

April 5, 2021

Aaron Panko, Planner 3  
City of Salem Planning Division  
555 Liberty st N.E.  
Salem, Oregon 97301

Subject Case Number SUB21-03, Turtle Bay Court

My name is Robert Stebner, and I reside at 309 Kurth Meadow Ave, s.e., which abuts the proposed development. I have reviewed the Notice of Filing Mailed on March 29, 2021, I have some concerns and some comments. They are listed below.

1. I am concerned with the flow and disposition of rainwater that flows down from the park, the flow from the West side slope of the development and the flow from the slope of the East side of the development. Presently, the rainwater flows down those slopes and runs into a drain that runs along the back edge of my property, then to another drain that runs underground along the property line between my lot and the lot immediately to the East, then into the catch basin across the street.

My concern is that if the lots are developed, and we have more asphalt and roofs, there will be an increase in the amount of water. In addition, if there is fill dumped on those lots to provide a level building site, I have concern where that water will go. I am concerned that all of this has not been taken into consideration, and that we might, in the future, have excess rainwater that will cause minor or major flooding.

2. There is a rock wall proposed along the lot line at the rear of my lot. My Questions are:

- A. How high will that rock wall be?
- B. Will it be visually acceptable so it does not detract from the value of my home?

C. Who will maintain the rock wall along my property line, should mud flow down the face, weeds grow in the dirt, rodents build nests, Etc.? I have a concern about this if no plans are in place to address.

3. I have concerns about the foot paths that go directly to the park. These foot paths will encourage park users to park on Vine Maple street and Kurth Meadow Ave., thereby increasing the amount of traffic in our neighborhood. In addition, I have a concern that people using the park will come into our neighborhood. We have already had an instance of a person that was in the park, who was a fugitive from the police, knocking on the door of one of our residents, who is a single woman. This incident caused a certain amount of stress for that person. The paths should be eliminated.

4. On the “storm water areas and pre-development travel time”, it states that there will be 14 new houses, yet the plan itself states there are 15 lots. Which lot will not have a house on it, and Why? Also, it states that the 14 houses will be approximately 2500 sq. feet. I know there will be some variance from that number as the houses are designed, but it implies that the homes will be single story. Is that correct? Are there any multiple story homes being planned.

Finally, thank you for addressing my concerns and answering my questions. If you need to contact me, I can be reached at:

Robert Stebner  
309 Kurth Meadow Ave. s.e.  
Salem , OR 97306  
[robstebner@comcast.net](mailto:robstebner@comcast.net)  
503-399-0475