

WRITTEN TESTIMONY RECEIVED AS OF 9/12/2022

Connie Zane

TO: Patrick Depa, Adair Village and Greg Verret, Benton County

RE: Adair Village File Number PC22-01, Benton County File Number LU-22-038

Notice of Planning Commission Public Hearing concerning Amendment to Adair Village Urban Growth Boundary

Dear Sirs:

There are a number of problems with the development known as "Property 1" (Cornelius Property, east of Hibiscus Drive, Adair Village).

1. Access Problems

Adair Village residential streets do NOT accommodate both two-way traffic and parked cars. Most households have several cars and the streets are filled with parked cars on both sides of the street, making two-way traffic hazardous. The addition of substantially more vehicles to the already crowded streets would affect all residents, especially along William R. Carr, Barberry, and Hibiscus Drives. When service or emergency vehicles /equipment are needed, it causes real traffic problems. If a retirement community is planned for the area, the frequency of ambulance vehicles will likely increase, thus the inevitable access problems could be critical.

2. Flood Plain Problems

According to Figure 4: Environmental Constraints, (pg. 9) of the City of Adair Village Residential Building Lands Inventory Report, the area adjacent to houses on the south side of Hibiscus is designated as wetlands area. (In green). This map fails to designate that the wetlands also extend into the proposed Property 1 development area where, in fact, the wetlands also exist according to other topographic maps and a walking tour of the site would prove. Also, the Building-Lands-Inventory Report (pg. 8) states:

"DOWL conducted an analysis of Benton County GIS data in order to remove lands where development is constrained due to environmental resources, hazards, or topography. The constraints listed below have been included in the BLI and are shown below in Figure 3.

**. Floodplain Areas within the 100-year FEMA floodplain.*

The environmentlly constrained areas, identified in Figure 4 on the following page were deducted from the total area of the parcel to estimate the total buildable potential of each parcel of land ."

The maps mentioned above (Figure 3 and Figure 4) are inconsistent. One shows residential zoning and one shows Floodplain wetlands for the same area adjacent to the south side lots of Hibiscus. This same floodplain/wetlands area clearly extends into the Property 1 area designated for development. Where does the developer plan for this water to go? Simply damming the flow at the new development would cause flooding imperiling not only current residents of Hibiscus and Daphne but also Cherry and portions of Adair County Park.

3. Water issues

How will the City of Adair Village provide for the water needs of additional residents? Current homeowners will likely have to bear the brunt of increased rates to fund an expanded infrastructure to support more households on top of already exorbitant water/sewage rates.

4. Environmental impact

At a time when natural vegetation and wetland preservation are a key issues in climate change, losing wetland areas negatively affects plant, animal AND human life.

Developing the Property 2 (Weigel property) would be a viable alternative with more land to develop, easy access and no floodplain/wetland problems to contend with.

And, there would be negligible impact on existing residents. Surely this is a more practical and fairer solution.

Adair Village Residents received this Hearing notice by mail on Thursday, September 8, 2022 and were given just 3 days to respond with a written testimony. The Planning Commission deadline for testimony receipt cuts off at 8:00 AM, Monday, September 12, 2022. A mailed testimony will undoubtedly not be delivered by Monday at 8AM and the likelihood that Mr. Depa or Mr. Verret will read their emails prior to 8AM Monday is highly unlikely. Thus, this attempt to make it as difficult as possible for homeowners to respond (over the weekend) demonstrates a disregard for the legitimate concerns and well-being of residents.

Connie Zane, homeowner

8329 Hibiscus Drive,

Adair Village, OR 97330

Gwendolyn J. Sholl

Hello,

I wish to include input in regards to the Adair Village urban growth boundary proposal. I don't have any opposition to the housing proposals, but I do have input in regards to the traffic problems that the original expansion has caused and the expected increase in these problems with this new proposal.

I have lived on Beth Ln for more than 30 years. My route of choice (fastest and shortest) to Albany is Arboretum Rd to Ryals Ave and then out to Hwy 22. I have had less than 5 incidences trying to cross Hwy 99 in all that time. Since the housing development has gone in, the intersection in question has become very dangerous. I have personally had more than 10 dangerous encounters trying to cross Hwy 99 and have witnessed at least that many involving other vehicles. This intersection is dangerous and a deadly accident is inevitable. Most of the problems arise when cars want to cross the Hwy and the vehicle on the opposite side wants to make a left turn. A lot of cars do not use their turn signal (or realize that the opposite car has the right of way) and then dart across in front of you leaving you stopped across the traffic lanes. Some cars try to not impede traffic by pulling outside the fog lane if turning right. This compounds the aforementioned situation. I can't hardly even imagine what it will be like with more houses going in. If indeed it is approved I would imagine that the whole intersection would need to be re-vamped. There should be turn lanes on both Ryals and Arboretum Rd. There should also be turn lanes to make a left turn off of 99w (both N & S). A simple yellow flashing light by itself would be a waste of money and not make the dangers any less. I would also suggest that traffic studies be done in advance of any changes. The line of cars wanting to turn left from Ryals to 99w in the morning can be as many as 20 or more cars long. I make it a habit to try and get eye contact with the opposite car when I try to cross 99, but that is not always successful, and I just pray that they know I have the right of way no matter how long they have sat waiting to turn. I live close enough to the intersection that I have heard screeching tires on more than one occasion.

