

Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132

503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

MEMORANDUM

TO: Newberg Planning Commission
FROM: Steve Olson, Senior Planner
SUBJECT: Supplemental packet: Additional public testimony regarding the Columbia Estates subdivision application
File SUB2-16-002
DATE: October 10, 2016

We have received some additional public testimony about the Columbia Estates subdivision application, which is on the October 13, 2016 agenda. Please review this testimony and add this to your packet.

Also, please remember to bring your meeting packet from last month – it contained the 400-page draft Transportation System Plan, which was continued to the October 13th hearing.

RECEIVED

OCT 10 2016

Initial: _____

October 10, 2016

Newberg Planning Commission
Written Comments: File No. SUB2-16-002
City of Newberg, Community Development Dept.,
PO Box 970, Newberg, OR 97132

Commission Board Members,

I am Cecil Loggains and I live 3 lots east on W. Columbia Drive of the lots being considered for development in the SUB2-16-002 case. I have lived in Yamhill county for over 40 years and am familiar with the considerations and challenges of lot and home development. From my review of the proposal I have some concerns with the proposed development of 24 units on the 3.06 acres. These concerns include the density of units proposed and the effects of that to the neighborhood safety and livability, as well as the burden of costs the neighborhood may incur as a result of this development.

I am most concerned about the water management of a development with that density and altered land elevation, particularly the volume of waste water and the negative effects of storm water runoff to the surrounding properties. A new development should not bring with it new problems for the pre-existing neighborhood. I am also concerned that the road use of Columbia Drive by heavy construction equipment on and around our old and precarious water district pipes will result in damage to those pipes resulting in replacement costs to my water district. Our existing neighborhood water district should not have to burden the costs of others development. The developer should have to pay for any such repairs, have a bond in place to pay for any such needed repairs, or not be allowed to use Columbia Drive in any of their construction. The last option would be very difficult to enforce amongst the sub-contractors unless the developer was directed to complete all construction on the homes before the new road is connected with W. Columbia Drive. Even now access to the site is all from W. Columbia and not from Lynn Dr., therefore any recent damage to our pipes over there may be a result of the heavy equipment already used on the site as it is accessed from Columbia. And none of that heavy equipment use was directed by the current owners of the property.

I am also concerned about the traffic safety concerns that will increase due to the proposed new access point to W. Columbia Drive. Not only will the 24 unit development itself increase the amount of daily road use and cars on Columbia, but the new road will also increase the traffic on Columbia in general. The majority of that increased traffic will be due to the increased convenience the new road will bring to traffic south and east bound from the extensive sized neighborhoods to the north of the proposed development. It should seriously be considered to not allow that road to go through to W. Columbia, but to make it parallel in scope and effect to the recently completed Willamette Meadows development at the south end of Crater Lane. My young grandson and his friends use our road getting to

and from their activities, the resulting increased traffic flow that will result if the road is allowed to go all the way through to Columbia puts them and all of the neighborhood foot traffic, which there is a fair amount, in increased danger. And W. Columbia remains a county road and will remain without sidewalks. The existing extended neighborhood's safety should not be decreased by the development of a new road access to W. Columbia Drive. Again, it should seriously be considered to not allow that road to go through to W. Columbia Drive.

In short, at a minimum, a bond should be posted by the developer against any costs that may be incurred for repairs to the existing water district pipes alongside W. Columbia Drive due to their development activities. It should also be considered to not allow the proposed road to have access to W. Columbia Drive as noted above.

Regards,

Cecil Loggains

Planning Commission
File No. SUB2-16-002
Columbia Estates

Chehalem Valley Water District runs from the intersection of N Main and W Columbia Drive west to N Chehalem where it runs north and south. The section along W Columbia is the oldest of the district. Use of this road for the construction of Columbia Estates presents a threat to our infrastructure. The heavy equipment and increased traffic from work vehicles will undermine the integrity of our system as we have learned from previous experience. During the construction of the culvert under Columbia Drive where Chehalem Creek passes, we ended up with thousands of dollars of water lost from leaks created by the heavy equipment and earthmoving. Though this was an extremely small project compared with the Columbia Estates proposal, it was still devastating to our water district. The actual repair ended up being paid for by the construction company responsible for it but the water loss was ours to bear. We were forced to take a \$5000 loan from one of our members to cover this extraordinary expense. Loss of water is very difficult to recoup from a construction firm and we would like to address this possible situation before it happens. Our request is to require all work vehicles to enter and exit from the Lynn Drive approach exclusively. In addition, we would request a bond of \$15,000 be posted to cover any issues that would arise if Columbia Drive was accessed and our infrastructure impaired.

