



Laurel Hill Valley Citizens

N E W S L E T T E R



Spring Neighborhood Meeting
Including a Plant, Seed, and Tool Exchange at 6:30pm
7pm Wednesday, May 28, 2014
at Northwest Youth Corps, 2621 Augusta Street



Plant, Seed, and Garden Tool Exchange

This event, beginning at 6:30pm, will be held on the patio that faces the parking lot at the Northwest Youth Corps building. If you've been dividing plants and have more than you need, or just want to make room for something new, bring your extras here to share with your neighbors. Do the same with seeds, pots, and any garden tools that you're not using any more. Then take home some of what others have brought to share.

Please label your offerings to make it easy for others to recognize them. Any notes about how much sun would make a plant you brought happy, how far apart and how deep to plant seeds, or any other helpful hints would be very welcome and will make it more likely that your offerings will find good homes. **Important** -- If the items you bring are not taken home by others, please be sure to take them back home yourself. We don't want to leave a mess for the Northwest Youth Corps folks to clean up after they have been so kind about offering us space for this event.

7:00pm Meeting

This meeting will feature a few speakers, plus a special dessert treat from Sweet Life.

Lieutenant Sean McGann of the Eugene Police Department will share the latest crime data for our neighborhood and tell us about a radar gun checkout program we might want to use. Rob Inerfeld, Transportation Planning Manager for the City of Eugene, will be back to follow up on the issues discussed at our last meeting concerning the speed humps planned for Riverview Street and the possibility of an additional stop sign. We'll also have the latest updates on the developments planned for our neighborhood as well as news from our city councilor, Alan Zelenka.

Win Sweet Life Desserts in our iContact Email Lottery

by Betty Hosokawa

Don't miss out on staying informed! This coming budget year we anticipate that some of the city funding we use to pay for our newsletters may be cut. Sign up for iContact in order to receive timely neighborhood information about break-ins, cougars, PUDs, etc. We do not sell or misuse your personal information in any way. Send your email address to Stephanie Midkiff at smidkiff2004@yahoo.com or sign up at either the May or summer picnic meetings. All the names/email addresses submitted will be entered into a drawing for a \$25 gift certificate to Sweet Life, to be awarded at the summer picnic.

Also note that the Laurel Hill Valley Citizens neighborhood association has a group on **Facebook**. The group is open to anyone and is a great way to send and receive neighborhood information.



Summer Neighborhood Picnic

This summer our neighborhood picnic will happen on Sunday, August 10th. We'll have an ice cream sundae bar and special activities for the children. Would you like to help plan this popular event? To volunteer, contact one of the Executive Committee members listed on the next page.

Save The Date for a Neighborhood Litter Cleanup

The neighborhood is planning a litter cleanup on October 4 (rain date Oct. 11). We will provide trash bags and transportation to the transfer station. Please plan to join us to make this an even nicer community. Many hands make light work. ---by Kathy Frazer

Update on Development Projects in the Laurel Hill Valley

by Gunnar Schlieder

As you may know, there are three development proposals located (entirely or partially) in the Laurel Hill Valley. These include, chronologically, the Laurel Ridge PUD, The Retreat PUD (Landmark), and the Capital Hill PUD.

Laurel Ridge PUD

Ralph Nauman and his partners have appealed the LUBA decision to the Oregon Court of Appeals regarding the Parks and Open Space designation on their 121-acre property at the south end of the valley. The attorneys, including Sean Malone, our attorney, will present oral arguments at 9:00 AM, May 20th, 2014, at the Justice Building at 1162 Court Street, Salem, Oregon. The public is welcome to attend the oral arguments.

In the meantime, representatives of the LRPUD response committee have had three meetings with the developer, Ralph Nauman, and Rick Satre, his land use consultant. At the first of these meetings Mr. Nauman indicated that he had decided not to pursue apartments for the new PUD. He asked many questions to determine what the concerns of the neighborhood were. At the second meeting, he presented an updated PUD design for 124 single-family residences. This is a very significant and welcome reduction from the 600+ units in the original design, most of which had been apartments. Many issues remain to be worked out, including the amount and configuration of the Parks and Open Space portion of the site, preservation of trees and views, geotechnical problems, and the road network. The developer is currently working on another iteration of the PUD to address these issues.

