

## Aaron Panko

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**From:** Claude Kennedy  
**Sent:** Friday, September 17, 2021 12:34 PM  
**To:** Aaron Panko  
**Subject:** RE: Notice of Filing / Request for Comments - Case No. SUB21-09 for 4540 Pringle Rd SE

B& S has no site issues Aaron.

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**From:** Zachery Cardoso <ZCardoso@cityofsalem.net>  
**Sent:** Friday, September 17, 2021 10:55 AM  
**To:** Zachery Cardoso <ZCardoso@cityofsalem.net>  
**Cc:** Aaron Panko <APanko@cityofsalem.net>  
**Subject:** Notice of Filing / Request for Comments - Case No. SUB21-09 for 4540 Pringle Rd SE

Hello,

The Notice of Filing / Request for Comments for Subdivision Case No. SUB21-09 for 4540 Pringle Rd SE is attached for your information. Comments are due **October 1, 2021 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

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

Please direct questions or comments to the **CASE MANAGER:**

**Aaron Panko**  
[apanko@cityofsalem.net](mailto:apanko@cityofsalem.net)  
503-540-2356

Thank you,

**Zachery Cardoso**  
*Admin Analyst I*  
City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[zcardoso@cityofsalem.net](mailto:zcardoso@cityofsalem.net) | 503-540-2304  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](http://CityofSalem.net)

## Aaron Panko

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**From:** Lisa Anderson-Ogilvie  
**Sent:** Monday, September 20, 2021 9:28 AM  
**To:** Trevor Phillips; Dan Atchison; Peter Fernandez  
**Cc:** Aaron Panko  
**Subject:** RE: The Woods at Fairview  
**Attachments:** SUB21-09 NOF-RFC.pdf

Councilor Phillips,

We will include this communication in the case record. The subdivision application has been deemed complete and notice went out last week – see attached. It is still being reviewed by City staff, but we are happy to meet and discuss.

Thanks,

- Lisa | 503-540-2381

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**From:** Trevor Phillips <TPhillips@cityofsalem.net>  
**Sent:** Sunday, September 19, 2021 3:36 PM  
**To:** Mark wigg <mark\_wigg@hotmail.com>; Dan Atchison <DAtchison@cityofsalem.net>; Peter Fernandez <PFERNANDEZ@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>  
**Subject:** Re: The Woods at Fairview

Dan Atchison,

I think that I may have gotten an ex parte communication regarding the Potential development of the Meyers Family farm.

My family walked to Trader Joes today. As we walked past the Meyer's family farm property, we saw posted signage that make it look like a development may have gone into the application process at the city, which could make the email from Mark Wigg an ex parte communication. If possible, could we add Mark's email to the official record. I haven't really read his email details.

Peter and Lisa,

Is there an application regarding the Meyer's family farm property? If so, I'll probably need to talk with you to understand the implications of this property that we have discussed previously.

Sincerely, Trevor Phillips  
Ward 3, Salem City Councilor  
503-569-5410

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**From:** Mark wigg <[mark\\_wigg@hotmail.com](mailto:mark_wigg@hotmail.com)>  
**Sent:** Sunday, September 19, 2021 12:19 PM  
**To:** Vanessa Nordyke <[VNordyke@cityofsalem.net](mailto:VNordyke@cityofsalem.net)>; Tom Andersen <[TAndersen@cityofsalem.net](mailto:TAndersen@cityofsalem.net)>; Trevor Phillips <[TPhillips@cityofsalem.net](mailto:TPhillips@cityofsalem.net)>  
**Subject:** Fw: The Woods at Fairview

Creating the Salem we want. Trevor should love this.

**From:** Mark wigg <[mark\\_wigg@hotmail.com](mailto:mark_wigg@hotmail.com)>

**Sent:** Sunday, September 19, 2021 12:15 PM

**To:** [jumper@toast.net](mailto:jumper@toast.net) <[jumper@toast.net](mailto:jumper@toast.net)>; helen caswell <[helenjcaswell@gmail.com](mailto:helenjcaswell@gmail.com)>; Geoffrey James A. I. A. <[geoffreyjames@comcast.net](mailto:geoffreyjames@comcast.net)>; richard reid <[richard@bluffhouse.org](mailto:richard@bluffhouse.org)>

**Subject:** Re: The Woods at Fairview

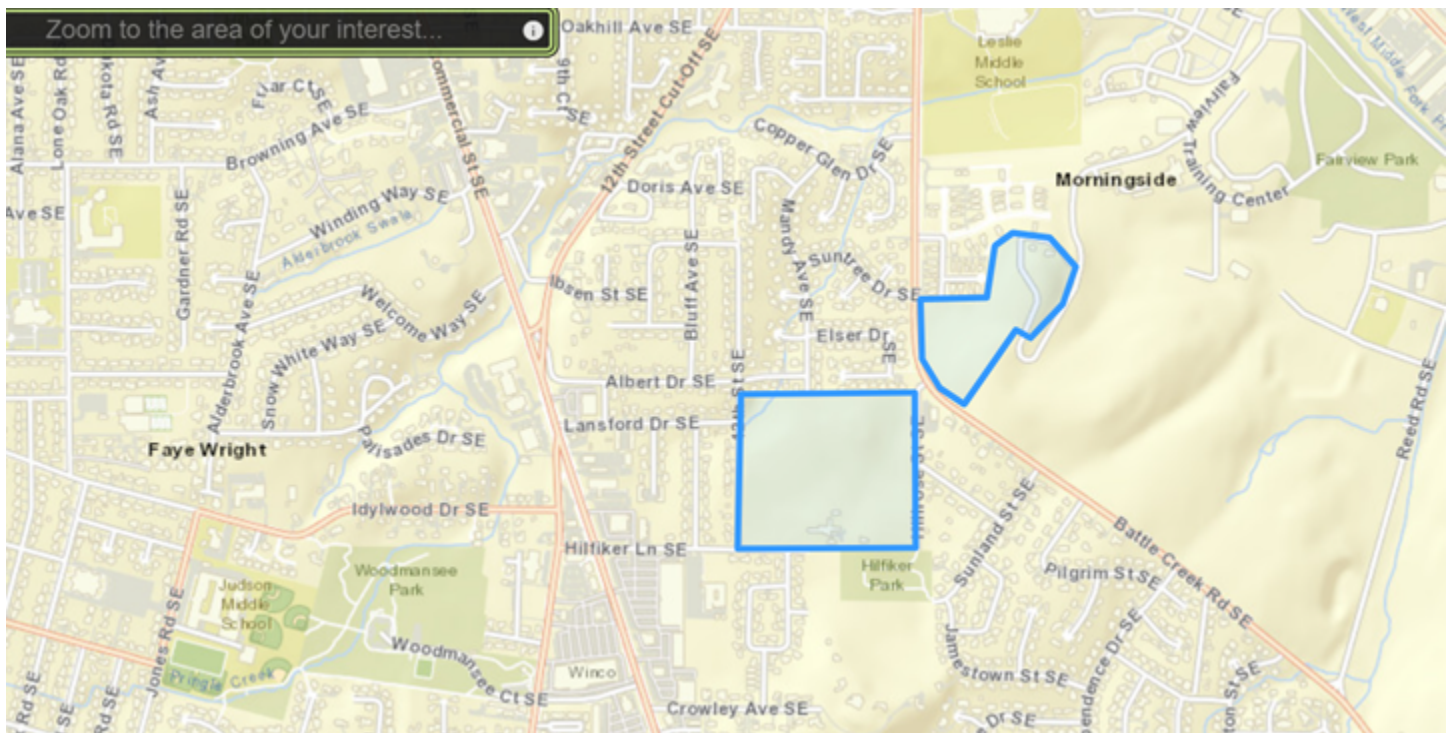
Jerry,

It is wonderful that you held the Fairview development to the approved plan that protects the 14 acres on the corner of Pringle and Battle Creek roads.

The others in this email are working to protect the Meyer Farm, opposite the Fairview protected area. When the city protects both we will have a string of parkland from Judson to Leslie and to the industrial area. This will help wildlife and entice more people to walk.

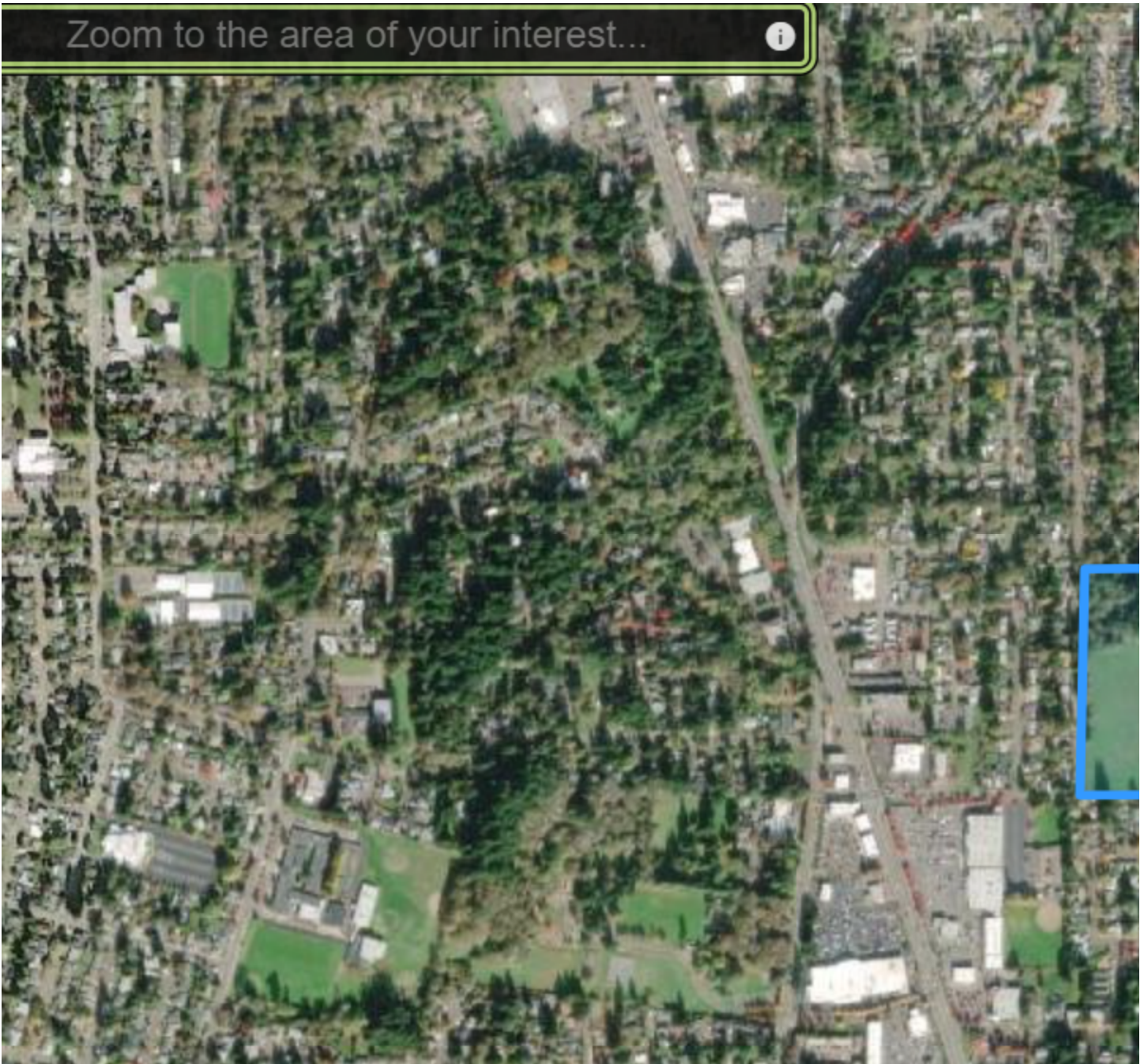
Mark Wigg

971-600-6607





Zoom to the area of your interest...



