

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Urban Growth Area Preliminary Declaration Case No. UGA17-06

PROJECT ADDRESS: 6719 Devon Avenue SE, Salem, OR 97306

AMANDA Application No. 17-121850-LD

COMMENT PERIOD ENDS: January 2, 2018

RECEIVED
DEC 27 2017
COMMUNITY DEVELOPMENT

SUMMARY: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres at 6719 Devon Avenue SE.

REQUEST: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres designated DR (Developing Residential) in the Salem Area Comprehensive Plan, zoned Marion County UT-10 (Urban Transition - 10 Acres), and located at 6719 Devon Avenue SE 97306 (Marion County Assessor map and tax lot number 083W22C00300). The applicant has submitted a concurrent application to annex the property, which would be zoned City of Salem RA (Residential Agriculture) or RS (Single Family Residential) upon annexation.

Attached is a copy of the proposal and any related maps. A decision for this proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by **5:00 P.M., January 2, 2018**, will be considered in the decision process. Comments received after this date will be not considered. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the case manager listed below.**

SEND COMMENTS TO: Pamela Cole, Case Manager; City of Salem, Planning Division
555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; Fax: 503-588-6005
E-Mail: pcole@cityofsalem.net; <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: _____

SEE ATTACHED

- ☐ 3. Other: _____

Name: DAN & KATHI SCHIE
Address: 6608 DEVON AVE. S.E.
Agency: _____
Phone: 503-581-0270
Date: 26 DEC. 2017

Comments regarding the proposed subdivision at 6719 Devon Avenue SE, Salem, Oregon, application number 17-121850-LD.

At the current time, Devon Avenue SE handles ALL the traffic from Elkins Avenue, the houses and multi-family units on Sahalee Drive, Lone Oak and all the new houses up on Augusta Street, including the homes that are actually on Devon Avenue.

A few years ago we attended a meeting regarding the proposed development of a 10 acre plot shown as 6617 on the map we were sent with this proposal. It was noted then that this development could not continue because the only way out for all the homes in this area (Devon Avenue SE) was already overcrowded. Since that time, even more homes have been built on Augusta Street, Lone Oak and Sahalee.

If all the traffic from this proposed new development (appx. 86 housing units!) went out to Rees Hill road instead of Devon Avenue, conditions would be safer and would provide a much-needed second egress for this area. That could be accomplished by first completing Lone Oak Road from Sahalee Drive to Rees Hill Road and making the proposed Comet Street a dead end. If this street is allowed to exit onto Devon Avenue at the location specified on the proposal, it would present a dangerous situation due to the steep hill with limited sight lines on the south end of Devon Avenue.

Additionally, any accident blocking Devon Avenue closes all traffic, including emergency vehicles! When that occurred on a bitter cold day a few years ago, traffic in and out of this area was stalled for over 5 hours. The only vehicles able to get out were a few large pick-up trucks who actually drove up a bank and through a field at the site of the proposed development. Obviously, this would not be possible with all the proposed new housing.

Dan & Kathi Schie
6608 Devon Avenue SE

503-581-0270
27 December 2017