

James & Karen Elkins
928 Elkins Way SE
Salem, OR 97306

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JAN - 3 2018

COMMUNITY DEVELOPMENT

January 2, 2018

Pamela Cole
City of Salem, Planning Division
City Hall, Room 305
555 Liberty St. SE
Salem, Oregon 97301

RE: UGA PRELIMINARY DECLARATION CASE NO. UGA17-06, 6719 DEVON AVE.

Dear Ms. Cole:

We are writing to express our concerns for the adequacy of the public facilities available to serve the development proposed in UGA Case 17-06, for property at 6719 Devon Avenue SE. Our properties are located at 928 Elkins Way / 6700 Devon Ave. / 6995 Devon Ave., which are directly across Devon Avenue from the proposed development. Devon Avenue is the access to our property, and the volume of traffic resulting from this 86-lot development will adversely affect the safety of travel on this street as well as on Rees Hill Road, which is the intersecting street to the south. As a result, it will have an adverse effect on our property.

We received the Notice of Filing for UGA Case 17-06 and our comments are directed to the Criteria as stated in the Notice as SRC 200.025(d)(1) and (2). We understand that if annexed, the property can be considered for urban development, however, we are concerned. Our comments should be considered as objections to the UGA Permit unless they are satisfactorily addressed in the decision.

Specifically:

The influx of this many single-family dwellings will increase traffic beyond the reasonable capacity of existing county roads. First, the single route of ingress/egress is the intersection of Devon Ave and Rees Hill Rd. Additionally, the sole route to main arteries of travel is via Rees Hill Rd. Rees Hill Road is one of two weight restricted roads in Marion County. The section of Rees Hill West of Devon has a weight limit due to the fact that it is a slurry sealed road, not actually paved. The road is in complete disrepair with the current volume of traffic. Adding traffic from 86 additional residences to the flow of traffic would be very detrimental to the quality of the road surface causing further deterioration and greater safety hazard for motor vehicles, bicycles and pedestrians.

Rees Hill Rd. has no shoulders or sidewalks. Current residents make the poor decision to walk, run and exercise animals. Rees Hill has multiple steep hills with limited views over the peaks of the hills, and are especially difficult to see as the sun is rising or setting. There have been dozens and dozens of near misses over the years where pedestrians have had to jump into the ditches to avoid being hit. Improved pavement quality, sidewalks and bike lanes are necessary to accommodate the increase in traffic from the proposed development. Through a conversation with Glenn Davis, Chief Development Services Engineer with the City of Salem, we were advised of the proposed intersection of Lone Oak at Rees Hill on the East side of Lot# 083W22C00401. This would pose an extreme traffic hazard. The hilltop in which this lot is located has a severe limited view. Adding an intersection at the proposed area would endanger every driver who traveled Rees Hill Rd. According to Marion County Driveway Access Construction Standards, a required minimum site distance on a 45 mph road is 400 feet. The property to the West of the proposed intersection of Lone Oak and Rees Hill, in which the West side of the property is just over the crest of the hill is 208' in length. This is half of the minimum required distance. Reducing the speed limit to 20 mph to accommodate this short sight distance is unreasonable, and changing the elevation of the hill would be very costly. Neither is a good solution for a poorly placed second access to the proposed development. Adding a second intersection on Rees Hill also does not rectify the problem of overburdening an overused county road that is currently in disrepair and in desperate need of improvements.

A solution to provide multiple points of access would be the completion of the Lone Oak bridge in the Creekside development. Prior to development of the Southernmost Creekside properties, it was agreed by the developer, city and neighborhood association that a limited number of residence could be built before a triggering factor to require the completion of the bridge on Lone Oak. This would connect the Southern portion of the development to the rest of Creekside, as well as providing a second route of ingress/egress. After speaking with Steven McCoid, Ward 4 City Councilor, it is our understanding that due to the recession and lack of adequate planning that there is no longer a contingency to build the bridge. Although homes have been built, and traffic has increased dramatically, the intersection at Devon Ave and Rees Hill Rd. continues to be the ONLY access point to the developments in Creekside.


