



**CITY OF ADAIR VILLAGE  
PLANNING COMMISSION AGENDA**

City Hall: 6030 William R. Carr Avenue – Adair Village, Oregon

Monday, June 19, 2017– 6:00 PM

**1. ROLL CALL and PLEDGE TO THE FLAG:**

**2. PRIOR MINUTES:**

- a) May 22, 2017 PC Minutes (Attachment A) Pat Hare  
Action: Approve

**3. PUBLIC COMMENT:** (Please limit comments to 3 minutes)

**4. OLD BUSINESS:**

- a) City Admin Report (Attachment B) Pat Hare  
Action: Discussion

**5. NEW BUSINESS:**

- a) Tim Cornelius UGB and Annexation Planning Commission  
Action: Deliberation/Recommendation (Attachments C)
- b) Brownstone/Weigel Property (Attachment D) Pat Hare  
Action: Discussion

**6. ADJOURNMENT:** Next meeting – Monday, July 17, 2017 @ 6:00 PM

The Community Center is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 72 hours before the meeting by calling City Offices at 541-745-5507 or e-mail "kedmaiston@adairvillage.org ", or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer. The order in which items on the Agenda are addressed by Planning Commission may vary from the order shown on the Agenda.

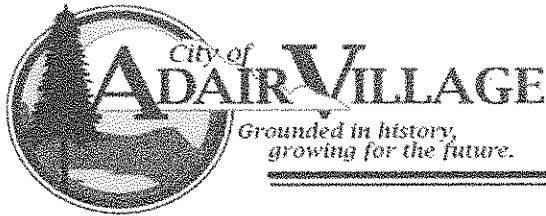
**PLANNING COMMISSION MINUTES-Draft**  
**6030 William R. Carr Avenue**  
 \*\*\*\*Monday, March 20, 2017 – 6:00 PM\*\*\*\*

Agenda Item	Action
<p><b>1. Roll Call:</b> Members present: Commissioners Ray, Officer, Robertson and Chair Rowe were present. CA (City Administrator) Pat Hare was present. City Planner Don Driscoll was present. City Attorney Sean Kidd was present. Matt Wadlington of Civil West Engineering was present. Utility Clerk Kathy Edmaiston recorded the meeting.</p>	<p>Chair Rowe called to order at 6:00 PM and led the flag salute.</p>
<p><b>2. Prior Minutes:</b> (Agenda Item 2a).  <ul style="list-style-type: none"> <li>• March 20, 2017 PC Minutes (Attachment A).</li> </ul> </p>	<p>Chair Rowe moved to approve the March 20, 2017 Minutes. Commissioner Officer seconded.  <b>Unanimous Approval (4-0).</b></p>
<p><b>3. Public Comment: None</b></p>	
<p><b>4. Public Hearing -Tim Cornelius UGB and Annexation</b> (Agenda Item 5a).</p> <p>Don Driscoll, presented the staff report, a brief overview of this matter.</p> <p><b>Public Testimony:</b></p> <p>Tim Cornelis, applicant, presented his testimony regarding his request.</p> <p>In Favor: None</p> <p>In Opposition:          Matthew P. Allard, 8344 NE Hibiscus Drive, Adair Village, OR.          Amber Lyon-Colber, 8325 NE Hibiscus Drive, Adair Village, OR.          Jeff Snyder, 8345 NE Hibiscus Drive, Adair Village, OR. Mr. Snyder also submitted a letter with accompanying attachments as part of his testimony.          Nichelle Volker, 6345 NE William R. Carr, Adair Village, OR.          Gary Kelley, 8317 Hibiscus Drive, Adair Village, OR.          Stacy Rogers, 8335 Hibiscus Drive, Adair Village, OR.          Justin Volker, 6345 NE William R. Carr, Adair Village, OR.          Dawn M. Sherwood, 8332 Hibiscus Drive, Adair Village, OR.</p> <p>Specifics of each opponent’s testimony is available via the recording of this meeting which is available at City Hall.</p> <p>Tim Cornelius then provided a brief rebuttal to the opponents’ testimony.</p> <p>The record for this matter will remain open for seven (7) days to allow new evidence to be submitted. The applicant will then have seven (7) days for rebuttal.</p>	<p>Chair Rowe opened the Public Hearing at 6:05 PM.</p> <p>Chair Rowe closed the Public Hearing at 7:35 PM and the Planning Commission meeting reconvened.</p>
<p><b>5. Attachment B - City Administrator Report</b> (Agenda Item 4a). CA Hare presented the report.          Major Projects/Engineering</p>	<p>The Commission received the report.</p>

