the preservation of air, water and land resources within the City. It does not preserve the natural features of the area, interferes with natural drainage

ways, and destroys the open space and natural area on the site. Accordingly, the proposal is inconsistent with the City's Comprehensive Plan.

PROPOSAL: This inconsistency can be addressed by limiting housing lots to regions where roads and buildings do not add to wetland degradation

II. TRAFFIC: To encourage development of a transportation system that provides for the coordinated movement of people and freight in a safe and efficient manner

The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.....shall encourage development of roads that include the following design factors:

- Emphasis placed on existing and future needs of the area.....and expected traffic volumes are important factors.
- Connectivity of local residential streets shall be encouraged....emergency access....will be graded and finished with compacted toand extend northward from the intersection of NW Shadden Drive and NW Baker Creek Road
- Livability: Transportation facilities in the McMinnville planning shall be....designed and constructed to mitigate.....neighborhood disruption

COMMENTS:

- This current proposal does not add any direct access roads to Baker Creek Rd. It is relying on using the current streets of Oak Ridge and Merlot
- Compton Crest has 44 lots and Oak Ridge has 88 lots. The addition of 108 lots by Premier Development will increase traffic through these two existing neighborhoods by 80%
- In 2016 the Compton Crest and Oak Ridge neighborhoods were resurfaced; heavy construction equipment and additional traffic from contractors could degrade the roads
- These two neighborhoods have a number of children who play outside on the sidewalks; the increase in traffic could pose a child safety issue. A number of bikers, walkers, dog walkers and joggers use these two neighborhoods and increased traffic from the construction of 108 homes presents a safety issue

INCONSISTENCY: By failing to provide direct access to Baker Creek Road, the proposal is inconsistent with the development of a safe and efficient transportation system. The transportation system proposed in this development does not provide safe and easy access to each parcel, it does not follow the design factors and lacks connectivity, and it fosters neighborhood disruption. Accordingly, the proposal is inconsistent with the City's Comprehensive Plan.

PROPOSAL: The inconsistencies identified above can be addressed by changing the "emergency access" of the Shadden Dr. extension to a permanent road that provides separate access to Oak Ridge Meadows; this would minimize congestion in the Oak Ridge and Compton Crest neighborhoods and provide better direct access to Baker Creek Rd. The current Oregon fire code regulation D107.1 states "Development of one- or two-family dwellings where the number of *dwelling* units exceeds 30 shall be provided with two separate and *approved* fire access roads and shall meet the requirements of Section D104.3"

III. McMinnville Matters - Great Neighborhood Principles:

The website <https://www.mcminnvillematters.com/great-neighborhood-principles> has several ideas about McMinnville's neighborhoods, how we want our community to be defined and the questions they pose to accomplish that.

Trailblazing a Place for Open Spaces: All of these benefits and opportunities that the Westside Greenway provides help to improve the quality of life in my neighborhood. There is so much research into the health and social benefits of open space and green space, and a good compilation of some of that research is provided by the University of Washington's College of the Environment. They provide a website titled "Green Cities: Good Health" that compiles research on the active lifestyle, mental health, and social benefits that access to open and recreational spaces can provide. **It asks: Do you think it is important for every Great Neighborhood to have access to open and recreational spaces?**

What's Your Neighborhood Style: Neighborhood names or themes can help in defining a neighborhood. We have some local examples of neighborhood names that tie back to the historic owners of the land, such as Chegwyn Village. We also have some others that may not be as well known – Newby's First Addition (a subdivision of property completed by William T. Newby – an early settler of McMinnville) or McMinnville College Addition (the name of the local college before it was changed to Linfield College in 1922). The Oak Ridge neighborhood includes a theme, with each street named after a wine grape variety – Pinot Noir Drive, Riesling Way, Zinfandel Court, Merlot and Chardonnay – a link to the wine industry in McMinnville. **It asks: Do you think that specialized design features make a neighborhood great? Do you think that these things help to create a sense of character in a neighborhood?**

Connected Streets, Connected Neighbors: A common concept in city planning is that interconnected streets to promote inclusion and increase the likelihood of social interaction between neighbors. An interconnected street network, also often referred to as a grid street network, also increases safety and accessibility.

Green Is the New Black: ...there are a number of other, more subtle, green building practices that can be employed in individual building design, or even in larger development projects. Trees, when placed properly, can keep a home cool by blocking sunlight in the summer and letting more light in during the winter when leaves fall. Landscaping materials can be selected that are drought-resistant, reducing the need for water usage. Home sites can be designed and oriented in certain directions to harness passive solar energy. Retaining existing structures can be more environmentally friendly by reusing and conserving resources and materials.

One component of environmental design that is becoming more popular is the use of storm water bioswales adjacent to streets to manage and treat storm water run-off in a neighborhood. You may be asking what a storm water bioswale is, and if so, [here is a quick video](#) that explains how they work (you have probably seen one before without realizing it!) Storm water bioswales were included in the reconstruction of Alpine Avenue, and you will also see bioswales along the newly reconstructed Hill Road, near the intersection of Hill Road and Baker Creek Road, when that street project is complete. Another new residential subdivision along Cumulus Avenue is also installing bioswales in the streets to treat stormwater run-off. **It asks: Do you think that it is important that these types of environmental design or "green" construction techniques be used in our neighborhoods?**

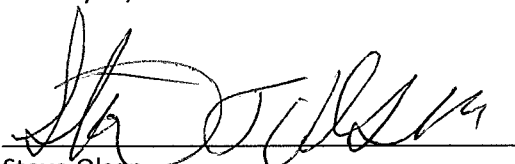
IV. State and Federal Permits and FEMA Floodplain maps

Baker Creek is a designated salmon stream. Federal and State agencies permits should be approved and issued before any development of the 11.47 acres of wetlands.


- Oregon Department of State Lands
- Department of Environment Quality
- Army Corp of Engineers

The City should update their Federal Emergency Management Administration floodplain maps before any construction in the 11.47 wetland acreage can be approved by the Planning Commission.

Thank you,



Steve Olsen



Catherine Olsen