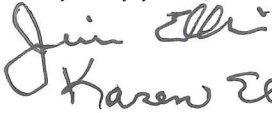
Having one point of entrance poses a severe risk for emergency situations and first responder access to these homes. Traffic flow and limited access is currently far above and beyond what would be considered safe. It is also our understanding that it is against the City of Salem code to build homes without fire suppression systems if there is only one way to access the development. This development is located in a Sensitive Groundwater Overlay area, so individual wells for water supply are impossible. The two nearest reservoirs, one on Chakarun Ln and the other on Champion Hill, are both at equal or lesser elevations. Is there a feasible solution for water supply, without adding additional reservoirs or unsightly pump stations on the high value county farm land?

Another concern is the proposed intersection of Commet Lane with Devon Ave on the Eastern end of the development. This will intersect Devon Ave. on the north side of the hilltop and would have restricted sight distance when pulling out to travel North on Devon Ave. This creates an extreme traffic hazard. Additional access to the North and West sides of proposed development is not possible without further annexation of multiple properties West, and development of noted properties (083W22DB00900, 083W22CB00100, 083W22CB00104, 083W22CB00105).

Lastly, several acres of the proposed development are sloped toward our properties. Storm water runoff is a concern. Since the improvement and paving of Devon Ave, our property already experiences a significant increase of runoff that is draining directly onto our property and causing erosion. This erosion is impacting and limiting our options for farm use. There is currently no good gravity fed solution. It would flow downhill, through our properties or on the opposite side of the development directly into Powell Creek or Battle Creek. Will this be handled with on-site detention and treatment, such as a bioswale? How will the storm water be collected, handled and where will it be discharged?

Thank you for considering and addressing our concerns.