THIS INTERSECTION HAS BECOME VERY DANGEROUS AND WILL ONLY GET WORSE WITH MORE HOUSING.

Please include this opinion when considering the expansion.

Gwendolyn J. Sholl

Oregon Department of Transportation – James Feldman

Our Planning & Development Review staff have a few comments on the proposed UGB amendment in Adair Village:

Property #1: no comment

Property #2 (abuts 99W) if approved for UGB addition:

- We recommend new local streets provide access to OR 99W via NW Ryals Avenue and not directly to OR99W. This is anticipated to improve safety/mobility by avoiding new conflict points.
- We recommend that at the time of an annexation that a traffic impact analysis be completed to determine if channelization or other treatments are warranted at the OR99W / NW Ryals Ave intersection.
- Further review be given to OR 99W access via Crane Lane, which appears to be private with potential access control.

Thank you,

jf

James Feldmann AICP | Sr Transportation Planner

ODOT Region 2 Area 4 | Lincoln Benton Linn County

Corvallis Office | 541-257-7669

Caroline Wright

Good day,

In regard to the purposed amendment of the Adair Village Urban Growth Boundary to include Tax lot # 104290000900.

Before annexing this property is important to establish more than one entry/ exit that could be used in case of emergency for the safety of the people who would live there.

Regards,

Caroline Wright

29424 Newton Road

Corvallis, Oregon 97330

Matthew P. Allard

Adair Village File Number is: PC22-01 Benton County File Number is: LU-22-038

I am writing to give you my written testimony about your proposed expansion of the Urban Growth Boundary at the East end of Hibiscus Drive in Adair Village, OR. I have several concerns about your proposed inclusion of "Property 1" as shown on your map that was sent via mail to the community.

1. The expansion of Hibiscus Drive and the addition of 18-30 new homes on that expansion will result in a very long straight road with only 1 access point. This poses a danger of traffic driving fast through our neighborhood. There are several children that play along this area and it puts them at risk.
2. The long road with only one access point also causes issues with emergency vehicles. I can personally attest to how difficult it is for an ambulance to turn around in this area. My Daughter coded at home in 2017, and once the paramedics got her loaded up in the ambulance, it took several minutes and attempts for them to get turned around and out of the area. Those minutes may have cost her her life. She did not survive, and as we all know, every minute is critical when someone is in cardiac arrest. This occurred with the road in its current configuration: a straight road with cars parked along the sides of the road. I live right next to the emergency vehicle turn around, and it was not sufficient for the ambulance to quickly exit the area. As this road is made longer with no additional outlet, this problem will be worse.
3. The area that is proposed to be brought into the UGB is a swamp during the winter. I have video and photographic evidence of the stream that runs right through that area during the rainy season. It would be a disservice to build and sell homes to residents in this area, as they will be fighting standing water problems consistently.
4. The wildlife of the area will be affected negatively by the building of homes in the proposed area. I have had a pond turtle in my backyard. I also have photographic evidence of this. This animal is on the sensitive species list.
5. Adair Village has no services to offer the current residents. No gas station, no grocery store, no sustainable restaurants, not even a post office. The addition of more homes in an area with no services doesn't make sense.
6. Why does Adair Village need to bring in 2 areas for expansion? The Property 2 which is also proposed for development is a much larger area, and not in a wetland.

Please take each of these points into careful consideration before approving the addition of "property 1" in the UGB expansion. Thank you for your time. I plan to be at the meeting on September 20th to speak to these concerns and also at the October 11th meeting as well.

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

Written testimony submission regarding: Amendment to Adair Village Urban Growth Boundary

9/8/2022

Submitted by:

Rebecca Flitcroft and Jeff Snyder
8345 Hibiscus Drive, Adair Village
becfishcroft@gmail.com

Dear Adair Village Planning Commission and Benton County,

We are writing with our concerns about the proposed development action to Properties 1 and 2 as described in the letter mailed to us associated with County Planning File LU-22-038/ City Planning File PC22-01. We have four key concerns we would like to share:

1) The letter does not describe or explain why it is necessary to expand the Adair Village Urban Growth Boundary to add additional homes to our town. As a community, we have only recently finished extensive new development in the South at Calloway Creek. There are limited businesses and even more limited city-related services to attract new families to live here, therefore there is no obvious need for additional homes. It has not been made clear why UGB expansion to allow for additional development at either property is necessary.