In addition, we request that the portion of our water line which runs directly across the W Columbia section of the development be protected from breaking by reinforcing it prior to construction. The lines are old and will not stand the earth movement which will occur. From long experience with leaks, we are aware that they do not always appear where the breakage occurs. It can take up to a month to detect leakage and by then the water loss, and cost, is excessive. We would ask for prophylactic action to be taken by Del Boca to protect our assets.


Maureen Rogers
Chehalem Valley Water District Officer

Planning Commission
File No. SUB2-16-002
Columbia Estates

Columbia Estates seems to be a development out of step with the current neighborhood. On the Lynn Drive end it doubles the number of properties per space with 3000' sq ft lots as opposed to the 6500' sq ft lots it backs up to on Crater Lane. On the Columbia Drive end the incongruence is even more pronounced with the minimum lot size being one acre. While I recognize that development is unavoidable and that the city of Newberg must provide developers to build affordable housing, it does not need to be done at the cost of poor planning. Two to three houses per acre in this 3 acre parcel would be understandable and acceptable. Eight houses per acre places what would be tight, dense housing right in the middle of small country properties. For the middle of an urban area this would be considered dense placement; much more so for an area of small acreages.

In addition, Columbia Drive itself is simply unprepared for this amount of traffic. Presently the width of the street makes it difficult to walk on, and there are areas where getting off the road is simply not possible because of the drainage ditch or fenced areas near the culvert. With no sidewalks and such narrow lanes, increased traffic will create bigger problems for bikes and pedestrians. The traffic from Columbia Estates will, without question, use the Columbia Drive exit exclusively. This route goes directly to either College or Chehalem Dr. The Lynn Drive exit requires a right or left turn onto Main Street before turning onto either College or Chehalem. Though Lynn Drive is a much bigger street and able to handle the new traffic better than Columbia Drive, it would not be logical to opt for this route. Columbia is a much more direct path to the main arteries. With 24 houses and a realistic minimum of two cars per household, this is an exponential increase in trips per day. Again, it would be poor planning to allow this amount of traffic on an unimproved street built for the few houses presently lining it.



Bill Rogers

October 10, 2016

To: City of Newberg Planning Commission

Re: Columbia Estates Subdivision Application

As a property owner adjacent to the proposed Columbia Estates development, I must again voice several concerns about the development plan before you.

Street Safety - Columbia Drive is not a safe outlet for cars and pedestrians from a development of 24 homes targeted for young families. It is a narrow, county road with deep ditches on both sides, and yet it is within walking and biking distance to nearby Jacquith Park. I very frequently walk and bike to town, and Columbia Drive is not a safe street, especially with the increased cross-town traffic. I believe development should be postponed until there are sidewalks on Columbia Drive, or alternatively, the proposed development should not have an outlet to Columbia Drive.

Surface and Ground Water - I continue to have serious concerns about drainage of surface and ground water from the proposed development. With most of the 3 acres covered with houses, concrete and asphalt, there will be a great deal of water collecting in the proposed retention pond. That retention pond will be adjacent to my property and just a few feet from my basement. After collecting in the retention pond, the water is then expected to move into the ditch at Columbia Drive, and then drain east down Columbia to the creek. However, the culvert which moves that water in front of my property is at least 30 years old, and does not effectively move much water. I propose that the developer should be required to replace the culvert between the two open ditches in front of my property so that I can be assured retention pond water will be moving to the creek, not headed for my basement.

My Fence - I again voice concerns about the property line I will share with the proposed Columbia Estates development. For approximately 200 feet of that property line, I have an existing cyclone fence which is intertwined with roots and tree trunks originating from the neighboring property. I believe that the only way to appropriately deal with this situation is for the developer to be required to remove my existing fence, along with the vegetation, and then install a replacement fence along the property line. If you approve this development, what kind of assurances do I have that this issue will be dealt with appropriately?

Chehalem Valley Water District - As a member of the Chehalem Valley Water District, I am very concerned about potential damage to our water lines along Columbia Drive. From past experience, we know that construction has caused water line damage, resulting in significant expense from lost water and water line repairs. I believe that the developer should be required to keep all construction vehicles off of Columbia Drive to avoid potential water line damage.

I acknowledge that development is coming to Columbia Drive, but I believe the proposed development does not adequately deal with safety, traffic, parking or adjacent property issues. I would ask that the Planning Commission vote no on the Columbia Estates development proposal.