Very truly yours,



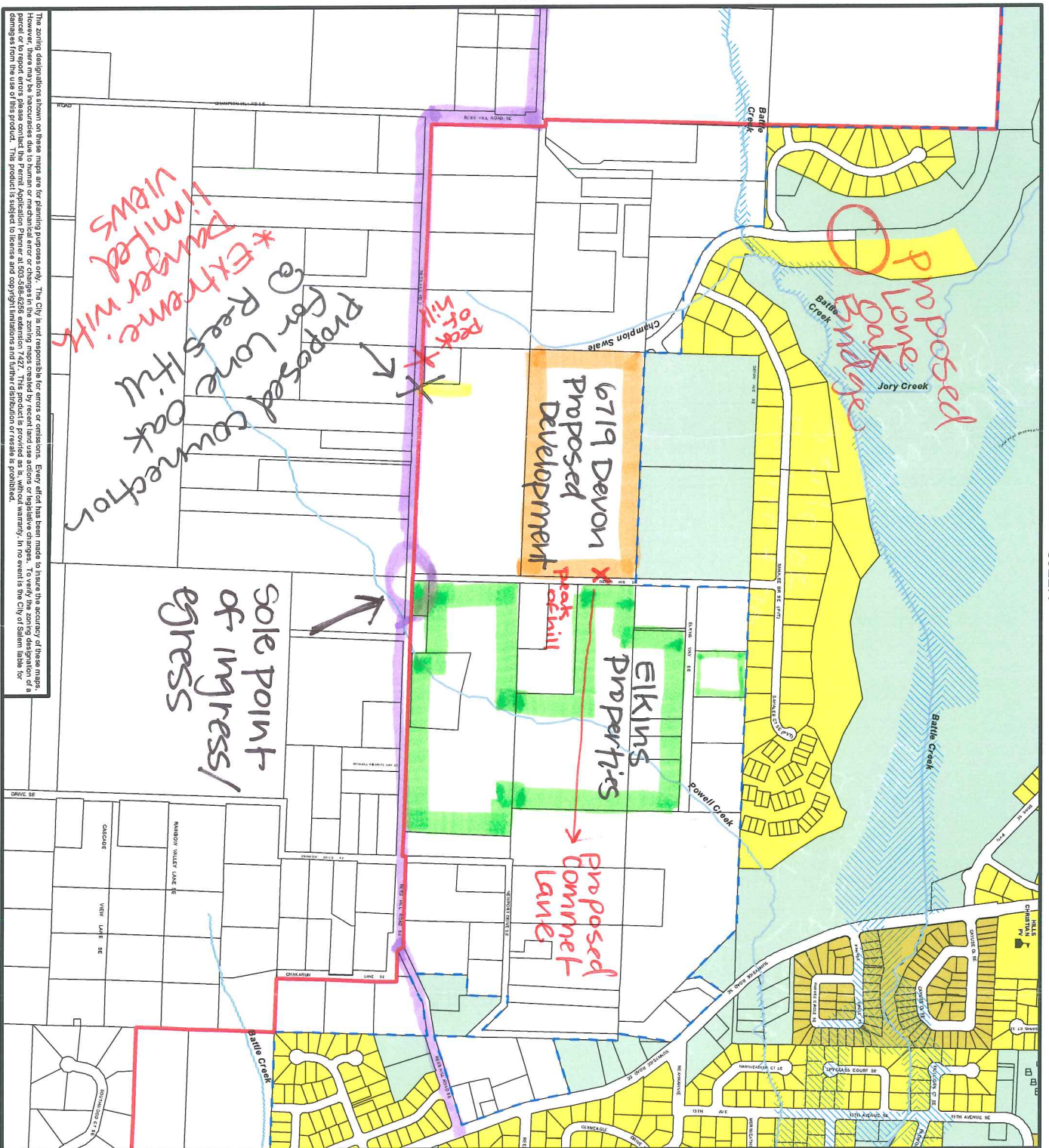
Jim and Karen Elkins

See attachments:

- 1: Reference map of proposed development, Elkins properties, proposed intersections and Devon Ave / Rees Hill intersection***
- 2: Google Maps view of proposed intersection Lone Oak / Rees Hill***
- 3: Elevation map reference for hill tops with limited sight distance and slopes for storm water runoff***

Attachment 1

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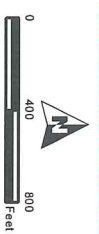
Zoning

City of Salem, Oregon
Community Development
Planning Division

Zoning Designations

CB - Central Business District	IC - Industrial Commercial
CG - General Commercial	IG - General Industrial
CN - Neighborhood Commercial	IP - Industrial Park
CO - Commercial Office	II - Intensive Industrial
CR - Retail Commercial	PA - Public Amusement
EC - Employment Center	PC - Public-Private Cemetery
EFU - Exclusive Farm Use	PE - Public-Private Education
FMU - Fairview Mixed-Use	PH - Public Health
NCMU - Neighborhood Center Mixed-Use	PM - Capitol Mall
SWMU - South Waterfront Mixed-Use	PS - Public Service
IBC - Industrial Business Campus	RA - Residential Agriculture
IC - Industrial Commercial	RD - Duplex Residential
IG - General Industrial	RH - Multiple Family High-Rise Residential
IP - Industrial Park	RM1 - Multiple Family Residential 1
II - Intensive Industrial	RM2 - Multiple Family Residential 2
PA - Public Amusement	RS - Single Family Residential
PC - Public-Private Cemetery	Edgewater/Wallace Road Overlay Zone
PE - Public-Private Education	Willamette Greenway Overlay Zone
PH - Public Health	Compact Development Overlay Zone *
PM - Capitol Mall	Historic District *
PS - Public Service	Mixed-Use Overlay Zone *
RA - Residential Agriculture	Overlay Zone *
RD - Duplex Residential	Greenway Boundary
RH - Multiple Family High-Rise Residential	Flood Plain
RM1 - Multiple Family Residential 1	Flood Way
RM2 - Multiple Family Residential 2	City Limits
RS - Single Family Residential	Urban Growth Boundary
Edgewater/Wallace Road Overlay Zone	Taxlots
Willamette Greenway Overlay Zone	Water
Compact Development Overlay Zone *	School
Historic District *	
Mixed-Use Overlay Zone *	
Overlay Zone *	
Greenway Boundary	
Flood Plain	
Flood Way	
City Limits	
Urban Growth Boundary	
Taxlots	
Water	
School	

* For the number/description shown on
Local Ordinance 2015-001, please refer to the
"Local Ordinance 2015-001" document.



8322S

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

Path: N:\CDD\Zoning\Map\Zoning_Map.mxd
Created on: 12/15/2017

The zoning designations shown on these maps are for planning purposes only. The City is not responsible for errors or omissions. Every effort has been made to ensure the accuracy of these maps. However, there may be inaccuracies due to human or mechanical error or changes in the zoning maps created by recent land use actions or legislative changes. To verify the zoning designation of a property, please contact the City of Salem Planning Division. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

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Attachment 2

Google Maps

671 Rees Hill Rd SE

Traveling West on Rees Hill. Proposed intersection with Lone Oak to the right where the tree is located.

