

Cassandra Bergstrom

From: Jon Holan
Sent: Thursday, June 22, 2017 3:37 PM
To: Daniel Riordan
Subject: FW: A sustainability in housing development issue
Attachments: Planning Commission 5152017.pdf; Planning Commission-Linda.pdf; PUBLIC~1.DOC

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From: Hayes, John W. [<mailto:jhayes@pacificu.edu>]
Sent: Thursday, June 22, 2017 3:22 PM
To: Brian Schimmel; Brandi Walstead
Cc: Dale Feik (dfeik33@comcast.net); Gundersen, Deke T.; Hope Kramer (kranunzio@aol.com); Rose, Jacob J.; Jon Holan; DeBruyne, Kayleigh R.; Melanie Estrada Lopez; Mitch Taylor (michtaylor4@gmail.com); Peter Truax; Rob Foster; Robin Lindsley (lindsley3@frontier.com)
Subject: A sustainability in housing development issue

A sustainability in housing development issue.

I've attached 3 statements from Brad and Linda Taylor about the new development planned for the David Hill area near the high school. Also, see John White's comments pasted in down below. I got this stuff too late to act on it in a timely fashion.

We can't discuss these issues outside of a public meeting, but I think it's good for the Sustainability Commission to know that some folks have expressed some reservations about the nature of housing development in FG.

Best,

John

From John White:

Thanks John, for passing those along. Brad is the authority on the issues and especially on the details of the Orenco Systems sewage treatment and range of options related to it that might be useful for the City to consider in future planning.

I made brief comments on the sustainability concerns that I have (couched in relation to the citizen perspective that on sustainability that contributed to the City Vision statement, and as a future resident of the Green Grove community). This is a summary of my concerns that there could be conflicts between sustainability goals and these issues:

1. Building above the 400 ft elevation appears to impose excessive costs for the city that may not be practically recouped through development charges that may become discouraging to development. This would be especially true if

a more appropriate zoning code would apply to elevated areas. The potential affects on sustainability, including financial, are costs related to:

- a. Water supply (new reservoirs for relative small population need).
 - b. Sewage treatment (might new programs such as STEP as described by Brad Taylor) be more realistic?
 - c. Road building on steep terrain.
 - d. Water runoff management on steeply sloped property with higher impermeable surface ratios brought on by roads and homes.
2. It appears that some of the roads proposed for the uphill properties cross landslide risk zones that leads to potential added road maintenance and safety issues (fire access).

The plans for the lower elevation development seem to be reasonably sustainable and have not prompted similar concerns to those above.