



Fall Neighborhood Meeting

7pm Wednesday, November 20, 2013

at Northwest Youth Corps, 2621 Augusta Street

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Our Fall neighborhood meeting will include **election** of the neighbors who make up the Laurel Hill Valley Citizens executive committee, two or three **speakers**, a **canned food drive**, brief **updates** on the two developments proposed for our neighborhood, and **ice cream sundaes** for those who attend.

Please bring canned or packaged food to the meeting and we will deliver it to Food For Lane County for distribution to those who need it. See the article on page 2 for details.

Information about our **neighborhood election** is on page 3.

Speakers:

Lisa Arkin, executive director of Beyond Toxics, will speak to us about her organization's efforts to modernize our city's pesticide use policy. The proposed new policy is titled "An Integrated Pest Management Policy Establishing the Practice of Using Pesticides as Last Alternative and Establishing a Pesticide-Free Parks Policy for all City Parks". The goal of the policy modernization is to reflect new understandings about the risks of pesticides for children, the elderly, and other members of the public who might be compromised due to illness or cancer treatment, as well as new evidence about pesticides harming bees. Other Eugene neighborhoods have voted to support this policy and the LHVC neighborhood is being asked to vote our support as well.

Rob Inerfeld, Transportation Planning Manager for the City of Eugene, is coming to our meeting to get public input regarding the traffic calming proposed for Riverview Street. He'll also discuss ideas for improving the safety of pedestrians and bicyclists who use the I-5 offramp at the edge of our valley to access the bike paths.

If our city councilor **Alan Zelenka** is able to attend, he will present an update on what is happening in Eugene city government and will answer questions from those attending the meeting.



Canned Food Drive

Please bring canned or packaged food to our neighborhood meeting on November 20th and we will donate it to Food for Lane County. Oregon currently has the highest childhood hunger rate in the nation and the need for emergency food boxes continues to rise. Food for Lane County distributes food that has been donated, rescued, harvested, prepared and packaged. The food is distributed through a countywide network of partner agencies including emergency food box agencies, emergency meal sites and shelters. They distributed 7,873,054 pounds last year. Of the revenue received from all sources, FFLC spends 94% on program functions. Charity Navigator gives FFLC their highest 4-star rating for financial health, accountability and transparency. (Information from the FFLC website)

Here's some guidance from FFLC on what foods are most needed:

FOOD for Lane County is committed to collecting and distributing as many healthy foods as possible. An increasing number of the people accessing our food resources have health problems such as diabetes and heart disease, so we work hard to solicit foods that meet their nutritional needs. FOOD for Lane County is also committed to providing culturally appropriate food to all members of our community. You can help by donating these canned and packaged foods. No homemade products, please.

Recommended Donations

- Canned meats (tuna, chicken, salmon, corned beef)
- Low-sugar fruit, dried fruit, jams and jellies, unsweetened apple sauce
- Canned and dried beans (pinto, navy, kidney, refried)
- Canned stew, chili, hearty soups and broth
- Boxed macaroni and cheese
- Pasta, rice, cereal, corn meal
- Cooking oil and olive oil
- Canned tomato products (whole, paste, spaghetti sauce)
- Ethnic spices and sauces (mole, enchilada sauce, cumin, chilies, etc.)





Neighborhood Elections

The Laurel Hill Valley Citizens neighborhood association holds elections for our officers and other members of the executive committee at our Fall neighborhood meetings. We're very pleased that our officers and current executive committee members have all agreed to serve another term but there is plenty of opportunity for more people to get involved by joining this group.

Here is the current list of nominees. If you are interesting in becoming an executive committee member please notify one of the current members (contact information on page 7) or just speak up at the meeting and we will be happy to add your name to the list.

Slate of nominees:

Co-chairs: Sandy Tilcock and Betty Hosokawa
Secretary: Stephanie Midkiff
Treasurer: Betty Hemmingsen

Current/Continuing Executive Committee Members:

Bill Blix
Cedar Caredio
Mitch Hider
Deborah Kelly
Johanna Mitchell
Natalie Whitson
Jan Wostmann

Nominated as new members:

Gunnar Schlieder
Sheryl Kelly

Thank you very much to all of you!



Holiday Sing Along

by Mitch Hider

Warm up your vocal cords/chords for our second annual neighborhood holiday sing along. We'll meet at 7pm on Wednesday, December 18th at Northwest Youth Corps (2621 Augusta St.) Mitch Hider will lead the festivities and do a special performance of *The 12 Days of Christmas* with audience participation. Wear a seasonal hat, bring family and friends, and celebrate the season with song.



