

April 7, 2021

City of Salem

Aaron Panko, Planner III

555 Liberty Street SE

Room 305

Salem Oregon 97301

Re: Subdivision Case No. SUB21-03

As homeowners in the Kurth Meadow Subdivision we have several concerns about the proposed development of the adjacent property. Our concerns are as follows;

1. The request to reduce the street width will make a small area very densely populated and potentially create issues. Why is it necessary to reduce the street size? The impact of adding seven homes by extending Vine Maple **plus** a reduced street size is troubling. Those seven homes will be using Kurth Meadow Ave and Vine Maple streets with no alternative ingress or egress. In the need of emergency services, will the reduced street size be an issue and impede their ability to quickly and safely render aid? The street area is small already and the amount of trucks and equipment needed for the infrastructure and actual home construction will be significant and disruptive. Is there a plan for handling such construction in a small area?
2. The other nine lots proposed on Turtle Bay have an option for ingress and egress as they can use the streets of Sword Fern and/or Turtle Bay. So while it will be disruptive at least there will be options for traffic but why is it necessary to reduce the street width? Again will this reduced street width have an impact on emergency services? The issue of packing a lot of new construction into a small area is concerning.
3. Current homeowners need assurance from the City that this development can support adequate drainage for all lots so there is no problem in the future.

4. Current homeowners need assurance that all infrastructure construction will be handled appropriately and least disruptive to all. Just the mitigation of dust associated with this project is a concern. We have had problems with this issue in the past.
5. The proposed two additional trail openings from Bryan Johnston Parks seem an unsafe situation. The proposed opening at Vine Maple will open onto a small court area where the current homes have no fencing. It is assumed that the new homes also will have no fences. It may not be obvious to pedestrians that they have to come all the way around to get out of the area. We suggest that this trail opening has a locked gate with all residents having a key. The trail opening that would spill onto Sword Fern is less concerning as it intersects with the street and the access to the next street (Kurth Meadow) is visible and a clear route for pedestrian traffic.

Thank you for your time and consideration on these issues.

Respectfully-

Larry and Terrie Gladden
251 Kurth Meadow Ave
Salem