



# Laurel Hill Valley Citizens

N E W S L E T T E R

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## Winter Neighborhood Meeting and Pot-luck Dinner

beginning at 6:30pm

Wednesday, February 19, 2014

at the Comfort Suites Hotel, 3060 E 25th Ave.

(corner of Brakenfern Road near the intersection of  
Laurel Hill Drive & Moon Mountain Drive)



What could be better on a cold winter night than sharing a warm meal with friends and neighbors? Our winter neighborhood meeting will begin with a **pot-luck dinner at 6:30pm**. Please bring an appetizer, main course, or dessert to share. Labeling it with the ingredients will be much appreciated by those with food allergies. The neighborhood association will provide juice and a selection of teas plus reusable dishes, flatware and napkins (thanks Johanna & Ron Peterson) so we can be easy on the earth.

Our winter pot-lucks are very popular, and have always included a lot of good food as well as good company. Please join us and take this chance to get to know some new neighbors as well as to visit with those who are already friends. We've invited a few of our local elected officials to join us so that you'll have a chance to share thoughts with them in an informal environment.

Our main speaker at the **meeting, which will begin at 7:15pm**, will be Rob Inerfeld, Transportation Manager for the City of Eugene, who will lead a discussion about traffic calming options for Riverview Street. If you live, drive, walk or bike on Riverview, come hear about the options and take part in the **vote** which will happen at this meeting. Because of the commitment made earlier, the city intends to move forward with a traffic calming project on Riverview Street unless there is significant opposition from the community. If you would like to provide input and cannot make the meeting, please contact Rob Inerfeld at [rob.inerfeld@ci.eugene.or.us](mailto:rob.inerfeld@ci.eugene.or.us) or 541-682-5343.

We will also have updates on each of the three proposed developments for the Laurel Hill Valley, including discussion of any rulings that have been made since this newsletter went to the printer.

# Traffic Calming Options for Riverview Street

by Rob Inerfeld

At the February 19, 2014 neighborhood association meeting, city staff will present a proposed design for traffic calming devices to be installed on Riverview Street and seek community input. The traffic calming devices will be installed because traffic volumes on Riverview increased by over 10% after speed cushions were installed on Augusta Street in 2012. More information about the traffic calming project, including the before-and-after studies on Riverview and Augusta can be found at [www.eugene-or.gov/augusta](http://www.eugene-or.gov/augusta). If you have any questions, please contact Transportation Planning Manager Rob Inerfeld at [rob.inerfeld@ci.eugene.or.us](mailto:rob.inerfeld@ci.eugene.or.us) or 541-682-5343.

## Capital Hill PUD

### The third proposal in the works for the Laurel Hill Valley

by Gunnar Schlieder

In case you missed the article in the Register-Guard on January 2<sup>nd</sup>, and haven't heard anything about the 20-Lot Planned Unit Development (PUD) proposed for the top of the ridge on the west side of the Laurel Hill Valley, here is a short synopsis. Dr. Thomas Dreyer and his wife, who live at the top of the hill, are planning to develop a mostly vacant, approximately 13.5-acre property in the vicinity of 2875 Capital Drive as the Capital Hill PUD. The Dreyers have retained Schirmer-Satre Associates, a local planning consulting firm, to prepare the application and assist them with the process. The property adjoins the south side of Hendricks Park and extends east from the top of the ridge to the upper portion of Capital Drive and westward down the slope to the Ribbon Trail. Therefore, the PUD straddles the line between the Fairmount and Laurel Hill Valley Neighborhoods. Based on what is known at the time of this writing, access to the additional single-family homes will be from Capital Drive, in the Fairmount Neighborhood and no roads are planned to connect to Floral Hill Drive or the Laurel Hill Valley.

Currently, the property includes "The Pink House", an Italianate stucco mansion built around 1916, which the Dreyers are planning to preserve and, possibly, restore. As of the time of this writing, the layout of the planned PUD is not yet known. Based on the acreage and the number of proposed lots, the average lot size should be right around 2/3 acre, for a density of around 1.5 dwelling units per acre. However, it must be pointed out that as part of the PUD process, homes can be "clustered" in order to provide somewhat higher density in one portion while preserving open space. Homes will reportedly be set back from the Ribbon Trail. According to Schirmer-Satre, the Dreyers are planning to develop the site and then sell building lots.

