

UNDERSTANDING THE FLORAL HILL TERRACE PROJECT

PROTECT LAUREL HILL VALLEY

A Community Review of the Floral Hill Terrace Land Use Application

City File No. ST 26-02 | MHT 26-12 through MHT 26-23 | ARA 26-13

COMMUNITY TOWN HALL

Wednesday, September 2, 2026 • 6:00 PM • Northwest Youth
Corps

Presented by: Joe Young Committee Chairperson & Laurel Hill Valley Land Use Review Committee Members

Tonight's Agenda

Doors 5:45 PM • Presentation's, Community Engagement & Interactive Q & A 6:00pm-7:30pm

5:45 PM	Doors Open	Informational viewing — maps, photos, sign-in, sign up for updates	
6:00-6:15 PM	Welcome & Why We're Here	Unity of the neighbors + how tonight's record matters	
6:15-6:35 PM	Fire Danger	Wildfire risk zone, real incident history, readiness gaps	
6:35-6:50 PM	Geotechnical Risk	Landslide hazard, the untested slope, stormwater & trees	
6:50-7:10 PM	Road Size & Traffic Impact	Street classification failure, access, safety	
7:10-7:30 PM	The Process Has Failed	No public hearing, density, notice, and code findings	
6:00-7:30 PM	Interactive Q&A Throughout	Your questions, comments, and concerns along side each topic as we move through the presentation	

Why We're Here Tonight

Six reasons the community must speak with one voice.

- Unity of the Neighbors — this only works if we speak together on the record
- Fire Danger — a Wildland-Urban Interface site with one narrow road in and out
- Geotechnical Risk — landslide hazard the applicant's own report admits it did not test
- Road Size & Traffic Impact — a misclassified street and a 50% jump in homes on a functionally one-lane road
- A Broken Process — an application that has not earned the fast-track review it's claiming, and removes our right to a public hearing
- The Record — 14 separate, code-specific deficiencies identified by the City's own completeness review

Note: DevNW has elected the Housing/Clear and Objective review track (EC 9.8520), which eliminates the normal public hearing process.

The Project At A Glance

What DevNW is proposing at 2725 Floral Hill Drive

Applicant

DevNW (Corvallis Neighborhood Housing Services, Inc.)

Site

2725 Floral Hill Drive — 3.85 acres, zoned R-1

Proposal

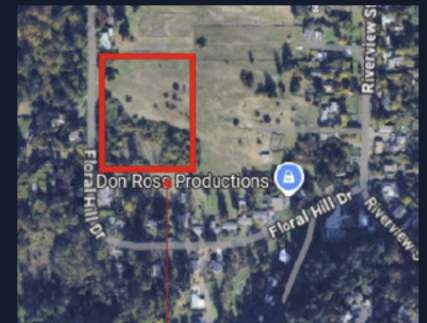
12-lot subdivision creating 40 dwelling units via 12 Middle Housing Land Divisions

Review Track Claimed

Housing/Clear and Objective (EC 9.8520) + Expedited Land Division

Status

City deemed the application INCOMPLETE on June 5, 2026 — 180-day cure period underway



SECTION ONE

Unity of the Neighbors



One project can be fought a hundred small ways — or one big way. Tonight is about the big way.

Why Unity Wins

Oregon's Middle Housing laws favor developers — organized neighbors are our leverage

- IMPORTANT: This application proceeds under Housing/Clear and Objective review (EC 9.8520) — there is **NO public hearing**. Once deemed complete, only formal written application review comments/findings will count. Additionally, there is **NO APPEAL PROCESS**
- Oregon's Middle Housing Laws have not been tested in the courts; House Bill 4037 further restricts public hearings on housing statewide
- That makes the record we build now — before completeness — one of our only remaining points of leverage moving forward upon a completeness determination by the city.
- The Laurel Hill Valley Land Use Review Committee has built a code-by-code application review. We are not releasing that full document publicly yet, to preserve our position, but its findings anchor tonight's presentation
- Every household should still write, cite the same code sections and facts, and speak with one consistent message. FLORAL HILL IS NOT THE RIGHT LOCATION FOR THIS HOUSING DEVELOPMENT.

