

Laurel Hill Valley Citizens Newsletter

Summer General Meeting

**Thursday, August 19, 1999
7:30 p. m.
Eugene Community Church
2335 Riverview St.**

The Summer General Meeting will include a variety of topics, including an update on the SonBlazer Construction Hearing and other projects happening in the valley this summer. Join Us!

Agenda

7:30 Introductions and Announcements
7:45 Moon Mountain Update
8:15 Update on Other Valley Projects
8:30 Adjourn

Moon Mountain Hearing

By Jake Bradshaw

The public hearing to review the SonBlaze Village PUD was held on Wednesday evening, July 14. The Moon Mt. Development Committee studied the proposed development plans for weeks before the hearing to evaluate the impacts on the valley and compliance with city code, The South Hills Study and the Laurel Hill Refinement Plan. Members

10th Annual Neighborhood Picnic and Party!

**Sunday, August 29th - Laurel Hill Park
5:00 p.m. 'til dark
Potluck Dinner**

(Please bring food to share and provide your own plates, utensils, and piggy banks for Craft Sale and Silent Auction!)

**Music - Friends - Games - Food
Crafts - Silent Auction & Fun!
*Please...No Dogs***

Crafts & Silent Auction items donated by local merchants & neighbors. All proceeds benefit neighborhood general fund.
Questions? Contact: Bonnie Rering at 686-1857

What's Up at the End of Glenwood Blvd.?

By David Kelly

of the committee spoke in opposition to the proposed PUD application.

The development application does not address several issues adequately. The main concerns focus on wetland and tree preservation, adequate roads, water supply and landslide potential. The PUD attempts to preserve trees and wetland corridors on private lots; a strategy that the city admits, has not been successful in Eugene. Only about 350 trees out of over 3,700 are preserved on common open space areas.

The application does not deal with the construction of the Glenwood Collector prior to development. This means that local streets are proposed to handle the construction and residential traffic for the first three phases (about 70 homes) of development. Our neighborhood plan calls for the Glenwood Collector to access development in this area. Negotiations to extend this road are ongoing but there has been no agreement between ODOT, the city, and the developer at this time.

EWB can't currently supply water to the area beyond the first phases. A new reservoir would have to be constructed sometime in the future in the east valley to provide water. However, there are no official plans for funding or land acquisition at this time as required by city code. Steep slopes and highly erodible soils make landslides an issue with the amount of grading and building which is proposed. Another issue is whether the development will blend with, rather than dominate the natural environment as mandated by the South Hills Study. Homes planned for the highest elevations on the most visible slopes do not show an attempt to blend development.

The Hearing Official's decision on the PUD will be available August 19th. Thanks to all of the neighbors who came to the hearing to show support. A very enthusiastic thank you goes out to all of the members of the Development Committee who spent many, many hours reviewing this massive application and preparing written and oral testimony for the hearing. There is a great community spirit alive and well in our valley!

You've likely noticed the grading and tree-cutting that's taken place west of the gas stations by I-5, and just east of the intersection of Laurel Hill Drive and Moon Mountain. The 10-acre parcel is owned by Max Ansola, who intends to develop it with commercial uses (which is its zoning), or sell it to commercial developers. The property is immediately north of the edge of the SonBlaze PUD.

Ansola has obtained a "road approach permit" from ODOT, which requires him to mitigate the impact of additional traffic on the I-5 Glenwood interchange. His mitigation includes a smoothing of the hairpin curve road that comes off the end of Glenwood Blvd. into the valley. He will also be constructing the north end of the "Glenwood Collector" that will extend Glenwood Blvd onto his property.

At press time (and the situation is changing daily), Mr. Ansola has the permits necessary to do some work in the ODOT and City road rights-of-way; he is bringing fill dirt from off-site for the road beds. He does not yet have an overall site-review completed, nor the permit for some aspects of the Glenwood Collector construction. Thus, he cannot cut trees outside the road areas, nor substantially change the site grading.

In July, Mr. Ansola failed to get an erosion control permit before starting work. He will be required to stabilize the hillside and take other measures to insure that sediment does not enter the stormwater system. His crew also cut about 30 trees outside the road right-of-way; he has been given a "notice of potential tree code violation" and City staff is working on possible legal action.

Visit Our New Website:
www.efn.org/~lhvc

By Jan Wostmann

Last month, Laurel Hill Valley Citizens entered the world of the internet with its own web site. We have tried to include useful information about events in our valley as well as links to other sites which answer every day questions about schools, buses, city services, tree preservation, etc. As with most web sites, it is a work in progress,

What's Up at the South End of the Laurel Hill Valley?