<ul style="list-style-type: none"> <li>• Water Tanks – There have been some issues which have delayed the completion of the tanks for another month or so.</li> <li>• Wastewater/Leachate – Working on getting a one stop meeting to look at possible funding sources. Negotiations will then begin with Republic Services.</li> </ul> <p>Planning/Permits</p> <ul style="list-style-type: none"> <li>• ServPro – Tim McGinnis is selling the residential property along William R. Carr. The developer would like to have six (6) zero lot line units in that space. This will come before the planning commission over the next couple of months.</li> <li>• CSME (Corvallis Society of Model Engineers) – The City Council and Budget Committee approved the first round of the budget that will include a \$100,000.00 loan to make the barracks habitable. This would include CSME and the Community Center.</li> <li>• Property Across from City Hall – We have submitted our application to the Federal Government to receive the deed. Once we receive the deed, we can begin the process of getting the property out of parks and perpetuity.</li> <li>• SDC’s – The City has some SDC funds that we could potentially use for infrastructure outside of the barracks for road, sidewalk, water and wastewater improvements.</li> <li>• Weigel Property – Last week, the City met with the engineers from Brownstone Homes and we are beginning to discuss possible development opportunities. We are hoping to have an application in the next tow months.</li> </ul>	
<p><b>6. Commissioner Comments:</b>  Chair Rowe - None  Commissioner Officer – None.  Commissioner Ray – None.  Commissioner Robertson – None.</p>	
<p><b>10. Adjournment:</b>  Next meeting- Monday, June 19. 2017 at 6:00 P.M.</p>	<p><b>Commissioner Officer adjourned the meeting at 7:45 PM.</b></p>

\_\_\_\_\_  
Chair’s Approval

\_\_\_\_\_  
Date



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## CITY ADMINISTRATOR'S REPORT June 19, 2017 PC Meeting

### Major Projects/Engineering

- **Water Tanks** – We are back to working on the tanks we are hoping to be filling them within the next two weeks.
- **Wastewater/Leachate** – We met with all the different funding agencies and have lined out three different options of funding the wastewater facility. We are hoping to begin negotiations with Republic Service over the next few weeks. The plan is to begin pre design by January.
- **AVIS (Adair Village Industrial Site)** – I have had several phone conferences with GP and Office Depot and we are getting close to engaging DEQ to mitigate the site. Once the site is mitigated it will be shovel ready, meaning we can market the site.

### Planning/Permits

- **Serve Pro** – Tim McGinnis sold the residential property next to his site to Brian Dunn. Brian is completing his application to ask for a zone change to R-3. He would like to put six zero lot line units in that would be similar to what is on William R. Carr.
- **CSME (Corvallis Society of Model Engineers)** – The City is working with CSME to get an idea of what needs the train club has for the interior finishes of the barracks. We should be seeking funding for our loan in July while getting quotes to complete the work.
- **Property Across from City Hall** – We received word from the Federal Government that we should have our deed soon.

City of Adair Village  
6030 William R. Carr Av  
Adair Village, OR 97330

Jeff Snyder and Rebecca Flitcroft  
8345 NE Hibiscus Drive  
Adair Village, OR 97330  
(541) 752-4618  
snyderj@wou.edu  
becky.flitcroft@oregonstate.edu

Matthew and Patricia Allard  
8344 NE Hibiscus Drive  
Adair Village, OR 97330  
(541) 745-5220  
Mallardore@gmail.com  
Mattandtrisha@msn.com

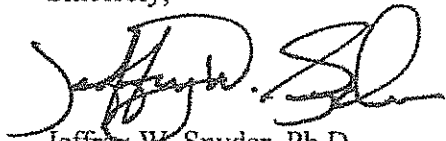
May 29, 2017

Re: Notice of a land use map amendment planning commission hearing and recommendation  
City Council Hearing and Final Decision April 26, 2017.

This letter is written by neighboring landowners regarding the proposed "Zone Map Amendment" to the Adair Village Comprehensive Plan and the Adair Village Land Use Development Code.