Learn More & Get Involved

www.IsFloralHillTheRightPlace.com

Town Hall Meeting Info

isfloralhilltherightplace.com/2026/08/24/town-hall-meeting-about-devnws-floral-hill-terrace-subdivision-wed-9-2-545-730pm

Affordability, Accessibility, Safety

isfloralhilltherightplace.com/affordability-accessibility-safety

OHCS Letter-Writing Action Alert

isfloralhilltherightplace.com/ohcs-letter-writing

Is Affordable Housing Really Affordable? (OPB summary)

isfloralhilltherightplace.com/is-affordable-housing-really-affordable-opb

All Topics (Fire, Geotech, Traffic, Funding & more)

isfloralhilltherightplace.com/topics

Get Email Updates

isfloralhilltherightplace.com/get-updates

SECTION TWO

Fire Danger



Photos by: Register Guard 2020 & 2023

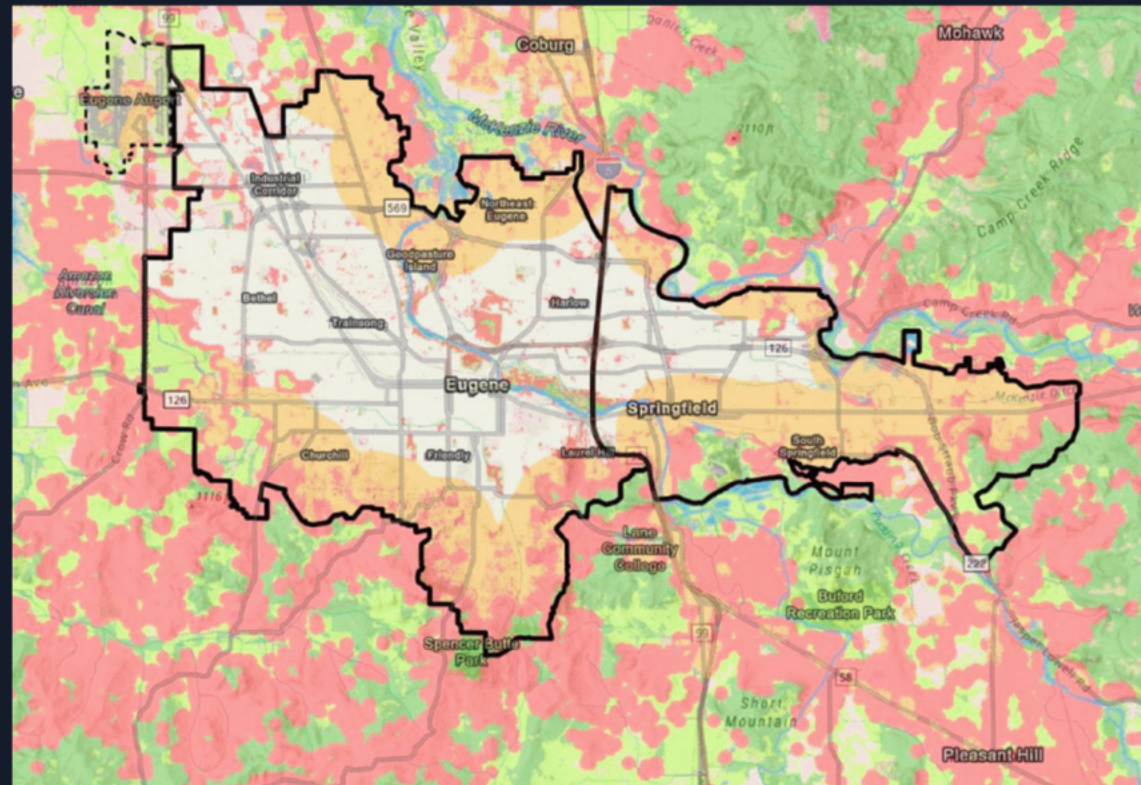
A Wildland-Urban Interface site, one narrow road, and a fire department that already had to back down it.



A Documented Wildfire Risk Zone

2026 Eugene-Springfield Community Wildfire Protection Plan (CWPP)

- The site sits in the Wildland-Urban Interface: dense tree canopy, steep slopes, homes next to heavy fuels
- The development is where the Ribbon Trail meets Floral Hill Drive — a continuation of the aging Hendricks Park urban forest
- A fire here could run uphill into 78 acres of Park trees and spread into neighboring communities
- The 2023 Moon Mountain Fire — 1/2 mile east and the 3rd largest urban wild fire in Oregon history — was driven by high easterly winds through a tree stand just like Hendricks Park



Source: 2026 draft Eugene-Springfield Community Wildfire Protection Plan (CWPP); isfloralhilltherightplace.com/topics.