2) Property 1 pushes the UGB for the city of Adair to the east in the upper portion of the city, essentially intersecting with existing connected farmland, protected wetlands, and parkland. The importance of connected lands to provide habitat for a wide variety of native species is well understood. Connected habitats, as well as ponds and wetlands, are becoming rare in the Willamette Valley as a result of ongoing development. As neighbors of Property 1 for 20 years, we have kept lists of the many species of birds, amphibians, reptiles, and mammals that have moved through our backyard (see list following page). Without documentation describing the plans for the proposed development, it is unclear how the city will approach protections particularly of wetlands, ponds, and connected habitats that support the wide diversity of species that currently use these important habitats, and are found in Property 1.

3) The letter proposing UGB expansion does not articulate how additional homes and associated families will be supported by the city. There are ongoing issues with the water supply, and we continue to have a volunteer fire department and volunteer first responding paramedics. It does not seem responsible for the city to add additional homes, associated with Properties 1 and 2, without clear communication to existing families in Adair Village regarding how the city will provide sufficient services to support the current residents, as well as more families.

4) The letter proposing UGB expansion has not made clear how the existing families living in Adair Village will benefit from the proposed addition of lands for residential development. Other than additional congestion, additional strain on services (including our very marginal cell-phone service), there does not appear to be a benefit to attracting new families to our small community. There does not appear to be sufficient need for housing for people already living here, rather, this housing development would likely build homes that will be predominantly bought by people moving in to Adair.

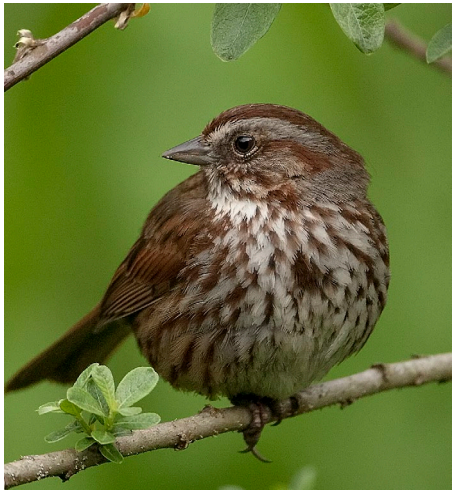
Thank you for this opportunity to provide written testimony. Based on the information currently available to us, we **DO NOT** support expansion of the Adair Village UGB at either property 1 or property 2. More thought and communication regarding community needs for housing, how the city will support additional families and services, and why the planning commission continues to focus only on residential development, and not on other forms of development in our community would be welcome.

Sincerely,





Rebecca Flitcroft and Jeff Snyder

Backyard Wildlife (and photos) – at the end of Hibiscus Drive, Adair Village

Birds	Mammals	Interesting insects	Interesting amphibians	Reptiles
Acorn woodpecker	Brush rabbit	Dragonfly (various)	Rough-skinned newt	Northwestern garter snake
American crow	Columbian black-tailed deer	Pine beetle	Pacific treefrogs	Rubber boa
American goldfinch	Coyote	Praying mantis	Bullfrogs	Gopher snake
American Robin	Deer mice	Tiger swallowtail butterfly	Long-toed salamander	Common garter snake
Anna's hummingbird	Grey-tailed vole	Butterflies (various)		Western pond turtle
Bald eagle	house mice			
Barn owl	Little brown bats			
Barn swallow	Northern pocket gopher			
Barred owl	Nutria			
Black-capped chickadee	Racoon			
Black-headed grosbeak	Striped skunk			
Brewers blackbird	Townsend's chipmunk			
Brown creeper	Western grey squirrel			
Brown-headed cowbird				
Bushtit				
California quail				
Canada Goose				
Cedar waxwing				
Cinnamon teal				
Common yellowthroat				
Coopers hawk				
Dark-eyed junco				
Eurasian collared-dove				
European starling				
Evening grosbeak				
Golden-crowned kinglet				
Golden-crowned sparrow				
Great blue heron				
Great horned owl				
Hairy woodpecker				
House finch				
House sparrow				
Hutton's vireo				
Lesser goldfinch				
Mallard duck				
Meadow lark				
Mourning dove				
Northern flicker				
Northern harrier				
Red-breasted nuthatch				
Red-tailed hawk				
Red-winged blackbird				
Ruby-crowned kinglet				
Rufous hummingbird				
Scrub jay				
Stellars Jay				
Song sparrow				
Spotted towhee				
Townsend's warbler				
Turkey vulture				
Vaux's swift				
violet-green swallow				
Virginia Rail				
Western screech owl				
White-crowned sparrow				
Wilson's warbler				
Yellow-rumped warbler				