We are writing this letter as an addendum to our letter dated May 22, 2017. In our review of Benton County Development plans, we found in Chapter 99 of the General Development Standards reference to development standards for roads. Section 99.515 (i) states: "Development containing more than twenty (20) parcels or lots shall contain **multiple** points of access into the development" [see attached document]. With the existing 14 lots already located on Hibiscus Drive, it seems that only an additional 5-6 lots would be allowable, since there is no additional point of entry onto Hibiscus Drive. This Development Code should apply in Adair Village, since Adair Village is located in Benton County. The proposed zoning change, and the proposed housing development for the 5.12 acres at the end of Hibiscus Drive, appears to violate this element of road construction design in Benton County. Therefore, as citizens of Adair Village, we oppose the proposed zoning change.

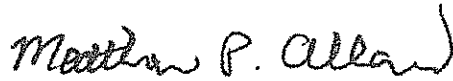
Sincerely,



Jeffrey W. Snyder, Ph.D.



Rebecca L. Flitcroft, Ph.D.



Matthew P. Allard  
Matthew Allard



Patricia J. Allard  
Patricia Allard

Sunday, May 28, 2017

City of Adair Village Planning Commission:

Let this letter serve notice to the city of Adair Village planning commission that we are opposed to the building of high density R3 zoned properties being developed at the end of NE Hibiscus Dr. in Adair Village, OR.

We purchased our home in June 2014 and we did not just buy a house- we bought a family home, future retirement, and a lifestyle. We bought in to a community, one we are proud to be a part of. If we knew then that there would be future construction at the end of our street- we would not have bought a home in Adair.

Since our street is a dead end (one way in and out), the construction will cause excessive traffic, causing delays in getting the kids to school and myself to work in the mornings. This will be a big time hardship on our family. In addition, we will also have to restrict our kids' ability to play out front with their friends and neighbors after school and during the summer, as they have done for the past 3 years not only from the construction but also from the increase of traffic after adding an additional 30+ homes to the end of our street. We used to live in a busy area in California before moving to Oregon, and this was the reason that we moved to Adair Village- to get away from the traffic, the noise, and give our kids the ability to safely play outside with friends. So, we are greatly disappointed to hear about the proposed high density housing project on our street.

In addition to the construction noise, and traffic during the building of the new houses, having high density houses will greatly lower our home's value making it very difficult for us to sell during and after the building project, and thereby diminishing the investment we made in our future and our children's future. We stand by the theory that you don't need to grow and be big to be great. Having less homes in a small area, makes the neighborhood and city more desirable and increases property values.

There are many of open spaces in Adair Village that do not get flooded during the wet months where building and growing Adair makes more sense- should that be the city's goal. Our home was on the market for more than a year when we bought it due to the "commute" to Corvallis. Our house also had standing water under the house and mold growing under our siding panel. No moisture barriers were used in the construction of our home. One of the conditions of our purchase was to have a credit for a sump pump to make sure the water had a way to escape and that we would not have slipping of our foundation, or liquefaction of the soil due to heavy rains and flooding. In addition to adding a sump pump, and replacing all of our siding, we also needed to re-install and caulk all windows due to moisture in between the glass. The homes on NE Hibiscus, were constructed poorly and represented an immediate health hazard to our family without these improvements. We stayed and fixed these issues because we like our location and our neighbors. I am concerned that the homes that would be built on the conservation easement would have even more flooding due to a decreasing wetlands area and increased rain, that will cause more drainage and flooding issues for all homes on Adair that do not currently have sump pumps.

Sunday, May 28, 2017

Wetlands act as a natural sponge to absorb excess water. As this area is diminished- there will be less area to absorb the water and this will result in flooding of the street and surrounding areas depending during periods of increased precipitation. I think this needs to be strongly considered and evaluated to determine if this land is even buildable due to the extreme moisture content of the soil during the fall and winter. Would the landowner build his family a home on this type of land? This has the potential to represent financial, legal, and health difficulties for the builder and future homeowners- long after the landowner has sold and developed this property. This needs to be a consideration and concern for the city of Adair.

99.110 Consideration and 99.225 Development Activities in Wetlands should be applied from the Benton County Development Code (March 29, 2012).

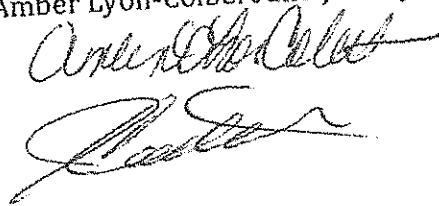
99.660 Erosion and Sediment Control must also be considered and will require an additional permit from Benton County prior to building as the total areas disturbed is greater than (Bi) 1 acre.

