

Case Number: PAR25-06

Permit Number:24 122051 00 PLN

Name: Concerned Residents

Submission Date: 4/6/2025

Comment:

In the interest of keeping good civility between our future neighbors this comment is anonymous.

We have the following concerns/comments regarding the proposal to partition.

1. Given this is Comfort Homes, one can safely assume that the 5 acre parcels will not be on city services and will be two single family homes on acreage using well and septic. One can also safely assume that the remaining 22.72 acres would be used for a subdivision. A subdivision in this area would vastly impact traffic, and congestion in what is currently (besides understandable school traffic) a quiet area that neighbors who have lived here many years enjoy. We pay an extremely high amount of property taxes for this privilege and our tax rate is disproportionate in comparison to the "benefits" ie access to city water/sewer, and emergency services, of living the city of Salem. Most are not happy about the taxes, but accept it knowing that we at least enjoy nature, low traffic and space. That's why we all live here.
2. The impact on the natural environment nearby will be irreversible changed. We worry about impact on Croisan creek and its effect downstream from development. This area boasts beautiful forest, wetlands, and an iconic Willamette valley ecosystem home to deer, bobcats, and many other species. We have to draw lines that we cannot cross and seek more appropriate areas for inevitable development.
3. Lastly, the current owners have shown a pattern of behavior that is concerning. They started development already by felling trees, bulldozing underbrush, moving dirt, and bringing in fill dirt. These activities spawned illegal burning that drowned the area in thick smoke for days on end (affecting athletes and students at Sprague and Schirle), and caused muddy roads which led to weeks of silty water going right into storm drains. They seem to work on an ask forgiveness, not permission basis and a licensed homebuilder should know better and do better. The fear is that they will continue this pattern of behavior and the area will end up with an unwanted development and a destructive and disruptive path to its conclusion.

If what is proposed is approved, it is our hope that the not only Comfort home be good stewards of the land, but that that City of Salem will actually enforce its own codes as it relates to how people use this area. After all, isn't that why we pay such high property taxes? This is a shot across the bow; as it stands now we are approaching a moment where a subdivision will be petitioned. We and our neighbors are staunchly against it.