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**From:** Jerry Mumper <[jmumper@toast.net](mailto:jmumper@toast.net)>  
**Sent:** Sunday, September 19, 2021 11:49 AM  
**To:** [mark\\_wigg@hotmail.com](mailto:mark_wigg@hotmail.com) <[mark\\_wigg@hotmail.com](mailto:mark_wigg@hotmail.com)>  
**Subject:** The Woods at Fairview

Mark,

Thank you for spending time talking with me yesterday. I appreciate the suggestions that you had on how we might work together. I am including a couple of maps plus a picture of a couple of residents of the woods. These are two of the three baby great horned owls that spent a couple of weeks with us this spring learning how to fly.

Thanks again  
Jerry Mumper  
503-910-5651

P.S. As I am computer illiterate, I am having trouble sending the maps I wanted to send. I will keep trying, but in the meantime the property is parcel 2 of P.P. 2015-029





## Aaron Panko

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**From:** Heather Cohen <heatherbcohen@gmail.com>  
**Sent:** Tuesday, September 21, 2021 2:27 PM  
**To:** Aaron Panko  
**Subject:** 4540 Pringle rd development, SUB21-09

Good afternoon,

I just received the notice of filing for subdivision case no SUB21-09. I just wanted to clarify that these will be single family homes and not apartments, is that correct? I believe there were earlier plans to make it multi family units so I am just checking.

Thanks for your time,

Heather Cohen  
4530 Chaparral dr se

Sent from my iPhone

## Aaron Panko

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**From:** Melissa Rasch <melissa.rasch@yahoo.com>  
**Sent:** Tuesday, September 21, 2021 6:39 PM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net; Melissa Rasch  
**Subject:** SUB21-09

Aaron,

I have concerns and questions regarding the proposed development at Hilfiker and 12th St. First and foremost is the impact on climate change. As per our Mayor, "Salem is committed to protecting our trees as a critical part of our climate change mitigation strategy". With that message in mind, how many trees will be destroyed in the development of this site? Next is the impact on the wildlife in the area. That property has been the home to deer, coyotes, turkeys and numerous other birds. They will be forced from their habitat, have limited options and ultimately will die from lack of resources. Will the street improvements on 12th St and Hilfiker be sufficient to control the influx of traffic from 138 households? Twelfth Street is a dangerous street, people drive too fast on it now. What is the plan to control the speed? How about the lot sizes of each house? How does it measure up to the lot sizes of the existing homes? Does it fit into the existing character of neighborhood? What is going to be done to lessen the impact of this housing development on climate change? I am concerned about water usage, the power grid and the sewer system. Is there a plan in place to encourage the use of solar panels, xeriscaping and other options to reduce water usage? How will the street improvements impact the properties of those living on Hilfiker and 12th St.

These are real concerns that need to be addressed before our neighborhood can support this development.

Thank you for your consideration,

Melissa Rasch



## Aaron Panko

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**From:** Chris Elbert <bigmopp@yahoo.com>  
**Sent:** Tuesday, September 21, 2021 8:47 PM  
**To:** Aaron Panko  
**Subject:** Proposed Meyer Farm development - Subdivision Case No. SUB21-09

9/21/2021

Mr. Panko,

I am a property owner living on Kampstra St, approximately one block from the subject property. I have reviewed the proposal and have the following comments:

- I like that the development will be entirely single-family homes. I would not view it so favorably if apartments/condominiums were included. So I have nothing against the development itself.
- My chief concerns revolve around traffic congestion and pedestrian safety. Building this many new homes will result in a significant increase in traffic on the existing section of Hilfiker Ln out to Commercial St. The half-block of Hilfiker immediately east of Commercial already sees traffic backups from drivers shopping at Trader Joe's and Walgreens during most hours of the day, and adding 138 residences also using this access to Commercial St would just make this problem much worse.
- These problems mostly occur because the intersection of Hilfiker & Commercial is significantly under-engineered for the amount of traffic currently using it. It definitely will be less functional for any increase in its traffic. Re-designing the intersection is on the city's near-future agenda, so this needs to be fast-tracked and completed before allowing a significant increase in the neighborhood's population to take place.
- As the many businesses along Commercial will be within easy walking distance of the new development, it is natural to expect that there will also be a proportional increase in foot traffic along Hilfiker. I assume that adequate sidewalks will be included in the new development. However, there are few sidewalks currently in the existing neighborhood. Right now, there's only a sidewalk along the south side of Hilfiker; there is no sidewalk at all on the north side. The side streets to the north (12th and Kampstra) also lack sidewalks. I foresee this being a significant safety issue, as the combination of increased vehicle and increased pedestrian traffic will create a dangerous situation for both, walkers especially. This also really needs to be addressed in city and developer plans before people begin moving into the new homes.
- It should also be expected that the extension of Hilfiker Ln down to Battle Creek Rd/Pringle Rd will see significant use as a connector to/from Commercial St. by new residents, current residents, and outsiders. The few existing streets that join these two major road are roundabout and windy, while the newly-extended Hilfiker looks to be much more direct. So over time, increased traffic will gravitate to using it. And this will be especially dangerous since cars driving eastbound on the Hilfiker extension will be going downhill and will naturally pick up speed past these new homes. I'm especially concerned about children being at risk here. So safety needs to be a foremost consideration in designing the Hilfiker extension.
- The inclusion of some open space is very welcome, and in conjunction with the city's proposed development of Hilfiker Park will be a great addition to our neighborhood. I hope also that some way is included to create walking access from our neighborhood to Hilfiker Park, which currently is unavailable to us.

Thank you for listening to my concerns.

Sincerely,

Chris Elbert  
4362 Kampstra St SE  
Salem, OR  
bigmopp@yahoo.com

## Aaron Panko

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**From:** Heather Cohen <heatherbcohen@gmail.com>  
**Sent:** Wednesday, September 22, 2021 11:19 AM  
**To:** Aaron Panko; Geoffrey James; Chris Hoy; Tom Andersen;  
Sen.DebPatterson@oregonlegislature.gov;  
Rep.RaquelMooreGreen@oregonlegislature.gov  
**Cc:** Heather Cohen  
**Subject:** SUB21-09, New Subdivision with 138 units  
**Attachments:** IMG\_3832.jpg; IMG\_3845.jpg; IMG\_3835.jpg; IMG\_3839.jpg; IMG\_3847.jpg; IMG\_3849.jpg; IMG\_3848.jpg; IMG\_3850.jpg; IMG\_3851.jpg

All,

Like so many of my neighbors, I am concerned about the development of 138 single family units at Hilfiker and 12<sup>th</sup> or what used to be the Hilfiker property. While I am not opposed to development per se or the construction of single family units, the scope and breadth of this project seems intent to extract every last dollar to the detriment of the neighborhood. The Hilfiker property is home to much wildlife. I have witnessed scores of deer, turkeys, owls, woodpeckers, voles, and a multitude of birds while walking my dog around the property. Many of this wildlife is likely protected and/or endangered. How can this development be approved without at least performing an environmental impact study? It is also the home to many of Oregon's treasured, and protected, white oaks, most of which will be destroyed in the building of this subdivision. Salem's own forestry strategic plan sets six goals for the city, the first of which is to protect, increase and enhance Salem's tree canopy. The journal Science recently found that planting trees can reduce carbon. The New York Times found neighborhoods without significant tree canopies could be 20 degrees hotter on a scorching summer day, correlating healthy neighborhoods as those with more trees. The building of this many new units will not come without a cost and will be a strain on already burdened resources. The traffic on Hilfiker Lane SE is already at its breaking point due to the proximity of shopping. Expanding the road will mean cutting down many stately trees that add to the character of the neighborhood. How can this small neighborhood sustain such a large increase to the power grid, trash collection, water usage, and sewage systems? These questions would not be asked if the amount of single family units was more reasonable. Please consider these issues before you approve this development.

Please also review these pictures of the beautiful property as it currently exists.

Thank you for your time,

Heather Cohen

4530 Chaparral Dr SE

Salem, OR 97302























## Aaron Panko

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**From:** James Schwab <Jamesschwab9@comcast.net>  
**Sent:** Wednesday, September 22, 2021 12:14 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No SUB21-09

21-113071

I have reviewed the proposal and have one comment:

It appears that traffic will greatly increase on Hillrose and on Pringle and Battle Creek. I hope that the corner of Battle Creek and Hillrose will be improved to handle the increase of traffic. A left turn lane should be added to Battle Creek at Hillrose for safety. Cars that come around the corner on Battle Creek may not see cars turning onto Hillrose.

James Schwab  
1507 Freedom Loop SE  
Salem, Oregon 97302  
503.931.8819  
[Jamesschwab9@comcast.net](mailto:Jamesschwab9@comcast.net)  
9/22/2001



## Aaron Panko

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**From:** Coach Steve <WVWPCoach@outlook.com>  
**Sent:** Wednesday, September 22, 2021 7:28 PM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** Subdivision Case No. SUB21-09

Good evening Aaron,

We received the Notice of Filing for the Meyer Farm subdivision case No. SUB21-09.

We would like to express a few concerns we have with the proposal as defined in the filing.