My final argument is that is not safe and does not make sense to build additional homes on the end of a long and narrow street without an additional entry/exit point. This is a huge safety issue for the residents of Hibiscus Dr. Emergency vehicles will not be able to get in and out of the street easily. If there happened to be a fire or flood- the residents would have a difficult time leaving the street and neighborhood.

99.515 Road Design and Construction Standards (g) "Dead-end streets shall be designed to connect with future streets on adjacent property and (i) Development containing more than 20 parcels or lots shall contain **multiple** points of access into the development".

This all being said, we are concerned and frustrated that these high-density homes are even a consideration by the city of Adair. We hope that the city will not allow this project to take place on Hibiscus and that we will be able to continue living on the street that we have grown to love.

Thank you for your time,  
Amber Lyon-Colbert and Jeremy Colbert



Carrie and Thomas Wright  
29424 Newton Road  
Corvallis, OR 97330

May 29, 2017

Adair Village Planning Commission,

To whom it may concern:

I am writing about the proposed urban growth boundary and annexation for the Cornelius property.

Our three main concerns are that:

1. There doesn't seem to have been enough research done on this property to warrant it being annexed at this time.
2. We are concerned that wetland issues might not be thoroughly or properly researched before planning commission votes.
3. We are concerned about having such a high density of traffic on one road with only one entrance/exit.

We are also concerned that we were not notified of any of this action until our neighbors happened to mention it to us the day before your meeting on May 22, 2017, even though our property borders the Cornelius property for its entire northern border and one of its western borders.

Thank you for your time and consideration in this matter.

Sincerely,

*Carrie Wright*  
*Tom Wright*

Carrie and Thomas Wright



1100 Schukart Lane

Lake Oswego, OR 97034-4697

May 25, 2017

Adair Village City Hall

6030 William R. Carr Avenue

Adair Village, OR 97330

This is in response to the City's Notice of a Land Use Map Amendment dated April 26, 2017. We are the owners of the property at 8338 Hibiscus Drive in Adair Village. The Notice says that the "City has mailed notifications to adjacent property owners within the required 100 feet from the subject property including extended notification to Homeowners on Hibiscus Drive...." Our property is one lot away from being adjacent and is on Hibiscus Drive, but we did not receive any such notification. We received the Notice only yesterday when our neighbor (who owns an adjacent property) handed us a copy of the Notice. Note that we do not receive mail at our Hibiscus address, but we receive mail from the City at the above Lake Oswego address on all other City matters. Due to this lack of notice, we request that the City Council consider these comments even though we are writing after the May 19 deadline.

We disagree with several assertions in the Notice. It says that the proposed Amendment is compatible with existing uses within the community and does not represent a major policy change relative to the community as a whole. This is not true. There is no development of comparable height or density anywhere in Adair Village. For reasons described further below, this Amendment is not compatible with existing uses, and it certainly does present a major change to the community.

The Notice also says that the provided Traffic Impact Analysis is minimal. That analysis is clearly wrong. Hibiscus Drive was never designed to be the access (let alone the sole access) to a large apartment complex. Currently, Hibiscus is used by children riding their bikes and playing games. When cars are parked on both sides of the street, it is only wide enough for one lane of traffic. Even if parking were limited to one side of the street, it would be inadequate for the proposed level of traffic. With a change from dead end to heavily used through street, the entire character of the Hibiscus neighborhood would change. The quality of life and property values of Hibiscus residents would suffer in a major way.

We urge you to deny the proposed Land Use Map Amendment. Please send notice of any further action on this proposal to us at the above address.

*John Eft*  
*Darlene Russ-Eft*  
John Eft and Darlene Russ-Eft

City of Adair Village  
6030 William R. Carr Ave.  
Adair Village, OR 97330

Leslie and Danny Griffin  
8101 Daphne Ct.  
Adair Village, OR 97330

To the City,

We stand in strong support of the petition we have signed and the letter you have received from Jeff Snyder and Rebecca Flitcroft. The comprehensive response from Jeff and Rebecca very clearly covers significant concerns of many Adair residents concerning the problems of the proposed development. We urge you to take the necessary steps to invite true input from residents, area experts in growth and development, and those who can offer creative win-win options for continued excellent quality of life for the entire community. The current proposal needs to be examined thoroughly with adequate input.

*Thank you for your close consideration.*

*Sincerely,*

*Leslie and Danny Griffin*

*5/30/17*

City of Adair Village  
6030 William R. Carr Ave.  
Adair Village, OR 97330

Matthew and Patricia Allard  
8344 N.E. Hibiscus Drive  
Adair Village, OR 97330

May 29, 2017

Re: Notice of a land use map amendment planning commission hearing and recommendation City Council Hearing and Final Decision April 26, 2017.

