



Laurel Hill Valley Citizens

N E W S L E T T E R

LaurelRidge: A Large Development Being Planned for South Edge of The Laurel Hill Valley

by W. B. Blix

There is a current pending PUD before Eugene's City Planning Department posited by Environ-Metal Properties, LLC of Sweet Home, Oregon, for development of the southern end of the Laurel Hill Valley adjacent to 30th Avenue. It is bounded on the west by the Ribbon Trail to Hendricks Park and abutting Hendricks Hill and East Ridge Village to the north. The first phase of this PUD seeks to locate 408 dwelling units in some type of apartment building complexes on approximately 30 acres (after set asides) of very steep bucolic forested watershed of the Laurel Hill Creek, followed by 200 single family dwellings in the second phase.

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Neighborhood Picnic

5pm Sunday August 19, 2012

Laurel Hill Park

(on Augusta Street at E. 26th Avenue)

Our wonderful summer picnic in the park is happening again. Please join a couple hundred of your neighbors and enjoy this annual event. It's a wonderful opportunity to spend time with family and friends as well as to meet more of your neighbors. Knowing our neighbors helps to create a sense of community.

Food (beef hot dogs, six different salads, bread, hummus, cheese, and watermelon) will be provided, along with reusable plates and utensils. We try to keep this event as close to waste free as possible.

Dessert Contest: We'll also continue our tradition of having a dessert contest. All types of baked goods are welcome. Please bring your entries in a reusable container and bake enough for the judges to taste plus some to share with the crowd. Don't forget to label it with your name on the underside where it's hidden from the judges. It's also helpful to include a label showing any possible allergens such as nuts. Prizes will be awarded to the winners.

Raffle: We will be having our ever popular raffle of great prizes again this year. Win gift certificates for pizza, restaurants, ice cream cones, garden supplies, jewelry, and other baskets full of wonderful delights.

Tickets are \$1 each ~ 6 for \$5 ~ 13 for \$10. Help our neighborhood with expenses and win a great prize at the same time! Thank you for your continued generosity.

Please Bring

- * Your family and neighbors
- * Cash to buy raffle tickets
- * Picnic blankets or chairs
- * Reusable bottles of water for yourself
- * Desserts if you are entering the dessert contest

Please Leave at Home

- * Your pets
- * Disposables

LaurelRidge Development Planned for South Edge of Laurel Hill Valley

(continued from page 1)

This area is a natural resource that has an upland wildlife habitat and water resource overlay on it as indicated on the Eugene Adopted Goal 5 Designations Map, Tile 3, which can be found on the City of Eugene web site.

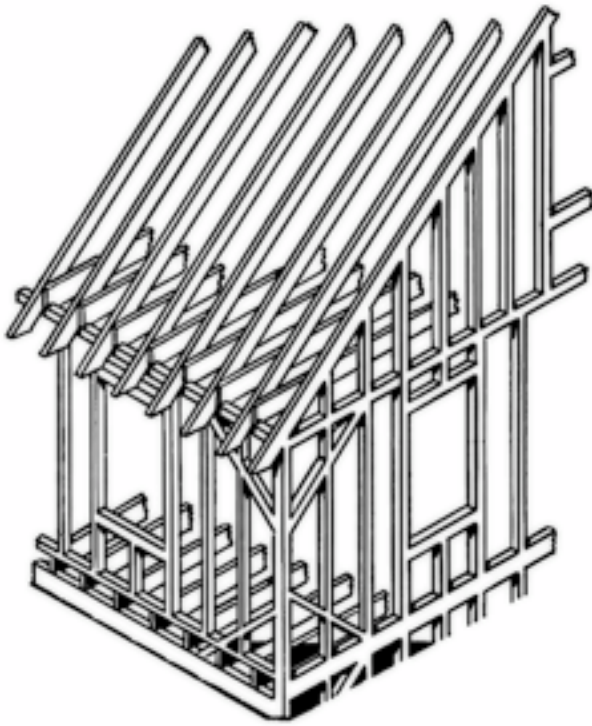
The PUD was submitted on 5/18/2012 and was deemed incomplete on 6/15/2012. No resubmission has been made to date and there is a 180 day window from the original submission date for the applicant to resolve the incomplete and missing materials issues as cited. One reason for the incomplete ruling involves the presentation by the developer to neighbors within 500 feet of the development. This mandatory presentation must be substantially close to that used in the PUD application. Since it was not, the developers have been asked to explain this or do a new presentation. Steve

