

TO:

Aaron Panko, Planner III,
City of Salem

Re: Subdivision Case No. SUB21-09

From:

Jacqueline A. Hilfiker,
1325 Hilfiker Ln. S.E.
Salem, OR 97302
503-362-3493
hejahctf@yahoo.com
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Comments: The Meyer Property is a beautiful pastoral piece of property which should be enjoyed by the public as a rural park and not destroyed by the encroachment of a multi-housing development. I am in total agreement with the Morningside Neighborhood Committee that this property should not be developed but left in a natural setting in which folks, young and old alike, can take pleasure.

Concerns: 1 Impact on the Hilfiker property which is located directly south of and adjacent to the Meyer property. At present there minimal fencing since there was no need for anything more than that. However, with the proposed development of so many homes, I feel that a more property defining fence should be installed and maintained by the developer. This fencing would have to meet with my approval.

2 At present there is no western entrance to Hilfiker Park except through our property. Building 138 homes adjacent to the Park, would bring more usage of the park and therefore more foot traffic across Hilfiker property. How does the Planning Division plan to resolve this issue?

3 Access to our driveway is also a concern. From the looks of the map it seems quite awkward and unacceptable.

- 4 The additional automobile traffic! Assuming that only half of the 138 homes will have cars using Hilfiker Ln. for entering and exiting that area, and even with the streets being improved, has the Planning Division given any consideration to the intersection of Hilfiker at Commercial? With Walgreen's and Trader Joe's, plus the other businesses in that shopping square all exiting and entering those business areas via Hilfiker, it is a jammed up intersection now. What will it be like with all those additional cars not to mention pedestrians, the street parking when Bethany Baptist Church has special functions, and the normal (at present) traffic from the current neighborhood?

Let's give South Salem a landmark park where we can all enjoy nature at it's best, one season at a time, and be able to thank to our City Planners that they have the foresight to preserve such a gorgeous piece of land.