IT ALREADY HAPPENED

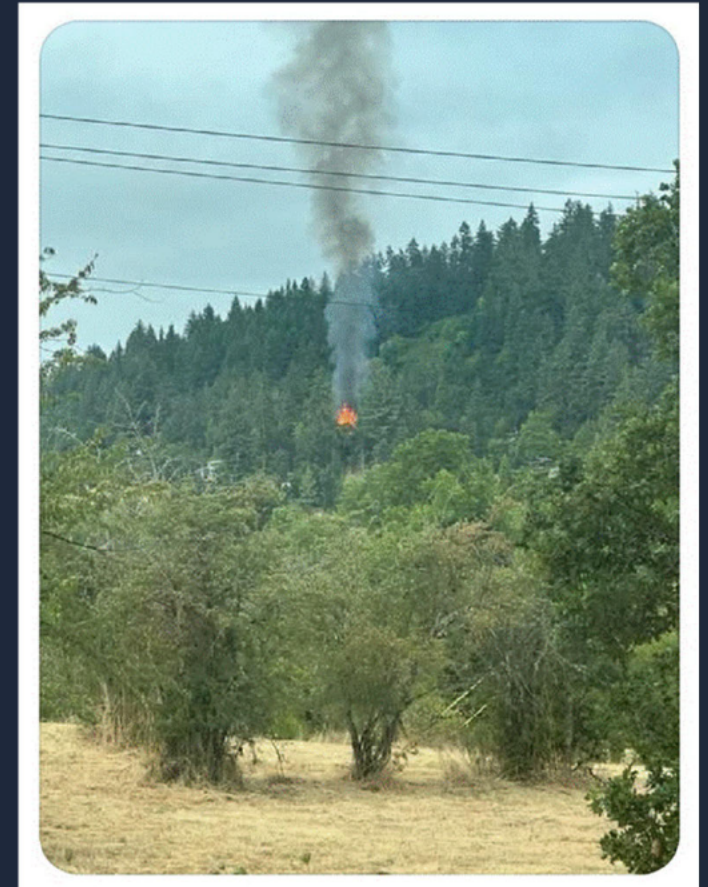
“On July 26, 2025, it took 20–22 minutes to respond to multiple 911 calls — not the 4-minute response time the Fire Department claims. Crews were not in time to stop the house from collapsing on itself.”

Fire apparatus had to back down the winding road after extinguishing hot spots — there was no room to turn around.

“Eugene-Springfield Fire's response... was slowed due to heavy brush and narrow, winding roads... a problem commonly faced by firefighters trying to access older, rural neighborhoods in Eugene.”

— Assistant Chief Chris Paskett, KVAL News, July 28, 2025

Sources: neighborhood incident account, 7/26/25; isfloralhilltherightplace.com/ohcs-letter-writing.



More Homes, More Ignition Sources

85%–90% of wildfires are caused by human activity



- 120–200 new residents means more accidental ignitions during extreme red-flag conditions
- Vehicle sparks: hot exhaust/catalytic converters on dry roadside grass, flat tires on rims, dragged towing chains
- Outdoor equipment: mowers, weed trimmers, grills, and greater demand on local electrical infrastructure
- Human error: improperly discarded smoking materials, fire pits, improperly stored fuel canisters



Readiness Failures In the Application Itself

From the Committee's Comprehensive Land Use Review

- Water infrastructure on Floral Hill is as old as the road — grossly inadequate today, worse with 40 more homes' 120 sinks, 40-80 tubs/showers, 80 toilets, and irrigation systems all drawing from the aging system
- Home hardening (fire-resistant siding, windows, roofs, vents) is currently not part of the proposed project
- Eugene/Springfield Fire Marshal sign-off on the emergency turnaround design didn't appear anywhere in the application (EC 9.6815(2)(d))
- The applicant's own materials confirm: All of lots rely on a SINGLE ingress/egress point — a single point of failure for 40 dwelling units
- Emergency vehicles attempting to enter the site while residents evacuate is a recipe for gridlock in a hazardous smoke and ember zone

Source: Laurel Hill Valley Land Use Review Committee, Comprehensive Land Use Review & Response (File No. ST 26-02), citing EC 9.6815(2)(d) and EC 9.8520(2).

— Emergency Vehicle Access & Turnarounds

ST 26-02

EC 9.6820 • EC 9.6815(2)(d) • EC 9.8520(2)

APPLICANT'S POSITION: Hammerhead turnarounds on Streets A and B satisfy secondary emergency access; only the property overall needs a second access route, not individual lots.

COMMITTEE FINDINGS

- City could not confirm whether hammerhead turnarounds are entirely within the Public Utility Easement, or whether the Street B turnaround falls within the public right-of-way
- NO Eugene/Springfield Fire Marshal sign-off on the turnaround design appears in the record
- Applicant's own description: “the vast majority of proposed lots would rely on a single access point”
- Floral Hill Drive has a documented speeding problem and no history of the traffic-calming improvements needed to safely handle it

MISSING

Fire Marshal sign-off not documented; secondary access adequacy is an open concern.

Your Photos: Fire & Access Risk

Add photos of narrow road sections, blind curves, or emergency vehicle access points here.



