

Rob Stephenson
1081 N.W. Baker Crest Ct.
McMinnville, Oregon

Dear Planning Commission,

My name is Rob Stephenson. I live in the lower part of the Crestbrook subdivision at 1081 NW Baker Crest Ct. I have lived at that address for twenty-four years.

There was the 100 year flood in 1996 shortly after we moved into our home. The amount of rain in that event was well into double figures. It caused over three feet of water in the field behind my house (please see pictures). And during that event I helped my neighbor, Ron Lane, float his trailered boat out of his garage (clearing the raised door by less than an inch).

There has not been one winter since then that I have not seen at least one flood event in the field behind my house. And in many years, there have been three to four such events. Now, I am not a scientist, but it seems to me that a lot of storm drainage from west side housing projects has already been diverted to Baker Creek in the last twenty years. And if the city allows part of the wetlands to the west of Crestbrook (upstream) to be filled, that it will divert even more water my way. Will the city assume responsibility for increased flooding and property damage in our neighborhood if this happens? Will we be required by FEMA to obtain flood insurance? Will the city reimburse us for this? Please think *about the potential of the damage this action could cause to some of the highest taxed properties in the City of McMinnville.*

As to the potential of continuing Pinehurst street right past Mr. Toth's barn. That is ridiculous and makes no sense at all. Mr. Toth is an extremely generous man and allows the use of his building at no charge to countless organizations, both public and private. The potential loss of use by cutting off access to that property would enrage literally thousands of people who benefit from his generosity annually. The development proposal that the Planning Department is supporting is a very short-sighted plan that would only gain 12-15 homesites in a wetland. I thought we were supposed to protect our wetlands.

Let's have some thoughtful development in our city. We used to be able to vote for subdivisions, and now they are being crammed down our throats. Please take a drive out Hill Road and look at that new subdivision. All houses look alike and are just a few feet apart. It will be awful when finished. People move to McMinnville for its unique charm of being a small town surrounded by farmland. Let's not forget who and what we have been. I don't think most of us want to be considered another bedroom community to Portland and Salem. Please do not allow any filling or road building to take place in the wetland west of me.

Sincerely



Rob Stephenson

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MAY 08 2019

COMMUNITY DEVELOPMENT
CENTER



November 2015 Flooding in Crestbrook

- * This is a picture from Rob Stephenson's property
- * Toth's sport court is NW of Stephenson's
- * Water is 2.5 - 3 feet high on side wall of shed