

Randall L Pearson
233 Valley View Drive
John Day, OR 97845

May 1, 2021

Mr Nick Green
City Manager
City of John Day
450 E Main Street
John Day, OR 97845

Dear Mr. Green:

We are in receipt of your letter dated April 27, 2021 discussing the *Master Plan Development Notice of Application No. MPD-21-01*. We have some concerns about the proposed development plan and the impact it will have on our properties. Pursuant to your request for comment, this letter is being sent by Mr. Randall Pearson and Mr. Michael Davis to submit questions, comments and requests for your consideration.

After reviewing the details in the aforementioned letter, Mr. Davis and I would like to express two serious concerns about the proposed development plan. Mr. Davis resides at 235 Valley View Drive (lot: 13S31E22A-700) and I (Mr. Pearson) reside at 233 Valley View Drive (lot 13S31E22A-800). (Henceforth, I will refer to the Pearson property as "TL-800" and the Davis property as "TL-700"). The concerns we have pertain to 1) the city-supplied water service provided to our existing Ironwood Estates properties, and 2) the proposed alteration to the drainage pattern for the northwest corner of Ironwood Estates.

City-supplied Water Service: Presently, the water pressure at our properties is ~75 psi +/- 2 psi (depending on the time of day the measurement is taken). This water pressure is supplied by the pumping station located on Valley View Drive (next to the cluster mail box assembly). Our concern is that the addition of seventeen new residential properties will significantly reduce the water pressure presently in effect. Can you please tell us whether or not this proposed development plan includes any upgrades to the existing pumping station and whether or not any degradation to our existing water supply / water pressure will be experienced?

Drainage Pattern for the Northwest Corner of Ironwood Estates.

Overview: As you know, approximately once a year the John Day basin experiences very heavy downpours which result in flash-flooding situations. The last such occurrence was on September 5, 2019 (please see Attachment #1 – a 24-second video entitled: *Flashflood-09-05-19* which was shot from the back deck of property TL-800).

The Problem: Today, the drainage pattern is working well. However, the development plan appears to be proposing a return to a previous and problematic drainage pattern.

Background: In past years (prior to my purchase of the property in 2015) the drainage pattern for the northwest corner of Ironwood Estates included a culvert, the outlet of which discharged water down the hillside on the eastern edge of my property (TL-800). Please see Attachment #2, Annotated Map, Note-1. This (earlier) drainage pattern resulted in extensive runoff, erosion and flooding along the eastern edge of property TL-800, as well as the northern and western portions of property TL-700. Please see Attachment #2, Annotated Map, Note-2.

Sometime prior to the fall of 2015, the drainage pattern was altered to decommission this culvert discharging onto TL-800 and thus eliminating the aforementioned drainage/flooding problem. Presently, the drainage from severe rainstorms runs along the north side of Valley View Court and down through the gully located immediately to the west of properties TL-800 and TL-700 (and on the eastern edge of property TL-600). Please see Attachment #2, Annotated Map, Note-3. As previously mentioned, this present drainage configuration is working well and does not cause flooding to any of the properties.

Problem Details: According to the *Proposed Ironwood Estates Phase II* plot plan, there is proposed the installation of a new culvert underneath the eastern edge of Valley View Court (at the junction of Valley View Lane). Please see Attachment #2, Annotated Map, Note-4. This will be a problem. A new culvert in this location would again discharge floodwater runoff along the eastern edge of property TL-800 and through property TL-700. As was demonstrated by the earlier (pre-2015) configuration, an installation of a culvert at this location would cause unacceptable runoff, erosion and flooding to both properties.

Both Mr. Davis and I respectfully request that this culvert NOT be installed. Rather, we request that the project civil engineer confirm that this culvert can be omitted (i.e. – that sufficient drainage can be maintained without the need for this new culvert). We believe that the existing drainage path along the northern side of Valley View Court, combined with the new, proposed culvert to be installed between TL-800 and lot 52 (please see Attachment #2, Annotated Map, Note-5) - would be sufficient to handle the runoff from severe rainstorms.

Thank you for allowing us to pose our questions and register our concerns about the project. As offered in your letter, we would like to request permission to be present, in person, at the Planning Commission meeting scheduled for May 20, 2021.