SECTION THREE

Geotechnical Risk

The applicant's own engineer admits the one slope that matters most was never tested.



Unstable Ground, Real History

Laurel Hill Valley's known geological hazards

- Significant parts of Laurel Hill Valley are built on fill land, with underground springs and heavy winter runoff
- Landslides have already occurred and damaged three homes — one had to be demolished
- DOGAMI maps the site as Moderate-to-High Landslide Hazard, with the northwest corner inside a mapped historic landslide deposit (Talus-Colluvium)
- The steep, forested hillside presents landslide risk if upslope soils are disturbed by construction

Sources: DOGAMI landslide hazard mapping; KEZI (Noah Chavez) & KVAL.com, Apr. 1, 2025; Committee Land Use Review, ST 26-02, citing EC 9.6710.

IN THE APPLICANT'S OWN WORDS

“Site access limitations prevented the geotechnical engineer from being able to perform test pits within the steep slope during our site investigation.”

That untested slope is the 8–10-foot, 25–30-degree fill slope running directly along Floral Hill Drive — the development's ONLY public street frontage. That slope is precisely where the applicant proposes to do the majority of excavation and re-grading work which is of major concern due to the lack of Geotechnical testing in that specific area

The report itself states it lacks “a detailed, quantitative evaluation of local shallow slope stability, or an evaluation of global, deep-seated slope stability.”

— Cerrerra Geotechnical Report (Apr. 20, 2026), as cited in the Committee's Comprehensive Land Use Review, ST 26-02, EC 9.6710(6)

— Geotechnical Report & Code Compliance

ST 26-02

EC 9.8520(7) • EC 9.6710(6)

APPLICANT'S POSITION: A Level 2 geotechnical report by Certerra (April 20, 2026), based on eight test pits, addresses site conditions.

COMMITTEE FINDINGS

- City found a Level 2 analysis was submitted, but the specific written certification required was not confirmed
- The report explicitly disclaims quantitative slope stability analysis despite DOGAMI Moderate-to-High hazard mapping and an untested, possibly-filled slope
- Report recommends supplemental, lot-specific geotechnical investigation for each of the 12 lots — meaning the analysis is not yet complete for the project as designed

UNSUPPORTED

Report expressly disclaims quantitative slope stability analysis for the site's most hazardous feature.

— Tree Preservation Plan

ST 26-02

EC 9.8520(5) • EC 9.6885(2)(e) • EC 9.8515(7)(b)-(d) • EC 9.8030(13)

APPLICANT'S POSITION: Grading for roads/utilities will require removing substantially all existing trees; applicant filed an Adjustment Review (ARA 26-13) for relief from the 50%/50% mitigation cap instead of submitting a Tree Preservation and Removal Plan.

COMMITTEE FINDINGS

- CRITICAL: No Tree Preservation and Removal Plan has been submitted at all — the City calls it an independent prerequisite, not optional
- No geotechnical engineer's or certified arborist's statement in the record demonstrates that removing essentially all trees is actually necessary
- EC 9.6830(2) (Offsets) not addressed in the written statement

MISSING

Tree Preservation and Removal Plan not submitted; Adjustment Review justification unsupported by evidence.

— Stormwater Quality & Drainage

ST 26-02

EC 9.6790–9.6795 • EC 9.6796–9.6797 • EC 9.8520(2)(k)

APPLICANT'S POSITION: KPFF Consulting Engineers' stormwater analysis treats runoff with vegetated swales; claims no detention/flow control is needed because a prior City Capital Improvement Project already resolved downstream capacity constraints.

COMMITTEE FINDINGS

- City found the “downstream capacity resolved by CIP” claim unsubstantiated — asked for the specific CIP number and pre-/post-development flow calculations
- Top-of-bank for the open waterway (Laurel Hill Creek West Fork), crossed by proposed utility extensions, has not been clearly delineated
- Entire discharge strategy depends on an off-site easement across neighboring parcels and an unresolved Oregon DSL wetland-permitting question
- Required Operations & Maintenance Agreement (public) and Plan (private) under EC 9.6797 do not appear finalized
- Stormwater and Sewer main’s proposed path is in a designated wetland and the applicant has not acquired permission from the state to disturb said wetland.

UNSUPPORTED

Core downstream-capacity claim unverified; waterway delineation and O&M agreements incomplete.

— Solar Lot Standards & Natural Features

ST 26-02

EC 9.2790 • EC 9.8515(7)(f) • EC 9.8520(2)

APPLICANT'S POSITION: Site plan addresses solar lot standards for all 12 lots; wetlands specialist reportedly found no underground hydrology of concern beyond a small mapped area at the northwest corner.