Mitch Hider & Natalie Whitson
Photo by Johanna Mitchell

Neighborhood Issues with the Landmark Development

Viewpoint provided by Charlie Frazer

At a November 14, 2012 meeting Landmark Properties of Athens, GA met with members of the Laurel Hill Valley Citizens (LHVC) to present their development plan for the vacant property in the middle of the valley (near Laurel Hill Drive and Moon Mountain Drive). At that meeting Landmark presented a site rendering for a number of detached student cottages of 4 bedrooms each with a common kitchen. Neighbors found fault with the density of the development, lack of off-street parking and the absence of buffers between the development and existing single family homes.

The developer returned to a neighborhood meeting on June 3rd with a redesigned plan that incorporated huge apartment buildings in the center of the property. While supposedly a concession to the neighborhood in order to allow buffers, the changes were actually necessitated by the South Hills Plan which does not allow density over 5 units/acre above 500' elevation where half the property is located. This new version of the Landmark plan included apartment buildings over 40' tall and almost 200' long situated in the middle of the valley. The apartment complex in total is designed to provide beds for 606 students, though with live-ins and sleep-overs, it could contain many more. The revised plan also relocated the student club house to a position across Moon Mountain Drive from the major portion of the development.

The size, character and density of this project are clearly out of scale and inharmonious with the neighborhood, but there are other concerns as well.

The proposed student "Club House" is designed as party central for students in the development and is located adjacent to existing single family homes.

The project will generate over 3000 new daily automobile trips in and out of the valley.



Moon Mountain Drive will be widened and parking will be encouraged on both sides of the street creating safety concerns as students cross Moon Mountain Drive to the club house.

74% of the 22 acre site will be bulldozed and graded, stripping vegetation and trees and creating run-off problems as well as aesthetic concerns.

Party and crime behavior such as that seen in the west and south university neighborhoods seems inevitable with this high concentration of students.

Landmark asked for a meeting in August "to address neighborhood concerns" but offered no responses during the meeting. A written response later either contradicted the assertions of the neighbors and/or reaffirmed Landmark's previous plan.

On October 7th the Neighborhood Response Committee, after six fact-finding meetings beginning in July, voted 18-0 to recommend to the LHVC Executive Board that the Board oppose the Landmark PUD proposal.

On October 9th the Executive Board of LHVC voted unanimously to accept the recommendation of the Response Committee, to recommend to the Hearings Official that the application be denied, and that no exceptions to the Eugene City Code be granted to the Landmark PUD since no justifying public purpose has been presented.

The original date for the public hearing on the Landmark land use change to allow student apartments in our single family neighborhood has been cancelled and not rescheduled yet, as of the deadline for this newsletter. If you are on the email list of people interested in this project you'll receive an email update about this hearing. To be added to the email list for updates on this issue, email Kathy Frazer, kathleenfrazer@comcast.net. There will also be an update provided at the neighborhood meeting on November 20th and there is additional information on the LHVC website at lhvc.org/landmark.

Rocky Road for the Laurel Ridge PUD



Viewpoint provided by Bill Blix

So far the Laurel Ridge Response Committee of the LHVC has had the upper hand in having this development stopped. On September 17, 2013 a hearing was held at the Eugene Public Library regarding the application for the Laurel Ridge PUD, the development at the south end of the Laurel Hill Valley. On September 17 the Eugene Hearings Official submitted his denial of this application for a zone change from AG/WR to R1/WR due to a Parks and Open Space designation shown on the Metro Plan.

This zone change denial is a “threshold” issue that causes the other three application issues – PUD, Traffic Impact and Standards – to also be denied. The applicant then appealed this decision to the City of Eugene Planning Commission and there was a hearing on Tuesday October 1, 2013. On Monday, October 7, 2013, the Eugene Planning Commission voted to uphold the Hearing Official. The vote was six to uphold and one not to uphold.

The Planning Commission directed the City Planning Staff to draft a final report summarizing their findings consistent with their vote to affirm the Hearings Official’s decision to be presented for a final vote on October 14. This report was affirmed, making the Planning Commission decision for denial official and final. On that same day the applicant filed an appeal to the Land Use Board of Appeals (LUBA).

The date of this hearing has not been set as of the deadline for this newsletter. Our attorney, Sean Malone, is filing a motion to intervene and will then wait for the petitioner (LRPUD applicant) to file their opening brief, to which we will file a response. Sean thinks that all of this will take us well into November or December. According to LUBA’s website, these appeals can take four to eight months.