- The Battle Creek/Pringle curve is a minimum site curve and currently traffic going north on Battle Creek are not permitted to turn left at the proposed Hilfliker/Hillrose corner.
  - I do not see this being addressed in the proposal.
- This neighborhood was not designed as a through way and by connecting Battle Creek/Pringle to Commercial with Hilfliker you will be creating a traffic nightmare with more and more cars looking to avoid traffic on Commercial.
- Currently the intersection of Hilfliker and Commercial is not designed to handle current traffic and with limited space on the west side of Commercial it cannot truly be fixed. I do not see this addressed in the proposal.
  - With the addition of the new Costco coming traffic on these roads will increase and the addition of more housing and questionable traffic decisions will likely lead to more accidents, traffic backups and people looking for a presumed shortcut.
  - Has there been a street usage study done at the Battle Creek/Pringle curve at Hillrose?
  - Has there been a speed study complete for this section of road?
- Currently not in the proposal, Sylvan Ave an unimproved road with no curbs and sidewalks. Sylvan is currently being used by members of the Cambridge community to get to northbound Pringle at a cost of safety for those of us who live on Sylvan.
  - Has there been a street usage study done on Sylvan Ave?
  - Has there been a speed study completed for Sylvan Ave?
    - I challenge you or any member of your staff to visit with us and watch the cars drive up and down Sylvan Ave. You will be amazed at the speed in which they drive on this narrow unimproved road and not one of them are a residence of Sylvan Ave.
- Any improvements made to Sylvan Ave will not benefit the residence of Sylvan Ave but in fact will have the opposite effect.
- The land adjacent to Hillrose is designated wetlands and part of the restoration project completed by the past land owners in 2008 – 2010 with support from Marion SWCD Landowners Assistance Program.
  - I do not see this information in the filing.
  - Will this restoration be preserved?
- I was under the impression Salem was the Tree City. If this is the case explain to me why close to 70% of the trees on the Meyer Farm will not make it through this development according to the proposal?
  - Is there a valid reason more trees will not be saved?

Finally, the development of the Meyer Farm will alter the beauty of the neighborhood and South Salem in general. The city has a chance to make something amazing with this property where wildlife lives and thrives in an urban sitting

adding value to the community. We already have enough unfinished developments to the east of Battle Creek and more than enough undeveloped property in South Salem to sustain the needs of future growth for years to come.

I do hope you will evaluate the traffic, neighborhood, safety, wildlife and wetland concerns I have mentioned above before approving the current proposed development of this property.

Please confirm receipt of this email.

Sincerely,  
Steve and Kim Sessa  
1449 Sylvan Ave. SE  
503-930-7189

## Aaron Panko

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**From:** Patricia Snowfox <snowypatfox@gmail.com>  
**Sent:** Thursday, September 23, 2021 9:39 AM  
**To:** Aaron Panko  
**Subject:** Salem Land Use Applications

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Aaron Panko:

I would like to understand better what is planned for the streets in this 29.68 A parcel proposal.

Would you be so kind as to take a moment to explain or send me a map showing:

1) the connectivity of streets that is being proposed (Hilfiker Lane and 12th Street);

and

2) the layout of the 138 single family lots?

Regarding streets, are any changes planned to Hilfiker Park that would connect these streets to Sunland Street or Hillrose Street?

Thank you.

I look forward to hearing from you.

Patty Snowfox  
503-508-3-54

## Aaron Panko

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**From:** THERESA BYRNE <byrne333@comcast.net>  
**Sent:** Thursday, September 23, 2021 6:54 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09

The subdivision application lists 3 alternative street standards (shown below).

*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.*

How wide are they proposing 12th Street will be where it borders their property, including where it borders the "Open Space"? How wide will the pavement be along 12th Street? Will there be curbs and sidewalks on both sides of the street?

I don't understand road grades, but they are requesting to increase the maximum grade on 12th Street SE from 12% to 17.9%. I walk along that portion of 12th Street daily, but rarely drive it due to it being so narrow and having limited sight distance due to the steepness of the road. Do they want to make the already steep portion of 12th Street even steeper? What are they planning to do that would require a steeper street?

Thankyou.  
Theresa Byrne  
1175 Duffield Heights Ave SE

September 23, 2021

Kathy and Steve Sansone

280 Albert Drive SE

Salem, OR 97302

Subdivision Case No. SUB21-09

Address: 4540 Pringle Rd. SE Salem, OR 97302

We respectfully, but strongly ,object to the above project for the following reasons:

1. Removing over 600 Of 800 trees, even if some are not in great shape, is unconscionable considering air quality, climate change, and aesthetics in the neighborhood. Morningside neighborhoods, like many in our city, need to be part of the solution, and planting more trees, rather than eliminating existing ones allow us to be a solution rather than contributors to the problem.

2. Traffic is already a serious problem on Mandy and Albert Dr. as drivers take a shortcut to access Commercial St. and to get to Trader Joe's, Walgreen's, and other businesses. The traffic has increased significantly over the past three years with the Fairview Addition development on Pringle and the hundreds of apartments at The Grove off Reed Rd. SE. It is a serious issue already without the addition of 138 home sites. Very probably, each of those 138 homes might have 2 cars, increasing the number of cars on our small streets by 276 in this area alone.

3. Most lots adjacent to the property are 7000 sq. ft. The addition of 4000 sq. ft. lots in the proposal not only does not mesh, but it also makes for too high density and increases the above mentioned traffic problems with additional vehicles. Couple that with the tree removal, additional water requirements, and increasing air pollution, and clearly, the livability impact will be a negative one.

4. Over the past few years, the Morningside neighborhoods have done more than their share to accommodate new housing. Infill is a common sight along Madrona and other nearby streets. Pringle Creek Community, the Fairview Addition, The Grove multi-level and dense apartments are all well underway. How much new housing must one neighborhood bear?

4. The wildlife: deer, raccoons, coyotes, skunks, squirrels, birds, etc. will all be displaced as their habitat will be ruined.

5. We moved to this neighborhood 40 years ago. Much of it was a plum orchard at the time, and we understand that change is inevitable, and that housing is in great demand in our city. We implore you to consider when neighborhoods like ours are already at capacity, and that the quality of life, for which Salem has been known in the past, will disappear.

## Aaron Panko

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**From:** Maureen Foelkl <mfoelkl@gmail.com>  
**Sent:** Friday, September 24, 2021 2:49 PM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** Meyer Property Development

City of Salem

September 24, 2021

My name is Maureen Foelkl and I reside at 4530 Sunland Street in Salem. I'm writing on behalf of the livable factor here in our city. The Meyer property development is another example of how the City is failing in a number of aspects to provide a sustainable lifestyle for our population and the wildlife.

I realize that the property will be developed but this must be accomplished in a thoughtful manner. How is removing over 73% of the trees match the City's plan for clean air and climate change?

<https://www.cityofsalem.net/Pages/climate-action-plan.aspx>

It has been documented that we will have an increase in greenhouse gases in the atmosphere if humans continue to destroy the land for their own benefit.

So, how can we call ourselves a Tree City when the people we have elected continue to approve of developments that are just the opposite? The city claims to protect our White oak trees. I am yet to see that happen in my neighborhood. These trees support the lives of a number of species. Please review the following water council newsletter in case you have any doubts about the importance of preserving our native oaks, file:///C:/Users/mfoel/Downloads/Fall%202021%20Watershed%20Events.pdf

The plans to increase congestion in our neighborhood are another concern. As I was leaving for work from my Sunland address on Sept. 24, 2021, I headed north on Battle Creek to discover a dead doe along the side of the road. Developers have left little to no areas for our wildlife to thrive. Adding more houses and more traffic will only exasperate the current situation. There is little doubt that this committee cares more about the developers and future tax money than the health and welfare of the community.

My hope for the forthcoming generations, both human and wildlife is that we as a society begin to view that our decisions of today will impact the quality of life in Salem in the future.

Sincerely,

Maureen Foelkl

National Teacher Hall of Fame Member

Presidential Award for Math and Science Teacher Awardee

4530 Sunland Street SE

Salem, OR 97302





## Aaron Panko

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**From:** Rachael Atchison <occupyrachael@gmail.com>  
**Sent:** Saturday, September 25, 2021 2:50 PM  
**To:** Aaron Panko  
**Subject:** Subdivision case no. SUB21-09

September 25, 2021

Aaron Panko  
City of Salem Planning Division  
555 Liberty Street SE, Room 305  
Salem, OR 97301

Dear Mr. Panko,

We are writing to express our concerns regarding Subdivision case no. SUB21-09 in Southeast Salem. In this day and age, facing an extreme climate crisis, our city should be doing everything it can to increase carbon capture and mitigate global warming.. Taking this into consideration, it makes no sense to remove 451 trees to replace them with a mere 138 single family homes. This project simply does not generate enough housing to make that tree loss acceptable. Any project approved should take into consideration the need for denser (truly affordable) housing and tree preservation. There are plenty of areas in this city that can be developed vertically in a truly sustainable manner. We need to create density in areas where trees have already been removed.

I hope you listen to our concerns and make wise decisions about a sustainable future for Salem. We must act now to put a livable environment ahead of developer profit.

Rachael Atchison and William Wherity  
3589 Pringle Road SE, Salem, OR 97302

**Aaron Panko**

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**From:** Annie Morton <5m@comcast.net>  
**Sent:** Sunday, September 26, 2021 12:05 PM  
**To:** Aaron Panko  
**Cc:** morton.steve52@gmail.com  
**Subject:** Comments Regarding Subdivision Case No. SUB21-09

Dear Mr. Panko,

We live on Albert Drive adjacent to the proposed subdivision (SUB21-09). We have reviewed the proposal and have the following comments about this development plan:

- 1) Traffic: A traffic study conducted by the City of Salem two years ago resulted in the approval for speedbumps on Albert Drive. However, we were subsequently informed there were no funds available for the installation of the approved speedbumps. Since then, the development of Fairview Additions, Pringle Creek Community, and The Grove, have resulted in even more traffic. The construction of COSTCO is sure to impact us as well. With the increased development, speedbumps are crucial for safety and livability for all people living on Albert Drive and adjacent collector streets in the neighborhood.
- 2) Tree protection: We would like to see more wooded areas protected in this plan. In light of increased global warming, removing 70% of the trees on this property seems short-sighted. Consider protecting additional wooded areas in this plan.
- 3) Management of wooded areas: We are pleased to see the lower wooded area is being preserved. This naturalized area provides a safe habitat for birds and limited wildlife. Who will be responsible for management of the wooded area that is in the northwest corner of the proposed development? Management of this area is a concern due to water drainage including the culvert behind 1260 Albert Drive. The culvert is in need of repair and maintenance under existing conditions. We do our best to maintain this culvert during times of heavy rain to prevent flooding. Will there be a management plan for wooded areas of this development?

Thank you for addressing our concerns.

Sincerely,

Annie and Steve Morton  
1260 Albert Drive SE  
Salem, OR 97302

[5m@comcast.net](mailto:5m@comcast.net)

## Aaron Panko

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**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

## Aaron Panko

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**From:** Kasi Jeffries <jeffries2009@yahoo.com>  
**Sent:** Monday, September 27, 2021 8:42 AM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09 Address is: 4540 Pringle Rd SE, Salem OR 97302

Subdivision Case No. SUB21-09  
Address: 4540 Pringle Rd SE, Salem OR 97302

My husband and I recently purchased our first home in an area that will be directly affected by the new subdivision that is proposed at 4540 Pringle Rd. We have many concerns with this proposal. Obviously we are overwhelmed with the direct affect this will have on our personal property such as the widening of our street ( Sylvan Ave) cutting into our property line, the safety of our children, increase in crime/theft, and loss of the country feel that appealed so much to us when purchasing.

