

## Olivia Glantz

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**From:** JR and Kerri BROWNELL <jrkbrownell@comcast.net>  
**Sent:** Sunday, November 04, 2018 5:26 PM  
**To:** Olivia Glantz  
**Subject:** Case No. SUB18-03 - Proposed 86-Lot Residential Subdivision at Devon Ave and Rees Hill Rd SE in SE Salem

Dear Ms. Glantz,

I am writing to you in accordance with the posted notification on Devon Ave regarding the proposed 86-Lot residential subdivision. I live in the Creekside Development adjacent to the proposed subdivision, at 450 Augusta St SE, which uses Rees Hill Rd and Devon Ave to gain access to my home. There is currently only one road into and out of my Creekside Subdivision at this time.

I have a few concerns that I would like to share with you at this time:

1. One of my main concerns is the additional traffic that would be a result of this 86-lot subdivision. With only Devon Ave leading into and out of my development, 86 new homes may result in at least 172 new vehicles (2 per home without visitors or children who also drive) introduced into the already very narrow country roads (Devon and Rees Hill), in addition to the new construction traffic at all times of the day and school busses making numerous stops both in the morning and afternoon. I am concerned that this additional traffic will make it impossible to get to Sunnyside Road and access to the interstate in a reasonable time frame. I am thinking that without making these country roads wider, or adding additional road infrastructure, our quality of life living in Creekside will be greatly reduced. Can you comment on what the plans would be regarding the existing roads, and adding new roads to account for the additional traffic that will result from this subdivision, as to not reduce the quality of life for those of us already owning a home in the Creekside development?

One other point on my main concern here is that the currently very narrow road structure, and the school children waiting for busses in the darkness, could result in very serious accidents or injuries or deaths with all of this new traffic being added to the current road infrastructure. Can you comment on this possibility, and how it will be addressed?

2. Over the last week, I have noticed that someone is taking the posted notification signs down so it is not visible to those driving on Devon Ave. I believe that this might be an attempt to reduce the number of comments and allow the subdivision to be developed without due process of considering and evaluating all comments from any and all interested parties. I just wanted to bring this to your attention.

3. I am also concerned about the price range of these new homes (less expensive than Creekside I am assuming), and whether or not they will bring down property values in the Creekside Development. Has an assessment been done to better understand the impact to existing home prices in the area when the new subdivision has been finished? Can you please comment?

4. What is the timeframe for building these new homes in this 86-lot subdivision? Do the plans and/or developer call for all of them to be completed in 1 year, two years, etc.. Can you please comment?

I want to thank you very much for letting the public comment on the proposed subdivision. I would greatly appreciate any input or thoughts that you have at this time.

Have a great day.

Regards,

Marvin C. Brownell, Jr.

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