The Corvallis Fault

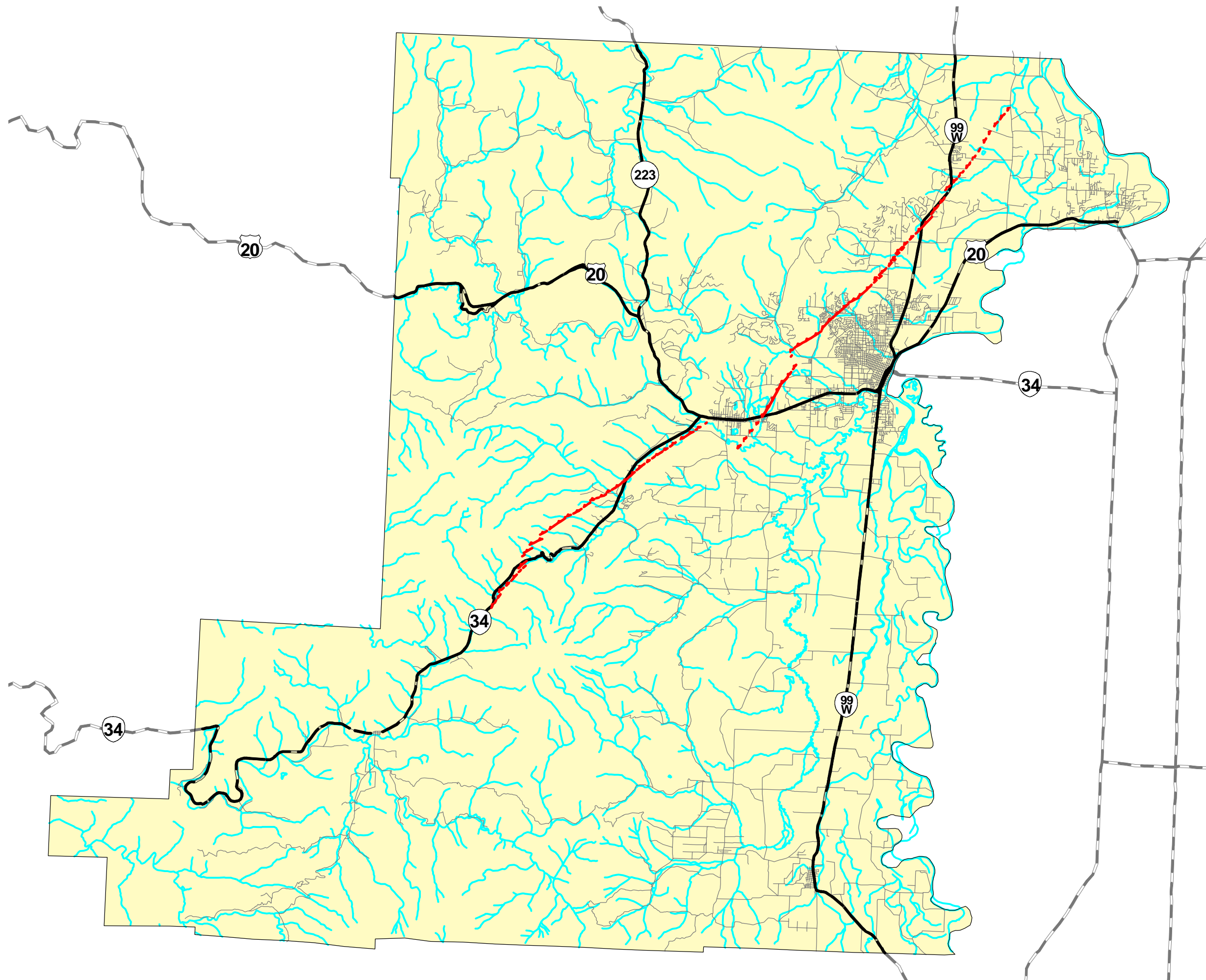
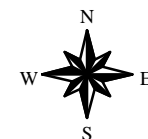
-  Approximate Fault
-  Concealed Fault
-  Contact Fault
-  Direction of Thrust

It has not been determined whether the Corvallis Fault is active or not, but it is considered a zone of weakness that could be the source of a future earthquake.*

This map should not be regarded as site-specific in planning or proposing development relative to the fault location. Site specific work should be completed by a consulting engineering geologist using the map for planning purposes only.

The source of this information is Chris Goldfinger, for the degree of Master of Science in Geology, presented on May 31, 1990, "Evolution of the Corvallis Fault and Implications for the Oregon Coast Range," Oregon State University.

