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From: STEVEN ANDERSON <andersonriskanalysis@comcast.net>
Sent: Tuesday, June 23, 2020 3:55 PM
To: Olivia Dias
Cc: chambers.kevin@outlook.com
Subject: WSNA Questions and Comments 3200 Eagle Ridge Case No SUB-UGA-AD520-D\$
Attachments: 3200 Eagle Ridge WSNA Questions and Graphics.pdf

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Olivia:

Attached please find the WSNA questions and comments for the 3200 Eagle Ridge Ave NW project (Case No. SUB-UGA-AD520-D4). If you have any additions questions, please let me know. Would you please send a receipt for this email confirming that it has been received and entered into the record. Thank you.

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair
andersonriskanalysis@comcast.net

cc/ Kevin Chambers, West Salem Neighborhood Association Chair

June 23, 2020

3200 Eagle Ridge Ave NW, Salem, OR 97304
Case No. SUB-UGA-AD520-D4

ATTN: Olivia Dias (odias@cityofsalem.net)

FR: Steven A. Anderson, West Salem Neighborhood Association Land Use Chair
andersonriskanalysis@comcast.net

The following questions are submitted on behalf of the West Salem Neighborhood Association in this matter:

1. STORMWATER DRAINAGE—Stormwater here is an important issue and we ask staff to do a complete analysis to address issues here (Specifically, are there additional rules and/or regulations to protect this important resource in this part of West Salem?)
 - a. Impacts to the LDS property stormwater system
 - b. Will groundwater levels in properties nearest the LDS stormwater basin be elevated affecting moisture under adjacent homes?
 - c. What about groundwater levels near sites groundwater detention system?
 - d. How does the Power Station Swale affect groundwater levels across site and near site's groundwater detention site?
 - e. Will there be below home moisture issues due to groundwater levels here?
 - f. Groundwater levels across the property particularly nearest the Power Station Swale (see graphics herein)
 - g. Groundwater quality from urban runoff (pesticides, pollutants, oils & grease, etc.)
 - h. Groundwater quality impacts on the underlying aquifer—important matter here is that there are several natural springs below site as you approach HW 22. Groundwater quality protection.
 - i. There are spring feed ponds below this site, water quality impacts on these natural systems? Groundwater quality protection.
 - j. There is the expectation by the WSNA that groundwater modeling be done and a clear analysis and answer to these questions be provided before approval of this application.
 - k. Additionally, groundwater drainage water quality key issue and moving towards zero discharge from this site encouraged.
2. POWER STATION SWALE—This is an important geographic feature for this area.
 - a. What plans are there to protect this as a natural area, its drainage?
 - b. What plans are there to maintain this key feature in the neighborhood?
 - c. What setbacks are planned to protect from EMF (electromagnetic fields) exposure to nearest homes? (show all calculations here)
3. UTILITIES
 - a. There are several lots where utility right of ways (ROW) are place on individual lots and not in the public, street, ROW
 - b. Answers to utility ROW location needed to better assess what conditions to seek for approval here. Help answering "Why" important.
 - c. Impacts of ROW location on number of total project lots asked.
 - d. Impacts on property value of ROW locations asked.
 - e. Clear explanation why this deviation from current ROW location rules & procedures.
 - f. Impact of this ROW decision on future development.

4. DOAKS FERRY ACCESS—Doaks Ferry is a higher speed road. Subdivision access here is on a curve blinded to some degree at this location
 - a. Line of sight analysis and provisions sought
 - b. Will speed limits on Doaks Ferry change?
 - c. Traffic impact analysis requested as this will now all other adjoining neighborhoods to flow through this area to connect more easily with Doaks Ferry, Eola Drive, and HW22.
 - d. This increased traffic onto Doaks Ferry a concern. Particularly as new, easier access to WS High School during school year.
 - e. Will we see more accidents at the 4-way stop at Doaks Ferry and Eola? Currently this intersection stops are ignored.
 - f. Does the access to Doaks Ferry meet grade requirement? This important for winter weather conditions that may make this unsafe.
 - g. Does the access to Doaks Ferry that looks to be on an elevated grade meet fire access requirement?
 - h. The WSNA would strongly suggest that there be no Doaks Ferry access for this site. Answers as to why not asked.
5. SITE DRAINAGE—The drawings herein show the geographic nature of this site. This natural area provides an important feature in our community and the natural landscape of the hillsides rising from the Willamette River in this part of West Salem are important to our community.
 - a. This site appears to be below grade. How will sewage be handled?
 - b. Will there be a sewage pump station in the area?
 - c. What safety measures are proposed to deal with sewage overflow for this project area?
 - d. What measures are to be required and in place to protect the site and surrounding areas from urban pollutants.
 - e. What fill restrictions are there to be for the site.

The WSNA offers these questions for your consideration. We look forward to your analysis and answers to aid in our final comments for this project. We believe that this subdivision can be a valuable addition to our community while having conditions that address our questions and preserves the sensitive groundwater quality for this area and the importance of this nature landscape in the hills of West Salem.

Thank you.

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

3200 Eagle Ridge Ave NW



