

Written comments #2 from Susan Wilkins, 8/20/14 with photos

Dear Planning Commission Members:

Attached are photos of the flooding at Keller Farm on December 3, 2007 and an aerial view of the farm with Performance Area 1 traced in red.

KELLER FARM FLOOD 12_3_2007 (left pic)

The house on the left is located at 8632 Avondale Road (Parcel #012505-9035 and 1.36 acres.)

KELLER FARM FLOOD 12_3_2007 (right pic)

The house on the right is at 8608 Avondale Road (Parcel #012505-9141 and 0.86 acres.)

KELLER FARM FLOOD 12_3_2007 - Fruit Stand flooding

Flooding and pooled water in fruit stand area that is part of Performance Area 1 where new apartments are to be built. Bear Creek is flooded in background.

AERIAL VIEW OF KELLER FARM 2009 - Bear Creek in Blue, Performance Area 1 in Red

The Keller Farm currently stores significant floodwater that would otherwise move downstream rapidly and flood the downtown. Construction in Performance Area 1 may result in permanent filling of areas that already flood during major storm events. Flooding in the Bear-Evans Creek basin is normal and has always occurred. As long as there is sufficient storage capacity, the floodwater will recede without damaging property.

Preserving water quality in Bear Creek by preventing contamination from fertilizer, pesticides, pet waste and other sources from Performance Area 1 is extremely important for salmon in the creek. Perrigo Creek will also run through Performance Area 1, so providing adequate buffers for the Perrigo Creek realignment is critical for protecting Bear Creek's water quality since Perrigo Creek is a tributary of Bear Creek.

Cottage Lake Rain Gauge #02w for the Bear-Evans Creek watershed

Daily totals in inches

11/20/2007	0.03
11/21/2007	0.01
11/22/2007	0.01
11/23/2007	0
11/24/2007	0.01
11/25/2007	0
11/26/2007	0.35
11/27/2007	0.01
11/28/2007	0.12
11/29/2007	0.01
11/30/2007	0
12/1/2007	0.04
12/2/2007	1.17
12/3/2007	3.44 <--flooding occurred on Dec 3, 2007

12/4/2007	0.29
12/5/2007	0
12/6/2007	0
12/7/2007	0
12/8/2007	0
12/9/2007	0.01
12/10/2007	0.04

Another issue: The two houses in the pictures are on land that is zoned R-6 meaning that 12 dwelling units could be built on these lots. They have access directly onto Avondale Road which can impede traffic flow and cause accidents. How do these two parcels fit into the rezone? They are not part of the Bear Creek Design District but they are so close to the proposed new development that their impact on traffic should be considered.

Please review these photographs and consider my comments when deciding on the Bear Creek Design District Rezone.

Sincerely,
Susan Wilkins







