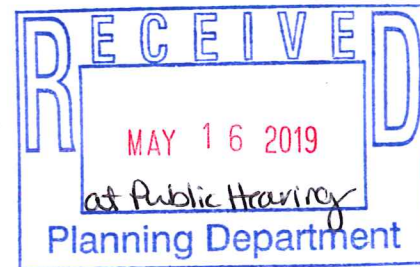


McMinnville Planning Commission
c/o Planning Department
230 NE 2nd St.
McMinnville, Oregon. 97128



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That is because the two properties are so different physically and environmentally that we do not think that the 4722 property qualifies on its own for any of the Comprehensive Plan Policies that the COMBINED properties “technically” qualify for. We feel that the proposal to combine the two properties together is simply another “technical” gimmick to use the strength of the 4822 property to hide the weaknesses of the 4722 property.

To demonstrate our claim, I reviewed the Oak Ridge Meadows “combined” application. And for each Comprehensive Plan Goal or Policy the application claimed to meet, I rated the two properties separately. I admit to not being totally objective at this point. BUT I invite an independent review by commissioners. I am confident that even a more objective review will show that – the 4722 property DOES NOT qualify for approval on its own. -- Especially in the areas of environment, access, preservation of unique views/habitats, or economically (road, sewer, water service to 7 houses). Hopefully you will even agree that in many cases, the 4722 property would accomplish the exact opposite of what a policy intends (on policies that the 4822 property does meet).

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 - A1. 4822 – with Shadden access – YES. – It is close to Baker Creek Road where there are Several current bike lanes and it looks like there will be several more in the future.
 - A2. 4722 – NO – again, this is a dead end street – down a steep hill in the wetlands with no connection to any other road.
 - B. 132.27 – transportation facilities and services shall reflect and support the land use designations, and development patterns identified in the Comprehensive plan.”
 - B1. 4822 – with Shadden access – YES – good access, good connectivity, good circulation.
 - B2. 4822 – with Pinot access only – NO – the comprehensive plan calls for two access roads. And as hard as the planning director and applicants experts try – a Pinehurst Connection will never happen. Doesn’t that make Shadden the only other choice by Comprehensive Plan rules ??

B3. 4722 – NO – A dead end road to only 7 houses built over a wetland area would Accomplish the exact opposite of what this policy intends.

7. PUBLIC SAFETY – page 24

A. “The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of design.”

A1. 4822 – with Shadden as access – YES – easy access, well marked, etc. ---

A2. 4822 – with Pinot as access– NO – A car wreck or tree down on Pinot would Block off access to 100 homes in an emergency.

A3. 4722 – NO – no connection on one end. Confusing to find on the other. If the road Flooded or blocks, a helicopter would be the only way to access 7 homes.

8. MULTIPLE ACCESS ROADS – application claims - page 25 – This is the area where the application tries hard to say that the extension of Shadden Street to the site is just a, “TEMPORARY EMERGENCY ONLY” road – AND NOT THE REAL PRIMARY ACCESS ROAD. A few quotes that emphasize the temporary status of this road are:

A. “This emergency access, which will be placed in an easement..... across land currently owned by Safford Land Company”

B. “Fire Department approved gates would be located at both ends of this emergency only accessway.”

C. “at such time as the adjacent land is to develop, this easement would then be revoked”

9. MULTIPLE ACCESS ROADS --- OUR RESPONSE – Stafford Development is only sixty days or so behind Premier in applying to the City to develop their property that lies between Premier’s Oak Ridge Meadows development and Baker Creek road. We attended their neighborhood meeting. On the map on our Exhibit 4, we matched Stafford’s preliminary development map onto Premier’s Exhibit #26 map. This map clearly shows that Stafford is also planning to use Shadden street as the primary access street to their development. We don’t pretend to know all of the legal and/or political complexities involved between those two developments. – BUT since the two properties are being developed at approximately the same time. AND it is the City of McMinnville’s Planning department and Planning Commission job to save taxpayers from wasting money on unneeded dead end roads – THEN we feel they should demand that the street that best matches the goals and policies of the City’s comprehensive Plan to be named the Primary access street to Oak Ridge Meadows. And that street is obviously Shadden Street. That is the street the Planning Commission should name as the primary access street to the Oak Ridge Meadows Development. And then the sooner that the City of McMinnville can make Premier and Stafford development companies to quit playing politics – and jointly share the cost of developing that road would be greatly appreciated by the residents of Oak Ridge, Compton Crest, -- AND I’m sure Oak Ridge Meadows.