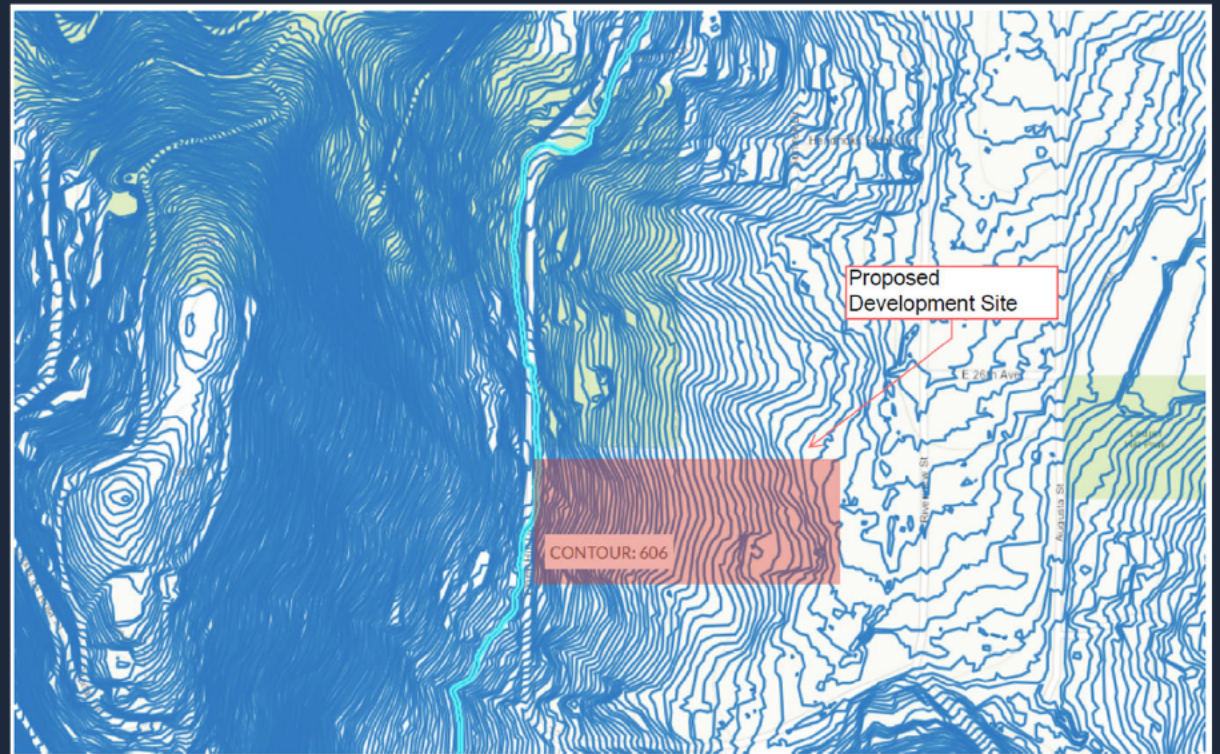
COMMITTEE FINDINGS

- City found the written statement itself does not address solar lot standards — EC 9.2790 requires a supporting written statement, not just a site plan notation
- An LWI-mapped stream crossing the off-site utility easement corridor has not been resolved with the Oregon Department of State Lands
- Committee recommends confirming whether the mapped wetland area requires delineation under EC 9.8515(7)(f)

INCOMPLETE

Written statement omission and unresolved DSL/wetland coordination.

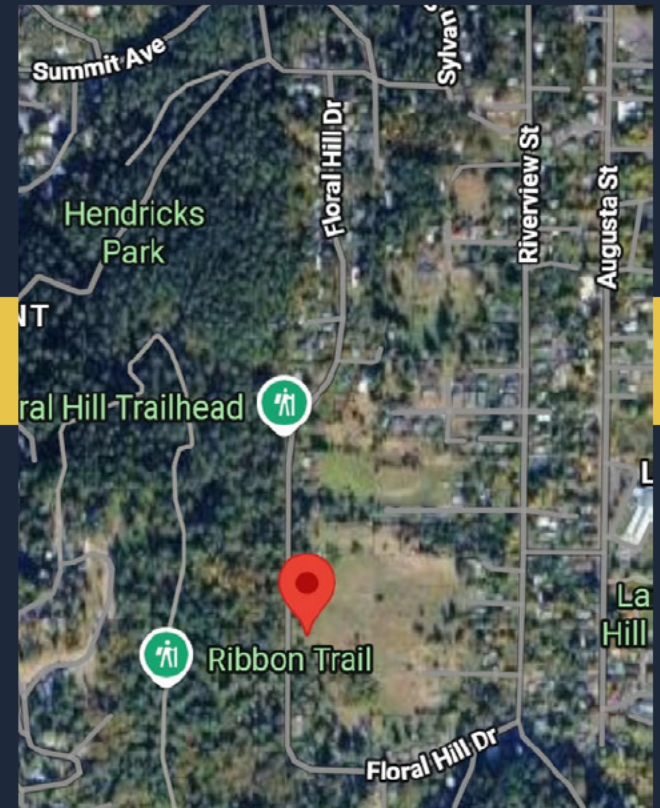
Your Photos: Geotechnical & Site Conditions



SECTION FOUR

Road Size & Traffic Impact

A misclassified street and a 50% jump in homes on a road that is functionally one lane wide.



