

Pamela Cole

From: MIKE BREWER <mbrewer83@comcast.net>
Sent: Wednesday, January 03, 2018 4:30 PM
To: Pamela Cole
Subject: Re: UGA17-06 Land Use Request 6719 Devon Avenue SE - Please acknowledge receipt of this letter.

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Re: UGA17-06 Land Use Request 6719 Devon Avenue SE

Dear Pamela Cole,

I can not support ANY development in this area for the following reasons:

1. There is no connection available to the city sewer system.
2. There is no connection available to the city water system.
3. There is no requirement to connect the all the developments roads as the initial part of the project. (A previous development in this area promised a road connection to the existing Lone Oak Road near the intersection with Muirfield Avenue SE that was never completed. This has lead to an unsafe condition that still exists today where there is only one road out of the area. The danger of this situation was shown when a tree blew down during a large winter storm, taking the electric lines down with it. The power lines were live and laying across the only exit out of the area. Utility workers had their hands full at other sites and were unavailable to handle the situation. As hours passed, cars were abandoned on the street on each side of the downed powerline as local residents tried to get home and workers and domestics tried to leave the area, creating a much larger roadblock. Emergency Equipment had no route to the residents of this area. (I believe there is a lawsuit pending on that matter.)

4. The exit of the development is at the bottom of a blind hill on Devon Avenue, which is a 50MPH double-yellow-lined straight street. Vehicles turning North out of the development would be prone to collisions as drivers approach at speed over the hill and pedestrians would be at risk.

5. The previous developer was not required to install sidewalks on Devon Avenue. Most people in the area walk for exercise. Pedestrians only have a narrow paved shoulder on the traveled surface of the road. And there is only one "pedestrian" lane - on the west side of the road. This is a dangerous situation, especially at night. Sidewalks should be installed on Devon Avenue as part of the project.

6. Traffic at the most heavily used outlet of the development at the intersection of Rees Hill Rd SE and Sunnyside Rd SE will not be able to withstand the additional traffic unless a traffic control light is installed at that intersection. This should precede the arrival of the new traffic. Sidewalks should be installed on Rees Hill Rd as a prerequisite as it will become even more dangerous for pedestrians.

The goodwill this neighborhood had towards new development was completely spent by the last developer, who promised much but failed to deliver, and who was not held accountable. (He actually tried to get away with making no improvements whatsoever to the gravel road, even though he would be putting an estimated 500 car trips a day onto a previously bucolic dead end! Though it has been years the connection to Muirfield Avenue is still NOT DONE.)

I know the developers will wail and gnash their teeth at being held accountable, but if their project will not bear the financial burden, then it is not the right time for their project.

Respectfully,

Michael Brewer

6710 Devon Avenue SE

Salem, OR