** "Active" in geological terms is having evidence of Holocene period deformation.*



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September 12, 2022

RE: LU-22-038 Coffin Butte Conditional Use Permit

Dear Members of the Benton County Planning Commission:

Thank you for this opportunity to comment on the proposed legislative amendment to the Urban Growth Boundary (UGB) of the City of Adair Village. Our household only received notice of this hearing by mail over the Labor Day weekend, and there are still no supporting documents on the county website referred to in the notice. So at this point I'll restrict my comments to three main issues:

- (1) Seismic risk
- (2) Conversion of Exclusive Farm Use land to residential zoning
- (3) Traffic concerns

Taking these in order:

(1) Seismic risk

The tract listed as Property 2 is right on top of the mapped trace of the **Corvallis Fault**. This geological hazard seems to have been overlooked both in the previous Calloway Creek UGB expansion, and in recent permitting of the Blueberry Meadows development.

I've appended a column that was written in 2017 by Robert S. (Bob) Yeats, urging the City of Corvallis to take into account the risks to human health and safety posed by the Corvallis Fault. Bob taught earthquake geology at Oregon State University and was recognized as a world expert in the field, traveling to Haiti, Japan, New Zealand and elsewhere to assess damage from major earthquakes of recent decades.

As a member of my own doctoral committee, Bob stressed the importance of speaking up about geological hazards, for those of us with education in the field. So here I'm urging you to consider the risks associated with this fault, before you take action that could result in more homes being built in harm's way.

Beyond this particular proposal for an UGB expansion, I also urge you to develop a **earthquake fault overlay** for this feature, analogous to flood-zone overlays, to ensure that future members of the Planning Commission do not overlook the risk.



(2) Conversion of Exclusive Farm Use land to residential zoning

This appears to be another conversion of EFU land to residential zoning, even when Adair Village has large tracts within the existing UGB that are standing vacant.

County staff have informed me that this is in response to a state requirement to maintain a 20-year supply of "buildable" land within the UGB. That 20-year supply of land is going to be pretty hard to maintain, for a town that has been expanding at an almost exponential rate in recent years, adding 80 or 90 new homes to a community that had only 840 residents at the time of the 2010 census.

I urge you to consider how the City's own permitting decisions for new development are taken into account in that formula.

(3) Traffic concerns

By anecdotal accounts, traffic congestion around Adair Village has been increasing. Has there been any assessment of the prediction of "no significant impact" on traffic from the 2008 UGB extension that led to the Calloway Creek development?

Thank you for considering these comments. I will likely be sending in more thorough comments on each of these issues, and perhaps others, ahead of the hearing.

Yours sincerely,
Joel Geier, P.h.D

Addendum 1:

Please see this link for a map of the Corvallis Fault:

https://www.co.benton.or.us/sites/default/files/fileattachments/sheriff039s_office/page/2708/corvallis_faultmap.pdf

The following column by Bob Yeats was published in the Corvallis Gazette Times:

https://www.gazettetimes.com/as-i-see-it-corvallis-fault-poses-development-risk/article_18f397ca-183a-5908-8105-b673eab6002c.html

As I See It: Corvallis Fault poses development risk Bob Yeats, Feb 2, 2017 (Updated Feb 5, 2017)

The Corvallis City Council's Feb. 6 hearing on the Kings Boulevard extension must include testimony about the Corvallis Fault, one of the largest faults in western Oregon, which crosses the proposed extension in at least two places.

The fault is well located and has been mapped in detail by OSU Professor Chris Goldfinger. It underlies one of the buildings of Crescent Valley High School, continues through Chip Ross Park and a residential neighborhood west of Chip Ross and north of Walnut Boulevard, then through Philomath and into the Coast Range south of Highway 34. Maps prepared by Peg Peirson locating the fault on a street-map base are on file at the Benton County Sheriff's Office; check with Kevin Higgins. The fault is exposed in a rock quarry northeast of Philomath.

The Corvallis Fault has been pointed out in public meetings, most recently the City Club of Corvallis, and appears on geologic maps prepared at OSU. On the attached map, the Kings Valley extension is shown in red and the fault is shown in a thin dashed yellow line. Despite this, the Gazette-Times has not publicized this fault and has not taken a position on its significance to the Kings Boulevard extension. None of the publicity about the Feb. 6 meeting mentions the fault at all.

The problem is that it has not been proven that the fault is active and subject to destructive earthquakes. Standard professional practice based on public safety calls for mapping the fault where it is in contact with post-glacial sediments. If the city and potential developer can show that young sediments overlie the fault without being offset, then it would be safe for development to proceed.

Ignoring the fault in development plans would endanger the lives of hundreds of citizens living in north Corvallis, especially those in the development planned for the Kings Valley extension. If engineers and planners with the city are uninformed about fault hazards affecting building permits, then we are willing to assist in setting up a program to evaluate the danger of earthquakes on the Corvallis Fault.

