

4/7/2025

To start off 21 mailers, to residents “in the area” is not enough public notice to bring attention to and allow comments about this developmental proposal. There is hundreds of us that live close to 2592 Kuebler Rd. S Salem that this will effect on the daily if approved.

After review of all documents associated with this property our many concerns have greatly increased. Shadow plans indicate the potential of this area turning into a large multi-home development. It is one thing to approve a few large acre home sites, “34.13 acre property into three parcels” “The site being developed is about 34 acres in size and zoned RA. The applicant is proposing to develop the site with a 3 Parcel Partitioning for residential development.”

It’s quite another to disrupt the riparian area of Croisan Creek with upward of 75 homes. I will be honest the mailer seems a bit deceptive, after looking into the shadow plans and reading all the reports, to this large lot. This is clearly the end goal and upon approval of this initial partition, we would beg the City to make it a stipulation that this proposed development be halted. This type of development will destroy the area, cause major congestion, disrupt natural wildlife habitat, deer, bobcats, eagles, too many to list, but don’t forget all the creepy crawling creatures in the wetlands and in the dirt. We are living in their habitats. A development would displace them and will have irreversible effects. Flood plans and potential landslides (which this area is in danger of) due to the area in which this is located.

This will not be affordable housing. It’s a lose, lose, lose, win. Loss for the habitat and wildlife, loss for the existing neighbors, loss for more affordable housing, and win only for the pocketbook of the developer.

There are better areas in Salem for developers to put up homes. Keep looking.

There is too many items listed to even be able to grasp what direction this project will go and how it will end up. “may be required” is listed several times, all information is vague, yet will effect all of us that call this area home.

“Proposed”

Parcel 1-5.00 Acres

Parcel 2-5.00 Acres

Parcel 3-22.72 Acres (Water Quality Facility)

Right of way dedication/improvements-1.51 acres What Is the “public right of way dedication” --- vague

“Lots 1 and 2 are 5.00 acre parcels. The development plans for these parcels are not known at this time”

And “The site being developed is about 34 acres in size and zoned RA. The applicant is proposing to develop the site with a 3 Parcel Partitioning for residential development.”

and The Geo tec has “6” homes stated with possible landslide danger “Subdividing the 34.23-acre site into 6 residential lots. • Construction of a new single family residential structure on each lot. No details were provided regarding the future residences, but we anticipate each structure will be one to two stories, wood-framed, and incorporate slab on grade ground floors or post and beam floor construction (crawlspaces). For the purposes of this report, we have assumed maximum column, continuous wall, and uniform floor slab loads associated with the new residences will be on the order of 25 kips, 2 kips per lineal foot (klf), and 150 pounds per square foot (psf), respectively”

and “We understand the project is in its preliminary stages of planning, but will consist of subdividing the 34.23-acre site into six residential lots. We anticipate future development will include construction of single-family residential structures and appurtenant features on each of the respective lots”. ~geo tec report

The City of Salem has held strong to denying property owners direct access on both Ballyntyne and Kuebler, yet the proposal mentions . “ As shown on the shadow plan, Croisan Creek Road will be extended from Ballyntyne Road to Kuebler Road, north to south”

Preliminary Drainage Report

It is stated under access control “the applicant shall be required to obtain an adjustment to this section” and that “no new driveway approaches onto Kuebler Road S will be approved” When the City denies single home developments to have access. Yet suggests a developer may access to both of those roads with 70 plus home entering and exiting. We are highly against this.

There is a “tree plan” where 23 trees are proposed to be removed, that are located in the potential right- of -way including “5 significant Oregon White Oak trees” also

Why is a “right a way” involving Kuebler at this time?

There are several reports/documents that say “Criteria has been met” this statement doesn’t mean it’s what is best for this location.

From the moment this land was purchased Comfort Homes started clearing the land with equipment, bulldozing small trees and shrubs, moving dirt, bringing in dump load after dump load of fill dirt. muddied the streets for weeks, with zero erosion control in place. Starting multiple illegal fires on multiple days and months later after being told this isn’t allowed. (some having over 20 foot flames) after dark into the night, all without a burn permit in an area zoned no burning. We had smoky air for weeks and Sprague students/ athletics also complained about the bad air quality each day at school/practice. Gravel added to roads etc and none of these were not needed up to this point, prior to proper permits.

We already have a bad taste of what we will have to deal with and will be dealing with for years. Proceed with great caution.

(“The applicant shall be required to obtain a clearing and grading permit prior to conducting any clearing and grading operations on parcels within the city limits (SRC 82.030). “) Comfort Homes has been in operation since 2002, they KNOW better and should do better. What type of penalty has the City of Salem held the company to for such behavior? There should be more than just a slap on the hand. How will they enforce the same type of actions do not take place again moving forward?

Please leave the office, visit the site and see the damage that has already taken place and will continue to take place if the property is divided and approved for a subdivision/further development. We will be robbed of the reason many of us chose to make this our forever homes, close to town but, not full of neighborhoods. As of now it's a quiet, peaceful, beautiful environment with little light pollution, low traffic and congestion, a development will change all of that, we are completely against this proposal.