We are very concerned about the proposed annexation of the property at the east end of Hibiscus Drive into the urban growth boundary of Adair Village. When we purchased our home in 2002, we were told by the builder and the realtor that the property was considered a protected wetland and would never be developed. This influenced our decision to purchase at the time. As long-time residents, we can assure you that there is a steady large stream of water through the proposed development area throughout the Fall, Winter, and most of the Spring. Building in this area will result in problems for future home owners, and it will likely result in re-routing of water, which would cause possible flooding and damage to existing homes on Hibiscus Drive. In addition to this, there is already a substantial amount of land already within the urban growth boundary. It doesn't make sense to try to annex in more property when the city hasn't even made use of the property already within the urban growth boundary. We are aware that there are guidelines that should be followed when considering expanding the urban growth boundary. These guidelines revolve around how much space is already available for development.

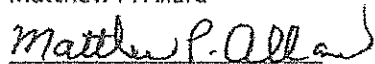
Another concern we have is that there are Bald Eagles in the area. We have seen pictures of 2 Bald Eagles perched on top of power poles just outside of the proposed development area. The Eagles can be seen frequently to the North of Ryals Ave. As these birds are endangered, I would hate to see the City of Adair Village extend development into habitat that these birds rely on.

Additionally, the designation of R3 High Density housing for this expansion is not consistent with the current neighborhood. The nature of the proposed expansion would likely decrease home values for current residents. I've enclosed a petition with several pages of signatures from current residents who are not in support of expanding at the end of Hibiscus Drive. Many of these individuals expressed concerns of the unsafe increase in neighborhood traffic. Increasing the number of homes by up to 32 without any additional road access will greatly increase the number of cars on Barberry, Box Elder, and Hibiscus Drive making it extremely dangerous.

Finally, we have learned that Benton County has guidelines that must be followed when developing roads for neighborhoods. The guideline states that no more than 20 lots may be developed on a road with only one point of access. This is due to emergency vehicle access and possible evacuation requirements. Hibiscus Drive already has 15 developed lots. The proposed expansion is clearly outside of Benton County regulations.

Please consider these points when making your decision on whether or not to annex the property at the end of Hibiscus Drive into the urban growth boundary. Thank you.

Matthew P. Allard



Patricia J. Allard



## A Petition

We, the undersigned, are opposed to the Urban Growth Boundary (UGB) expansion and annexation of the property at the East end of Hibiscus Drive, Adair Village as described in the "Notice of a land use map amendment planning commission hearing & Recommendation City Council hearing & final decision", April 26, 2017. As citizens and neighbors, we are very concerned about the significant increase in traffic that would result from this expansion. This traffic bottleneck would prove problematic for emergency vehicles/evacuation and significantly change the livability of the street. It proposes to triple the number of homes on the street and is not compatible with the current residential designation. Within the current city limits there is more buildable land available within the existing urban growth boundary, thus, it makes no sense to add this problematic development. We strongly oppose this effort and respectfully ask that you consider our position in your decision-making process.

Name (Please print)	Street Address	Signature/Date
Janelle Moss	8301 Hibiscus	<i>Janelle Moss</i> 5/25/17
RYAN MOSS	8301 HIBISCUS	<i>Ryan C. Moss</i> 5-25-17
Carrie Wright	29424 Newton Rd	<i>Carrie Wright</i> 5-25-17
Chel MURSE	29456 Newton Rd	<i>Chel Murse</i> CORVALLIS, OR 97336 5-25-17
STEPHANIE "KOREY" HIBBS	29458 NEWTON RD	<i>Stephanie Hibbs</i> CORVALLIS, OR 97330 5/25/17
Hannah Morton	" "	<i>Hannah Morton</i> 5-25-17
<del>CYNTHIA M. CARTER</del>	8007 NE Barbary Dr.	<del><i>Cynthia M. Carter</i></del> 5/26/17
Janine Egan	8006 NE Barbary Dr	<i>Janine Egan</i> 5-26-17
Marcos Rivera	8006 NE Barbary Dr.	<i>Marcos Rivera</i> 5/26/17
Sharon Sielschott	8025 NE Barbary Dr.	<i>Sharon Sielschott</i> 5/26/17
Richard A. Brown	" " " "	<i>Richard A. Brown</i> 5/26/2017
SARIEM SET	8031 Barbary Dr	<i>Sariem Set</i> 5-26-17
MICHAEL BECK	8043 NE Barbary Dr	<i>Michael Beck</i> 5-26-17
Jodana Wright	8050 NE Barbary	<i>Jodana Wright</i> 5/26/17

