

MAR 31 2015

DATE: March 31, 2015

TO: Corvallis Planning Commission ATTN: Sarah Johnson

SUBJECT: Timberhill Tax Lot 3500 Subdivision;  
Timberhill Conceptual Development Plan (PLD15-00001);  
The Hub Planned Development Plan; and  
Major Conceptual Development Plan Modification (SUB 14-00004;PLD14-00007)

Community Development  
Planning Division

FROM: Concerned Residents of Timberhill and North Corvallis

## SUPPORTING THE CITY STAFF REPORT DATED MARCH 25, 2015

1. We support the March 25, 2015 City Staff Report's decision to recommend denial of the proposed development in Timberhill area (The HUB) and the requested Land Development Code variations. Residents incorporate by reference the entire Report dated March 25, 2015 for purpose of this letter.

## EARTHQUAKE/LANDSLIDE HAZARDS CONCERNS

2. Please note that the North and West boundaries of the proposed development are directly adjacent to the known earthquake fault line. Please see Slops and Fault Line (map) Ex\_K Fault Line.pdf. As City Staff concluded in the Report, Applicant has not adequately addressed earthquake hazard issues, and foreseeable impact onto the proposed development and surrounding community in the event of a significant earthquake. Residents offer into exhibit the cover page of the Hazard Mitigation Plan and its Earthquake/Landslide page from the City of Corvallis Emergency Response (2004). And incorporate by reference Benton County Emergency Operations Plan from June 2012, that states in IA6 Earthquake/Seismic Activity in part: "Work with county planning department and local planning commissions for establishment of appropriate infrastructural protection measures in land-slide prone areas".

3. We are concerned that the Applicant is seeking a variance to cut and fill LDC requirement on steep slopes in the proposed development site, thus, attempting to remove the existing significant vegetation. The area has a history of landslides and resulting damages. The recent landslides of January 2012 after heavy rains in the Corvallis area required evacuation of 22 residents living within vicinity of Rosewood Dr. on Vineyard Mtn. and at least one house was destroyed due to runoff. Mary King of Benton County Emergency Services explained about January 2012 hillside/landslide just off Rosewood Dr. that rain trickled right through to the water table and what that creates is an underground river. Please see Attachment C Hillsides and Slopes\_18x30 pdf Corvallis, Oregon (Updated and signed by Mayor Helen Berg on December 16, 2004). The steep slopes, underwater channels and less-than-stable hillside in Timberhill is not unlike the terrain on Vineyard Mountain. But when - not if - a similar downpour-caused landslide were to hit the HUB, the evacuation of 836 people would be far more difficult than the 22 people that had to flee Rosewood Court neighborhood. And the damage and devastation would be, similarly, many many times worse. The Vineyard Mountain recent landslide history offers good lessons for the scope of sensible development on the hillsides in Timberhill area.

4. We are concerned that the Applicant's proposed development violates Corvallis Land

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Development Code Article II Sections 4.0 through 4.2; 4.4; 4.6; 4.9; 4.10; 4.11; 4.12; 4.13, 4.14. As indicated by the City Staff Report from March 25, 2015, which Residents refer to hereby.

#### RISK OF RUNOFFS TO DIXON CREEK/STORM WATER MANAGEMENT

5. Applicant proposed no detailed storm water management plan to remedy the runoffs and to ensure the area's safety from floods. The residents of the area adjacent to Dixon Creek from Walnut Blvd and 29<sup>th</sup> Street and up to 27<sup>th</sup> Street have been experiencing increased stream bank erosion in recent years. The erosion has increased since the completion of the Townhouses up from the stream in the Timberhill area. The residents in the affected area have raised their concerns with the City, and, so far there have been no definite measures taken to correct the ongoing erosion. The properties located adjacent to Dixon Creek are already affected by the present rain-absorbing capacity and erosion. And, upon the proposed development completion, the natural process will be replaced with storm runoff feeding into Dixon Creek. It is foreseeable that the proposed development will cause both, increased erosion of stream bank and associated property damage and greater flood risks.

#### FIRE AND DROUGHT HAZARDS CONCERNS

6. The 2014 fire damage from the wild fire that reached the Townhouses in Timberhill resulted from the drought and increased population density in the area adjacent to the proposed HUB. It is more difficult to control the fires in higher density populated area, especially with housing located on steep slopes. The evacuation measures are more challenging in the fast spreading hillside fire situation. Several residents suffered damages to their properties as a result of September 2014 fire in the area directly next to the proposed development. The extreme weather conditions in the Benton County are likely to continue due to the climate change. And it is foreseeable that the current drought may provide high risk of fires during dry months in upcoming years. Based on the recent fire in the proposed development area Residents are highly concerned about the HUB and Tax Lot 3500 compromised fire safety.

