

## Aaron Panko

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**From:** Coach Steve <WVWPCoach@outlook.com>  
**Sent:** Wednesday, September 22, 2021 7:28 PM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** Subdivision Case No. SUB21-09

Good evening Aaron,

We received the Notice of Filing for the Meyer Farm subdivision case No. SUB21-09.

We would like to express a few concerns we have with the proposal as defined in the filing.

- The Battle Creek/Pringle curve is a minimum site curve and currently traffic going north on Battle Creek are not permitted to turn left at the proposed Hilfliker/Hillrose corner.
  - I do not see this being addressed in the proposal.
- This neighborhood was not designed as a through way and by connecting Battle Creek/Pringle to Commercial with Hilfliker you will be creating a traffic nightmare with more and more cars looking to avoid traffic on Commercial.
- Currently the intersection of Hilfliker and Commercial is not designed to handle current traffic and with limited space on the west side of Commercial it cannot truly be fixed. I do not see this addressed in the proposal.
  - With the addition of the new Costco coming traffic on these roads will increase and the addition of more housing and questionable traffic decisions will likely lead to more accidents, traffic backups and people looking for a presumed shortcut.
  - Has there been a street usage study done at the Battle Creek/Pringle curve at Hillrose?
  - Has there been a speed study complete for this section of road?
- Currently not in the proposal, Sylvan Ave an unimproved road with no curbs and sidewalks. Sylvan is currently being used by members of the Cambridge community to get to northbound Pringle at a cost of safety for those of us who live on Sylvan.
  - Has there been a street usage study done on Sylvan Ave?
  - Has there been a speed study completed for Sylvan Ave?
    - I challenge you or any member of your staff to visit with us and watch the cars drive up and down Sylvan Ave. You will be amazed at the speed in which they drive on this narrow unimproved road and not one of them are a residence of Sylvan Ave.
- Any improvements made to Sylvan Ave will not benefit the residence of Sylvan Ave but in fact will have the opposite effect.
- The land adjacent to Hillrose is designated wetlands and part of the restoration project completed by the past land owners in 2008 – 2010 with support from Marion SWCD Landowners Assistance Program.
  - I do not see this information in the filing.
  - Will this restoration be preserved?
- I was under the impression Salem was the Tree City. If this is the case explain to me why close to 70% of the trees on the Meyer Farm will not make it through this development according to the proposal?
  - Is there a valid reason more trees will not be saved?

Finally, the development of the Meyer Farm will alter the beauty of the neighborhood and South Salem in general. The city has a chance to make something amazing with this property where wildlife lives and thrives in an urban setting

adding value to the community. We already have enough unfinished developments to the east of Battle Creek and more than enough undeveloped property in South Salem to sustain the needs of future growth for years to come.

I do hope you will evaluate the traffic, neighborhood, safety, wildlife and wetland concerns I have mentioned above before approving the current proposed development of this property.

Please confirm receipt of this email.

Sincerely,  
Steve and Kim Sessa  
1449 Sylvan Ave. SE  
503-930-7189