

Aaron Panko

From: Ralph Rodia <RRodia@msn.com>
Sent: Thursday, September 30, 2021 4:05 PM
To: Aaron Panko
Cc: geoffreyjames@comcast.net
Subject: RE: Subdivion Case No. SUB 21-09 Address-4540 Pringle Road SE, Salem, OR 97302

I am a concerned resident who lives in the Duffield Heights neighborhood adjacent to the Meyer Farm. I would like to express the following concerns about the proposed residential development.

1. Allowing access from Commercial Street SE at Hilfiker would create a total traffic and safety nightmare unless there are extensive alterations of that intersection. As an alternative the developers might consider a separate main entrance off Battlecreek.
2. Proposed plans show residential lots along the east side of 12th street. Current city code would allow houses on 40-foot frontage lots and within 10 feet of sidewalks. It is likely that 2 story homes will be built on these lots. The long-time neighbors to the west will be facing a wall across the street from them. All of this will detract from the rural beauty of this area.
3. Allowing 138 new homes would likely create an additional 256 vehicles not including those of visitors . With the lots so small it is likely that boats, campers etc. would have to be parked on the streets. That would create safety issues. Since it is proposed to remove trees and much of the open area and hardly any yard area, where are the children going to play?

I, and many of my neighbors do not support this development as proposed. We would love to see it developed into a park for all to enjoy.

Sincerely, Fran Schiedler
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