

**EXHIBIT C**  
**NEIGHBOR COMMENTS**

August 1, 2022

Attn: Hubbard Planning Commission,

We are writing to speak against the proposed Bear Creek Planned Unit Development Subdivision, 11984 Broadacres Road NE, Hubbard.

Some of the many reasons are:

- Traffic- 99E is already crowded enough, adding more homes will just increase traffic. In addition, it will greatly increase the traffic on Broadacres Rd, and Boones Ferry Road.
- Schools- North Marion School District does not seem large enough to accommodate the many more students that would come with the addition of this size. Classrooms would be very overcrowded. Students would not be receiving education as before and extra load on the teachers/staff.
- Crime- With the increase of population due to more homes, apartments, there will be more crime. Hubbard is a small community, increasing it will turn it into a not as safe place to live.
- Police and Fire Departments- Is there enough police/fire department staff for this large of an increase of population?
- City Water- It does not seem like the water/sewage can accommodate this large amount of housing. Would this comprise the safety/quality of the water?

Please consider these things and leave that area as it is. It would also disturb the wildlife that is living there too. It is a beautiful area as it is, and building on it will destroy the beauty and the environment.

Thank you for your consideration.

Sincerely,

Walnut Ct. Residents

CC: Mayor

RECEIVED  
AUG 04 2022  
CITY OF HUBBARD

## Byram, Holly

---

**From:** Harlan Borow <harlan@iconconstruction.net>  
**Sent:** Tuesday, August 9, 2022 1:55 PM  
**To:** Byram, Holly; Steve Kay  
**Cc:** Mike Krebs; Civil West Engineering-Matt Wadlington; vlnogle@cityofhubbard.org  
**Subject:** RE: Neighbor comments RE: 4th Street, Bear Creek PUD

**External:** Please report suspicious email to  
[security@wesd.org](mailto:security@wesd.org)

Hi Holly

We are finalizing the 4<sup>th</sup> street engineering in the next week or two so we can start the wetland fill permit process.

I had planned on getting in touch with Peter and Helen to discuss the plan once completed.

As we are required to make the 4<sup>th</sup> street connection per the annexation conditions of approval, we will be responsible for improvements within the ROW.

Any cuts to the embankment within the ROW will either be sloped into their property within a slope easement, if acceptable, or retained with a wall within a wall easement.

Thank you

Best Regards,

**Harlan Borow**

Land Development and Acquisitions Manager  
ICON Construction & Development, LLC  
1969 Willamette Falls Drive, Suite 260 | West Linn, OR 97068  
503.657.0406 x160 Office | 503.713.8627 Cell | 503.655.5991 Fax

[harlan@iconconstruction.net](mailto:harlan@iconconstruction.net)  
[www.iconconstruction.net](http://www.iconconstruction.net)



CCB #150499

---

**From:** Byram, Holly <HByram@mwvcog.org>  
**Sent:** Tuesday, August 9, 2022 1:39 PM  
**To:** Steve Kay <steve@cascadiapd.com>; Harlan Borow <harlan@iconconstruction.net>  
**Cc:** Mike Krebs <mkrebs@cityofhubbard.org>; Civil West Engineering-Matt Wadlington <Mwadlington@civilwest.net>; vlnogle@cityofhubbard.org  
**Subject:** Neighbor comments RE: 4th Street, Bear Creek PUD  
**Importance:** High

Good afternoon Steve and Harlan,

FYI - The City of Hubbard has received the following comments from adjacent property owner regarding proposed improvements on 4<sup>th</sup> Street. If you would like to provide a response to staff ahead of time, I can include the applicant response in the staff report.

Thank you,

Holly C. Byram

Associate Planner,  
Mid-Willamette Valley Council of Governments (MWVCOG)

hbyram@mwvcog.org  
(503) 540-1617  
100 High Street SE, Ste. 200  
Salem, OR 97301

---

**From:** Peter and Helen Kooiman <[peterandhelenkooiman@gmail.com](mailto:peterandhelenkooiman@gmail.com)>

**Sent:** Thursday, August 4, 2022 4:19 PM

**To:** Vickie Nogle <[vlnogle@cityofhubbard.org](mailto:vlnogle@cityofhubbard.org)>

**Subject:** meeting Aug 16

Greetings Hubbard Planning Commission.

We are unable to attend, even remotely, the meeting on Aug 16th, but would like to take the opportunity to bring forth a concern.

We understand that there will be road improvements to 4th St in front of our property, and across the creek. We just want to be sure that the right of way improvements will be paid for by the developer, and will provide adequate support to the embankment on the frontage of our property, as some of the slope will likely be cut away to accommodate the needed improvements.

Thank you,

Peter and Helen Kooiman

## Byram, Holly

---

**From:** Byram, Holly  
**Sent:** Monday, September 12, 2022 9:43 AM  
**To:** Fred King  
**Cc:** vlnogle@cityofhubbar.org  
**Subject:** RE: Public Hearing-filing

Good morning Fred.

The PUD plan shows all of the sensitive riparian corridor and wetland areas contained in larger Open Space tracts where no development can occur. Those sensitive resource areas are proposed to remain in their natural vegetation. Those large linear tracts also include stormwater detention basins, public gravel trails with benches, and a public park. The reason that all of those items are combined into the large tracts is because those tracts are proposed to ultimately be public; transferred to the City upon final build out.

