

Olivia Dias

From: Hong Waltzer <hongwaltzer@yahoo.com>
Sent: Friday, June 12, 2020 10:45 AM
To: Olivia Dias
Subject: comments on 3200 Eagle Ridge Avenue NW
Attachments: comments.TIF

Follow Up Flag: Follow up
Flag Status: Flagged

To: Olivia Dias, case manager
From: Greg & Hong Waltzer 437 Eaglet St. NW
Re: 3200 Eagle Ridge Avenue NW

Dear Olivia,

Base on the preliminary site plan, we are very concerned about the potential tall houses on those 7 lots ranging from #25 to #31 which will obscure the mountain views of the 10 houses on Eaglet St. ranging from lot #294 to #303.

We may not have the right to a view, but when we purchased or built our houses, the scenic views were considered an important part to the value of the house. If Comfort Homes is building tall houses to deliberately take away our view in order to have their own views, that will certainly diminish the value of our houses. It will not be a nice thing to do.

Therefore, we strongly suggest the height of the houses on lots 25, 26, 27, 28, 29, 30, and 31 should be limited to 20ft without raising the ground level.

The residents of Eaglet St (407, 417, 427, 437, 457, 467, 477, 487, 497) are unanimous in their support for this.

Yours sincerely,

Greg & Hong Waltzer

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Subdivision / Urban Growth Preliminary Declaration / Class 2
Adjustment Case No. SUB-UGA-ADJ20-04

PROJECT ADDRESS: 3200 Eagle Ridge Avenue NW, Salem OR 97304

AMANDA Application No.: 20-101578-LD / 20-101577-LD / 20-109249-ZO

COMMENT PERIOD ENDS: Tuesday, June 23, 2020 by 5:00 P.M.

REQUEST: A subdivision tentative plan and urban growth preliminary area declaration to divide approximately 14.17 acres into 31 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot and to increase the block length of Eagle Claw Avenue NW from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow Lot 7 to be 553 percent and Lot 8 to be 769 percent. The subject property is approximately 15 acres in size, zoned RA (Residential Agriculture), and located on the 500 Block of Doaks Ferry Road NW and 3100 Block of Eagle Ridge Avenue NW (Polk County Assessor Map and Tax Lot Number: 073W3 / 100).

The Planning Department is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by **5:00 P.M., Tuesday, June 23, 2020**, will be considered in the decision process. Comments received after this date will be not considered. *****PLEASE NOTE: While City offices are closed to the public in response to the COVID-19 pandemic, Staff encourages you to e-mail your comments directly to the Case Manager listed below. Mailed comments will still be accepted but Staff cannot guarantee they will be received before the comment deadline.*****

CASE MANAGER: Olivia Dias, Planner III, Phone: 503-540-2343; E-Mail: odias@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: We are very concerned about tall houses on those 7 lots ranging from #25 to #31 which will obscure the mountain views of the 10 houses on Eaglet St. We suggest the height of the houses on these lots should be limited to 20ft without raising the ground level.

Name/Agency: Greg & Hong Waltzer

Address: 437 Eaglet St NW, Salem 97304

Phone: 828-242 3716

Email: hongwaltzer@yahoo.com

Date: June 12, 2020

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM