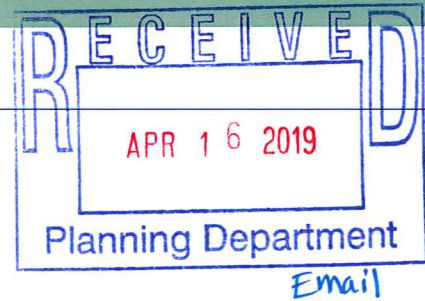


Providing Natural Resource Leadership

April 15, 2019

City of McMinnville  
Planning Commission  
231 NE 5<sup>th</sup> Street  
McMinnville, OR 97128



Re: Opposition to Planned Development Amendment (PDA 3-18/PDA 4-18) & Subdivision (S 3-18) in R4417 01300

Dear McMinnville Planning Commission and City Council Members,

The Yamhill Soil and Water Conservation District (district) is providing this written testimony to communicate its concern of potential impacts to wetland habitat and floodplain function along Baker Creek if plans to develop a residential subdivision in Oak Ridge Meadows by Premier Development, LLC are approved. Our district assists and works with landowners, land managers and other constituents in Yamhill County to protect high value soils, wetlands, riparian areas, wildlife habitat and other natural resources.

The district is concerned with the proposed residential lots and road to be built within tax lot R4417 01300. This parcel displays a variety of wetland characteristics such as wetland plants (various rushes, sedges), elevated ant mounds and vernal pools. Despite it not being listed as a floodplain in the buildable lands inventory, this parcel has flooded on numerous occasions during high rainfall events. The elevation and proximity to Baker Creek make it a natural fit for overland flow. Baker Creek has been channelized and developed for much of its reach. Further restrictions in the available floodplain have the potential to cause downstream damage due to larger and faster flows.

The Willamette Valley has experienced a loss of 57% of its wetland habitat and up to 97% loss of wet prairie habitat. Although this parcel may seem small at 11.47 acres, it's a rare habitat type within McMinnville's UGB and should be preserved as such. Loss of wetlands contributes to decreased flood storage, increased local drought, lowered water quality and loss of unique wildlife habitat.

The district would also like to express concern over the removal of native trees and shrubs along Baker Creek. Forested riparian zones provide essential wildlife corridors and important natural functions to filter water pollutants, aid in bank stabilization, and shade water which provides critical cooling needed for native fish.

Thank you for the opportunity to submit testimony on this proposed development.

Respectfully,

Barbara Boyer

District Chair

cc: Larry Ojua, Executive Director (district)  
Amie Loop-Frison, Habitat Conservationist (district)