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Name (Please print)	Street Address	Signature/Date
Jeff Snyder	8345 NE Hibiscus	Jeff Snyder 5/24/17
Matthew P. Allard	8344 N.E. Hibiscus Dr.	Matthew P. Allard 5/24/17
Rebecca Firtaolt	8345 NE Hibiscus	Rebecca Firtaolt 5/24/17
Patricia J Allard	8344 NE Hibiscus Dr.	Patricia J Allard 5/24/17
Ron Rieg	8329 NE Hibiscus Dr.	Ron Rieg 5/25/2017
Bruce Kessler	8328 NE Hibiscus Dr.	Bruce Kessler 5/25/2017
April Kessler	8328 NE Hibiscus Dr.	April Kessler 5/25/2017
Amber Lyon-Colbert	8325 NE Hibiscus Dr	Amber Lyon-Colbert 5/25/17
Jeremy Colbert	8325 NE Hibiscus Dr	Jeremy Colbert 5/25/17
Natali Vidrio	8305 Hibiscus Dr.	Natali Vidrio 5/25/17
Edgar Vidrio	8305 Hibiscus Dr	Edgar Vidrio 5/25/17
Timothy White	29416 Newton Rd	Timothy White 5.25.17
Karen Saunders	29416 Newton Rd	Karen Saunders 5/25/17
Mitch White	29416 Newton Rd	Mitch White 5/25/17

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Name (Please print)	Street Address	Signature/Date
Wendy McLaren	8895 NE Mulberry	Wendy McLaren 5/27/17
DuWayne Strasser	8811 Cori Court	DuWayne Strasser 5/27/17
Denise Parcast	8811 Cori Ct	Denise Parcast 5-27-17
GEORGE I. MANN	8791 BOX ELDER ST	George I. Mann 5-27-17
NANCY A. MANN	8791 BOX ELDER ST.	Nancy A. Mann 5/27/17
Kyra Ziniker	8781 Box Elder St.	Kyra Ziniker 5-27-17
Ismael Esparza III	8755 BOX ELDER ST	Ismael Esparza 05-27-17
Paulina Esparza	8755 Box Elder St	Paulina Esparza 5-27-17
Cathy Sullivan	8598 Johns Pl.	Cathy Sullivan 5/28/17
Shane Schar	8251 Hyacinth Ct	Shane Schar 5/28/17
Wendy Schar	8251 Hyacinth Ct	Wendy Schar 5/28/17
<del>Wendy Schar</del>	8013 NE Barberrry Dr	Tony Bartlett 5/29/17
Monica Tracy	8049 NE Barberrry Dr	Monica Tracy 5/29/17

## A Petition


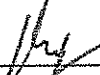

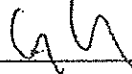
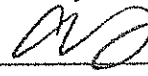



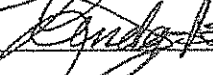
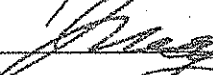
We, the undersigned, are opposed to the Urban Growth Boundary (UGB) expansion and annexation of the property at the East end of Hibiscus Drive, Adair Village as described in the "Notice of a land use map amendment planning commission hearing & Recommendation City Council hearing & final decision", April 26, 2017. As citizens and neighbors, we are very concerned about the significant increase in traffic that would result from this expansion. This traffic bottleneck would prove problematic for emergency vehicles/evacuation and significantly change the livability of the street. It proposes to triple the number of homes on the street and is not compatible with the current residential designation. Within the current city limits there is more buildable land available within the existing urban growth boundary, thus, it makes no sense to add this problematic development. We strongly oppose this effort and respectfully ask that you consider our position in your decision-making process.