Lot 083W22C00401

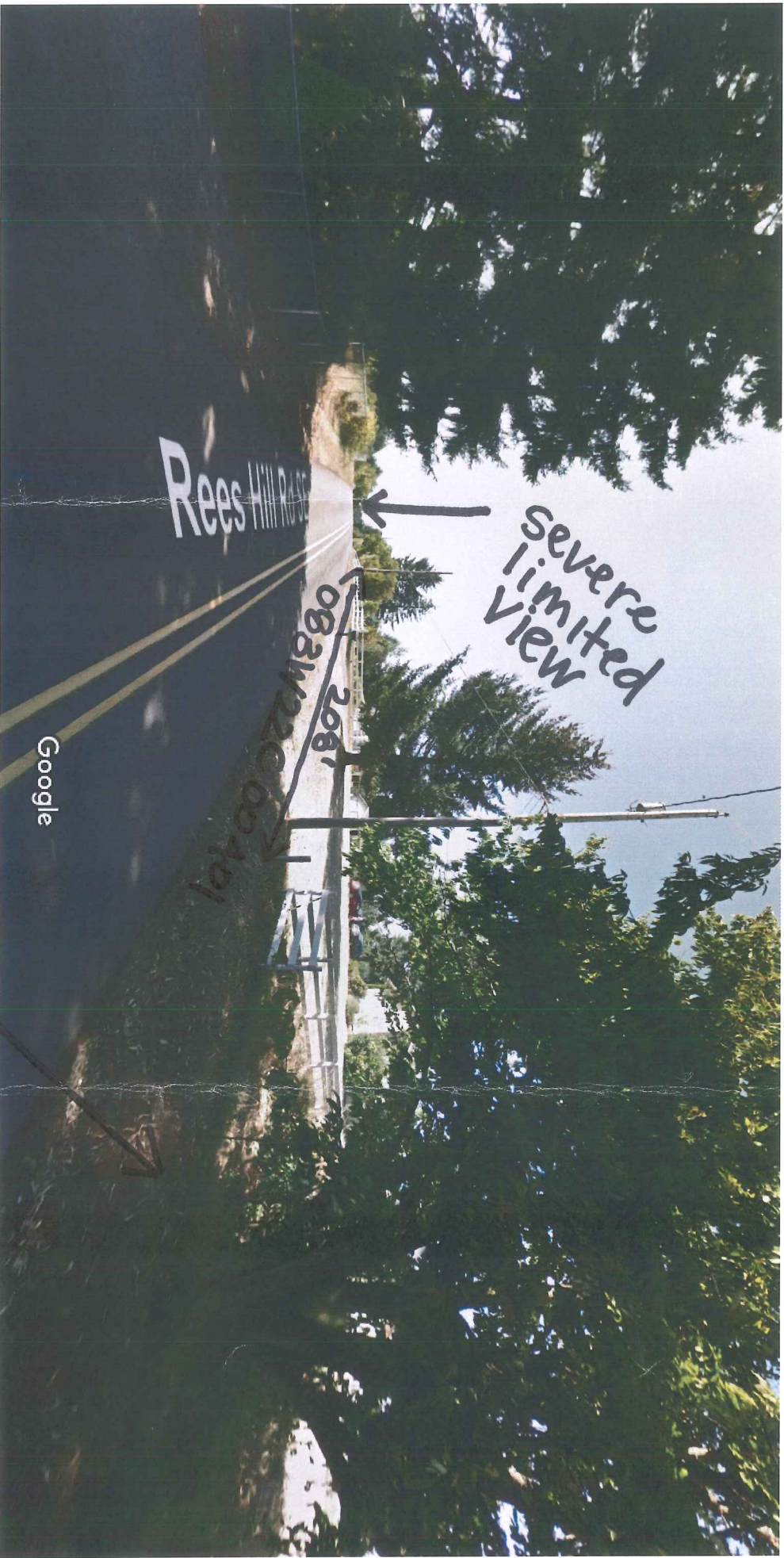


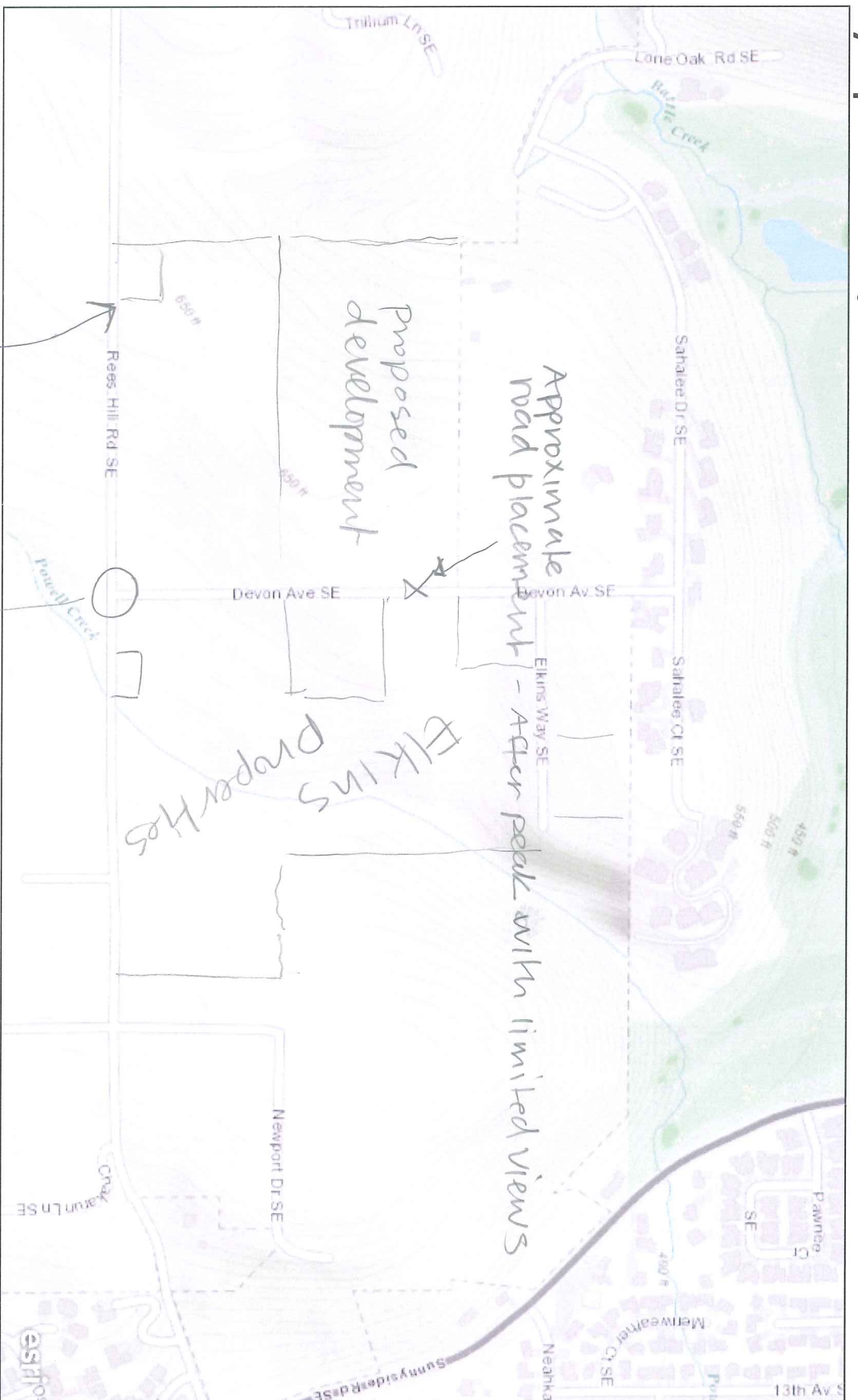
Image capture: Sep 2014 © 2018 Google

Marion County
Driveway Access Construction Standards
Minimum sight distance
400 feet @ 45 mph

Salem, Oregon
Google, Inc.
Street View - Sep 2014



Attachment 3



City of Salem, MRLC, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, U.S. Forest Service

Proposed point of connection

Single point of entry

Lone Oak onto Rees Hill

Note: Extreme limited view after peak of Hill