10. ENVIRONMENTAL PRESERVATION – page 28 --

A. 132.46 – “..... minimize negative impacts related to water quality...”

A1. 4822 – YES

A2. 4722 – NO – it would accomplish the opposite.

A3. And all this damage to gain access to 7-8 building sites is not a reasonable trade off, Either environmentally (as a drainage way to protect lower Crestbrook residents in high Water events), economically (providing road/electrical/sewer/water service to only 7-8 Houses), or recreationally for the large number of citizens who would use this area as a nature park or walking trail in the future.

11. PARKS AND RECREATION - GOAL VII 3 – page 32 -- To provide parks and Recreation facilities, open spaces, and scenic areas for the USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.
 - A. 4822 – YES – but those parks are actually pretty steep down to the creek, and might need some fencing to keep young kids from rolling into the creek.
 - B. 4722 – YES, BUT... The application is increasing both park land and walking trails. BUT – they are proposing to tear up and cover over about 25% of the most critical habitat – and the best property for viewing benches, etc. – We are proposing that the entire wetland/floodplain be preserved for a future nature park or preserve with walking trails. – So, we feel we are proposing two or three acres of trails and park. PLUS, saving important bird and animal habitat – so that folks can enjoy more birds and wildlife.
 - C. 4722 – Has anyone considered the issue of gaining access through several Crestbrook neighbors properties in order for trails to reach Rotary Park? Both the developer and planning director have claimed that “future” access several times. I have heard several comments for Crestbrook owners that they will not be willing to provide that access if the city does approve the filling and development of the 4722 wetland/floodplain area. If the city’s long term plans do call for connecting walking trails to Rotary Park, maybe the city manager or mayor should contact a couple of Crestbrook residents to see which claim is more accurate.

12. 163.05 – page 33 -- “The city of McMinnville shall locate future community and neighborhood parks above the boundary of the 100 year floodplain. Linear parks, greenways, trails, and special use parks are appropriate uses of floodplain land to connects park types to each other.... PROVIDED THAT THE DESIGN AND LOCATION OF SUCH USES CAN OCCUR WITH MINIMUM IMPACTS ON SUCH ENVIRONMENTALLY SENSITIVE LANDS.”
 - A. 4822 – YES – the parks and trails on that property should tie right in with the city’s master park plan.
 - B. 4722 – NO – and once again, this proposal would accomplish the opposite of the goal!! – It would do MAXIMUM DAMAGE to environmentally sensitive lands!

13. Policies 166.00 – “the City of McMinnville shall recognize open space and natural areas, in addition to developed park sits as necessary elements of the urban area.”
 - A. 4822 – YES
 - B. 4722—SOMEWHAT – but again we are recommending 2-3 acres of more open space by saving the whole basin.

14. Policy 167.00 – “The City shall encourage the retention of open space and scenic areas throughout the community.”
 - A. 4822 – YES – they retain park/open space in this section.
 - B. 4722 – NO – they take away 2-3 acres of open space. And ruin a very scenic area that the residents of Oak Ridge and Compton Crest HOA’s have enjoyed for almost 20 years.

15. POLICY 168.00 – page 33 -- “DISTINCTIVE NATUARAL FEATURES AND AREAS SHALL BE RETAINED WHEREVER POSSIBLE, IN FUTURE URBAN DEVELOPMENTS.” --
 - A. 4822 – YES – They are saving several oak trees and parkland.
 - B. 4722 – NO – It is certainly possible to save the entire 11.47 acres of very DISTINCTIVE NATURAL FEATURES – But are proposing to tear it up and fill part of it to gain a dead end road and 7 houses. (*I am sure Commissioners are tired of reading that statement. But this repetition shows that 4722 can’t stand on its own*).

16. 169.00 – “DRAINAGE WAYS IN THE CITY SHALL BE PRESERVED, WHERE POSSIBLE FOR NATURAL AREAS AND OPEN SPACES AND TO PROVIDE NATURAL STORM RUNOFFS.”
 - A. 4822 – YES – this ground sits higher. So no drainage ways involved.
 - B. 4722 – HECK NO !! – This issue was our main defense. BUT we “technically” can’t argue this issue because the Planning Commission has been put in a situation where they have to rule by 36 year old information. And our pictures clearly show that floodwaters from 1.75 inches of rain in 2018 were higher than from much higher amounts of rainfall in previous years. SO filling and narrowing this drainage way is certainly not preserving it.