We are also very concerned about the neighborhood in general. This is a well established area. Many of the home owners have lived here for decades and feel very safe. The addition of so many houses will not only increase crime but the increased traffic will also put our children and pets at risk.

Aside from the affects on the surrounding neighborhoods, we are also worried about the intersection at Battle Creek and Hillrose. This is a blind corner with just a one way turn off of Battle Creek. It's dangerous as is and the purposal is going to increase risk tremendously for vehicular travel, pedestrians, and wildlife.

We'd also like to address matter of wildlife . Deer frequent the corner at Battle Creek and Hillrose. The whole area at question is actually full of wildlife that will be displaced by the construction. These poor animals are going to be forced into busy streets to find a place to relocate. With all the new construction already in process, they are going to have a hard time finding a new home.

One of Salem's main appeals is the natural landscape. We have incredible trees and foliage that allows us to enjoy country life balancing out the hustle of a bigger city. I have lived in Salem all my life and watched so much of our simple living dissappear into new construction. Of course this is just a personal concern but I think anyone who has lived here long enough to witness these changes would agree that we are at a point that enough is enough. This isn't the same town we were born and raised in.

Thank you for taking the time to listen to our concerns and allowing us a chance to voice our opinion.

Best Wishes,  
Kasi and Michael  
Jeffries2009@yahoo.com

## Aaron Panko

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**From:** Amelia Bray-Meehan <amelia.douglas23@gmail.com>  
**Sent:** Monday, September 27, 2021 11:04 AM  
**To:** Aaron Panko  
**Subject:** Subdivision Case no. SUB21-09

Aaron Panko,

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

I have reviewed the proposal and I have objections and the following comments:

I used to live right across from the proposed site, and grew up loving the field and the animals there. I have been a South Salem resident my entire life.

I strongly believe putting in a new subdivision without regard for the trees, or the animals there is a huge mistake. That farmstead is one of the last remaining old farmsteads in the central Salem area and I think removing it would be doing a disservice to the residents of the city, and those that live around it.

In addition this subdivision would be massively dangerous to put in, as it stands the intersection at Commercial St. and Hilfiker is incredibly dangerous. There are accidents up there all the time due to lack of planning, if you were to have even more cars/people using it and the surrounding streets this would be negligent in my opinion. That area is not setup to support that many cars, houses, and people.

I truly hope you do not move forward with this project and instead leave it as is, maybe making it an historical site. Or come up with a different plan that is not a new housing development.

Thank you for your time,

Amelia Bray-Meehan  
3264 Pioneer Dr SE, Salem OR 97302  
(503) 569-2923  
[amelia.douglas23@gmail.com](mailto:amelia.douglas23@gmail.com)  
09/27/2021

**Aaron Panko**

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**From:** Kenn and Nancy Battaile <knbatt@hotmail.com>  
**Sent:** Monday, September 27, 2021 11:05 AM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** COMMENTS RE: SUB21-09  
**Attachments:** SUBDIVISION2021.pdf

Thanks for the opportunity to comment on the Meyers Farm Subdivision.

If you have a chance, I would like to have confirmation that you received this email.

Kenn Battaile



**COMMENTS BY:** Kenn Battaile,  
4055 Mandy Avenue SE  
Salem, Oregon 97302  
Telephone: 503 364 3128  
Email - knbatt@hotmail.com

**re: MEYERS FARM: SUBDIVISION CASE NO. SUB21-09**

**DENSITY:**

Much of the purpose statements in the Draft Policies for the Comp Plan are directed toward increasing densities as one technique to reduce housing costs in the future. Depending upon how you calculate the land availability for development on the Meyers Farm - total site minus open spaces and land set aside for future development (area to remain) - and the proposed number of lots between 139 and 161 the site density ranges from 5.39 to 6.27 units per gross acre neither of which make a positive move toward increasing density - as directed by HB 2001 and 2003 in the 2021 Oregon Legislature - and thereby reducing housing cost. [Phase 1 and 2 density as shown is 5.39 units per gross acre which is inadequate to meet the requirements of state law to provide for additional housing needs within the city limits.] Development costs per residential unit for the Farm are going to place individual lot cost well over \$125,000 which does nothing for the reduction of housing cost.

**Recommendation:** The proposal should be denied in its present configuration and final densities should be increased to a minimum of 8.5 units per gross acre.

**OPEN SPACE:**

The three cited open space areas - (1) the open space/wetland in the northwest corner of the property, (2) the detention basin at the northeast corner of the property, and (3) the open space at the north end and abutting the "area to remain" are of limited use to the residents of the subdivision. On the other hand they are great places for young people to be mischievous. For example: #1 site is very steep and not visually open to abutting properties - a condition for nefarious activities by young people; #2 site is relatively small and less susceptible to nefarious activities but only if it is maintained and kept relatively clear of brush and grasses; #3 site is too small and lends itself to a trash situation because the abutting properties are very likely to fence it off so that it is hidden from community eyes, thus a potential problem - site #3 is only appropriate as an open space if it is expanded to the south to include the "large lot" that seemingly fronts on the cul-de-sac off Aldrich Street; such an increase in size would also increase the community eyes on the open space and result in less nefarious activities. In no case should the City assume ownership by dedication or failure to pay taxes on any of these open space properties

**Recommendation:** The developer should be required to establish a home owners association to pay the taxes and cost of maintenance of these on site open spaces.

**PARK:**

The Meyers Farm property is coterminous with an undeveloped park at the east end of the south property line. The undeveloped park will eventually provide an park/open space for the Meyers Farm subdivision and the surrounding residential areas, but the existing park is inadequate in size for the service area of the Farm subdivision and areas to the east, south, and west. Expansion of the park should also provide for better access by residents of the Farm subdivision without impacting the subdivision's "area to remain", which contains the farm house, etc.

**Recommendation:** Use the system development charges from the Meyers Farm to purchase more park property between the west property line of the park and the alley to the east of Chaparral.

## **HILFIKER STREET:**

For the forty-five years of my residency in south Salem there has been a desire to have an east west street connection south of Madrona between Pringle/Battle Creek and Commercial Street to provide an alternative access for residents going between the residential/commercial/industrial areas of SE Salem. The proposed Hilfiker Street provides that long sought connection. The connection is more important with the greater development of both the McGilchrist and Fairview industrial areas and the residential development of the Fairview Hospital property as far east as Reed Road and even more so as development occurs east of Reed Road. Consequently, the proposed Hilfiker connection will be heavily traveled and the proposed direct and straight alignment of Hilfiker will encourage heavy and speedy traffic, which is unfortunate, especially when about 30 % of the houses in phase 1 and 2 of the Meyers Farm subdivision will abut Hilfiker. Some effort should be made to control this traffic by making the through access of Hilfiker a little more circuitous, i.e:

- A. The proposed location of Hilfiker in this subdivision should be rejected and revised as follows:
  - 1. Over the long haul Hilfiker traffic should go straight east from 12<sup>th</sup> Street to Hillrose along the south Meyers Farm property line then north on Hillrose to Pringle/Battle Creek;
  - 2. In the interim Hilfiker should turn 90 degrees to the north at Chaparral proceed north to an east-west street at about the north end of the "area to remain" which would terminate on the east at Hillrose. This circuitous route will give more traffic speed control and provide a Commercial Street/Pringle/Battle Creek connection without making Hilfiker a "higher speed" collector. At the same time this alignment would not negatively impact the future alignment cited in 1 above; and
  - 3. The reconfiguration cited in 1 and 2 will result in:
    - a. a better intersection with the driveway of Salem Mission Faith Ministries at the SE corner of Hillrose and Pringle/Battle Creek,
    - b. no need to increase the maximum grade of Hilfiker, and
    - c. street spacing and connectivity standards should not have to be exceeded.
- B. Under all circumstances where Hilfiker is connected from 12<sup>th</sup> Street and Pringle/Battle Creek the following requirements are appropriate:
  - 1. Hilfiker between 12<sup>th</sup> Street and Commercial will need considerable improvements and a major portion of the changes should be the responsibility of the Meyers Farm developer;
  - 2. At the intersection of Hilfiker and Pringle/Battle Creek the developer should be responsible for:
    - a. a right turn lane from south bound Pringle traffic onto Hilfiker, and
    - b. a left turn lane from north and west bound Battle Creek onto Hilfiker; and
  - 3. Over time signalization will be required at this intersection.

**Recommendation:** Meet the conditions cited in A and B above.

## **12<sup>TH</sup> STREET:**

### **Recommendation:**

- 1. Maintaining the grade of this street with the improvements proposed is appropriate.
- 2. The improvements along the east side of 12<sup>th</sup> Street are necessary. In addition, it would be appropriate to use the system development charges from the Meyers Farm to assist the abutting property owners with the cost of improvements on the west side of the street.

**TREES:**

It is not clear who hires and pays the project arborist. The City should have major input into the actions/directions of the arborist regarding the implementation of the plan to remove or retain trees. Because cut down mature trees cannot be replaced, how does the City guarantee that the arborist is following the plan for removal or retention of trees?

In most situations the removal of trees is appropriate; however, the removal of trees along rear and side property lines - outside the development envelopes - is excessive; greater efforts should be made to retain trees - particularly the oaks near property lines. For example: Sheet P3.1 Oak trees designated - numbers 4891, 4932, 4933, 4955, 4954, 4956 are to be removed; see also similar situations on Sheet P3.2, P3.3 and P3.4. More explanation and defense must be made to explain why these trees along property lines are slated for removal.

**Recommendation:**

1. Clarify how the city will guarantee participation and some control in the questions of removal and retention of on-site trees, and
2. The developer and arborist should provide more explanation and defense regarding the removal of trees near property lines before the trees are approved for removal.



# Morningside Neighborhood Association

September 24, 2021

City of Salem  
Planning Division  
555 Liberty Street SE  
Salem, OR 97301

Application for 2 Phase, 138-Lot Single Family Residential Subdivision at 4540 Pringle Rd SE  
**Subdivision Case No. SUB21-09**

Attention: Aaron Panko, City of Salem Planning Division

The Board of the Morningside Neighborhood Association hopes that the Meyer Farm property can continue to remain as dedicated open space, possibly with public access and bicycle or walking paths through this delightful property. It could become a possible extension of the existing and adjacent Hilfiker Park. We also have significant concerns about the proposed plan for subdividing this property. Those concerns focus on Traffic, Tree Preservation, & Tree Removal as described below.

