

April 12, 2019

City of McMinnville Planning Department

McMinnville, OR 97128

Ref: Proposed Oak Ridge Meadows Subdivision

Dear Sirs:

I am writing to express my deep concern and frustration with the way the process of reviewing the above referenced subdivision is proceeding. We were involved approximately 10 years ago when Premier Properties was applying for approval to develop the property on Oak Ridge. As I remember there was discussion about using Fill Dirt to raise the land adjacent to Baker Creek to provide an area to build 10 to 15 homes in the Flood Plain. At that time the McMinnville Planning Department rejected the application and we were led to believe that any move to change that status would never happen.

It now appears that we are once again drawn into a controversy affecting property along Baker Creek, which if approved will very likely compromise the integrity and value of our homes by creating an environment conducive to flooding.

I think a little historical background may be helpful. We purchased a 1.7 acre building site in Crestbrook Subdivision in 1993 and built our house in 1994. At that time we were assured that our building site was above the "100" Year Flood Plain and therefore "SAFE" from any potential flooding of Baker Creek. Since that time we have resided in our home continuously for 25 years. During that time we have experienced, on average, one "Flood Event" every year. These "flood events" have resulted in water rising approximately two feet across the entire valley, to part-way up the berm in our back yard. None of the events have resulted in water coming in contact with any part of our home or foundation. But many "flood events" have surpassed the designated "100" year floodplain. Over the years I have documented the extent of flooding photographically.

It appears that the city is poised to approve a request from Premier Properties affecting access to property on Oak Ridge. There is no way, in my opinion, that by narrowing and restricting the natural flow of Baker Creek, by diking the natural water channel or using Fill Dirt to alter the route of the water (to make room for a road) the movement of water in that volume will result in the erosion of the creek banks and removal of top soil over time. Maybe the best decision would be to leave Baker Creek drainage as is, so that the wildlife will be protected and those of us that reside on Baker Creek can rest assured that our homes will be unharmed by future "flood events" equal to or greater than the most recent "flood event" of December 18, 2018.

On December 18, 2018 the water in Baker Creek rose to the highest level that we have experience in the 25 years we have lived here, as shown in the photograph of the water on a

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permanent fence post on the north side of our property. (photo available on request). Also note that on December 18, 2018 the rainfall was not significant (about 1.75 inches) and yet we experienced significant flooding (the highest in 25 years). Thank goodness there was no damage to homes and the water returned to normal levels within 10 to 12 hours. But it illustrates how quickly water levels can change and how sensitive this floodplain is to the addition of water from sources upstream from our homes.

In light of the information we have supplied about the current handling of water in the Baker Creek drainage, we are asking that the McMinnville Planning Commission NOT approve any changes that could possibly have an adverse affect on homes in the Crestbrook subdivision.

In summary, homeowners in the Crestbrook neighborhood have experienced "flood events" in the past caused by heavy rainfall, but have not had any damage to our homes. That could all change if the Planning Commission approves an application that would allow the diversion of water from the normal route of Baker Creek.

Sincerely,

Tim and Margaret Roberts

1069 NW Baker Crest Ct.

McMinnville, OR 97128

A handwritten signature in blue ink, appearing to read "Tim Roberts", is written over the typed name and address.