By Judith Eisen

Over the last couple of months there has been a succession of road and surveying crews out in force. The first project involved a 3/10 mile stretch of the southern portion of Floral Hill Drive. This part of the road is located in the county, not in the city. Thanks to Lane County Public Works Department, this segment of road now has a new asphalt overlay. The city has no plans to resurface the rest of Floral Hill Drive.

The second project is related to an overall stormwater system planning process for the Laurel Hill Basin. Many of you may have experienced seasonal flooding problems in the valley. The City is in the process of implementing the Comprehensive Storm Water Management Plan (CSWMP) adopted by the City Council in 1993. CSWMP goals are: 1) providing flood protection, 2) maintaining water quality in the stormwater system, and 3) protecting stormwater related natural resources, such as waterways, for their beneficial storm water functions. One of many implementation tools for achieving these goals, is development of basin management strategies. These strategies typically consist of a combination of capital projects and stormwater development standards required at the time of new development. A draft strategy for the Laurel Hill Basin has been developed and presented to the City's Stormwater Department Advisory Committee. This committee is in the process of reviewing and commenting on the draft strategy. Laurel Hill neighbors will have opportunities to provide feedback, before the strategy is finalized, through a public forum, which is yet to be scheduled.

One of the capital projects contained in the draft Laurel Hill strategy is referred to as Riverview-Augusta Bypass. It is intended to address existing and projected flooding problems that occur along Laurel Hill Creek north of Floral Hill Drive. Laurel Hill Creek is the predominant drainage corridor in the basin. It collects runoff near Floral Hill Drive, flows northerly across a number of private properties, crosses under Riverview and Augusta Streets and enters the Willamette River near the I-5 bridge. The creek has limited capacity and thus, during heavy

so your thoughts about pages you would like to see are welcome. Take a look at www.efn.org/~lhvc and let us know what you think. We are also maintaining an e-mail list to inform neighbors about important events that happen between newsletters. If you would like to be on this list send a request to lhvc@efn.org. We absolutely will not give your e-mail address to anybody else, nor use it for anything other than neighborhood news.

What's Up at NYC?

By Kathleen Colson

During the last school year our Outdoor School program helped 18 teens earn their high school completion certificate.

Youth in NYC's Youth Forest Camp Program at Silver Falls State Park just completed construction of a massive 48 foot bridge along with three smaller bridges and nearly three miles of new trail.

Ten youth in our Backcountry Leadership Program just returned from a stint in Idaho's River of No Return Wilderness where they camped for six weeks at nearly 10,000 feet while building four miles of brand new hiking trail.

Over the last three years nearly 100 participants in our YouthBuild program constructed 14 low-income homes while developing job skills and earning their GED. In September we will find out if we will be awarded a federal grant to continue this program.

Very strange! Over the last year someone has used tin snips to cut the renewal tags out of the license plates on 11 vans. Please give Keith brown a call at 349-5055 if you see any unusual activity around our vehicles.

Neighborhood Elections

water flows, it experiences erosion and flooding. To eliminate this problem the City proposes to build a system of bypass pipes that would only operate during high water flow. During design of this system, City staff will also look for opportunities to provide additional water quality treatment. This would preserve the environmental benefits of the open waterway while alleviating problems due to excess water.

Design for the project is still in progress. City engineering crews have been in the neighborhood surveying locations of existing utilities and other features. Laurel Hill Valley neighbors will have formal opportunities to comment on the project at public meetings to be held after formulation of a comprehensive design. Actual construction is anticipated to begin summer of 2000.

Stormwater user fees (collected by EWEB as part of your monthly utility bill) will finance this project. Local property owners will not be assessed for these improvements.

For more information or to get involved with this project, contact Project Manager, Mikael Shields of Eugene Public Works Engineering, 682-5300 or email: mike.d.shields@ci.eugene.or.us. For information on Basin Planning contact Tim Bingham of Lane Council of Governments (682-4410).

By Jan Wostmann

Over the years, our neighborhood has been able to effectively respond to events which affect livability in the valley such as the recent development proposal for Moon Mountain. We are able to do this because neighbors participate in various capacities in our neighborhood association. November marks the start of new terms for our neighborhood officers and members of our Executive Committee. Election will take place at our Fall General Meeting on November 18th. If we all do a little of the work, the burden isn't heavy on anyone. Please consider a term on the Executive Committee as your contribution to the well-being of your neighbors. Contact any officer or Executive Committee member for more information.

Comments, Letters to the Editor, and news articles are welcome. Send them to [Laurel Hill Valley Citizens](#)

*Editor: Kathleen Colson
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