## **Traffic**

### Traffic Impact Study Concerns

Our primary traffic concerns are the safety of the Hillrose St SE (Hillrose) & Battle Creek Rd SE (Battle Creek) intersection and the congestion at the Hilfiker Ln SE (Hilfiker) & Commercial St SE (Commercial) intersection. As the new Hilfiker/Hillrose section will be the only direct east/west connection between the Kuebler Blvd connection to the south and the Madrona Ave SE connection to the north, it won't only handle traffic from the new housing development, but also existing traffic that finds this to be a more convenient east/west route. The Traffic Impact Study doesn't appear to take this into account. It also doesn't appear to factor in any traffic from other planned developments in the area. There are hundreds of new residential units in the surrounding area already approved and the relocated Costco will increase Battle Creek traffic when it opens.

### Hillrose & Battle Creek Intersection Concerns

The limited visibility at the Hillrose & Battle Creek intersection is already an issue, especially if turning left onto Battle Creek from Hillrose. The hill and curve on Battle Creek just south of Hillrose limit visibility and makes a left turn from Hillrose onto Battle Creek risky for both the turning car and the approaching car. As this section of Battle Creek is two lanes only, without a center turn lane, cars must turn directly into the path of oncoming traffic and the speed limit



here is 40 mph. Also, cars turning left onto Hillrose from Battle Creek are at risk of being hit from the rear by northbound traffic. We strongly recommend that the improvement of this intersection be required as part of the road project. At a minimum, Battle Creek should be widened to include a center turn lane and to improve visibility around the curve.

## Hilfiker & Commercial Intersection Concerns

The intersection of Hilfiker & Commercial is already congested and the congestion will increase considerably when the new section of Hilfiker/Hillrose connects Commercial with Battle Creek. There is neither a left turn or right turn lane on either side of Commercial at this intersection and traffic already backs up on the east side of Commercial past the entrance to Walgreen's and Trader Joes. Traffic also already backs up on Sunnyside Rd SE while trying to get onto the short section of Hilfiker west of Commercial. Cars often have to sit through two light changes to get through this intersection in either direction. We strongly recommend that widening Hilfiker and improving the intersection at Commercial both be required as part of the road project.

## Tree Preservation

There is a large diameter Oregon White Oak (tree #3194), a protected tree under the code, that is in the pathway of the proposed collector and proposed be removed. The curve radius of the collector near 12th St should begin earlier so as to avoid removal of this protected Significant Tree. This would be consistent with code when a reasonable design alternative exists. The collector should be shifted enough so that the required silt fencing which marks the protective zone around the Significant Tree is maintained throughout duration of construction of the collector, include grading, excavation, and installation for the adjacent sidewalk and entire right of way. The smallness of most of the proposed lots will prevent growth and longevity of residential trees that would otherwise add to future tree canopy and reduce energy needs for summer cooling.

More importantly there are serious discrepancies in the tree table regarding large significant Oaks etc.

The Tree Table (see below) claims one set of sizes and the Arborist notes the trees are significantly larger than claimed.

After studying the plan and the report, we think the best way to protect the "Significant" trees in the grove and farmstead area is to delay construction on the nine lots containing the trees to be left until such time the subject trees become hazardous, are severely damaged (ice, wind) or die. All lots referred to are bordering the 3.64 acre "Area to Remain." If the trees are accurately mapped, the affected lots are numbers 40, 41, 56, 57, 61, 62, 63, 64 and 65. These

# Morningside Neighborhood Association

could be used for neighborhood access to the Farmstead if it is indeed used as an outdoor education center and open space.

Another “Significant” Oak tree, (tree #4156) located in the Open Space next to 12<sup>th</sup> Street should be protected by a retaining wall which would allow more fill in the current grade dip at the Lansford Dr. intersection, and other measures to reduce the steepness of the road grade and improve sight distance on the to-be-widened street. It may also be a good idea to delay construction on the lots fronting on 12<sup>th</sup> Street, and consider re-design lots 65, 66 and 67 so they have a shared driveway.

In addition to the traffic and tree concerns, its great density is inconsistent with our part of the neighborhood. With such small lots, all the homes will need to be two story, there will be too many driveways and too little home frontage. The great views north from the farm will be obliterated. The “snake” design of a new Hilfiker invites faster speeds through the dense residential areas: more of a grid layout of the streets with Stops at every intersection would discourage motorists using the neighborhood as a short-cut between Pringle/Battle Creek and Commercial.

In addition to the minimal size of the lots, the miniscule size of Phase 1 makes one believe they will not carry thru on the time schedule with the rest of the development, and even more traffic will be added to the currently overused routes to Commercial and to Pringle (Suntree, Mandy, Albert, 12<sup>th</sup>, Lansford, Kampstra and Hilfiker) before any improvements are made to handle the additional traffic.

## **Tree Removal**

The Proposal is for removal (felling) of up to 70% of the existing trees. The Tree Plan is dated 2021 but it seems as if it is an outdated one. The ordinance requires a new Tree Survey conducted in the last 6 months. However, the Arborist report says that the trees are actually a much larger diameter, and up to twice the claimed size. This is a very serious error.

A better, and more responsible approach, especially for a pristine property, would be to honor what the City is trying to achieve, i.e. preservation of significant trees. The Planning Commission has been discussing a figure of (1) 40% to 50% tree preservation, (2) preservation of large trees of other species and including them as “significant” plus (3) requiring the tree cover and root lines to be protected (by fencing) during construction, from damage and compaction by heavy equipment.

It should be the responsibility of the applicant to respect these 2021 City goals and standards even while the ordinance is still being finalized. Of course, the applicant could maintain that they will use the previous standards until new ones are final, but they have a moral

# Morningside Neighborhood Association

responsibility to respect the City tree preservation goals and policies and go the extra mile to do a good job in designing a responsible layout that saves the trees.

Here is a spreadsheet showing serious discrepancies between the measurements of “significant” trees in the developer’s Tree Table and those made later on same trees by the other arborist (Teragan and Associates).

Tree No	Location		Tree Species	DBH		DBH Var - Emro vs Trgn		Condition		Structure (Teragan)	Recommended		Basal Area Sq.In.		BA Var - Emro vs Trgn	
	Quadrant	Phase		Emerio	Teragan	Inches	%	Emerio	Teragan		Emerio	Teragan	Emerio	Teragan	Sq. In.	%
2579	SW	2	Oak	32	38	-6	-16%	?	fair	fair	retain	remove	804	1134	-330	-29%
2727	SE	2	Oak	38	48	-10	-21%	?	poor	poor	retain	retain	1134	1810	-675	-37%
2729	SE	2	Oak	24	27	-3	-11%	?	good	fair	retain	retain	452	573	-120	-21%
2739	SE	2	Oak	24	27	-3	-11%	?	poor	poor	retain	retain	452	573	-120	-21%
2793	SE	2	Oak	24	28	-4	-14%	?	good	good	retain	retain	452	616	-163	-27%
2796	SE	2	Deco/Oak	24	27	-3	-11%	?	fair	fair	retain	retain	452	573	-120	-21%
2815	SE	2	Oak	28	34	-6	-18%	?	fair	poor	retain	retain	616	908	-292	-32%
2822	SE	2	Oak	44	50	-6	-12%	?	good	fair	retain	retain	1521	1964	-443	-23%
2823	SE	2	Oak	24	32	-8	-25%	?	good	fair	remove	remove	452	804	-352	-44%
2824	SE	2	Oak	26	33	-7	-21%	?	good	fair	retain	retain	531	855	-324	-38%
2832	SE	2	Oak	24	30	-6	-20%	?	very poor	very poor	retain	remove	452	707	-254	-36%
2836	SE	2	Oak	30	34	-4	-12%	?	good	fair	remove	retain	707	908	-201	-22%
3084	SE	2	Oak	28	32	-4	-12%	?	good	fair	retain	retain	616	804	-188	-23%
3109	SE	2	Oak/D-flr	28	32	-4	-12%	?	good	fair	retain	retain	616	804	-188	-23%
3194	SW	2	Oak	24	27	-3	-11%	?	good	fair	retain	retain	452	573	-120	-21%
3123	SE	2	Oak	10	42	-32	-76%	?	fair	fair	remove	remove	79	1385	-1307	-94%
3217	SW	2	Oak	24	30	-6	-20%	?	fair	fair	retain	retain	452	707	-254	-36%
3228	SW	2	Oak	32	34	-2	-6%	?	fair	fair	remove	remove	804	908	-104	-11%
3251	SW	2	Oak	24	29	-5	-17%	?	fair	fair	retain	retain	452	661	-208	-32%
3360	SE	2	Oak	24	29	-5	-17%	?	good	fair	retain	retain	452	661	-208	-32%
3446	SE	2	Oak	24	28	-4	-14%	?	poor	poor	retain	retain	452	616	-163	-27%
4466	SW	2	Oak	30	33	-3	-9%	?	good	fair	retain	retain	707	855	-148	-17%
4468	SW	2	Oak	24	31	-7	-23%	?	good	fair	retain	retain	452	755	-302	-40%
4470	SW	2	Oak	24	29	-5	-17%	?	good	fair	retain	retain	452	661	-208	-32%
4472	SW	2	Oak	24	29	-5	-17%	?	poor	poor	retain	retain	452	661	-208	-32%
4473	SW	2	Oak	24	25	-1	-4%	?	poor	poor	retain	retain	452	491	-38	-8%
4500	SW	2	Oak	36	37	-1	-3%	?	fair	fair	retain	retain	1018	1075	-57	-5%
4574	SW	2	Oak	28	33	-5	-15%	?	good	fair	retain	retain	616	855	-240	-28%
4721	SW	2	Oak	28	31	-3	-10%	?	good	fair	retain	retain	616	755	-139	-18%
4806	NW	2	Oak	24	28	-4	-14%	?	good	fair	retain	retain	452	616	-163	-27%
4919	NW	2	Oak	28	36	-8	-22%	?	good	fair	retain	retain	616	1018	-402	-40%
4923	NW	2	Oak	28	32	-4	-12%	?	fair	fair	retain	retain	616	804	-188	-23%
4958	NW	2	Oak	24	28	-4	-14%	?	poor	poor	retain	retain	452	616	-163	-27%
All trees	All Trees	All 2	Avg	27	32	-5	-16%						585	839	-254	-29%
	#Trees			33	33											
	Retain	All 2	Avg	28	33	-5	-16%						617	846	-238	-28%
	#Trees			29	28											
	Remove	All 2	Avg	24	29	-5	-18%						511	823	-313	-29%
	#Trees			4	5	1										

# Morningside Neighborhood Association

In summary, the Board of the Morningside Neighborhood Association hopes that the Meyer Farm property can continue to remain as dedicated open space, possibly with public access and bicycle or walking paths through this delightful property. It could become a possible extension of the existing and adjacent Hilfiker Park. We also have significant concerns about the proposed plan for subdividing this property. Those concerns focus on Traffic, Tree Preservation, & Tree Removal as described above.