A Road That Was Never Built For This

Floral Hill Drive today

- Floral Hill Drive is functionally a one-lane road, narrow and unimproved, with no shoulders
- There are no sidewalks — and no room to build them
- Blind curves already challenge drivers, walkers, and cyclists who regularly use these streets
- A City-County traffic study found 15% of drivers exceeding the posted speed limit
- Average daily volume is already just under the 600-vehicle threshold that triggers city traffic-calming review



Sources: Committee Comprehensive Land Use Review, ST 26-02 (City-County traffic study); isfloralhilltherightplace.com/affordability-accessibility-safety.

— Right-of-Way Dedication & Street Standards

ST 26-02

EC 9.6805 • EC 9.6850 • EC 9.6870 / Table 9.6870 • EC 9.6505(3)(b)

APPLICANT'S POSITION: A 2.5-ft ROW dedication is proposed along Floral Hill Drive (at development site frontage only). Street B is designed as an "Access Lane" (40-ft ROW, 21-ft paving) which the applicant says meets that classification.

COMMITTEE FINDINGS

- CRITICAL: The City rejected the applicant's street classification for Street B outright
- City: "Based on the number of proposed units... Street B will function as a Low Volume Residential Street," requiring a 45-ft ROW, 20-ft paving, AND 6-ft sidewalks on each side — none of which match the current plans
- The proposed 40-ft ROW is 5 feet short of the correct 45-ft minimum
- Floral Hill Drive itself lacks the curb, gutter, sidewalk, street tree, and lighting improvements required by EC 9.6505(3)(b)
- Because Street B is the sole public street and primary emergency access route, this deficiency affects the entire project's core design — not one detail

NOT MET

Street B is misclassified; the correct classification requires standards the current design does not meet.

— Street Connectivity & Block Length

ST 26-02

EC 9.6810 • EC 9.6815 • EC 9.8520(2)

APPLICANT'S POSITION: Three streets proposed (A, B, C), none exceeding 600 ft. Applicant requests an exception to a street connection toward properties to the east, asserting it would require dedicating 25%+ of the site.

COMMITTEE FINDINGS

- City found the 25% dedication math unsubstantiated: “staff request that the applicant provide additional information... to determine compliance with the 25% rule”
- Application does not adequately address connectivity findings for existing/planned streets within ¼ mile, or for three adjacent properties
- A required plan and profile for streets intersecting 15%+ grades was found missing

UNSUPPORTED

Connectivity exception request not backed by verified figures; adjacent-street analysis incomplete.

The Math Doesn't Work

40 new units means a lot more cars, with nowhere for people to walk to instead

+50%

increase in homes on Floral Hill Drive (about 100 vehicles / 200 residents)

11/100

Walking Score — minimal access to daily services

0

LTD bus routes serving the site, none planned

1

single point of primary vehicle access for all 40 units

- The Eugene Affordable Housing Trust Fund and City Council have denied funding to this project three separate times
- Without transit or nearby services, every household added here means more cars on Floral Hill Drive

Sources: isfloralhilltherightplace.com/ohcs-letter-writing (walk score, vehicle counts, AHTF funding denials); Committee Land Use Review, ST 26-02.

— Underground Utilities & Vision Clearance

ST 26-02

EC 9.6775 • EC 9.6780 • EC 9.8520(2)

APPLICANT'S POSITION: All new on-site utilities will be underground per EC 9.6775; vision clearance areas are shown, particularly at the Street B / Floral Hill Drive intersection.

COMMITTEE FINDINGS

- Location of main electrical infrastructure and easement arrangements are missing or potentially non-compliant with EWEB requirements across nearly every one of the 12 lots
- Street tree and street lighting locations, sizes, and species not fully noted on the plat for at least one reviewed component
- Because Street B/Floral Hill Drive is effectively the sole access point, vision clearance there must be reconfirmed once the Street B classification deficiency is corrected

SUBMITTED

Contingent — vision clearance and utility findings depend on unresolved Street B and EWEB issues.

Your Photos: Road & Traffic Conditions

Add photos of road width, blind curves, missing sidewalks, or traffic conditions here.