7. We are concerned that the proposed development once completed would increase the area's vulnerability to drought because of the removal of significant vegetation within close proximity to Riparian Corridor. Benton County Emergency Operations Plan section IA3 – Drought requires the Sheriff's Office and Fire Department to “work with community planning and development department to ensure new construction does not increase hazards of vulnerability threat”. Increase of housing density in Timberhill area would be a foreseeable increase of drought conditions due to the greater demand for water supply and removal of the existing wetlands surrounding vegetation for proposed access roads.

#### HAZARDS OF LOSS AND DAMAGE TO SIGNIFICANT NATURAL FEATURES

8. The proposed development is in violation of LDC Section 2.5.20 titled “Purposes”. Specifically, LDC 2.5.40.09 (b) prescribes that sought development would permit efficient use of land and energy. In fact, Applicant is seeking variances from LDC that would cause irreparable damages to the land, adjacent to the site Riparian Corridor and significant natural vegetation. The proposed development would require to stretch already scarce water resources for irrigation and maintenance of the landscape of the HUB.

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9. The proposed development is in complete violation of the spirit and the precise language used in LDC Section 2.5.40.09 (c): “preserve to the extent possible existing significant Natural Features and landscape features and amenities, and use such features in a harmonious fashion.” The entire Riparian Corridor, wetlands and existing Shooting Star trail with its vegetation, the significant oak savanna and now thriving over 50 wildlife species (according to DFW) would be removed, destroyed and lose its habitat to make room for the proposed enormous parking lots, supporting structures, increased population and resulting traffic, air, noise and light pollution.

#### SUMMARY OF SUSTAINABILITY IMPACT

10. Residents petition the City Planning Commission to ensure that the Major Conceptual Development Plan and PD overlay remain in place, and that the existing stop work order protects the site of the proposed development. Residents recommend further research of the Timberhill area by the City to determine the real extent and value of the significant Natural features and resources vital to the Riparian Corridor. The Dixon Creek flow and stream bank erosion must be looked into prior to addressing the future development. The Major Conceptual Development Plan states that its goal is to project the City needs for the next 20 years ahead while planning any future development. It is obvious from the experience of the folks who have been living in this area over 20 years that things are changing more rapidly than expected in terms of weather and environmental conditions. The extreme temperatures, heavy rains, prolonged droughts, and loss of many wildlife species in recent years demonstrate a need for more comprehensive planning and more conservation than previously anticipated. The challenges of dealing with recently researched features, like the existing fault line in the area, and soil erosion around Dixon Creek require the City to consider whether to increase population in the already compromised area subject to emergency response in event of potential Natural disaste

Residents are content with the current approach taken by the City Staff Report with regard to the Applicant's proposed development. The City has enough information to make correct decision.

#### SIGNATURES:

12 signatures of the Residents living in the Timberhill and North Corvallis area attached on the next page No.4

This carried from the page # 3 of letter to the City Planning Commission Dated March 31, 2015

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SIGNATURES:

|                             |                         |                            |
|-----------------------------|-------------------------|----------------------------|
| <u>Lisa Halcomb</u>         | <u>2220 NW 27th St.</u> | <u>Corvallis, OR 97330</u> |
| <u>Don Halcomb</u>          | <u>2220 NW 27th St</u>  | <u>Corvallis, OR 97330</u> |
| <u>Bob</u>                  | <u>2144 NW 27th pl</u>  | <u>Corvallis, OR 97330</u> |
| <u>Jan Klumbe</u>           | <u>2107 NW 27th</u>     | <u>Corvallis, OR 97330</u> |
| <u>Cathy Klumbe</u>         | <u>2107 NW 27th</u>     | <u>Corvallis OR 97330</u>  |
| <u>Monika Turkisher</u>     | <u>2450 NW 27th</u>     | <u>Corvallis OR 97330</u>  |
| <u>William Morrison</u>     | <u>2340 NW 27th</u>     | <u>Corvallis, OR 97330</u> |
| <u>Dorrah Morrison</u>      | <u>2340 NW 27th</u>     | <u>Corvallis, OR 97330</u> |
| <u>Elis M. Mrs. Clozkey</u> | <u>2330 NW 27th</u>     | <u>Corvallis, OR 97330</u> |

Charles E. Mrs. Clozkey 2330 NW 27th Corvallis OR

Patricia Trickman 2240 NW 27th Corvallis OR  
Beronica Balda 3091 Green River Pl Corvallis 97330