17. GOAL IX 1 – page 35 -- To provide adequate lands to service the needs of the projected population to the year 2023 – AND ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.”
 - A. 4822 – YES – This upper 25 acres is the “poster boy” of developments. It would fit right in to its surroundings. It has great access to Baker Creek road. And it is timely (*we recognize that the city needs to build out “buildable” property within the urban growth boundary*).
 - B. 4722 – NO – Even the Friends of Yamhill County have stated that these 11.47 acres should NOT be developed. They felt that since so much more storm runoff has been routed to Baker Creek, that the best usage of this property is to remain a drainage way for Baker Creek overflows that have been happening much more often in the last 5-10 years.

18. Policy 17.03.020 – page 36 --- “..... encourage appropriate development of the City through standards designed to protect residential, commercial, industrial, and civic areas FROM THE INTRUSIONS OF INCOMPATIBLE USES.....AND TO PROVIDE ASSURANCE OF OPPORTUNITIES FOR EFFECTIVE UTILIZATION OF LAND RESOURCES.”

A. 4822 – YES –

B. 4722 – NO – filling and diking an important drainage way that the city has been routing increase storm flows to (especially in the last five/six years) will be highly incompatible to the Crestbrook neighborhood. Either the city needs to adopt a policy of conserving this area, OR divert all of the westside storm drainage to the city storm drain system – so you can then safely fill and develop even more of this beautiful area like California and many other areas have.

19. PLANNED DEVELOPMENTS – 17.51.010 ---“the purpose of a planned development is to provide greater flexibility and greater freedom of design A planned development is not intended to be simply a guise to CIRCUMVENT THE INTENT OF THE ZONING ORDINANCE.

A. 4822 – YES -

B. 4722 – NO – Allowing 4722 (a planned development) to be joined to a new 4822 subdivision is what allows the developer to circumvent the intent of all of the Comprehensive Plan Goals and Policies – THAT THE COMBINED PLAN “TECHNICALLY” MEETS (because of the strengths of the 4822 property).

20. Rights-of-way – 17.53.151 --- The application “findings” section claims that, “ALL proposed streets will meet all applicable right-of-way.

A. 4822 – YES

B. 4722 – NO – It is not likely that a street right of way to Pinehurst street will ever happen.

SECTION 2. – WATER COURSES – This claim Requires professional interpretation. We think that the Corps of Engineers, the Department of State Lands, and FEMA studies will disagree with all of the applications claims in this area.

In conclusion, I think it is obvious that the professional engineers and staff that Premier employed to formulate the Oak Ridge Meadows application are “technical masters” of their craft. And they found that if they joined a perfect piece of development property (4822) with a piece that meets only one out of ten policies/goals – that they could make the combined application “technically” qualify for approval. But even that qualification had to use outdate FEMA maps, questionable mitigation/delineation/traffic and several other tricks of the trade. BUT all of those “technical” qualifications do not change the real world “on the ground” situation. And the two statements that I think explain the real world situation the best are:

1. The 25 acre 4822 portion of the application that names Shadden as the primary access street will be a great development and should be approved as a stand alone development. And that;
2. That so much storm drainage has been directed to the Baker Creek basin in the last 36 years that an updated FEMA study (with accurate flow information) will probably show that forty to fifty percent of this supposed "wetland" area is now either floodplain or in the 100 year floodplain. SO, since even more storm drainage will be routed to the Baker Creek basin in the next 5-10 years – isn't by far the best, AND SAFEST use of this property is now for containing wintertime storm drainage for when Baker Creek overflows with less that two inches of rain? And as a future nature preserve/walking trail?

For the future residents of Oak Ridge Meadows, the current residents of Crestbrook, Compton Crest, and Oak Ridge – and for the City of McMinnville, please don't allow the Comprehensive Plan weaknesses of the 4722 property to be combined with the strengths of the 4822 property. Please keep those properties separate. We feel strongly that with all the storm drainage that has been directed to Baker Creek in the last 36 years. --- And additional drainage that will be directed to Baker Creek in the near future, that all 11.47 acres is already needed to protect Crestbrook from flooding.

