

Olivia Glantz

From: Mark Zielinski <mark@ezorchards.com>
Sent: Monday, June 03, 2019 10:11 AM
To: Olivia Glantz
Subject: SUB07-13A - Northstar

Follow Up Flag: Follow up
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Ms. Glantz,

I recently received the revised plan for SUB07-13A, Northstar Subdivision and I have a few questions regarding the plan.

1. What is the plan for Segment "A"? The plan appears to be blank or I am just not reading the map correctly.
2. What plans have been made with the Salem/Keizer School District relating to the increase in enrollment created by the Northstar Subdivision. There are no new schools mentioned to accommodate the increased enrollment from this subdivision. I understand that this is a school district issue and not the City of Salem's concern but it is a community development issue that needs to be addressed. I am aware the the City of Salem recently purchased a 46 acre tract of land on Hazel Green road that abuts to the Northstar subdivision. Upon a query made I was informed that this property was to be used for a park. Parks are great and developers should be held to a higher level of responsibility for the establishment of parks in the neighborhoods they develop. That being said and knowing that Northstar Communities, LLC currently has not planned for a school space or a public park space in the Northstar subdivision, will the 46 acre tract on Hazel Green be used for either of these vital community needs?
3. Pertaining to page 7 of the proposed modification I have a concern about the intersection with Hazel Green road and Lake Labish road. I have lived and traveled by motor vehicle in the immediate area of this proposed new intersection for 60 years. With traffic counts of over 8,000 vehicles a day on Hazel Green road and without proper turn lanes I can reasonably assume that this intersection will be problematic to the safety and flow of traffic. Hazel Green road will experience an increased traffic rate with the addition of the Northstar subdivision having ingress an egress via this new four way intersection. Northstar Communities, LLC has marketed their property in such a way so as to highlight the accessibility to Interstate 5, so I cannot imagine that traffic count will not change. Another concern is the location of the intersection in a low/dip in Hazel Green road that has limited sight distances. Currently pulling out of Lake Labish road onto Hazel Green road is not exactly as safe as it could be with the line of sight issue and the speed limit at 50 mph. Adding more local traffic from Northstar with the through traffic is going to be a problem that could have serious safety consequences if there is not a well thought out traffic plan. The plan as platted on the proposed modification does not to the best of my knowledge incorporate a well planned intersection that addresses the previously mentioned concerns.

Thank you for your consideration.

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