According to the applicant's calculations, the PUD methodology in the adopted code would allow for a maximum total of 543 housing units on the full 54-acre property. They are only proposing to develop a total of 324 units. They are not close to the maximum density allowed in this development.

Thank you,

Holly C. Byram

Associate Planner,  
Mid-Willamette Valley Council of Governments (MWVCOG)

hbyram@mwvcog.org  
(503) 540-1617  
100 High Street SE, Ste. 200  
Salem, OR 97301

---

**From:** Fred King <fredking33@gmail.com>  
**Sent:** Saturday, September 10, 2022 10:04 AM  
**To:** Byram, Holly <HByram@mwvcog.org>  
**Subject:** Re: Public Hearing-filing

Hi Holly,  
Thanks for the documents. I have read them.

The document states in the request that the PUD proposes to transfer density out of wetland and riparian areas". Isn't that already state mandated i.e. when they bought the property they understood that the wetland and riparian areas could not be used by law? Thus why would they get more density if they bought that knowingly?

Also, the drawing on page 3 shows the green space as "Public Parks/Open Space". Isn't this wetland and can't be designated anything but wetland and follows the wetland laws?

Thanks for your help.  
Best,  
Fred

On Thu, Aug 11, 2022 at 6:09 AM Fred King <[fredking33@gmail.com](mailto:fredking33@gmail.com)> wrote:

Got it, thanks!

On Wed, Aug 10, 2022 at 2:43 PM Byram, Holly <[HByram@mwvcog.org](mailto:HByram@mwvcog.org)> wrote:

And here is the report itself.

Thank you,

Holly C. Byram

Associate Planner,

Mid-Willamette Valley Council of Governments (MWVCOG)

[hbyram@mwvcog.org](mailto:hbyram@mwvcog.org)

(503) 540-1617

100 High Street SE, Ste. 200

Salem, OR 97301

---

**From:** Byram, Holly  
**Sent:** Wednesday, August 10, 2022 2:13 PM  
**To:** Fred King <[fredking33@gmail.com](mailto:fredking33@gmail.com)>  
**Cc:** [vlnohle@cityofhubbard.org](mailto:vlnohle@cityofhubbard.org)  
**Subject:** RE: Public Hearing-filing

Here is the DSL letter. I will compress the report size and send it shortly.

---

**From:** Fred King <[fredking33@gmail.com](mailto:fredking33@gmail.com)>  
**Sent:** Wednesday, August 10, 2022 2:05 PM  
**To:** Byram, Holly <[HByram@mwvcog.org](mailto:HByram@mwvcog.org)>  
**Cc:** [vnogle@cityofhubbard.org](mailto:vnogle@cityofhubbard.org)  
**Subject:** Re: Public Hearing-filing

Thanks Holly,

Wow- you're fast--

As usual.

Okay, its put off for a month. Understood.

I would like the data from the state, that would be helpful.

Best,

Fred

On Wed, Aug 10, 2022 at 1:56 PM Byram, Holly <[HByram@mwvcog.org](mailto:HByram@mwvcog.org)> wrote:

Good afternoon Fred,

Thank you for your questions. I have Cc'd Vickie Nogle at City Hall for her files as well.

The Bear Creek PUD public hearing will be continued (delayed) to the September meeting of the Hubbard Planning Commission. As such, there is no staff report released at this time other than a 1-page memo recommending the continuation by motion. The developer is confirming their infrastructure plans in relation to their proposed phasing. There may be minor modifications to the original application package. The staff report will be available one week prior to the September 20, 2022 date.

The phrase about transferring density refers to taking the development potential (# of housing units) off the land where there are known wetlands and within the required riparian buffer, and allowing those # units to be built on land suitable for development. The developer is not proposing to building to the maximum allowable density however. The application package includes a wetland delineation report with concurrence by Oregon Department of State Lands (DSL). I am able to share that report with you if it is of interest?

Thank you,

Holly C. Byram

Associate Planner,

Mid-Willamette Valley Council of Governments (MWVCOG)

hbyram@mwvcog.org

(503) 540-1617

100 High Street SE, Ste. 200

Salem, OR 97301

---

**From:** Fred King <[fredking33@gmail.com](mailto:fredking33@gmail.com)>  
**Sent:** Wednesday, August 10, 2022 1:45 PM  
**To:** Byram, Holly <[HByram@mwvcog.org](mailto:HByram@mwvcog.org)>  
**Subject:** Public Hearing-filing

**External:** Please report suspicious email to  
[security@wesd.org](mailto:security@wesd.org)

Hi Holly,

Fred King 2488 S. Lydia Loop, Hubbard here :-)

Been a bit since my last questions :-)..

This has to do with:

1. How do I get the staff report regarding the Bear Creek Plan Development. How do I do that?

2. What exactly does "to transfer density out of wetland and riparian areas on both the western and eastern boundaries of the property into the center of the property, for protection of natural resources" mean?

I live on the Eastern border, if I have it correct?

Thanks very much,

Fred

503 820 8705

~-----~