Also, to make this issue go away permanently, I will even volunteer to work on a committee to reach out to Friends of Yamhill County, 1,000 Friends of Oregon, the Nature Conservancy, Bonneville Power, the Army Corps of Engineers, or any other organization that offers programs to purchase environmentally at risk properties so that the Zumwalt's can be fairly reimbursed for their property. AND the danged property can be put to its highest and best use in the future – which is as a major nature preserve with walking trails on the west side of McMinnville that would tie in perfectly with all of the other walking trails and small parks that the city has planned.

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6. CONNECTIVITY AND CIRCULATION – Page 24
- A. 132.26.05 – New street connections, complete with appropriately planned pedestrian and bicycle features shall be incorporated in all new developments – consistent with Local Street Connectivity map.
 - A1. 4822 – with Shadden access – YES. – It is close to Baker Creek Road where there are Several current bike lanes and it looks like there will be several more in the future.
 - A2. 4722 – NO – again, this is a dead end street – down a steep hill in the wetlands with no connection to any other road.
 - B. 132.27 – transportation facilities and services shall reflect and support the land use designations, and development patterns identified in the Comprehensive plan.”
 - B1. 4822 – with Shadden access – YES – good access, good connectivity, good circulation.
 - B2. 4822 – with Pinot access only – NO – the comprehensive plan calls for two access roads. And as hard as the planning director and applicants experts try – a Pinehurst Connection will never happen. Doesn’t that make Shadden the only other choice by Comprehensive Plan rules ??

B3. 4722 – NO – A dead end road to only 7 houses built over a wetland area would Accomplish the exact opposite of what this policy intends.

7. PUBLIC SAFETY – page 24

A. “The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of design.”

A1. 4822 – with Shadden as access – YES – easy access, well marked, etc. ---

A2. 4822 – with Pinot as access– NO – A car wreck or tree down on Pinot would Block off access to 100 homes in an emergency.

A3. 4722 – NO – no connection on one end. Confusing to find on the other. If the road Flooded or blocks, a helicopter would be the only way to access 7 homes.

8. MULTIPLE ACCESS ROADS – application claims - page 25 – This is the area where the application tries hard to say that the extension of Shadden Street to the site is just a, “TEMPORARY EMERGENCY ONLY” road – AND NOT THE REAL PRIMARY ACCESS ROAD. A few quotes that emphasize the temporary status of this road are:

A. “This emergency access, which will be placed in an easement..... across land currently owned by Safford Land Company”

B. “Fire Department approved gates would be located at both ends of this emergency only accessway.”

C. “at such time as the adjacent land is to develop, this easement would then be revoked”

9. MULTIPLE ACCESS ROADS --- OUR RESPONSE – Stafford Development is only sixty days or so behind Premier in applying to the City to develop their property that lies between Premier’s Oak Ridge Meadows development and Baker Creek road. We attended their neighborhood meeting. On the map on our Exhibit 4, we matched Stafford’s preliminary development map onto Premier’s Exhibit #26 map. This map clearly shows that Stafford is also planning to use Shadden street as the primary access street to their development. We don’t pretend to know all of the legal and/or political complexities involved between those two developments. – BUT since the two properties are being developed at approximately the same time. AND it is the City of McMinnville’s Planning department and Planning Commission job to save taxpayers from wasting money on unneeded dead end roads – THEN we feel they should demand that the street that best matches the goals and policies of the City’s comprehensive Plan to be named the Primary access street to Oak Ridge Meadows. And that street is obviously Shadden Street. That is the street the Planning Commission should name as the primary access street to the Oak Ridge Meadows Development. And then the sooner that the City of McMinnville can make Premier and Stafford development companies to quit playing politics – and jointly share the cost of developing that road would be greatly appreciated by the residents of Oak Ridge, Compton Crest, -- AND I’m sure Oak Ridge Meadows.

10. ENVIRONMENTAL PRESERVATION – page 28 --

A. 132.46 – “..... minimize negative impacts related to water quality...”

A1. 4822 – YES

A2. 4722 – NO – it would accomplish the opposite.

A3. And all this damage to gain access to 7-8 building sites is not a reasonable trade off, Either environmentally (as a drainage way to protect lower Crestbrook residents in high Water events), economically (providing road/electrical/sewer/water service to only 7-8 Houses), or recreationally for the large number of citizens who would use this area as a nature park or walking trail in the future.

