



October 25, 2021

City of Salem
555 Liberty Street SE RM 320
Salem, OR 97301

RE: Meyer Farm: Proposed 138-lot subdivision

This letter is to generally address public and City Staff comments received regarding the proposed 138-lot subdivision at 4540 Pringle Road SE. In continued coordination with City Staff and in response to the public comments, the Applicant has adjusted the phasing plan, tree preservation count, and updated the 12th Street improvements in the northwest corner of the site.

As to phasing, the original phasing plan showed the first phase including the northwest corner open space tract and 20 lots. Now the phasing plan includes the construction of Hilfiker, the northeast corner open space tract and nearly 100 lots. The second phase includes all remaining lots and the northwest corner open space tract.

As to the tree preservation count, the Applicant did not originally include the 'area to remain' parcel surrounding the existing historic farmstead as "on-site" for the purposes of tree preservation and the total tree count. This area was excluded due to the importance of preserving the 'area to remain' parcel as-is, as well as understanding that the future ownership of, and therefore future plans for, that parcel are unknown. However, the City's Code requires the trees in the 'area to remain' parcel to be included in the total tree and tree preservation counts. All tree counts for the subject site met the minimum requirements when the 'area to remain' parcel was excluded, and with that parcel excluded, the Applicant proposed to preserve 30.72% of the total trees. Now, with the 'area to remain' parcel included in the total tree count and tree preservation proposed with this application, the Applicant proposes to preserve 43.94% of the total trees.

As to the 12th Street improvements, the Applicant proposes an updated 12th Street improvement, which is a slight adjustment from what was originally proposed. The adjustment is to continue the existing curb-tight sidewalk on 12th Street to keep the street improvements outside of a protected natural resources area. The sidewalk then transitions to the full ½ street improvement requirements once beyond the natural resource area. The location of the transition from curb-tight to sidewalk with planter strip is the proposed change and allows for additional protection to the natural resource in that area.

Sincerely,
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