**Submitted for the Morningside Association Board**

Pamela Schmidling, Chair

Morningside Neighborhood Assoc.  
555 Liberty St SE Room 305  
Salem, OR 97301

P - (503) 588-6207

W - [MorningSideNA.org](http://MorningSideNA.org)

E – [MNAShared1@Gmail.com](mailto:MNAShared1@Gmail.com)



# 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](mailto: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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: A. Martinez

Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
Email: adrienne1024@sbcglobal.net

Date: 9/20/2021

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

To: The Planning Division  
Re: Subdivision Case No. SUB21-09  
4540 Pringle Rd. SE, Salem OR 97302

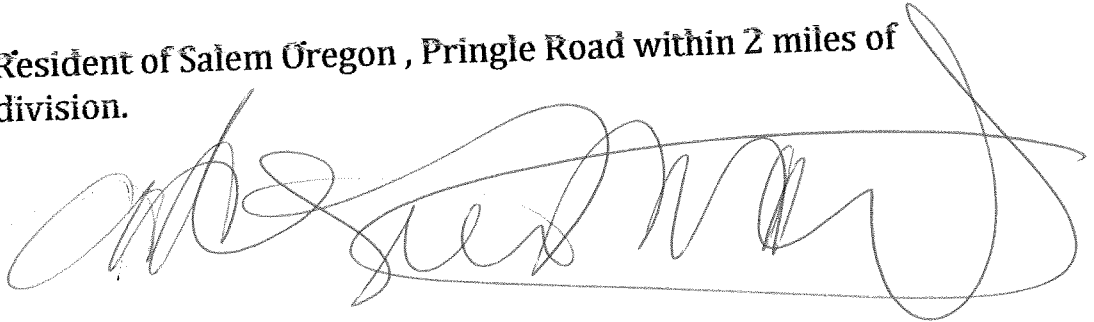
Dear Ladies and/or Sirs,

I am a very concerned citizen writing to you today to voice my passionate objections to the proposed removal of hundreds of trees unnecessarily

My family and I moved to Oregon because of the positive environmental city planning to reduce urban sprawl this new subdivision in or states capitol flies in the face of that care of the environmental impact. I would have thought that considering the past two summers of out of control fires in this particular region would give you all pause on needlessly cutting down more trees, Honestly what are you people thinking? We need all the trees we have in this area to help clean reduce the staggering amounts of pollution in the air. To lose 30% of the huge decades old trees is criminal in today's climate.

I implore you all to think about the impact this HUGE loss of natural habitat would have on the children that live and play in the area. There are TWO children's schools that would greatly benefit from cleaner air as well.

~A.Martinez, Resident of Salem Oregon , Pringle Road within 2 miles of proposed subdivision.

A large, stylized handwritten signature in black ink, likely belonging to A. Martinez, is written over a horizontal line.

## 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.

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### PLEASE CHECK THE FOLLOWING THAT APPLY:

- So About 1992 there was a fatality Accident at the corner of 12th & Albert Parkway in our front yard
- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: I could hear the vehicle Jotting down the 12th hill it T-Boned another car. With a 17% hill I feel like you would be creating a launching pad like there was an Lander SE. Please keep this in mind and use all precautions available.

Name/Agency: Kim Paul

Address: 1195 ALBERT DR. SE.

Phone: 503-871-9136

Email: KimPaul@comcast.net

Date: 9/24/2020

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

## 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.

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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:

Living across from Leslie School, I am deeply concerned about the traffic flow on Pringle. In addition, the new Costco will add to the traffic flow on this side of town.

Name/Agency: Mary Hiatt

Address: Tiburon Ct.

Phone: \_\_\_\_\_

Email: luva sheep@yahoo.com

Date: 9-22-21

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



# 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.

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## 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: *Removing 70% of the properties trees, including protected oaks is unacceptable for creating a sustainable ecosystem. The proposed Hilfiker extension to Battleground road is incredibly dangerous. Battleground and Hillrose have a blind curve, this would cause many accidents with the increase in traffic.*

Name/Agency: Jenny H.  
Address: Roseway Ct SE Salem, OR 97302  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Date: 9/23/2021

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

## 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.

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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: 1) INSTALL SPEED BUMPS OR TRAFFIC CIRCLE ON DEVELOPER'S 12TH ST. ALREADY DANGEROUS SPEEDERS ON BLIND HILL.  
2) WEST SIDE 12TH ST. DEVELOPMENT - IF SIDEWALKS - PLACE NEXT TO CURB - NO GREEN SPACE BETWEEN CURB & SIDEWALK. HOUSE FRONT TOO CLOSE TO STREET.

Name/Agency: Jill DeVries  
Address: 4383 12th St. SE.  
Phone: 503-569-4326  
Email: devries47@netzero.net  
Date: 9/21/2021

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

## 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.

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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. I oppose.
- ☒ 2. I have reviewed the proposal and have the following comments: THIS PLAN KILLS LIFE  
terrible plan. Dangerous traffic (Hillrose 3  
problems, destruction of native ecosystems within this property, endangered  
birds, veside on this land. Environmental destruction from deforestation  
very cutting down 70% of the trees is bad for community. MAKE THIS AN URBAN PARK!  
Pay more taxes!
- Name/Agency: Kelley H. (KLD)  
Address: Roseway Ct SE Salem, OR 97302  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Date: 9/23/2021

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

## Aaron Panko

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**From:** Anita Engberg <anitaengberg@centurylink.net>  
**Sent:** Monday, September 27, 2021 4:47 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case #SUB 21-09

Mr. Panko,

As a person living in the Morningside area near the Meyer Farm, I am writing to voice my concerns about the proposed subdivision of that area. I went to the meetings several years ago when extending Hilfiker St. and developing the Hilfiker Neighborhood Park was being considered. That sounded tolerable, but to now learn that the city is proposing building 138 single family homes on the nearly 30 acres of the Meyer farm is very worrisome. My understanding was that that lovely parcel would be left as open space as our city becomes more and more crowded.

Traffic: Have you sat through lights at Commercial and Hilfiker as cars hurry through in three possible directions (many without signaling their intentions)? Try driving Hilfiker when the church next to Trader Joe's lets out, or cars depart there after a sporting event. The Hilfiker /Commercial problem intersection seriously needs to be addressed.

For the east end of the Hilfiker extension to be at the junction of Pringle and Battle Creek at a blind curve on a hill belies belief. It will become a major thruway between Commercial and Pringle/Battle Creek with cars heading for I-5. Obviously there is already one subdivision across Pringle, with the hillside south between it and Reed St. to be developed. Add 138 more homes to use that corridor and there will be a massive traffic increase. And this doesn't even address the traffic Costco will generate.

I believe the City of Salem was impressed with the study of the white oaks at Bush Pasture Park, and the need to preserve as many as possible. Hopefully this same concern would be shown at the Meyer farm area. Please.....we need all the tree canopy we can get to counteract our greenhouse gases. More houses = more cars, but less trees? No, we need to preserve the white oaks for sure, and as many other healthy trees as possible as this plan goes forward.

Salem is growing, I understand that. Please consider less housing density, more tree canopy, and address the seriousness of the extension of Hilfiker and plan for the increase in traffic before it happens.

Thank you for allowing me to express my concerns.

Anita Engberg  
1355 Suntree Dr. SE  
Salem, OR 97302  
503 581-4121  
[Anitaengberg@centurylink.net](mailto:Anitaengberg@centurylink.net)

## Aaron Panko

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**From:** David Meehan <davidmeehan7@gmail.com>  
**Sent:** Tuesday, September 28, 2021 11:51 AM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09

Aaron Panko,

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

I have reviewed the proposal and I have objections and the following comments:

As a long time South Salem resident, I believe putting in a new subdivision is a huge mistake. We as a city should be giving more thought to people and pedestrians than to cars and houses. This subdivision would be dangerous and negligent to put in. There are so many families with young children that live in that neighborhood or surrounding neighborhoods and the increase in car traffic would put them at greater risk. That area is simply not set up to support that many cars, houses, and people.

Also that farmstead is home to a lot of wild life that I believe should be considered in this change. I would propose leaving the site as is, it is a beautiful field at the moment with beautiful trees surrounding it. Or coming up with a new proposal, like perhaps a park.

If Salem does go forward with this approval, the development as it stands does not align with Salem's ideas for the future. It should include fewer houses, more multifamily, more greenspace and retail centers to increase walkability.

I implore you to not move forward with this project as proposed.

Thank you for your consideration,

David Bray-Meehan  
3264 Pioneer Dr SE, Salem OR 97302  
(503) 510-7930  
[davidmeehan7@gmail.com](mailto:davidmeehan7@gmail.com)  
09/27/2021



## Aaron Panko

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**From:** BillJane Hansen <billjanehansen@gmail.com>  
**Sent:** Tuesday, September 28, 2021 11:59 AM  
**To:** Aaron Panko

Aaron Panko,

Planner III, City of Salem Planning Division

555 Liberty Street SE, Room 305, Salem, Oregon 97301.

Re: Subdivision Case No. SUB21-09 Address is: 4540 Pringle Rd SE, Salem OR 97302

Mr. Panko,

My husband and I have lived in the area for more than 40 years. When we moved here most of the area was still in the process of being developed and we were thrilled to be on the outskirts of Salem with a considerable amount of open land surrounding the area and an old orchard across Pringle where wildlife still flourished. We're now surrounded with a multitude of new homes with even more planned as part of the Fairview project and now the city is proposing that we add to that influx with more housing in the one area of open that this community still enjoys.

My husband taught at Leslie Middle School for 18 years. His classroom sizes were upwards of 40 students nineteen years ago and we doubt the situation has improved considering the new homes that have since been added in this neighborhood. Where is this new multitude of children going to attend school? Are there also plans for new middle and elementary schools to support the educational needs of the hundreds of children you plan to bring into the area?

Adding an intersection at this blind corner at Battlecreek and Pringle ... really? Granted the road has improved considerably since we moved to the area but I still remember the almost weekly accidents at that curve. Where would you suggest adding traffic control? Trying to safely get onto Pringle from our side street just north of that curve is already exciting. And since the city accessed our area to 12<sup>th</sup> Street some years ago we've had three pretty major accidents at the end of our driveway including one fatality. Once Hilficker is opened to Battlecreek we can only cringe at the impact the streets in our enclave are going to endure when people realize that access to Pringle can be obtained without having to deal with that intersection at all. The fact that this neighborhood is already anticipating a serious increase in traffic due to the approval of the building of a new Costco a mile away makes this proposal to add even more traffic more than upsetting.

I understand the attraction of adding to the tax rolls and increasing the revenue the city will enjoy but nevertheless I am compelled to tell you that this proposed addition will damage this Morningside community. Our property values will devalue, we will be dealing with a serious increase in traffic concerns, we will lose a significant portion of what little green space we still enjoy and despite all the promises to retain in part the things that make our area special those things will be at the bottom of the agenda and may, conveniently, never come to fruition. Please, don't approve this proposal.