11. PARKS AND RECREATION - GOAL VII 3 – page 32 -- To provide parks and Recreation facilities, open spaces, and scenic areas for the USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.

- A. 4822 – YES – but those parks are actually pretty steep down to the creek, and might need some fencing to keep young kids from rolling into the creek.
- B. 4722 – YES, BUT... The application is increasing both park land and walking trails. BUT – they are proposing to tear up and cover over about 25% of the most critical habitat – and the best property for viewing benches, etc. – We are proposing that the entire wetland/floodplain be preserved for a future nature park or preserve with walking trails. – So, we feel we are proposing two or three acres of trails and park. PLUS, saving important bird and animal habitat – so that folks can enjoy more birds and wildlife.
- C. 4722 – Has anyone considered the issue of gaining access through several Crestbrook neighbors properties in order for trails to reach Rotary Park? Both the developer and planning director have claimed that “future” access several times. I have heard several comments for Crestbrook owners that they will not be willing to provide that access if the city does approve the filling and development of the 4722 wetland/floodplain area. If the city’s long term plans do call for connecting walking trails to Rotary Park, maybe the city manager or mayor should contact a couple of Crestbrook residents to see which claim is more accurate.

12. 163.05 – page 33 -- “The city of McMinnville shall locate future community and neighborhood parks above the boundary of the 100 year floodplain. Linear parks, greenways, trails, and special use parks are appropriate uses of floodplain land to connects park types to each other.... PROVIDED THAT THE DESIGN AND LOCATION OF SUCH USES CAN OCCUR WITH MINIMUM IMPACTS ON SUCH ENVIRONMENTALLY SENSITIVE LANDS.”

- A. 4822 – YES – the parks and trails on that property should tie right in with the city’s master park plan.
- B. 4722 – NO – and once again, this proposal would accomplish the opposite of the goal!! – It would do MAXIMUM DAMAGE to environmentally sensitive lands!

13. Policies 166.00 – “the City of McMinnville shall recognize open space and natural areas, in addition to developed park sits as necessary elements of the urban area.”

- A. 4822 – YES
- B. 4722—SOMEWHAT – but again we are recommending 2-3 acres of more open space by saving the whole basin.

14. Policy 167.00 – “The City shall encourage the retention of open space and scenic areas throughout the community.”
 - A. 4822 – YES – they retain park/open space in this section.
 - B. 4722 – NO – they take away 2-3 acres of open space. And ruin a very scenic area that the residents of Oak Ridge and Compton Crest HOA’s have enjoyed for almost 20 years.

15. POLICY 168.00 – page 33 -- “DISTINCTIVE NATUARAL FEATURES AND AREAS SHALL BE RETAINED WHEREVER POSSIBLE, IN FUTURE URBAN DEVELOPMENTS.” --
 - A. 4822 – YES – They are saving several oak trees and parkland.
 - B. 4722 – NO – It is certainly possible to save the entire 11.47 acres of very DISTINCTIVE NATURAL FEATURES – But are proposing to tear it up and fill part of it to gain a dead end road and 7 houses. (I am sure Commissioners are tired of reading that statement. But this repetition shows that 4722 can’t stand on its own).

16. 169.00 – “DRAINAGE WAYS IN THE CITY SHALL BE PRESERVED, WHERE POSSIBLE FOR NATURAL AREAS AND OPEN SPACES AND TO PROVIDE NATURAL STORM RUNOFFS.”
 - A. 4822 – YES – this ground sits higher. So no drainage ways involved.
 - B. 4722 – HECK NO !! – This issue was our main defense. BUT we “technically” can’t argue this issue because the Planning Commission has been put in a situation where they have to rule by 36 year old information. And our pictures clearly show that floodwaters from 1.75 inches of rain in 2018 were higher than from much higher amounts of rainfall in previous years. SO filling and narrowing this drainage way is certainly not preserving it.

17. GOAL IX 1 – page 35 -- To provide adequate lands to service the needs of the projected population to the year 2023 – AND ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.”
 - A. 4822 – YES – This upper 25 acres is the “poster boy” of developments. It would fit right in to its surroundings. It has great access to Baker Creek road. And it is timely (we recognize that the city needs to build out “buildable” property within the urban growth boundary).
 - B. 4722 – NO – Even the Friends of Yamhill County have stated that these 11.47 acres should NOT be developed. They felt that since so much more storm runoff has been routed to Baker Creek, that the best usage of this property is to remain a drainage way for Baker Creek overflows that have been happening much more often in the last 5-10 years.