Bob Yeats of Corvallis is an Oregon State University professor emeritus in geology.

Exerpts from Bob Yeats' obituary:

Robert Sheppard Yeats, PhD

March 30, 1931 - December 5, 2021

Bob was a founder of plate tectonics-driven earthquake geology research, and a leading expert on earthquake risk in Southern California, Cascadia, the Himalaya, Japan, and New Zealand. His textbook "The Geology of Earthquakes" is considered the definitive text in the field; he followed it up with "Active Faults of the World," written in retirement. Over his 60-year career he authored hundreds of technical papers with students and fellow collaborators.

Bob was perhaps most impactful as a champion of outreach, writing "survivor" books for the public and policy makers to help them understand the risk and take practical steps to prepare their communities. These include "Living with Earthquakes in the Pacific NW," "Living with Earthquakes in California," and most recently "Earthquake Time Bombs." His nickname was "Dr. Doom," and his legacy will be lives saved through awareness.

Bob was well known and respected in the geological science community. He was a Geological Society of America Fellow and received the prestigious Halbouty Award from the American Association of Petroleum Geologists. In 2006, the Department of Geosciences at Oregon State University established the R.S. Yeats Professorship in Earthquake and Active Tectonics.

LU-22-038 PC-22-01

Sept 12 2022 Comment to the record for Sept. 20 2022 Land use hearing

Dear BCPC and AVPC,

In looking for information collected recently and on July 19 2022, as outreach to alert and test the public on UGB expansion, I found no information from the UGB meeting held on Aug 16, 22 Joint Work Session with BCPC and AVPC agenda only, posted on BCPC website, with a referenced attached Staff Report outline, not present, and there are no meeting minutes posted for the Aug 16, 22 joint BPC and AVPC - UGB meeting as of Sept. 12. 22.

Additionally the Aug 9, 22 Adair Village Listening Session and Public Open house City of Adair Village meeting the AV Planning staff has provided no information from this meetings outcome and results as of Sept. 11, 2022.

What are the residents of Calloway Creek Subdivision saying about 37 acre annexation and, X many more cars coming through their subdivision on two or more access roads that will cross Calloway Creek to gain access to Ryals Avenue?

Is this land use action currently signed to alert landowners or will it be signed a week before Sept. 20th 2022 hearing date?

Are the two parcels designed conservation easement acreages, actually AV Comp Plan's 20 foot Riparian Buffers?

We do not have any information on these sites, only a basic property line map from Gazette Times notice, in which we were not given a date to comment by to get our comments into the Staff Report for Benton County Planning Dept, and there is no staff report, as of Sept. 11, 2022, available to the public.

The Adair Village Transportation Plan does not rate Ryals Avenue and Highway 99 for level of service ranking(LOS) in the Transportation Plan. Crane Lane is not involved in the 2019 Adair Village Transportation Plan but is noted in the Adair Village UGB expansion 'Tour document' page 18 of 18 that this easement is currently being legally contested.

AV Buildable Land Inventory Analysis for AV Subarea7 (parcel 2 Weigel) will cost 342, 000.00 to develop at 8,200.00 dollars per acre without counting the cost for access issues, or building cost for multiple road way and bike and sidewalk bridges over Calloway Creek or for the cost to bury, water and sewer lines under Calloway Creek. Calloway Creek and the possible seasonally flowing arm of Bowers Slough in parcel 1 are not even disclosed on the single map the public has in the GT for this Annexation amendment of the UGB. Who will fund the stop light or new merge and turn lanes from Ryals Avenue onto 99 with this annexation and future Santiam Christian High Density Development to the north?

Sub area 4 parcel 1 Cornelius will cost 347,500.00 to develop at 26,310.00 dollars per acre. Can the city of Adair Village afford to pay this cost per acre or does the developer foot this bill? Perhaps the high cost to hook to water and sewer, is one fact, for why this parcel was not originally annexed in to the north part of AV.

AV BLI shared there are 51.92 acres of unbuilt land inside the current AV UGB. What is triggering the need to add more acres? Rapid home sales of small single family unaffordable homes? Will the next annexation area have higher priced homes built into it to be unaffordable to working class families?

Can the City of Adair Village and BCPC seek to have some of the annexation zone subdivision housing types, legislated or required to be affordable for working families and first time homeowners?

Can the City of Adair keep on OKing annexation requests every two years with more and more EFU and Forest Zone becoming Residential Sprawl? What will stop AV from continuously needing to keep annexation more EFU and other Zones for housing and where are the boundaries for expansion stopping? When this on paper only annexation UGB amendment process continues bi yearly, to finally dead end at Lewisburg?

What happened to the future need for an Industrial land zone corridor along 99 south toward Lewisburg from Adair?