The PUD is in the beginning stages of the planning process. A mandatory meeting of the applicant (the Dreyers and/or Schirmer Satre) with both the Fairmount Neighborhood Association and the Laurel Hill Valley Citizens is scheduled for February 6, 2014. After this meeting, the applicant will finalize plans and submit them to the City. Once the City has deemed the application complete, the City has 120 days to conclude the local decision process. As a result, a hearing will be scheduled in relatively short order at which both oral and written testimony can be submitted by the public. The Laurel Hill Valley Citizens and Fairmount Neighborhood Association will form a Response Committee whose primary task will be to study the potential impact(s) on our neighborhoods, determine what position the neighborhoods should take and prepare documentation to allow the respective Neighborhood Executive Committees to vote on that position. Once that committee is formed, a contact person will be designated for inquiries from interested parties. Until that time, you can direct any inquiries regarding this development to me - [gunnars@clearwire.net](mailto:gunnars@clearwire.net) or 541.729.4271.

# Update on Landmark Student Housing Proposal

Viewpoint provided by Charlie Frazer

As most people are probably aware, Landmark, a Georgia firm, has proposed building a 606 bedroom student apartment complex in our neighborhood. The development that they call “The Retreat” would occupy 22 undeveloped acres in the center of Laurel Hill Valley, as well as straddling Moon Mountain Drive. Student traffic to the UO would be borne primarily by the deteriorating section of Laurel Hill Drive that parallels I-5. The LHVC Response Committee’s concerns include incompatibility with the neighborhood, size, length and height of the proposed buildings, the scale of the planned grading, tree cutting, traffic and parking problems as well as numerous other issues.

On December 11th the city planning staff sided with the neighbors, recommending that the Planned Unit Development application be denied based on the fact that the Landmark proposal was “too intense” and “not compatible with surrounding development”. The public hearing held on December 18 was well attended by neighbors and considerable testimony in opposition to the proposal was given. Hearings Official Ken Helm is now considering the proposal. His decision is due by February 8<sup>th</sup>. Once received, the decision may be appealed to the Planning Commission. We’ll talk about the decision and what happens next at the neighborhood meeting on February 19th.

For background information contact Charlie Frazer, 345-1694 or [cfrazer@uoregon.edu](mailto:cfrazer@uoregon.edu). To be added to the email list to receive updates on this proposed development, email Stephanie at [smidkiff2004@yahoo.com](mailto:smidkiff2004@yahoo.com) and let her know which updates you’d like to receive.



## LaurelRidge PUD Hearing January 9th

as reported by Bill Blix

On Thursday, January 9th the Oregon Land Use Board of Appeals (LUBA) convened a hearing at 9:00am in Salem, Oregon, to consider the appeal by the LaurelRidge PUD developers of the decisions made by the Hearings Official and the Eugene Planning Commission to deny the PUD application. Stephanie Midkiff and I attended this hour and a half hearing. Attorney Bill Kloos presented the LRPUD case, the City of Eugene attorney Anne Davies defended the City position to deny, and the Laurel Hill Valley Citizens attorney Sean Malone defended the neighborhood position to deny.

The issue before LUBA was whether the Metro Plan Diagram shows any Parks and Open Space designation north of the Urban Growth Boundary (UGB). Counsel for Laurel Hill Valley Citizens and the City of Eugene assert that the parcel contains parks and open space north of the UGB, while counsel for the developer asserted that the parcel is entirely low density residential.

**LATEST NEWS: ANOTHER VICTORY.** On January 29th the Oregon Land Use Board of Appeals (LUBA) affirmed the decisions of the Hearings Official and the Eugene Planning Commission denying the LaurelRidge PUD application. The developer can appeal this decision to the State Court of Appeals. To read the LUBA opinion, visit the Laurel Hill Valley Citizens website [lhvc.org](http://lhvc.org) and click on LaurelRidge PUD.



## Successful Food Drive

Thanks so much to everyone who brought donations for the food drive to our Fall neighborhood meeting. Ron and Christina Friberg delivered the 278 pounds of food that we collected, as well as three envelopes with donations of money, to Food For Lane County. Last year our neighborhood food drive collected 195 pounds of food, so we outdid ourselves this year with an increase of more than 80 pounds of food!

## Results of Neighborhood Elections

The Laurel Hill Valley Citizens neighborhood association elected officers and other members of the executive committee at our Fall neighborhood meeting. We have three new members this year, so thanks to all those who are continuing to volunteer and a very warm welcome to our new members!