Ochs, Associate Planner with the City of Eugene Planning and Development Department is the planner handling this application and the neighborhood organizations are in communication with him. He made a presentation to a group of concerned neighbors on June 12.

There are many very concerned citizens within both the Fairmount Neighbors Association and the Laurel Hill Valley Citizens boundaries who have begun preliminary meetings to discuss the situation and a subcommittee has been formed to continue to delve into this issue. This group received the sanction of the LHVC at their executive committee meeting on Wednesday, July 11th and has added some new members. The Obsidians, located immediately to the west across the Ribbon Trail from this PUD, have also been actively involved in these preliminary meetings because of the heavy impact on their property.

The consensus among those I've heard from seems to be that this development is inappropriate for the site. The overarching issue is one that would apply anywhere within the Eugene urban growth boundary and that is the incompatibility we see of a housing density represented by the multifamily units of this PUD located in an area such as this. Some people who live in close proximity, both in the Laurel Hill Valley and the Fairmount neighborhood, question the wisdom of inserting 408 multifamily dwellings into a basically rural setting when the space and infrastructure already exists in areas more suitable around town.

The Eugene City Code EC 9.8320 (13) states that "Proposed development shall be reasonably compatible and harmonious with adjacent and nearby land uses." And pillar #5 of Envision Eugene states "Protect, repair, and enhance neighborhood livability." The surrounding residential area is mostly single family dwellings with narrow roads some of which are still gravel - there are a few scattered duplexes. The Obsidians have gone on record to Steve Ochs and one of their requests is: "3. Reducing the development's housing density to conform more closely to the existing neighborhood. It seems that the development density as proposed is higher than the neighborhood in which our property lies and is simply not compatible with our neighborhood. A high density infusion such as is proposed into the area adjacent to the existing open spaces/ corridors seems at odds with those resources and would even be incompatible with the open spaces proposed within the development."



(LaurelRidge Development, continued from page 2)

After several meetings the subcommittee has focused on five issues that they feel should be addressed: 1. Not allowing access to the Laurel Ridge PUD via 29th Avenue/Central/ Spring Blvd because of safety issues due to narrow roads and the character of the neighborhood; 2. Elimination of the western most section of the PUD and not allowing roads to cross what remains of the Goal 5 areas to protect the water quality and native wildlife that is abundant in this area; 3. Reduction of housing density to 2.5 single family dwellings per acre which are not predominately multiple dwelling units; 4. Respect for the visual integrity of the existing neighbors, the Ribbon Trail and the forested nature of the ridgeline; and 5. Consideration for the danger of the historical landslide potential at the highest point on 30th Avenue. This is considered but a framework for further discussion with additions and subtractions occurring along the way.

The PUD is quite a lengthy document and can be found at: <http://ceapps.eugene-or.gov/PDDONLINE/LandUse/SearchApplicationDocuments?file=PDT-12-0002> on the Eugene City web site. There will be new information when the developers move to satisfy the incomplete and omitted sections.

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To join the committee working on the LHVC response to this PUD contact Bill Blix wbblix@comcast.net or Jan Wostmann jw@efn.org. To receive email updates as this PUD moves through the City's land use process send your email address to Stephanie Midkiff smidkiff2004@yahoo.com.

Jan Wostmann

Save the Date

Fall Neighborhood Meeting

7pm Wednesday, November 14, 2012

Laurel Hill Valley Citizens Neighborhood Executive Committee Members

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*You Are Invited to the
Laurel Hill Valley
Neighborhood Picnic
5pm Sunday August 19, 2012
at Laurel Hill Park on Augusta St.*



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.

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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