

Aaron Panko

From: Katherine Douglas <douglasclan5@aol.com>
Sent: Sunday, September 26, 2021 4:18 PM
To: Aaron Panko
Subject: subdivision case No. SUB21-09

This email is regarding the Land use request located at 4540 Pringle Rd. SE, Salem OR 97302 Subdivision Case No. SUB21-09

As long time residents who live directly across the street from this proposed subdivision we are writing to let the planning commission in charge of this project know that we highly object to the proposed plans that we were sent and that we have reviewed. There are many pertinent reasons for our objections to this ill conceived plan.

First and foremost we have strident objections concerning the impact that this subdivision will have on the traffic flow and safety in and around this area. If you've done your research and looked at the traffic patterns at the intersection of Hilfiker and Commercial Street you will have already seen that this intersection is currently already a problem concerning traffic flow and vehicular accidents. Adding up to 138 dwellings with up to or exceeding 2 cars per household you should be able to see the definite problem that this subdivision will cause at that intersection. Your current plan will not be sufficient to take care of the added traffic issues that your subdivision plan will cause at this intersection.

We are also highly concerned about the dangerous conditions that this subdivision will cause on 12th St directly across from the land in question. 12th St. is a blind hill with little to no visibility. We live at the top of this blind hill and even though the slow speed is posted and there is a blind hill sign these have done little to remove the dangerous situation we are faced with. It is our understanding that there is a plan in place to grade our hill to hopefully "remove" the blind spot. We also have objections to this part of the plan because of the horrific effect it will have on our already steep driveway. Grading the hill will only serve to make our driveway's street access even steeper. During the years that we have lived here there have been many incidents including a fatal car accident on this street. I would question whether the engineers and planners of this subdivision are willing to take legal responsibility for traffic accidents that will occur from the added traffic on the streets that surround this land.

We have lived in our house for almost 30 years so we are very familiar with the traffic patterns, geology, wildlife, and storm water issues in this area. It is obvious that the engineers and planners do not have the same understanding of this area. Storm water is a very real issue when living on a hilly area and with the proposed subdivision I can see run off issues in the future. We are very concerned about our property values being adversely affected with the proposed subdivision. Like most people, we have invested ourselves and our finances in our property and your proposed subdivision is a serious threat to our investment. This plan will remove the view from our house. Just like a mountain or coastal view affects the value of a property this wildlife view and low noise levels affects the value of our property. How will this be addressed by the planners and engineers of this project?

It was our understanding that the land that is being proposed as a subdivision was only zoned for Residential Agriculture and single family dwelling. We were unaware that the land in question had been rezoned for multiple family dwellings. This should have been on a ballot that citizens could vote on. I have not seen this property on any ballots over the last 5 years.

Our final objection concerning this proposal is the negative and irreversible impact that this subdivision will certainly have on the wildlife, flora and fauna that currently constitute the biome of this property. How is this issue being addressed by the planners and engineers? The insubstantial amount of open space in comparison to the developed area in the current plan will not be sufficient to address this problem. Have the planners had wildlife experts ascertain the possible endangered wildlife that makes this land their home?

We would appreciate it if you actually take our voices into account concerning this proposal and the adverse affect it will have on the living conditions and property values in this area. Our voices and our living conditions in this area should be just as important if not more important than big companies making money off of building this horrific subdivision.

Tom and Kathi Douglas
4323 12th St. S.E.
Salem, OR 97302