

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Subdivision Case No. SUB21-09
PROJECT ADDRESS: 4540 Pringle Rd SE, Salem OR 97302
AMANDA Application No.: 21-113071-LD
COMMENT PERIOD ENDS: October 1, 2021

SUMMARY: A proposal to develop 29.68 acres into 138 single family lots in two phases of development.

REQUEST: A phased subdivision tentative plan to divide approximately 29.68 acres into 138 single family lots ranging in size from 4,000 square feet to 3.64 acres in two phases of development. The applicant is requesting alternative street standards to:

- 1) Increase the maximum grade for Hilfiker Lane SE (Type B Collector Street) from 8 percent to 9.3 percent;
- 2) Increase the maximum grade for 12th Street SE (Local Street) from 12 percent to 17.9 percent; and
- 3) Increase the street spacing and connectivity standards in SRC Chapter 803 to allow proposed Hilfiker Lane SE, Ramsay Road SE and Hillrose Street SE to exceed the 600-foot block length and 600-foot street connectivity standards in SRC Chapter 803.

The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, October 1, 2021, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
☒ 2. I have reviewed the proposal and have the following comments:

Please see attached comments.

Name/Agency: Tom and Kathi Douglas
Address: 4323 12th St. S.E., Salem OR 97302
Phone: 503 364-3655
Email: douglasclan59@aol.com
Date: 9-25-21

RECEIVED

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

This letter 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 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 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 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 and trees 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.

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