Here are the results of that election:

Co-chairs: Betty Hosokawa & Gunnar Schlieder  
Secretary: Stephanie Midkiff  
Treasurer: Betty Hemmingsen

Executive Committee Members:

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



## Neighbors Brave Winter Wonderland to Enjoy Holiday Sing Along

reported by Natalie Whitson

On December 11th, approximately 20 neighbors braved the cold, ice, and snow still gracing the Laurel Hill Valley to gather at the Northwest Youth Corps campus to sing holiday songs. Neighbors brought a variety of hot drinks and desserts for all to enjoy, while Mitch Hider again brought song sheets, festive hats, and jingle bells, to lead us in singing traditional holiday songs, including a multi-part interactive performance of the 12 Days of Christmas.

Technology raised its head this year, when a portion of the audience wanted to sing "O Tannenbaum" (Oh Christmas Tree) in German. Thanks to someone's smart phone and some quick research, the choir was able to sing from lyrics instantly downloaded from the internet.

Thanks Mitch and all who attended and contributed to this event and to Northwest Youth Corps for donating the space.

## Turkey Tune Tip

by Mitch Hider, award winning neighborhood whistler

Male wild turkeys will mimic (in their own way) high-pitched whistling of the first few notes of the theme music to the movie *The Good, The Bad and the Ugly*. Try it!







## Neighborhood Email Notices

Help us to notify you of important neighborhood issues and events. The neighborhood association has recently sent email notices of public hearings on the LaurelRidge and Landmark PUDs, two fun neighborhood holiday events, and the Fall neighborhood meeting. In the past we've also sent information about problems such as burglaries in the neighborhood.

If you give us your email address, you can choose to receive only general notices or add yourself to specific lists to receive information about any of the developments happening in our neighborhood. Since this paper newsletter is only published once every three months, and since the lead time for getting it printed and mailed is quite long, using the iContact email messages is our only way to let you know when a hearing date is added or changed, or when there is other important time-sensitive information.

To sign up for these occasional notices, please send your email address to Stephanie Midkiff at [smidkiff2004@yahoo.com](mailto:smidkiff2004@yahoo.com). Let her know if you want just the general messages for LHVC or would also like to be added to the specific lists for the LaurelRidge PUD or the Landmark PUD. There may also be an email list for the Capital Hill PUD added in the near future.

## Neighborhood Disaster Preparedness: Who Me?

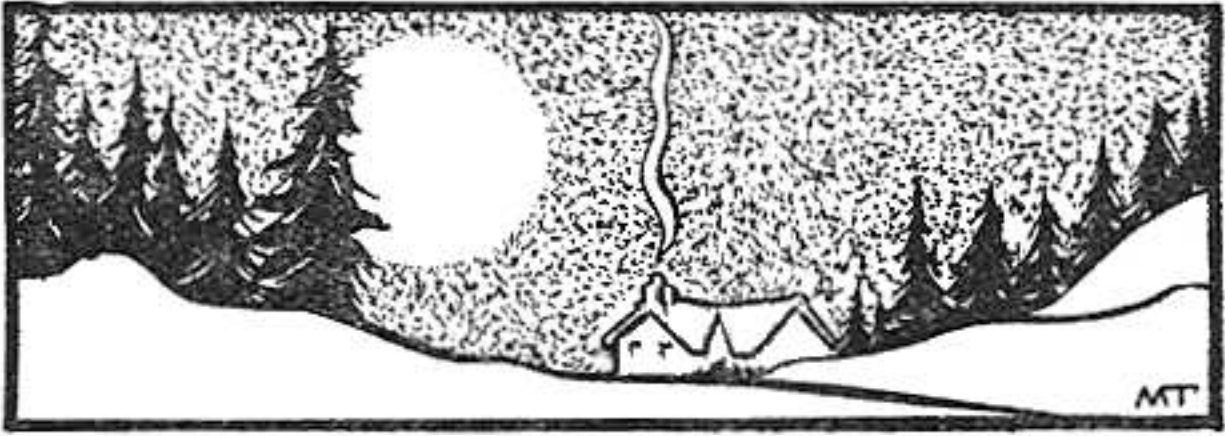
by Betty Hosokawa

Several neighborhood residents stepped forward at our Fall meeting and agreed to serve on the LHVC disaster preparedness task force. Some members of this group were able to attend the two-hour city workshop on disaster preparedness that was offered on January 14, 2014. We learned a lot!

If you are feeling overwhelmed by the whole "completely prepared" idea, just remember that (1) some preparation is better than none and (2) the larger Northwest area is way overdue for a major earthquake.