Name (Please print)	Street Address	Signature/Date
LARRY R NASH	8102 DAPHNE CT	Larry Nash 5/26/17
LISA REICHMUTH	8110 Daphne ct	L Reichmuth 5/26/17
Wendy Phillips	8119 Daphne Ct	Wendy Phillips 5/26/17
Joy Cosio	8765 Box Elder	Joy Cosio 5/25/17
Chaundra Smith	8107 NE Daphne	Chaundra Smith 5/25
Leslie Griffin	8101 NE Daphne Ct.	Leslie Griffin 5/29/17
SUZU HERBERT	8106 NE Daphne Ct.	Suzu Herbert 5/29
Misty Herbert	8106 NE Daphne Ct	Misty Herbert 5-25
Richard E. Herbert	8106 NE Daphne Ct	Richard E Herbert 5-25
Cynthia Midling	5153 NE Willamette Ave	Cynthia Midling 5/29
Date midling	5153 NE Adair Village	Date midling 5/29/17
CARLA NOLEN	8258 NE HYACINTH CT. ADAIR VILLAGE, OR	Carla Nolen 5/29/17
Jace Bailes	8258 Hyacinth ct. Adair Village, OR	Jace Bailes 5/29/17



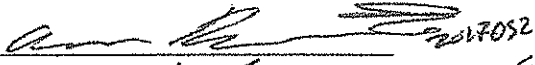
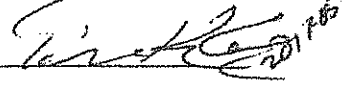



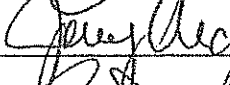
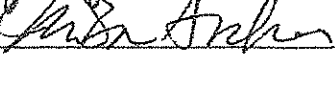

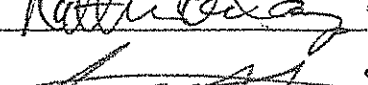
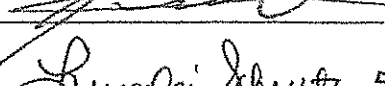

## A Petition

We, the undersigned, are opposed to the Urban Growth Boundary (UGB) expansion and annexation of the property at the East end of Hibiscus Drive, Adair Village as described in the "Notice of a land use map amendment planning commission hearing & Recommendation City Council hearing & final decision", April 26, 2017. As citizens and neighbors, we are very concerned about the significant increase in traffic that would result from this expansion. This traffic bottleneck would prove problematic for emergency vehicles/evacuation and significantly change the livability of the street. It proposes to triple the number of homes on the street and is not compatible with the current residential designation. Within the current city limits there is more buildable land available within the existing urban growth boundary, thus, it makes no sense to add this problematic development. We strongly oppose this effort and respectfully ask that you consider our position in your decision-making process.

Name (Please print)	Street Address	Signature/Date
CAIN D. BAUER	38189 ADAIR FRONTAGE RD	 20170
Ralph Freilinger	8311 Hibiscus Dr	 5-27-2017
Marnie Freilinger	8311 Hibiscus Dr	Marnie Freilinger 5-27-17
Kendoo Shirley	8404 Barbbery Dr	 5/27/2017
Tiffany Shirley	8404 Barbbery Dr	Tiffany Shirley 5/27/17
Erik Gradine	8599 Johns Pl	 5/27/17
Angela Larruca	8891 Barbbery	 5/27/17
Katharine Harris	8828 Cori	 5/27/17
Eric Martin	8831 Cori	 5/27/17
Daniel Paulking	8633 Barbbery	 5/27/17
LINDA Ashley	8633 NE BARBERY	 5-27-
Jason Sprague	8633 NE Barbbery	 5-27-
Mark Dickson	8796 NE Barbbery	Mark Dickson 5/27/17

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Name (Please print)	Street Address	Signature/Date
Aaron Bruntlett	6345 William R Carr	 5/26/17
Simon Barber	6957 38189 Adair Frontage Rd	 5/26/17
Isaiah Yañez	38189 Adair Frontage Rd	Isaiah Yañez 5-26-17
Bethany J Yañez	38189 Adair Frontage Rd	 5/26/17
CARMEN RAMIREZ	8755 NE BOX ELDER	CARMEN R. 5/26/17
Carl Meigs	8843 NE Malberry Pr.	 5/26/17
DAN REEBER	8784 BOX ELDER ST.	 5/26/17
Jerry Archer	8768 Box Elder St.	 5/26/17
MIKA ARCHER	8768 Box Elder St.	 5/26/17
JENNIFER CHYNOWETH	8760 NE Box Elder	 5-26-17
Nathan Dickey	8756 Box Elder St.	 5/26/17
Colton Cronkrite	8746 Box Elder St	 5/26/17
Laurabi Schuster	8746 Box Elder St.	 5/26/17



May 29, 2017

Memorial Day

As new residents of Oregon in 2003, we were delighted to find a new house, in a small community (outside Corvallis), with beautiful green views and perfect climate. Downsizing for this time in life, we appreciated the overall access to all that we would need and want for the future.