If you’d like to be added to the email list which receives news about this development, email Stephanie Midkiff at smidkiff2004@yahoo.com. You can also find more information on our website at www.lhvc.org/laurelridge.





Picnic Thanks

*Thank
You*

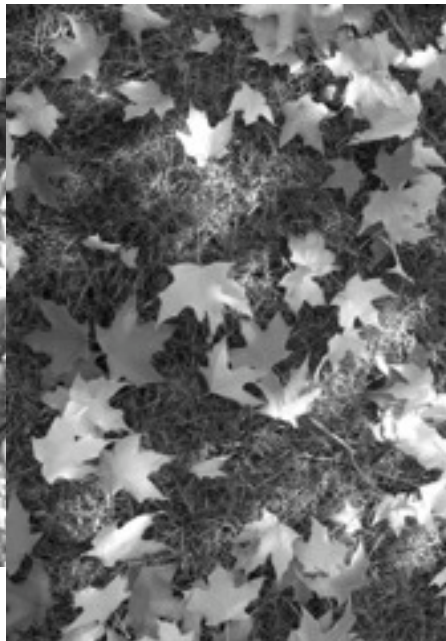
by Natalie Whitson & Deborah Kelly

The Laurel Hill Valley Citizens offers its sincere thanks to the generous donors and sponsors of our annual summer event. More than 150 neighbors attended the picnic Sunday, August 18 at Laurel Hill Park and it looked like everyone had a great time. Donations contributed to the refreshments or were included as prizes for the fund-raising raffle, which raised money for our neighborhood association operations. Please support the following contributors over this coming year:

Amy Palatnick * BRING Recycling * Clancey Printing * Dutch Brothers * Ellen Davidson * Wren Davidson * Germaine Bennett * Groundwork Organics * Helen Rosenau * Holy Cow * Irwin Noparstak * Kathleen Frazer * Market of Choice * Pasta Plus * Sandy Tilcock * Stadium Automotive * Strong Marketing * Sundance Natural Foods * Trader Joe's * UO Bookstore * UO Marketing.

We also thank our wonderful entertainers, Chico Schwall and friends (folk and traditional music on a variety of acoustic instruments), and Mitch Hider and his Music Box Revue (a 20-act, one man, coin operated vaudeville show in a miniature theater). Thanks also to Ron Peterson who volunteered rides in his antique car. Your contributions to this vital community-building event are much appreciated.

Finally, thank you to all the volunteers who did the planning, set-up and clean-up, arranged for the donations, sold raffle tickets and welcomed neighbors at the check-in table, served the ice cream, ran the dessert contest, arranged the children's activities, and all the other work that made this very popular and fun event possible!



City Phone Numbers for Questions and Problems (area code 541)

Building Safety Complaints	Permit Information Center	682-5495
City Council, Mayor	City Hall	682-5010
Code Violations	Land Use	682-5819
Composting Program	Planning & Development	682-5542
Environmental Spill	Public Works	682-4800
Fences– Location, Regulation, Specs	Land Use	682-5505
Flooded Streets, Ditches	Public Works	682-4800
Garage Sales	Land Use	682-8336
Garbage, Neighbor Complaints	Land Use	682-5819
Graffiti & Pothole Reporting	Public Works	682-4800
Grass Cutting & Noxious Weeds	Public Works	682-4800
Homeless Issues / Camping Complaints	Police (non emergency)	682-5111
Neighborhood Services	Atrium (99 W. 10th)	682-5272
Noise Complaints	Police (non emergency line)	682-5111
Parks – Rules, / Rentals / Usage	Parks & Open Space	682-4800
Parking Enforcement	Parking Control	682-5729
Rental Housing Code	Planning & Development	682-8282
Sidewalk Hazards	Public Works	682-4800
Speeding / Traffic Complaints	Police	682-5157
Stormwater – Flooded Streets / Ditches	Public Works	682-4800
Street Lights, Missing Street Signs	Public Works	682-4800
Volunteers in Parks	Parks & Open Space	682-4907

More information is available on the city's website at eugene-or.gov or by calling the City Manager's office at 541-682-5010.



Save The Date

*Winter
Neighborhood
Meeting*

*7pm Wednesday
February 19, 2014*

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2621 Augusta Street*

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 and photos by the newsletter editor, Deborah Kelly. Illustrations are public domain clip art. 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 Sandy Tilcock, LHVC chair, 541-465-9079, stilcock@gmail.com. You can also email LaurelHillValleyCitizens@gmail.com