We also learned that we have an advantage over some Eugene neighborhood associations in that ours is of manageable size and contains many smaller geographically shaped mini-neighborhoods, useful when looking after each other. Diana Goodman and Ed Zack have agreed to co-chair this task force. Stay tuned!





## Milestones to Honor in the Laurel Hill Valley

by Betty Hemmingsen

Do you want more connections with your neighbors? One method might be to recognize personal milestones of births, deaths and marriages. We'd like to start by commemorating some important events that occurred during 2013:

Congratulations to Sean and Elise Ferrarese on the birth of their first child, Dominic Henry, born 6/6/13. His namesakes are his 2 great-grandfathers. The happy parents say that Dominic enjoys slapping the table and demanding service, dropping his toys and picking them up again, strolling around the hood, and not napping.

Condolences: We offer our deepest sympathies to families and friends for the loss of your loved ones:

Stephanie Shiner, died 7/3/13;  
Jared Birkholz, died 12/17/13.

We will publish items in the neighborhood newsletter only if we have permission from family members, so we're asking for voluntary submissions of neighborhood vital statistics.

Submissions may be sent to:  
Laurel Hill Valley Citizens Newsletter  
at [dskharp@yahoo.com](mailto:dskharp@yahoo.com) or  
c/o Deborah Kelly, Editor  
2988 Chandler Ave  
Eugene, OR 97403



## Need Health Insurance?

Cover Oregon is Oregon's new health insurance marketplace where Oregon individuals, families and employers can shop for health insurance plans, sign up for Medicaid (Oregon Health Plan), and access financial assistance to help pay for coverage.

Enrollment assisters will be on hand at several events in February to answer questions and provide assistance for enrollment in either a commercial qualifying health plan or a subsidized health plan. Sign-ups for application assistance are on a first-come, first-serve basis. These sessions are FREE and open to the public. You are welcome to come any time during the hours listed.

Can't make the events? Contact us about our downtown Cover Oregon store front office! Enrollment Assisters will be taking appointments through the open enrollment date of March 31st. We can be reached at (541)683-1751

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This information provided by event sponsor,  
Metropolitan Affordable Housing

To apply, you will need the following information for everyone in your household:

- o Social Security number for everyone who has one who is applying for coverage
- o Alien Resident number for everyone who has one and is applying for coverage (you may qualify even if you don't have one)
- o Birth dates
- o Employer and income information
- o Policy number(s) and plan name(s) for any current health insurance
- o information about health coverage available through an employer

### Session Dates & Times:

**Wednesday February 12th 4:00-6:00 PM**  
Sheldon Village  
2475 Sheldon Village Lp, Eugene

**Wednesday February 19th 4:00-6:00 PM**  
Jacobs Lane 1200 Jacobs Dr, Eugene

**Wednesday February 26th 4:00-6:00 PM**  
Turtle Creek / Walnut Park  
925 Hatton Ave, Eugene

*Save The Date*

*Spring  
Neighborhood  
Meeting*

*Wednesday  
May 28, 2014*

### Laurel Hill Valley Citizens Neighborhood Association Executive Committee Members

Bill Blix	541-343-1957	<a href="mailto:wbblix@comcast.net">wbblix@comcast.net</a>
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Natalie Whitson	541-349-7505	
Jan Wostmann	541-485-1394	<a href="mailto:jw@efn.org">jw@efn.org</a>

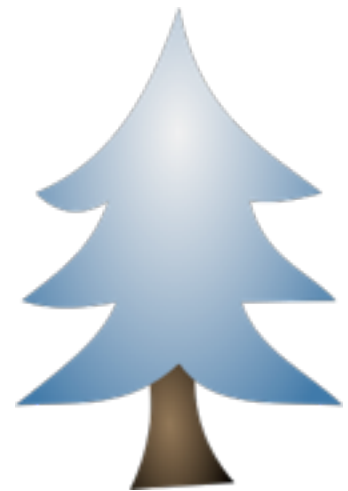


Laurel Hill Valley Citizens  
c/o Neighborhood Services  
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*You're invited to a  
Neighborhood Meeting  
and Potluck Dinner  
Wednesday, February 19, 2014  
6:30pm at the Comfort Suites Hotel  
(details inside)*



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. Please send articles, comments and concerns to [dskharp@yahoo.com](mailto: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](http://www.lhvc.org) or contact Gunnar Schlieder, LHVC co-chair at 541-729-4271 or [gunnars@clearwire.net](mailto:gunnars@clearwire.net). You can also email [LaurelHillValleyCitizens@gmail.com](mailto:LaurelHillValleyCitizens@gmail.com)