

Attachment 3a to Decision Document

From: [Jerry Hubbard](#)
To: [Tom Schauer](#)
Subject: PDA 1-24
Date: Saturday, September 21, 2024 9:25:27 AM
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This message originated outside of the City of McMinnville.

Attached is our concerns regarding the PDA 1-24.

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2834 NW Mt Ashland Lane
McMinnville

Tom Schauer

Planning Department

City of McMinnville

Via e mail

9/20/2024

Re: PDA 1-24

We are addressing various concerns regarding the proposal to add about 390 homes over a period of several years. We live at 2834 NW Mt Ashland Lane below the proposed development. Our issues involve:

1. Existing streets are not adequate to handle traffic from 390+ homes. Each home could have two vehicles plus four commuter trips five days a week plus everyday shopping trips (4x390 plus 390 other trips = 1,950 trips per day or 13,650 trips per week.

Of particular concern is the new traffic on Valleys Edge Street. Current residents park on the street and several homes have small children whose parents play ball in front of their home. New traffic exiting the east end of the new development (phase 1,4 and 5) will use Valleys Edge to enter NW 2nd ave.

Loop A lies into horizon Dr and exits to Valley View and Mt Mazama St.

2. School buses, moving trucks, fire trucks and other large trucks – the plan shows a number of dead-end streets (road A, B, Valley Creek Drive, Brookside St, Loop C, West 2nd st, Road H and Road E. Dead end roads will require large vehicles to turn around on narrow streets or backup to exit the dead-end.
will
3. Water Pressure – current homes on NW Mt. Ashland Lane are fire sprinklered. Water pressure is 50 PSI. Adding 390+ new homes will require additional water capacity and pumping stations to maintain water pressure. What is the City's plan to address water and water pressure. Homes east of Mt Mazama Drive currently have low water pressure.

Will the McMinnville Fire District have hydrants and will they meet the national fire standards for water capacity and pressure? Will the 390+ new homes have a detrimental impact on hydrant water pressure on streets east and south of the development?

The current water holding tank for our part of Mac is up on Fox Ridge Road and a second one needs to be developed (I sure not want to be taxed for someone else's water). The tank should be higher than the folks receiving it. Will the contractor pay for the installation of a new water tank?v

4. The Plan can be completed within a reasonable period of time – what is the timing of each phase? How many years will adjacent home owners be subject to construction traffic, personnel traffic, parking of construction vehicles, dirt, dust congestion and noise?
5. Home values on homes east and south of the new development – years of construction of 390+ homes will have a negative impact on the value and resale value of current homes.
6. Drainage facilities – water and sewer systems will drain south and east – what is the plan to add city infrastructure to handle waste water, site drainage, street drainage, etc.
7. Impact on schools – adding 390+ homes with several children per home could add 980 children to local K-8 schools. What is the School District plans to accommodate new children. New routes for school buses will be needed as phases are completed. This will have an impact of new and existing streets.
8. Comprehensive Plan – what are the objectives of the plan for the area and how are they consistent with the area objectives?
Standard regulation requirements – what special physical conditions or objectives will satisfy a departure from the standard regulation requirements?
9. Removal of all trees to accommodate the development plan – there is currently a large forest north and west of the development. What is the impact of removing a forest on carbon and air quality. What is the impact on the open areas west of the forest removal area and the open area north of the development? Will the developer provide an off-set (money, parks, etc.) for removal of the forest. What is the impact of wildlife using the forest?
10. Need for high-end priced homes – McMinnville has a need for more affordable housing, both rentals, multiple-family units and single-family homes

The development will not address any of the Cities needs for affordable house. The homes on NW Mt Ashland Lane sold for \$650,000 to \$700,000 several years ago. Currently there are homes for sale on Ashland, one at \$920,00 and three at \$700,000.

Adding 390+ homes selling for \$700,000+ will not address the Cities need for affordable housing. What are the developers plan to provide an off-set for affordable housing?

11. What is the City of McMinnville's capital outlays for the development? Will there be increases in operating costs to the city that are not off-set by the developer (street maintenance, street sweeping, etc.?)
12. Logging trucks – prohibit trucks from using residential streets when coming empty and when loaded with logs.
13. Large construction equipment and materials = prohibited from using residential streets to access PDA 1-24.
14. Blasting - prohibit all blasting on the PDA 1-24 site.
15. Parking by construction workers – prohibit parking on residential streets.
16. Street Cleaning – require contractor to provide weekly street sweeping or more often as required.
17. Fire Watch – provide a security/fire watch person during non-construction hours.
18. Police – increase police patrols in neighborhoods adjacent to PDA 1-24.
19. Residential home damage due to construction – require contractor to promptly repair any damage both cosmetic and otherwise to home adjacent to PDA 1-24.
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