Why was parcel 1 not annexed into this North AV RS-2 originally? What were the original constraints for this parcel at that time?

Is there a drainage way in the middle of Parcel 1 (an Bowers Slough arm/tributary) which floods seasonally, so this parcel may be bisected by seasonal intermittent flood plain and all year round wetlands?

If the AV Comprehensive Plan is from 2015 is it outdated? Benton County Comp Plan is from 2007. Are land use decisions such as this UGB expansion amendment using outdated guidance documents which do not reflect global climate change and the global environmental disaster we are currently in?

How will annexing more Farm Land with the loss of Exclusive Farm Use(EFU) acres contribute positively toward reduction in fossil fuel use when 37.04 more acres of High Density commercial repeating same style homes, for 2000+ more people driving cars to work from this one annexation area be environmentally forward thinking?

What will this annexation do to the health and function of Calloway Creek with multiple street crossings, 40 feet wide fenced riparian buffer and no floodplain or wetlands retained which allows this creek to move and flood?

The 20 foot riparian area may be used also to bury power, sewer and water lines, build asphalt road bed walking and bike trails and have installed within this 20 foot buffer, LED lights and utility poles. Fencing along both sides of Calloway Creek will close this creek down to a fenced corridor upon annexation.

Calloway Creek possibly floods or had wetland areas which were filled and mitigated off-site because of the current phases in the northern Calloway Creek Subdivision. This UGB expansion to the south side of Calloway Creek may also have existing wetlands and flooded areas which have been drained and field tiles but which could flood. Calloway Creek will be impacted by light damage, noise and pollution outfall from lawn care products, noise from lawn care and backyard dogs barking, roadway and roof drainage into it, as a low point, storm water drainage way.

AV Comp Plan 9.280- *“Planning Opportunities and Constraints There are no major hazards and few constraints for development in the planning area.”* page 45. The parcel 2 area may flood, Parcel 2 has the Corvallis Fault running through it, parcel 2 may have extensive wetland soils which have been drained. Additionally this site may have ongoing unsolvable problems with high level noise pollution coming from the Rail line use and management, and Highway 99 both, and could have long term, unsolvable air and soil contamination pollution problems from Rail line diesel engine smoke, rail line creosote legacy pollution, and ongoing bi yearly herbicide spray use and from air pollution from car exhaust, flowing downslope into this area and along Calloway Creek from Highway 99.

AV Comp Plan Section 9.290- ‘Geology’ Calloway Creek is located next to The Corvallis Fault which runs across parcel 2 and into the current phase 1, 2 and 3 of Calloway Creek Subdivision.

A Deed Restriction or covenant clause for the Corvallis Fault and loss of homes will need to be part of the discussion for Annexation of Parcel 2. Earth Quake Insurance rates for homes in this area of Parcel 2 may be higher due to the Corvallis Fault location under them. The City of Corvallis has begun to ignore the Corvallis Fault in their land use planning processes. Will the City of Adair Village also not note the Corvallis Fault as a none disclosure of a present Geologic hazard and threat to physical safety and home values? Will homes on top of this fault need to be built differently to withstand movement on this Corvallis fault if homes in the north part of Caldwell Subdivision had not been constructed to withstand an earthquake?

Benton County Comp Plan Section 17.3 is not present on the BC website currently. The public notice for land use references this section specifically, and we can not find

it on the Benton County Comp Plan on the BC Website, as of Sept. 11, 2022 to be able to comment by 8 a.m Sept 12 2022 to the PC's, for the Sept. 20 2022 Land use hearing amendment to the UBG for Adair Village LU22-38 and PC22-01.

Additionally, the Public notice for this land use hearing failed to share the deadline for public comment to get any comments into the Staff Report.

Since there are no data on the AV or BC websites that I could see, for what the public so far was thinking about this UGB and the Aug 16, 22 Joint AV and BC Planning Commission Work Session on UGB expansion and Aug 9 22 City of AV openhouse and listening session meeting results are not provided as of Sept. 11, 2022 to the public, how is the public supposed to be informed on what we are wanting to see occur for this land use action? How are the two PC informed if the public is not informed it appears at this time. More time is needed to share this missing information with the public, since this is a public process in which the public is underinformed currently.

The City of Adair Village had newer transportation and Tour analysis done, in their favor to prepare the way for this UGB expansion to occur.

The public has important feedback to share and we do not see what the public has shared or said to the record here currently, as of Sept. 11, 2022 with no access currently to the referenced in Aug 16, 2022 joint PC work session staff report from Benton County Planning and, only a list of support documents on the AV website, we have to draw our own conclusions from, about this UBG amendment for annexation and UGB expansion.

I disagree with annexation more land as this UBG expansion amendment, and loss of EFU land into City of AV.

We just annexed all of Calloway Subdivision and all of Santiam Christian tax lot to the north two or three years ago.