18. Policy 17.03.020 – page 36 --- “..... encourage appropriate development of the City through standards designed to protect residential, commercial, industrial, and civic areas FROM THE INTRUSIONS OF INCOMPATIBLE USES.....AND TO PROVIDE ASSURANCE OF OPPORTUNITIES FOR EFFECTIVE UTILIZATION OF LAND RESOURCES.”
- A. 4822 – YES –
 - B. 4722 – NO – filling and diking an important drainage way that the city has been routing increase storm flows to (especially in the last five/six years) will be highly incompatible to the Crestbrook neighborhood. Either the city needs to adopt a policy of conserving this area, OR divert all of the westside storm drainage to the city storm drain system – so you can then safely fill and develop even more of this beautiful area like California and many other areas have.
19. PLANNED DEVELOPMENTS – 17.51.010 ---“the purpose of a planned development is to provide greater flexibility and greater freedom of design A planned development is not intended to be simply a guise to CIRCUMVENT THE INTENT OF THE ZONING ORDINANCE.
- A. 4822 – YES -
 - B. 4722 – NO – Allowing 4722 (a planned development) to be joined to a new 4822 subdivision is what allows the developer to circumvent the intent of all of the Comprehensive Plan Goals and Policies – THAT THE COMBINED PLAN “TECHNICALLY” MEETS (because of the strengths of the 4822 property).
20. Rights-of-way – 17.53.151 --- The application “findings” section claims that, “ALL proposed streets will meet all applicable right-of-way.
- A. 4822 – YES
 - B. 4722 – NO – It is not likely that a street right of way to Pinehurst street will ever happen.

SECTION 2. – WATER COURSES – This claim Requires professional interpretation. We think that the Corps of Engineers, the Department of State Lands, and FEMA studies will disagree with all of the applications claims in this area.

In conclusion, I think it is obvious that the professional engineers and staff that Premier employed to formulate the Oak Ridge Meadows application are “technical masters” of their craft. And they found that if they joined a perfect piece of development property (4822) with a piece that meets only one out of ten policies/goals – that they could make the combined application “technically” qualify for approval. But even that qualification had to use outdate FEMA maps, questionable mitigation/delineation/traffic and several other tricks of the trade. BUT all of those “technical” qualifications do not change the real world “on the ground” situation. And the two statements that I think explain the real world situation the best are:

1. The 25 acre 4822 portion of the application that names Shadden as the primary access street will be a great development and should be approved as a stand alone development. And that;
2. That so much storm drainage has been directed to the Baker Creek basin in the last 36 years that an updated FEMA study (with accurate flow information) will probably show that forty to fifty percent of this supposed "wetland" area is now either floodplain or in the 100 year floodplain. SO, since even more storm drainage will be routed to the Baker Creek basin in the next 5-10 years – isn't by far the best, AND SAFEST use of this property is now for containing wintertime storm drainage for when Baker Creek overflows with less that two inches of rain? And as a future nature preserve/walking trail?

For the future residents of Oak Ridge Meadows, the current residents of Crestbrook, Compton Crest, and Oak Ridge – and for the City of McMinnville, please don't allow the Comprehensive Plan weaknesses of the 4722 property to be combined with the strengths of the 4822 property. Please keep those properties separate. We feel strongly that with all the storm drainage that has been directed to Baker Creek in the last 36 years. --- And additional drainage that will be directed to Baker Creek in the near future, that all 11.47 acres is already needed to protect Crestbrook from flooding.

Also, to make this issue go away permanently, I will even volunteer to work on a committee to reach out to Friends of Yamhill County, 1,000 Friends of Oregon, the Nature Conservancy, Bonneville Power, the Army Corps of Engineers, or any other organization that offers programs to purchase environmentally at risk properties so that the Zumwalt's can be fairly reimbursed for their property. AND the danged property can be put to its highest and best use in the future – which is as a major nature preserve with walking trails on the west side of McMinnville that would tie in perfectly with all of the other walking trails and small parks that the city has planned.

Sincerely,

Mike Cowin

Exhibit 26