SECTION FIVE

The Clear-and-Objective Path Has Failed

This application has not earned the fast-track review it is claiming — and that track removes our right to a public hearing.



No Public Hearing on This Application

The applicant elected Housing/Clear and Objective review (EC 9.8520) — by design, that track removes the neighborhood's voice

- Under EC 9.8520 and Expedited Land Division procedures, there is NO public hearing on this application
- Once the City deems the application complete, a 14-day window in which only formal written plan review comments will be considered — there is no open public comment period afterward. Additionally, **NO APPEAL PROCESS EXISTS**
- That is exactly why our written record matters now, during the current 180-day cure period to allow a unified response upon opening of the 14-day response window
- The package also bundles at least one admittedly DISCRETIONARY application criteria (the Adjustment Review) inside a supposedly 'clear and objective' review, and the City's own planner has already recorded uncertainty about whether this qualifies for that treatment

Source: Committee Comprehensive Land Use Review, ST 26-02, citing EC 9.8520, EC 9.7900-9.7925, and ORS 197.307(4).

— Land Use & Density Compliance

ST 26-02

EC 9.8520(1) • Metro Plan Policy A.9 • Ord. No. 20667 (2022)

APPLICANT'S POSITION: Written statement calculates gross density using only the 12 parent lots: 3.12 units/gross acre — complying with the South Hills Study's 5-unit cap and the Metro Plan's Low Density Residential designation.

COMMITTEE FINDINGS

- CRITICAL: Counting the actual 40-unit build-out, gross density is approximately 10.4 units per gross acre — more than double the South Hills Study cap
- That figure exceeds even the Metro Plan's baseline 10-unit-per-gross-acre Low Density Residential ceiling
- Ordinance No. 20667, the legal basis cited for the Middle Housing density increase, was remanded by the Oregon Court of Appeals
- No express City findings currently address this gap or how density should properly be measured for the coordinated project

NOT MET

Actual build-out density (10.4/acre) is double the disclosed figure (3.12/acre) and unresolved as a matter of law.

— Lot Dimensions & Density Standards

ST 26-02

EC 9.2760 / 9.2761

APPLICANT'S POSITION: Net density and lot dimension standards are represented as met across the 12 parent lots and their Middle Housing divisions.

COMMITTEE FINDINGS

- Net density (12 lots / 2.9 net acres) independently found to meet the 0–14 units/net-acre standard
- But parent lot frontage/width is not addressed in the written statement for nearly all 12 lots
- Parent lot area is internally inconsistent — three different figures cited for Lot 9, two different figures for Lot 11

UNVERIFIED

Core inputs to lot standards and density calculations are internally inconsistent across the application.

— Water Supply & Wastewater

ST 26-02

EC 9.6505 • EC 9.6775 • EC 9.8520(2), (6)

APPLICANT'S POSITION: All 12 lots connect to public wastewater via an 8-inch main extension. EWEB provides water. Applicant checklist represents the site is below 500 feet elevation, so no EWEB pre-consultation was required.

COMMITTEE FINDINGS

- **CRITICAL:** The site is above 500 feet in elevation according to the applicant's OWN geotechnical report, civil engineer, and written statement — directly contradicting the application checklist
- That 500-ft threshold is the specific trigger for a mandatory pre-submittal EWEB consultation on water service and capacity
- Across nearly every one of the 12 Middle Housing Land Divisions, proposed electric lines are shown in private easements that may not comply with EWEB requirements, and main electrical infrastructure location is not shown at all
- Wastewater line on Lot 4 not entirely within its easement; storm drainage line at NW corner of Lot 11 not entirely covered by the Public Utility Easement

CONTRADICTED

Application's own elevation claim conflicts with its own engineering documents — required EWEB consultation status unconfirmed.

— Affordable Housing & Expedited Process Qualification

ST 26-02

EC 9.8520(9)(a-c) • EC 9.7900–9.7925 • ORS 197.307(4)

APPLICANT'S POSITION: Application asserts qualification on two grounds: 40 units against 40.6 max net density (98.5%), and future sales to households at/below 80% AMI.

COMMITTEE FINDINGS

- The 98.5%-of-maximum-density calculation depends on net acreage and lot-area figures that are internally inconsistent elsewhere in the same application (see Task 03)
- No legal instrument (deed restriction, covenant, land trust agreement) binding all 12 lots/40 units to the affordability commitment has been identified as a recordable condition
- The neighborhood meeting record describes a 99-year Community Land Trust ground lease — but this does not appear in the formal written statement as a binding, recordable commitment
- Preliminary title report discloses existing State of Oregon financing encumbrances not reconciled with the proposed affordability structure

UNVERIFIED

Both grounds for expedited qualification rest on unresolved or unverified figures and missing binding commitments

— Adjustment Request — Double-Frontage Lots

ST 26-02

EC 9.6555(2)(e) • EC 9.2761(7) • EC 9.2760 • EC 9.8520(2)

APPLICANT'S POSITION: Applicant requests an adjustment for Lots 1, 2, and 3 (fronting both Floral Hill Drive and Street A), proposing a reserve strip along Floral Hill Drive as the cure.