**Please consider these looming problems.**

Having witnessed fire trucks, ambulances, sanitation trucks and school buses maneuver on small streets, we are dreading the increase of traffic with apartments coming. Can we be assured that access in and out of Adair Village, will not wholly be Box Elder or Barberry?

Most apartments do not provide adequate parking, and do not allow for more than one vehicle per household or visiting vehicles. Can we be assured that Hibiscus Drive will have parking for all residents, without lining the street?

Having lived in California and Florida, we have witnessed "wet lands" becoming "flood zones" followed by the increase in insurance. Will there be a study as to the destruction of natural habitat?

*Markyoue*

*Nancy A. Mann  
2791 Box Elder Pt.*

To the Adair Village Council,

I am writing to express my concern over the proposed Annexation to the City, of tax lot 900-North Portion of Parcel 3. My concern is that this annexation will contradict the mission statement of Adair Village: "To build a safe, attractive, vibrant environment with a welcoming sense of community."

I understand that a long term goal of Adair Village is expansion; I understand that the city seeks to become self-sustaining, with future development off of Ryals Rd., and I fully support both the goals and the growth of this community. That said, I believe that the annexation of this tax lot may impede progress toward that goal in the following ways.

My first concern with the proposed annexation of the property is safety. Adair Village is a community that fosters a family-friendly environment. Adding high-density housing to the end of Hibiscus St., a street where a large number of families reside, will increase traffic substantially, thereby decreasing safe, outdoor play for the children in these families.

My next concern is that this annexation will compromise the vibrant environment of Adair Village. With high-density residency comes more vehicles. Adair Village is currently a bedroom community to Corvallis. If high-density housing is built before more local jobs are created, more local childcare resources are added, and infrastructure is added to the roads, the addition of more traffic will be incredibly challenging for both current and future residents to navigate. I believe that this will decrease the vibrancy and attractiveness of the community.

As a family who moved from out-of-state for a job in Corvallis, we were drawn to Adair Village for the sense of community, and qualities outlined in the mission statement of this city. Understanding that all successful, thriving communities will grow, we knew when we purchased our house and planned to let our roots run deep in Adair Village that we would watch expansion of the community happen. However, I believe that, for the reasons mentioned above, that this annexation would devalue the community that this city has created.

While ~~Adair~~ Adair Village is more affordable than Corvallis, a number of residents live here for the close-knit community, access to the outdoors and nature, and the quiet, safe environment that it provides for us to safely raise our families. If we lose many of those qualities with this annexation, I believe that losing of the reasons that people are drawn to this community would challenge future growth and expansion. A study conducted by the Institute of Municipal Finance and Governance in Toronto, Canada found that persistent densification of community housing resulted in generating additional demand for community infrastructure spending.

Thank you for your time and attention to this concern,

Cathy and Dave Sullivan

8598 Johns Pl

Adair Village, OR 97330



May 30, 2017

Dear Adair Village City Council,

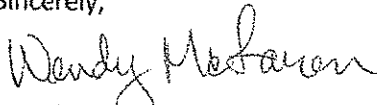
I'm writing you today to express my concerns over the council, or its subsidiary committees, approving a plan for high density housing. I am concerned that such housing will decrease this community's property values, safety, and overall appeal as a community.

One of the primary reasons we decided to purchase our home in Adair Village was that it is not overcrowded. Adair is a peaceful community filled with primarily single-family homes and duplexes. It is a community that does a good job with keeping the properties clean and well maintained. We love that our home is not surrounded with housing developments and would like to keep that tranquility. We currently get to listen to the three homes you've already approved just over our back fence being built. I very much anticipate their completion and the peace returning to our neighborhood.

Another key factor in our decision to live in Adair was the safety. I have children who are just entering high school and have learned to enjoy the freedoms of living in a low-crime neighborhood. High density housing tends to bring along with it higher crime. I live just across a vast open space from the proposed site, and would hate to have to start worrying about who may decide to take advantage of our rural location, and threaten the safety of myself and my family and of our possessions.

I appeal to you, please consider the safety and well-being of Adair Village residents in this decision. Do not attract more problems to our peaceful community. Please allow us to maintain decent property values and the peace that comes with living in a community with low-crime rates and pride of ownership. Please don't build high density housing here and ruin the good things Adair Village has going for it.

Sincerely,



Wendy McLaren

A concerned property owner



Small text at the bottom left corner, likely a title block or project information.