The Landmark Retreat PUD

On February 7th, 2014, hearings official Ken Helm rendered his decision denying the Tentative PUD application for the Landmark Retreat, a 606-bedroom student housing project proposed for the northeast portion of the valley. He determined that the proposal failed to meet a total of 14 development code provisions. The applicant appealed to the Planning Commission on the basis of 11 purported errors of the hearings official. At a Planning Commission meeting on April 1st, 2014, Charlie Frazer, Gunnar Schlieder, and Jan Wostmann provided testimony regarding 10 of the contested decisions and our attorney addressed one legal argument. During two work sessions on April 21 and 28, the Planning Commission unanimously affirmed the hearings official's decisions on 10 of 11 of Landmark's Assignments or Sub-assignments of Error and decided that he erred on one. On May 5, the Commission unanimously voted to affirm the hearings official's denial of Landmark's Tentative PUD Application and Standards Review. Landmark has 21 days to appeal the Commission's decision to the Land Use Board of Appeals (LUBA).

Capital Hill PUD

The developer and land use consultant for this 22-lot PUD proposed for about 13.5 acres at the top of the ridge separating Laurel Hill Valley from the Fairmount neighborhood held the mandatory neighborhood meeting on February 6th, 2014 at the Northwest Youth Corps. Since that time, no other materials have been submitted to the City. A joint response committee has been formed between the Fairmount Neighbors Association and the Laurel Hill Valley Citizens. However, a substantive discussion regarding the potential impacts of this PUD will not be possible until actual plans become available.

For further updates please visit our website: www.lhvc.org where you can also sign up ("Contact Laurel Hill Valley Citizens") to be included on email lists specific to each development project.

The Little Free Library

by Patrick Tilcock

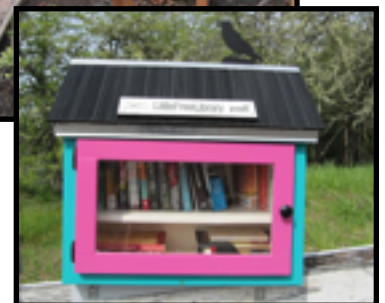
It started with a casual conversation with a neighbor: What if we had an easy, informal way of exchanging books in the neighborhood? A little research led to the concept of a Little Free Library. Actually, it's more than a concept—it's an international organization, a "movement". According to the organization's website, "It's a 'take a book, return a book' gathering place where neighbors share their favorite literature and stories. In its most basic form, a Little Free Library is a box full of books where anyone may stop by and pick up a book (or two) and bring back another book to share." Thanks to the Little Free Library website, we were able to get basic plans for the weatherproof box and neighbor Jerry Goodman graciously offered his skills in constructing it.

We installed the box in February. Since that time there has been a remarkable amount of traffic. It has been great to see people of all ages in cars, on bicycles, on foot or skateboards, stop and browse the always-changing selection. It has started many stimulating conversations, including a recent lively exchange on the topic of the graphic novel. As a result of the Little Free Library, we have connected with a number of neighbors we otherwise would never have met.

Take a few minutes out of your busy day to check out our little library at 2580 Augusta St. as well as the other very colorful Little Free Library in our neighborhood installed by Kathy Frazer (and built by neighbor Al Coddington) at the corner of Moon Mountain Drive and the cul-de-sac closest to the intersection with Laurel Hill Drive.

Laurel Hill Valley Citizens Neighborhood Association Executive Committee Members

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Little Free Libraries on Augusta Street (top) and Moon Mt Drive



Laurel Hill Valley Citizens
c/o Neighborhood Services
99 W. 10th Avenue
Eugene, OR 97401

PRESORTED STANDARD
US POSTAGE PAID
EUGENE OR 97401
PERMIT NO. 377

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Policy statement: This is the official newsletter of the Laurel Hill Valley Citizens. Funds for the printing and mailing of newsletters are provided by the city of Eugene. Newsletters are produced by neighborhood volunteers and are free to residents and businesses of the neighborhood. Space is available for letters to the editor or articles from neighbors and will be published as space permits. The information provided and the views expressed in this publication do not necessarily represent the position of the City of Eugene or the Laurel Hill Valley Citizens.

All uncredited text by the newsletter editor, Deborah Kelly. Illustrations are public domain clip art. Photos from Patrick Tilcock and Kathy Frazer. Please send articles, comments and concerns to dskharp@yahoo.com.

Laurel Hill Valley Citizens is Eugene's oldest neighborhood organization, chartered by the City Council in 1974. General Meetings are held quarterly to learn about and discuss issues relating to the quality of life in our neighborhood. The LHVC Executive Committee meets at other times to discuss and represent the interests of the neighborhood.

For more information see our website at www.lhvc.org or contact Gunnar Schlieder, LHVC co-chair at 541-729-4271 or gunnars@clearwire.net. You can also email LaurelHillValleyCitizens@gmail.com and we have a Facebook group. Just go to Facebook and type in Laurel Hill Valley Citizens.