

**Case No. PAR25-06 2592 Kuebler Rd. S. Salem, OR 97302**

**Comment from the Southwest Association of Neighbors (SWAN)**

In anticipation of probable future partition request and property development at this 34.13 acres site, the Southwest Association of Neighborhoods has noted areas of concern including the following.

- Wetland and riparian areas: Croisan Creek flows across the eastern end of this property and several existing ponds and riparian zones are documented. These features serve a very significant role in the reabsorption of surface waters flowing down from the adjacent hills. This results in slowing the rate of runoff into Croisan Creek and provides an important degree of natural flood control.

Multiple times SWAN members further downstream have been impacted by the flooding of Croisan Creek and water has flowed over the surface of Croisan Creek Road, causing traffic disruptions to residents and commuters.

SWAN requests alternative to the "usual" stormwater disposal (ie. drainage into street gutters; into storm drains; then into nearest water body) from higher density development on this property to prevent any increased flooding risk downstream.

- Traffic safety and maintenance: Croisan Creek Road has become a main thoroughfare for area residents, commuters, and commercial and construction vehicles. The increased use and vehicle weights cause significant wear, deterioration and slippage of the road, resulting in safety and maintenance issues on this scenic and meandering road with small or nonexistent shoulders.

SWAN requests road improvement measures occur on Croisan Creek Road prior to development activities so it can more safely accommodate the associated increased traffic.

Regarding the partition of property without notice of development plans - the Southwest Association of Neighbors is neutral on the partition request as proposed.

Thank you for your consideration and inclusion of these additional comments regarding the splitting of this parcel into three lots.

Ted Burney  
Chair, Southwest Association of Neighbors

John Lattimer, Chair, Land Use SWAN

Carol Grimwood, Co-Chair, Land Use, SWAN

Bill Dixon, Land Use Committee Member, SWAN