Sincerely,

Mitsi (Michele) Vondrachek
315 West Columbia Drive,
Newberg, OR 97132

Steve Olson

From: Leonard A. Rydell, PE, PLS, WRE <larydell@teleport.com>
Sent: Monday, October 10, 2016 11:49 AM
To: Steve Olson; Brian Kershaw; Jay Harris; Jessica Nunley Pelz; Kaaren Hofmann; Sonja Johnson; Steve Olson; Doug Rux
Subject: Columbia Estates Written Comments - SUB2-16-002
Attachments: Columbia Estates Testimony.pdf; ATT00001.txt

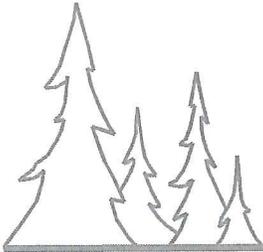
Dear Planning Commission,

Attached, please find a recommendation for a Condition of Approval for "COLUMBIA ESTATES" to improve the health of our watersheds.

I have been designing in on all of my projects, and it is a relatively simple, low cost, low maintenance installation to reduce runoff, encourage infiltration, and improve the water quality in our streams.

Thanks,

Leonard



LEONARD A. RYDELL, P.E., P.L.S., W.R.E. Consulting Civil Engineer - Land Surveyor

10 October 2016

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Written Comments - SUB2-16-002
Newberg Planning Commission
City of Newberg
P. O. Box 970
Newberg, Oregon 97132

Re: "COLUMBIA ESTATES" - SUB2-16-002

Dear Planning Commission,

We all clean our gutters. We all should wonder what the stuff we clean out is and where it goes after it washes down our down spouts, into the street and into our storm drainage system that discharges into our fish bearing streams.

While Newberg does have water quality treatment requirements, I recommend that storm water management "start at home" with an on-site rain garden serving each house on each lot..

This rain garden, with an overflow grate piped to the curb or storm drain collection system, will keep all of the materials accumulating in the gutters from entering public property, and will provide an additional layer of storm water treatment. It is relatively inexpensive, and can be added in the front yard between the house and the curb.

A well vegetated rain garden can be quite attractive, and reduces typical lawn expenses such as herbicides, fertilizer watering, and mowing.

I recommend that this requirement be added to the conditions of approval for "COLUMBIAN EASTATE". Furthermore, I recommend that this become the standard for all future developments.

Thank you for considering my comments.

Sincerely yours,

Leonard A. Rydell, P.E., P.L.S., W.R.E.
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October 10, 2016

Newberg Planning Commission
Written Comments: File No. SUB2-16-002
City of Newberg, Community Development Dept.,
PO Box 970, Newberg, OR 97132

Commission Board Members,

This is Oliver & Dawn Hall of 119 W. Columbia Drive (2 lots east on W. Columbia Drive of the lots being considered for development in the SUB2-16-002 case). We have lived here for over 13 years. We have a list of concerns about the proposed development of the 3.06 acres and its potential 24 units. This letter will not detail each but they include: Storm water drainage issues; Traffic Safety on Columbia with the new road proposed; parking congestion around the new homes spilling out to Columbia; questions on the water capacity needs required at the pump station on 240; the privacy infringement of the direct neighbors to the east of the proposed development with the proposed land build up; damage to our water district pipes due to accessing the site from Columbia with big dump trucks and other large construction machinery and who will pay for that damage.

We are most concerned about the water management of a development with that density and altered land elevation, particularly the volume of waste water to the pump station capacity on 240 and the negative effects that storm water runoff will have to the surrounding properties. The current development plan results in the property being raised by land fill to be higher than all neighboring lots, producing a new and artificial high ground. This new confirmation results in all storm water becoming a problem and issue to the existing neighborhood which will now be "down hill" from it. We already have such water issues with the artificial production of high ground resulting from the property development and home building to our properties northwest. This proposed addition of 24 units on more artificially produced high ground, with the addition of concrete and road, and the reduction of naturally occurring water absorption capacity will greatly increase the storm water rate of flow and jeopardizing the current neighborhood residence to water damages to our homes and properties.

These are our key concerns regarding the proposal to develop those lots with that housing unit density and configuration of high ground. After speaking with our neighbor Cecil, we agree that at a minimum a bond should be posted by the developer against any costs that may be incurred for repairs to the existing water district pipes damaged due to their development activities. It should also be considered to not allow the proposed road to have access to W. Columbia Drive at all for pedestrian and motorist safety.

Oliver & Dawn Hall of 119 W. Columbia Drive