Thank you for your attention to our concerns.

Jane Hansen

1357 Suntree SE

Salem, OR 97302

503-362-6746

## Aaron Panko

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**From:** Molly Douglas <goodgollymissmollykate@gmail.com>  
**Sent:** Tuesday, September 28, 2021 8:45 PM  
**To:** Aaron Panko  
**Subject:** Comments for Case No. SUB21-09

To Aaron Panko, Planner III,

I am writing in regards to subdivision case No. SUB21-09 at 4540 Pringle Rd SE, Salem, OR 97302. AMANDA Application No.: 21-113071-LD.

The letter I am writing you today is in opposition to the proposed development of 29.68 acres. I have reviewed the proposal and have the following comments (as listed below). I've included as many reputable sources as possible to help state my case (these include links to the CDC, WHO, and The Bureau of Land Management, and more).

I spent 20 of my formative years growing up alongside the farm that is now proposed to be developed. Even now, my parents live alongside this area and I can just imagine the massive amounts of stress they (and the neighbors of this area) will experience with what it takes to develop this amount of land ([source](#)). Once finalized it would no longer be the place I used to call home or a place I would enjoy bringing my own children to, to visit their grandparents.

Below I will state my case for halting this project, and an alternate proposal for the city.

Impact on wildlife and protected species:

The land and wildlife that reside in this unique biosphere contain but are not limited to: deer, hawks, raccoons, opossums, snakes, frogs, countless insects, many species of birds, and owls. Most importantly, the northern spotted owl.

The northern spotted owl is Federally listed under the Endangered Species Act as a threatened species in Washington, Oregon, and California, and State-listed as threatened in California and Oregon, and endangered in Washington ([source](#)). Habitat is essential and critical for the continued population of this species. To remove the old-growth habitat that this owl calls home would endanger this owl's chances of survival.

For this reason alone, the project should be entirely abandoned by the City of Salem as this not only endangers the Northern Spotted Owl but Oregon's space within the wildlife preservation community.

Environmental impacts:

The carbon footprint of adding 138 single-family lots would add to the increase of global warming. As mentioned above it would contribute to the rapidly decreasing plant, animal, and microorganism biospheres of Salem, Oregon.

For example, concrete is one of the most destructive materials on earth ([source](#)) and should be avoided at all costs. Those 138 single-family lots would add a *significant* amount of concrete.

Indigenous land:

The land that this subdivision is being proposed on is land that originally belonged to the following local nations ([source](#)):

- Kalapuya
- Confederated Tribes of Siletz Indians
- Confederated Tribes of Grand Ronde
- Santiam

In an effort to repair and strengthen our relationships with these local tribes I would ask if they have been consulted on the use of this land. And if they have not, I would request that they are ([source](#)).

Traffic and safety:

It has been well documented (both by local residents, and otherwise) that the areas surrounding the acreage proposed for this subdivision have become increasingly more congested over the last 20 years. I experienced this first-hand, witnessing traffic and pedestrian accidents (specifically near the intersection of Hilfiker and Commercial, and 12th street/Hilfiker).

With the addition of 138 single-family dwellings, that area could see up to 276 cars (possibly more) added to the number of traffic surrounding the area. I do not believe the plans adequately account for this significant and irreversible increase in traffic.

Proposal

My proposal would instead be to utilize this land for the people of the City of Salem. I believe that the land would be much better utilized as a community space. This would help the health of the community, as well as the plants and animals that call this area their home.

Salem could absolutely use more space for kids, and teens. This land could be utilized as a space for biking/walking trails, a community garden, and a park. Having an area like this in the heart of the city would be phenomenal to the health of the city and its residents ([source](#)). In fact, there are many studies on the health benefits of parks within city limits ([source](#)).

It would be a devastating loss to Salem to see this area utilized for yet another subdivision instead of being repurposed as a green space.

According to the World Health Organization: "Modern urban life style is associated with chronic stress, insufficient physical activity and exposure to anthropogenic environmental hazards. Urban green spaces, such as parks, playgrounds, and residential greenery, can promote mental and physical health, and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, and reducing exposure to air pollutants, noise and excessive heat." ([Source](#))

Additionally, adding a green space would enable more jobs for the City of Salem ([source](#)). This would add longer-term economic benefits rather than the short-term benefits of building crews and site maintenance workers who will only remain for the next 1-2 years.

I would ask that you strongly consider my above comments, and what a new green space would mean to the city. It would be heartbreaking to see this area turn into another subdivision when there's so much more that could be done to help support the city of Salem.

Thank you for your time, and consideration.

Sincerely,  
Molly Douglas

## 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](mailto: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: See attached

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Name/Agency: Salem-Keizer Public Schools, Planning and Property Services  
Address: 3630 State Street, Salem OR 97301  
Phone: 503-399-3335  
Email: \_\_\_\_\_  
Date: 9-29-21

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





DAVID FRIDENMAKER, Manager  
Facility Rental, Planning, Property Services  
3630 State Street, Bldg. C • Salem, Oregon 97301-5316  
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

September 29, 2021

Aaron Panko, Planner  
Planning Division, City of Salem  
555 Liberty Street SE, Room 305  
Salem OR 97301

RE: Land Use Activity Case No. SUB21-09, 4540 Pringle Rd SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

#### **IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY**

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Morningside/Pringle	Elementary	K thru 5
Leslie/Judson	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

#### **SCHOOL CAPACITY & CURRENT ENROLLMENT**

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.



School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Morningside/Pringle	Elementary	275/501	432/663	64/76%
Leslie/Judson	Middle	757/905	944/1.059	80/85%
South Salem	High	2,223	2,248	99%

Table 2

### POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	120/18	SF	0.194	23/3
Middle			0.101	12/2
High			0.143	20

Table 3

### POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Morningside/Pringle	Elem.	275/501	69/41	23/3	92/44	432/663	85/82%
Leslie/Judson	Mid.	757/905	32/71	12/2	44/73	944/1.059	85/92%
South Salem	High	2,223	129	20	149	2,248	106%

Table 4

### ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the

sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Morningside/Pringle	Elementary	Eligible for School Transportation
Leslie/Judson	Middle	Walk Zone / Eligible for School Transportation
South Salem	High	Eligible for School Transportation

Table 5

## ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	26	\$60,840	\$1,521,000
Middle	14	\$72,735	\$1,018,290
High	20	\$84,630	\$1,692,600
TOTAL			\$4,231,890

Table 6

\*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2021 First Quarter.

Sincerely,



David Fridenmaker, Manager  
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer, David Hughes, Director – Custodial, Property and Auxiliary Services, T.J. Crockett, Director of Transportation

## 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](mailto: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

## 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;
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- 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.

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**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](mailto: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: see attached letter

Name/Agency: Rachael Atchison + Will Wherity  
Address: 3589 Pringle Road SE, Salem, OR 97302  
Phone: (650) 455-5583  
Email: occupyrachael@gmail.com  
Date: 9/25/2021

RECEIVED

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

SEP 29 2021





Rachael Atchison and William Wherity

3589 Pringle Road SE, Salem, OR 97302

September 25, 2021

Aaron Panko  
City of Salem Planning Division  
555 Liberty Street SE, Room 305  
Salem, OR 97301

Dear Mr. Panko,

We are writing to express our concerns regarding Subdivision case no. SUB21-09 in Southeast Salem. In this day and age, facing an extreme climate crisis, our city should be doing everything it can to increase carbon capture and mitigate global warming.. Taking this into consideration, it makes no sense to remove 451 trees to replace them with a mere 138 single family homes. This project simply does not generate enough housing to make that tree loss acceptable. Any project approved should take into consideration the need for denser (truly affordable) housing and tree preservation. There are plenty of areas in this city that can be developed vertically in a truly sustainable manner. We need to create density in areas where trees have already been removed.

I hope you listen to our concerns and make wise decisions about a sustainable future for Salem. We must act now to put a livable environment ahead of developer profit.

Sincerely yours,

Rachael Atchison

William Wherity

**Aaron Panko**

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**From:** Patrice Aiello <aiello973@comcast.net>  
**Sent:** Wednesday, September 29, 2021 9:26 AM  
**To:** Aaron Panko  
**Subject:** Meyer Farm Development

Mr. Panko

I am writing to oppose the development of this property. I live at 6067 Pikes Pass so I am not a Morningside resident.

I believe that the City should purchase this property for a park. I am aware that housing is a high priority. I am also aware of the incredible amount of development that is coming to the Fairview area and numerous housing projects that are going in here in South Gateway.

Along with this tremendous expansion of housing, there needs to be recreational open space. Developments must be balanced with adequate parks. Even with Battle Creek Park eventually being completed, the open space for these multiple developments does not exist. Minto Brown is an example already of over use. It can't absorb the thousands that will be coming.

The tiny lot size that the City is approving is already providing the extreme density to house more people and collect more taxes. Please do not make Salem into a giant and hideous tract housing project. Please, please preserve this beautiful area of the Meyer Farm.

Thank you

Patrice Aiello

**Aaron Panko**

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**From:** Jeff Graham <mugdockscot2@gmail.com>  
**Sent:** Wednesday, September 29, 2021 9:51 AM  
**To:** Aaron Panko  
**Subject:** SUB21-9

The notice of filing for SUB21-9 is insufficient for public comment for a project of this size. The application should be denied until several major concerns are addressed in a staff report and the public is given time to comment.

1. The applicant should explain how City tree preservation requirements will be met. The planning staff should clarify the City procedures for enforcing tree preservation requirements and give the consequences are if trees are removed in violation of City requirements.
2. This property is ideally located for expanding Hilfiker park. The planning staff should explain how the Park System Master Plan requirements will be met in this area.
3. The planning staff should address the potential of this land for open space in reference to the Comprehensive Plan goals for open space (page 44): *“The preservation and connection of identified natural open space areas shall be protected through public acquisition and/or land use regulation.”*
4. The applicant should provide a traffic analysis.

**Aaron Panko**

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**From:** James MacAfee <JMACAFEE1@msn.com>  
**Sent:** Wednesday, September 29, 2021 10:02 AM  
**To:** Aaron Panko  
**Subject:** Subdivision No. SUB21-09, 4540 Pringle Rd SE, Salem, OR 97302

Mr. Panko:

I live at 1320 Roseway Court SE on the north side of the proposed development and adjacent to proposed lot 99.

You are probably aware of the intense flooding of the mid-1990s which flooded my neighborhood due to the unimpeded grade of the hill that will become lots 97-113.

The City, to date, has successfully solved this problem by constructing a French drain immediately behind proposed lot 97 and within my own neighbors' property, 4250 Mandy Ave. SE, that borders proposed lots 97 and 98.

Phase 1 of the proposed subdivision needs to address future potential flooding issues due to the intense excavation and paving that will occur:

1. Preserve the trees along the north border at the north end of lots 97-106.
2. Consider adding a drain line along the north edge of the lots (which would parallel the existing French drain).
3. Employ temporary erosion measures until the new street/cul-de-sac for lots 97-113 is paved.