Development could occur inside the remaining AV UGB on the 51.92 acres as per the BLI analysis stated.

Calloway Creek needs wider buffering to offset the current impacts from Calloway Creek Subdivision developing 20 feet from the center of this creek. Calloway Creek is not a drainage ditch but a living creek which needs more area to meander and flood then the City of Adair will issue it when this Annexation occurs. Calloway Creek will be hemmed in by subdivision for an extensive distance. Both sides of Calloway Creek will be fenced in and have multiple creek crossings of city roadways, multiple buried sewer, water, gas, power, cable and other utilities will need to go under or along side Calloway Creek further damaging its environmental values and functions as a natural creek system.

The developer nor the City of Adair Village will manage Calloway Creek and it will decline and degrade. This is Not a good thing to occur with global environmental degradation speeding up and ongoing loss of remaining natural

wetlands in the Willamette Valley only increasing over time, to have zero natural wetlands left in the WV.

City of AV has treated these riparian corridor poorly as a drainage outfall area for storm water, and it may be currently be used as a unregulated dumping grounds for weeds and yard waste and with a zero care plan from City of AV Planning Dept. in place from Calloway Creek, the current Calloway Creek Subdivision, Calloway Creek is currently embattled and will continue to degrade environmentally.

Fish passage into OSU Macdonald forest may be important to maintain if this is a fish barring stream system.

City of AV needs to upgrade their riparian corridor buffer land use code and Comprehensive plan requirements, to create a wider riparian buffer area, and to install easement areas where City or the landowner /homeowner association can care for these damaged and degrading riparian corridors. Degrading because of annexation and development pressures to these riparian, floodplain areas of Calloway Creek and Bowers Slough.

What does the FEMA flood plain map show for the two parcels? How did these sites flood in the past? How much wetland flood plain has been lost in these two annexation areas from field tiling? Flooding can still occur for both creeks in both parcels to be annexed. Thanks for you careful consideration. R.Foster 980 SE Mason PL Corvallis, OR.

Hi this is Mike and Nancy Sommer, we live on Hibiscus DR. We are not able to attend the meeting on 9/20/22. We like our street the way it has been for 20 years, we feel it will turn into a free for all. We have cats and kids that play on the street. We want the city and county to listen to all the residents and a keep our neighborhood a pleasent and safe envirement. We also feel that by adding more homes to a one outlet street will cause congestion and dangerous conditions!
Thanks, Mike and Nancy

Pat,

Hi! I wanted to check to see if there will be a discussion at the meeting on September 20th on the Amendment for the expansion of the Urban Growth Boundary of a stop light being added to the corner of Ryals and 99W. I am hoping that a stop light will be included in any approval of the expansion of the UGB since there will be so many more cars that will be going to stop at this intersection.

Recently, there was an accident at this intersection so I am really concerned that there will be more accidents and people hurt if there is not a stop light added at that location.

Any update that you can provide would be appreciated.

Take care,

Pam Dickson
4014 SE Misty Way
Adair Village, OR



Engineering & Survey Division
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Corvallis, OR 97333
co.benton.or.us

DATE: September 12, 2022
TO: Greg Verret
Deputy Community Development Director
Benton County Community Development
FROM: Gordon Kurtz
Associate Engineer
Benton County Public Works
RE: City of Adair Village – Urban Growth Boundary Expansion
City of Adair Village Planning File: PC22-01
Benton County Planning File: LU-22-038

Benton County Public Works staff have reviewed the applications and support materials for the planning actions noted above and have the following comments.

For Property #1 the County will have no comments.

For Property #2 the County comments generally follow those offered by the Oregon Department of Transportation with a few additions.

- 1) When annexation occurs and new development is proposed, the County recommends new local streets provide access to OR 99W via NW Ryals Avenue and not directly to OR99W. The City should make efforts to minimize access points to the highway and thus reduce conflict points for turning and acceleration movements.
- 2) When annexation occurs and new development is proposed, the County recommends that a traffic impact analysis be conducted to determine if channelization or other traffic control treatments are warranted at the OR99W / NW Ryals Ave intersection.
- 3) Further review and analysis must be performed if access to OR 99W from Crane Lane is proposed. Crane Lane is currently a private facility.
- 4) Calloway Creek is an historic fish bearing stream fed by springs and natural drainage from the McDonald-Dunn Forest. Calloway Creek feeds Bowers Slough, a tributary of the Willamette River and identified as habitat for endangered aquatic species. Drainage from any future urban development within the proposed UGB expansion will further degrade the health of Calloway Creek and Bowers Slough aquatic habitat. Therefore, the City should consider requiring water quality treatment for any new lands within this drainage basin that are annexed into the City.

cc: Gary Stockhoff
Laurel Byer Benton County

At your service,
every day.