

## Pamela Cole

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**From:** Joni Brewer <jonibrewer11@gmail.com>  
**Sent:** Tuesday, January 02, 2018 4:17 PM  
**To:** Pamela Cole  
**Cc:** tj@huggins.com  
**Subject:** Urban Growth Preliminary Declaration for 6719 Devon Ave SE, 97306

Joni Brewer

6710 Devon Ave SE

Salem, OR 97306

503-910-7186

January 1, 2018

Dear Ms. Cole,

I'm writing in response to a request for comment regarding AMANDA Application No: 17-121850-LD.. This is a request to develop the property located at 6719 Devon Ave SE 97306.

I have lived across the street from this property for over 30 years. When we bought our house we knew that we were within the growth boundaries and have no problem with the development of the area. I do however have concerns about how it is taking place.

When the development began on Sahalee, Lone Oak, and Augusta we were told:

1. That Lone Oak on this side of the creek was going to be joined to Lone Oak on the other side so that traffic would be using Lone Oak to get in and out thus not increasing the amount of

traffic on Devon substantially. The development of Lone Oak was stopped where it crosses the creek.

2. That Lone Oak would also be an alternate route into the area in case of emergency. Three years ago a tree fell across Devon, because Lone Oak hasn't been completed workers couldn't get out and residents couldn't get in. If there had been a medical emergency or a fire, first responders would not have been able to reach the area. Adding more families to this situation is simply dangerous.
3. That the sight-distance on the hill on Devon is rated for 25 mph and that the speed limit would be changed. The current speed limit remains 45 and it's very frightening pulling out of our driveway or backing one of our trailer's in. The added traffic will make this worse.
4. That Rees Hill Rd. would be widened if more houses were introduced into the area, as it currently stands there is no shoulder which is very dangerous for people walking along the road.

Other concerns related specifically to the new proposed development:

1. I don't see any plan for sewer and water.
2. Concerns about contamination of our well water.
3. The sight-distance for Comet st. coming out onto Devon looks questionable.
4. Adding more foot traffic on a road that's the only way in and out which will then see more vehicle (much of it large construction vehicles) traffic is dangerous. There is no sidewalk on Devon, just a little space on the side to walk in.
5. *Before development begins* Lone Oak needs to be completed all the way from the new proposed area to the other side of the bridge that was never completed, and hook up to Lone Oak there. The proposed road will have to cross another creek. I know that the developers aren't going to like this but as we've seen, if it isn't taken care of first it won't happen and then Devon will be the only way in and out. That's a very dangerous situation and I would be interested to know what the legalities of having that many units with only one road is.

As you can see, my biggest concern is the safety of the people living here, both current and future residents. I look forward to development and the increase in land value that will come with it I just want it done in a safe manner.

If you have any questions please don't hesitate to contact me.

Sincerely,

Joni Brewer

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Do not look back on happiness, or dream of it in the future. You are only sure of today,  
do not let yourself be cheated out of it. ~Henry Ward Beecher