Sincerely,



Randall Pearson
Property owner: 233 Valley View Drive (13S31E22A – TL 800)
raleepe@gmail.com

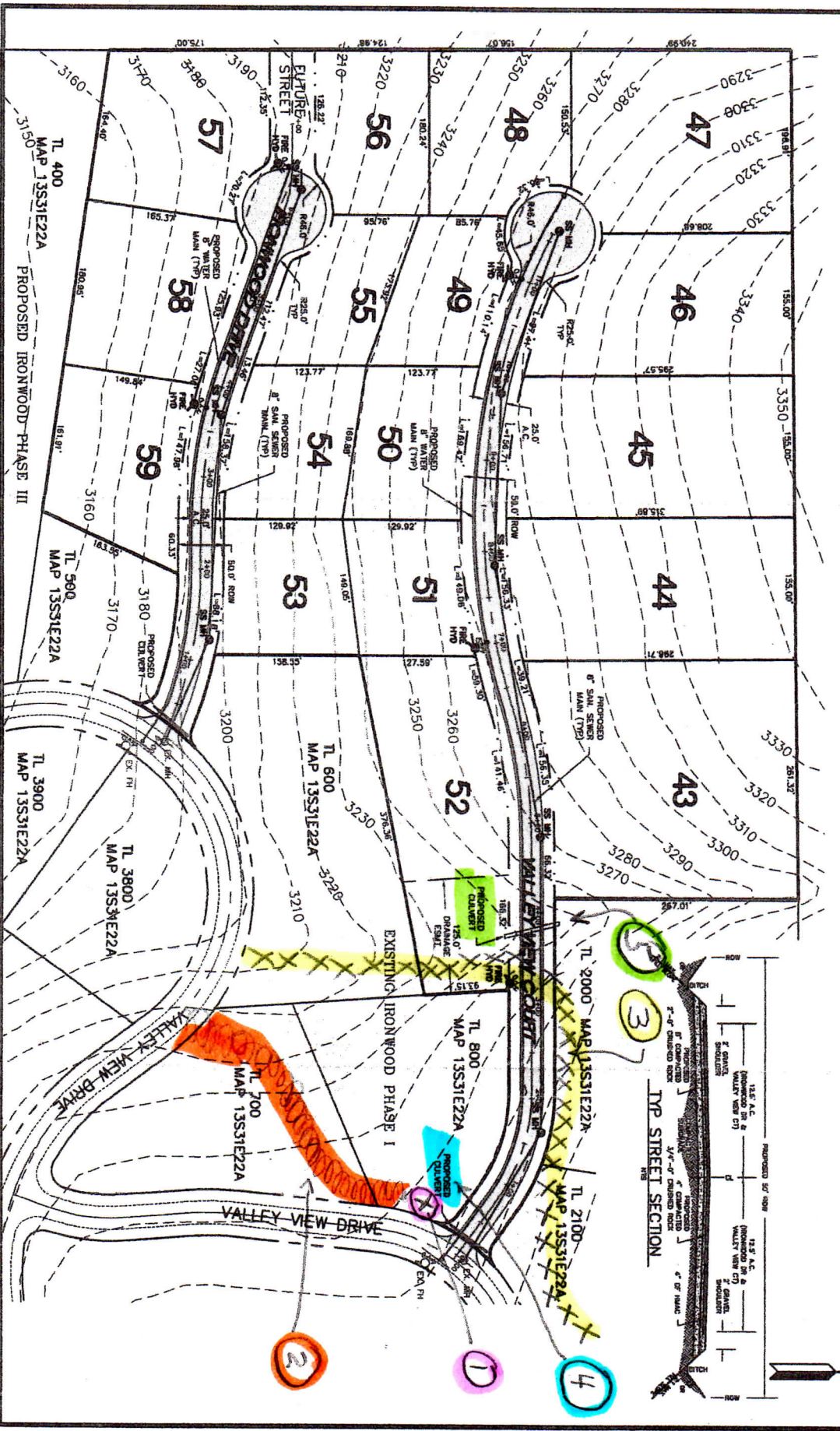


Michael Davis
Property owner: 235 Valley View Drive (13S31E22A - TL 700)
patidavis@hotmail.com

cc. Michael Davis

- ① Previous location of drainage culvert discharge (prior to 2015). (X)
- ② Runoff and Flooding from previous drainage pattern
- ③ Existing DRAINAGE/Runoff Path XXXXXX
- ④ Proposed New Culvert REQUEST REMOVAL FROM PLAN!
- ⑤ Proposed New Culvert

PROPOSED IRONWOOD ESTATES PHASE II



NO.	REVISION	BY