

Cindy Kauffman 3993 Mapleton dr. West Linn: I requested a continece because 5 neighbors that could be affected by the development were not able to attend the last meeting.

Tonight, I have provided pictures of my property, so you all have a visual of my 3 foot plus log that was lifted off the creek during the 1996 flood. My 90 degree ^{Diameter} turn in the creek and my wire fence rock retaining wall. Pictures of a normal day on my creek March 30th and a 1" precipitation day on April 6th. I want you to imagine a 2 year 2.5 inch day, all the way up to the 25 year 3.9 inch day. Not in this plan is the 100 year 4.5 inch day. With climate change that is a true possibility.

My points of concerns are: In the Supplemental Storm Analysis Report on November 2018 (On paragraph 4 Mr. Goldson stated)

“The Arch culvert at Mapleton was only visually reviewed. It has a large section and appears to have a natural bottom. There isn’t any evidence that Trillium creek has topped Mapleton drive.”

We were land locked during the flood of 1996, we couldn’t get up Mapleton dr. or get out thru Nixon drive. due to the creek and Willamette over flowing the road ways. This puts new houses in jeopardy of flooding. I’d like to remind the planning commission that residents of Mapleton dr. can not get flood insurance even if they are on the creek, due to the 4 -foot pipe that was installed to provide water for Tigard. If it breaks it is not an act of nature and no insurance company will cover us. Just a few short months ago a 12” pipe broke in North Portland, you probably saw it on the news. There was a lot of water damage to multiple homes from that size of pipe, imagine what a break in a 4 foot pipe could do to houses 1 and 6. They will also have a creek in their backyard that will be over flowing. Since these houses are at a lowest level on Mapleton Dr. they could potentially have water coming from the west and east depending on where the line breaks or both.

This is something that the residents of Mapleton Dr. live with every day and it is not advertised to new family’s that buy homes in our neighborhood. This

should be a big concern to the planning commission. Because your approval of this project as it is currently proposed puts unknowing buyers at a huge risk.

I also have questions about the water retentions facility. The drainage report says two orifices will discharge at the pre-developed rate for the 2, 5, 10 & 25 events. Bruce answered a lot of my questions on his site visit Monday. I guess I don't understand how the control structure runs. Is it computerized? Who mans the control structure? Who Maintains?

Will the new homes be allowed to have sprinkler systems in their yards? I only ask because I'm not allowed to have any in my back yard, or any new drains draining into the creek. Which is why I oppose the builders request for a variance of the WRA table 32-2. They want to change the 65' required set back to provide for a lawn and deck for lot 5. I propose a smaller home on lot 5 to abide but the current WRA requirement.

I'm not apposed to developing the land, but the current plan puts 2 possibly 3 new home buyers at risk with no insurance to help with potential future flooding. I would like to propose that the planning commission require the builder to give full disclosure of the 4' pipe and that no flood insurance is available for homes 1, 6 & 5. The potential for down-stream property damage is a big factor for me. I felt it very important for the planning commission to understand the changes that have happened over the past 36 years on Trillium creek. My neighborhood deserves answers to our concerns, if tonight we are not fully convinced that you have taken the time to review our questions and give us answers we can hear and understand. I am requesting another continuance if allowed or ask anyone that is not satisfied with tonight's meeting to request one. We can still have another meeting and meet the builders 120-day permit which ends on June 8th.

Our neighborhood has gone thru a lot for the benefit of the City of West Linn, Lake Oswego and Tigard. The protection and safety of our future and current families biggest investment should be paramount in your decision to approve this development as presented.

Cindy Kauffman 4/17/19

Kauffman back yard 3993 Mapleton dr.

Upper deck view pre-flood 1996



3'+ diameter log over creek was lifted off the bank into creek during the flood of 1996

2) older picture- new fence
over creek on west
side of property



Now fences down on both east
and west of property due to
bank erosion



3) April 6th

west to east entrance

To my property flowing

to bridge 1" rain day



Bridge we rebuilt due to erosion



3.5) March 30th

West bottom east top
of picture



April 6th with 1" Rain

same place



4) March 30th

Opposite view

East-bottom west-top



April 6th with 1" Rain

same place



5) March 30th

90 degree turn in creek

Rock support



April 6th with 1" rain fall

same place



6) April 6th

90 degree turn in creek

Closer view of rock support on

1" of rain day.



7) March 30th

View past rock wall where creek
Curves



April 6th shows erosion under
trees at the same curve with
1 " rain



8) March 30th

View just before creek

Enters neighbors to east.

Notice width of creek bed



April 6th

same view shows deeper trench

Due to rock (cobble) that washes down

and changes creek bed flow and width



9) April 7th

View water coming under

Culvert into deep pool

On proposed development property



Width of flow after it leaves
pool before it enters culvert
under neighbor's driveway



10)

April 7th

Water entering the culvert

Under the road to neighbors

Adjacent to development