COMMITTEE FINDINGS

- The City found the reserve strip does NOT cure the double-frontage condition as a matter of law — lot frontage does not depend on access
- Lot 6 has the identical double-frontage problem, yet no adjustment application addresses it at all
- EC 9.2761(7) allows double-frontage lots only through a cluster subdivision or PUD process — neither has been elected here

NOT MET

Proposed cure is legally ineffective, and a fourth affected lot (Lot 6) has no cure proposed at all.

— Legal Lot, Title Report & Public Notice

ST 26-02

EC 9.8510(1),(2),(4) • EC 9.7007 • EC 9.7010

APPLICANT'S POSITION: Site is a legal lot via a City-approved Property Line Adjustment; a neighborhood meeting was held April 1, 2026, with affidavits of posting/mailling and a sign-in sheet.

COMMITTEE FINDINGS

- Property Line Adjustment file number is inconsistent within the application itself (LA 25-04 vs. LA 25-24), as is the prior tentative subdivision file number
- No evidence the Laurel Hill Valley Citizens Neighborhood Association was contacted by registered or certified mail, as EC 9.7007(4) specifically requires
- CRITICAL: The neighborhood meeting notice described the site as 1.88 acres — less than half the actual 3.85-acre site in the formal application
- City could not confirm the site plan actually presented at the neighborhood meeting matches what's in the application file, as required to verify under EC 9.7007(12)

MATERIALLY INCONSISTENT

Neighbors were not given accurate notice of the project's true size, and required association notice appears not to have occurred.

Who Actually Benefits?

This is not the affordable housing story it's being sold as

NOT Community Land Trust Buyers

- Pay a full mortgage plus monthly fees and all property taxes
- Pay for all repairs, landscaping, and maintenance
- No more than 25% of Market appreciation equity paid to homeowner at time of sale. DevNW keeps the other 75%
- Resale price capped to area median income, not market value
- Market value shifts remain a financial risk borne by the owner

NOT Current Residents

- Years of construction noise and traffic
- Greater density with real fire risk
- May pay for future sidewalks per frontage foot
- Tax dollars used to subsidize this project
- A larger adjacent development likely follows this one

Source: isfloralhilltherightplace.com/ohcs-letter-writing; isfloralhilltherightplace.com/affordability-accessibility-safety (Community Land Trust terms).

The Full Record: 14 Task Areas Reviewed

Every task below was independently reviewed against the Eugene Code by the Committee

01	Geotechnical Report	UNSUPPORTED	08	Stormwater & Drainage	UNSUPPORTED
02	Density Compliance	NOT MET	09	Water & Wastewater	CONTRADICTED
03	Lot Dimensions	UNVERIFIED	10	Expedited Qualification	UNVERIFIED
04	Street Connectivity	UNSUPPORTED	11	Double-Frontage Lots	NOT MET
05	Emergency Access	MISSING	12	Solar / Natural Features	INCOMPLETE
06	Street Classification	NOT MET	13	Legal Lot & Notice	INCONSISTENT
07	Tree Preservation	MISSING	14	Utilities & Vision Clear.	CONTINGENT

Source: Laurel Hill Valley Land Use Review Committee, Comprehensive Land Use Review & Response, File No. ST 26-02 (full document held internally).

WHAT YOU CAN DO RIGHT NOW

**There is NO public hearing on this application. There is NO appeal process for this application
A 14-day application response window is the only time our voice will be heard**

- Sign the sign-in sheet tonight and subscribe for updates at IsFloralHillTheRightPlace.com
- Write a letter now to Oregon Housing and Community Services (OHCS) opposing taxpayer funding — instructions at isfloralhilltherightplace.com/ohcs-letter-writing
- Cite the same facts and code sections consistently: fire safety, geotechnical risk, traffic capacity, and the flawed clear-and-objective process
- Do not circulate the Committee's full Comprehensive Land Use Review — it stays with the Committee for now; cite its findings, not the document itself
- Talk to your neighbors on Floral Hill Drive — the more consistent letters in the record, the stronger our position

Questions & Discussion

TOGETHER, WE ARE THE RECORD.

Laurel Hill Valley Land Use Review Committee

www.IsFloralHillTheRightPlace.com

Thank you for coming tonight.