

## Aaron Panko

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**From:** hansenlindar@gmail.com  
**Sent:** Tuesday, May 21, 2024 8:53 PM  
**To:** Laurel Christian  
**Cc:** Aaron Panko; Bruce Hansen; elephant2@comcast.net  
**Subject:** 1800 Block of Park Ave NE Subdivision Tentative Plan/Class 2 Adjustment Case # SUB-ADJ24-04  
**Attachments:** Scanned Doc -20240519154309.pdf

Hello Laurel,

Aaron Panko gave me your email address and suggested that I contact you regarding a land use proposal that we recently received for a proposed subdivision on the land directly abutting our property. I explained to Aaron on the phone today that I was very concerned that the proposal we were given does not show the six unit subdivision tying into any city stormwater system at all. Rather, they seem to be channeling it into a rain garden just feet from our property and our neighbor's property where it will likely overflow, as the water table there is extremely high and the ground is already bog like during the winter months. Aaron stated that they would need to tie that into a stormwater system after it filters but we can't see any evidence on the drawings that have been shared with us. Would you be able to help clarify the stormwater situation for us?

We feel at a big disadvantage. We have less than two weeks to comment on a proposal that could have huge impact on our property and we don't have a strong knowledge base regarding the topic and are struggling to read the information and criteria and respond appropriately. Might you be able to help us out?

What connection to stormwater is required for a 6 unit subdivision? Is that connection shown anywhere on the documents that we have access to? I've attached a scan of what we were provided. Might you be able to reference the section of the code that pertains to stormwater requirements for a six lot subdivision?

What does the City code state about maintenance for a rain garden such as this? Without proper maintenance, it will likely become a weed field and mosquito breeding ground near our back yard.

We can't help but be concerned about this proposal, as a four unit subdivision, behind existing lots, was built about 30 years ago. The ground was excavated for the foundations and spread out, building up the land around the new subdivision and existing homeowners abutting the property had standing water in their back yard afterwards and are dealing with that situation to this day with no help from the City. This situation exists despite the fact that those homes did tie into the City's stormwater system. I can only imagine the impacts that we are going to experience if the developer is allowed to move forward with this plan and not tie into City stormwater at all. We are not opposed to additional homes being built, we are opposed to bearing the negative impacts this proposal appears to be putting onto our property.

We would like to respond appropriately to the criteria given and currently, it appears that the applicant is ignoring tying into the stormwater system. What is proposed looks inadequate for onsite storage of stormwater for six units. Might you be able to comment how this proposal looks relative to Salem's code on stormwater?

Thank you for your help,

Linda

PS. I realize that you are likely very busy, but due to the short notice that we were given about this project taking place next to our home, we are on a very tight timeframe. We just received this notice and need to turn in comments next week. If there is any way you can respond in the next day or two we would be immensely grateful.

Cell phone: 503-302-6760