The concerns prompting these three proposals should be addressed in any City approval of the subdivision.

Sincerely,

**James J. MacAfee, PC**  
**Attorney at Law**  
**OSB Number 793082**  
**60870 Larsen Road**  
**Bend, OR 97702-9226**  
**(503) 580-1215**

**Aaron Panko**

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**From:** dewdropw@aol.com  
**Sent:** Wednesday, September 29, 2021 10:56 AM  
**To:** Aaron Panko  
**Subject:** Meyer Farm Development

Mr. Panko,

PLEASE do not allow the Meyer Farm to be developed into ANOTHER housing tract. Salem needs AFFORDABLE housing for the many Salem residents that cannot afford the outrageous home prices in our community. Another housing tract will benefit people moving from states where homes easily sell for \$1 million. Wow, look what they can get in Oregon! Hardworking, middle class people are being priced out of the housing market.

Shame on you and the City of Salem if you go through with this before dealing with the serious problem of the unsheltered, homeless and housing for the working poor in our community.

South Salem has dealt with ENOUGH building. Once the Costco on Keubler opens, it will be a traffic nightmare for everyone living in that area. What's going to happen to the old Costco? Why doesn't the City of Salem buy it and develop into TRULY affordable housing.

Daniel & Deborah West  
314 Kanuku St. SE  
Salem, OR 97306  
(503)409-2543

## Aaron Panko

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**From:** Geoffrey Savin <gsavin@wastequip.com>  
**Sent:** Wednesday, September 29, 2021 12:51 PM  
**To:** Aaron Panko  
**Cc:** kjsavin@gmail.com; gksavin@gmail.com  
**Subject:** Subdivision case No. SUB21-09

**Importance:** High

1. What's the timeline of completing Phase 1 and 2? Are there any set dates by which Phase 1, 2 must be completed?
2. The lot sizes seem very small at nearly ½ size of any lot of adjacent properties. How was the minimum lot size determined?
3. The plan is unclear on what the fence between Georgetown (Roseway Ct) and Phase 1 going to look like. Will the developer be responsible for building privacy wall between two subdivisions?



## Aaron Panko

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**From:** Randie Perkins <randie.per@gmail.com>  
**Sent:** Wednesday, September 29, 2021 3:30 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09 Proposed Meyer Farm Subdivision

I have reviewed the proposal and have the following comments:

1. The proposed subdivision will impact streets Sunland, Hillrose and Sylvan Avenues with a lot of additional traffic. These are unimproved streets which have been improved enough to handle the traffic that they already have. What assurances do we have that we will not bear any unnecessary cost to improve the streets to handle this new influx of traffic? We have been just fine with the streets as it is for the last forty years we have lived here. We already have the influx of new traffic from Cambridge Woods ever since the city connected Sunland to the Cambridge Woods subdivision. We propose that the new subdivision bear the cost for improving Hillrose, Sylvan, and Sunland to meet the standard necessary to handle the increased traffic.
2. What proposals are in place to handle the additional school requirements for a subdivision of this size? We are concerned that we will be asked to financially support the additional school requirements. Are there any provisions in the plans for this subdivision to support additional schools?
3. We object to the size of the lots proposed for the new subdivision. Lots 40 feet wide are just not wide enough for a housing development in this neighborhood. I realize you want to cram as many houses as you can into the city in order to collect more property tax revenue. But please give us a break and don't allow this overcrowding to happen in our neighborhood.

RANDIE PERKINS  
1477 SYLVAN AVE SE, SALEM, OREGON 97302  
[randiep4@comcast.net](mailto:randiep4@comcast.net)  
September 29, 2021

## Aaron Panko

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**From:** Aleta Wieneke <aletawnk005@gmail.com>  
**Sent:** Wednesday, September 29, 2021 4:28 PM  
**To:** Aaron Panko  
**Subject:** Proposed Subdivision on Meyer Property, SE Salem, OR

Mr. Panko,

We live on Elser Dr. SE, which is on the north side of the proposed subdivision development on the Meyer property.

We are truly sad to hear that this property, a rather small piece of quiet pasture and forested land, a rare rural retreat in SE Salem, is now being seriously considered for development. What a loss to SE Salem. This undeveloped farmland and forested area is a refuge for deer, opossums, skunks, squirrels, and many other animals, all struggling to survive amongst the ever-expanding developments in south Salem and Salem in general. It is a nesting area for birds of prey and many other species of birds. It is one small area of peace and quiet left. There are several productive ways to preserve and maintain this property, all while keeping it in its natural, undeveloped state. There could be educational opportunities for children and the citizens of our community if this property is minimally developed with conservation and education in mind, perhaps being turned into some kind of preserve or protected area.

There are many old trees on the property, including oak trees, which deserve to be protected and preserved. There are so few natural areas left; southeast Salem is being developed at an alarming rate. There is very little open space left that has not been the target of proposed housing developments; proposed apartment and housing developments seem to be filling every available acre.

There have been several instances of flooding in the past, which flooded our neighborhood due to the grade of the land that will become part of this development. Possible flooding issues need to be addressed before this land is excavated and covered with pavement and concrete.

Traffic is becoming a major issue. Pringle Rd SE and Battle Creek cannot handle the traffic that will be generated as a result of the construction of all of the proposed developments, and Commercial St. SE is already a traffic nightmare. Salem is no longer the beautiful, pleasant city it was before development became the primary objective. There is still great value in maintaining quiet, peaceful and natural areas for the ever-dwindling wildlife on this planet, and for Salem's citizens.

Sincerely,  
Aleta and Patrick Wieneke  
4235 Elser Dr. SE  
Salem OR 97302

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  
09-29-2021

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.

Regarding: Subdivision Case NO. SUB21-09

To Whom It May Concern,

9/28/2021

As a property owner with multiple homes on 12<sup>th</sup> Street I am concerned with the proposal submitted regarding the Meyer's property development. 138 single family homes being proposed is going to create a huge increase in traffic on both 12<sup>th</sup> and Hilfiker. Plus, they are probably going to cut down a lot of the old oak trees on 12<sup>th</sup> street and others on the property. Some of those are very, very old. Along with being white oaks which is supposed to be protected by the city. This will no doubt change the quietness of the neighborhood.

I have lived in South Salem my entire life of just about 69 years. I grew up in one of the houses across the street and my sister now owns the home (4373 12<sup>th</sup> St) and lives there with her family. We have enjoyed watching the turkeys, coyotes and deer roaming the neighborhood. They will all be displaced. Currently, my daughter and her family live in a home directly across from the proposed development site 4353 12th St. We also own the home next door at 4363 12<sup>th</sup> St. We were hoping the area would remain natural and country like. With this proposal nothing will be natural but the city taking over lots.

I played and walked to school in the neighborhood and our family even has a street named after our family Kampstra St. This is my neighborhood please keep it from becoming over developed.

I strictly oppose this proposal.

Guy Kampstra

Email: churchsoftball77@comcast.net



## Aaron Panko

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**From:** Lucas Belch <lrbelch@gmail.com>  
**Sent:** Thursday, September 30, 2021 6:17 AM  
**To:** Aaron Panko  
**Subject:** Comment: SUB21-09

Hello Adam,

Regarding the plans to build on this property, I'd like to submit comment that I, as a member of the local community (resident of SE Salem and property taxpayer of Salem taxes), strongly oppose the plan, and request that it be stopped. Even if many trees are spared, the overall ecosystem cannot sustain these kinds of assaults. These oak groves are what the area used to be full of, but are quickly disappearing due to these kinds of plans. Moreover, the ecosystem should not take a back seat to more single-family housing that's not needed. Instead, please explore restoring old commercial/industrial properties with multi-family housing, parks and walkable access to stores.

Thank you,  
Lucas Belch

503-200-4059

## Aaron Panko

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**From:** William Wherity <wwherity@yahoo.com>  
**Sent:** Thursday, September 30, 2021 8:15 AM  
**To:** Aaron Panko  
**Subject:** Meyer farm proposal

Dear Mr Panko,

I am very concerned about the proposed plan to turn Meyer Farm into 138 single family houses. The Oak Savannah habitat is what used to make up most of the Willamette Valley, but it is now very rare, and has almost been completely eradicated in Salem. Once this precious ecosystem is gone it is gone forever. Salem should be preserving such biomes within its borders even though it is more expensive in the short term.

Salem, of course, does need more housing stock, but this sort of housing is not really the solution, and will certainly not put a dent into homelessness. The city needs to be more creative in finding areas to infill and rezone so that denser, more vertical dwellings can add to the housing stock, while green space is preserved for all. Everyone knows that many retail spaces are not going to be coming back as retail, and that more retail will move out in the near future. What is Salem doing to rezone this "brick and mortar" for housing?

Ultimately natural environments are the most precious resource we have. Thoughtless growth for profit will be the ruin of the planet, so that really is the most expensive option.

Please save Meyer Farm!

Sincerely,

Will Wherity, Salem

Sent from my iPhone

## Aaron Panko

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**From:** Charlotte Schreffler <queenofthelighthouses@hotmail.com>  
**Sent:** Thursday, September 30, 2021 10:03 AM  
**To:** Aaron Panko  
**Subject:** The Old Meyers Farm

Hello. Salem , Oregon was where 3 of us sisters were born. And we used to live next door to Uncle George Veall. He owned the Camp Crestwood. On the old Sunnyside Rd SE. Then our grandma and Grandpa Wallace And Kate Barnes owned the property on Ridgeway Dr. SE On the Turner Mk. road. Grandma and Uncle Tom Barnes sold to Bryant Enterprise's. They also had 7 acres of 🍒. They sold in Nov 1970. Just reminiscing. 😊 Salem has gone down the drain. Our beautiful Salem. Not because of homeless, maybe some, but people from Cal. came in and build up things, and raised rent. Us girls went to North Salem High. I lived in Cal 50 yrs till 2016. My husband and I went back after We married in 62. We stayed in 63 and 64. We left in Spring came back. I wanted to know why people sell. Must be the family. Because there is no real reason to turn that into a subdivision, really. It is Historical. The people who bought some land So of town. Old Illihee at Turner, Oregon , now have it as Illihee Hills. Over a million \$ on houses. I do know life and things can never stay the same for the people who like historical property and things. Thank you 😊 Sincerely, Charlotte Schreffler Medford Oregon.

## Aaron Panko

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**From:** lorrie walker <dakotalor@msn.com>  
**Sent:** Thursday, September 30, 2021 11:47 AM  
**To:** citycouncil; CityRecorder; Aaron Panko; lorrie walker  
**Subject:** Proposed Subdivision of the Meyer Farm

I am writing in opposition to development of the Meyer Farm property. I am very familiar with the home, land, greenhouse, etc.

I am a long term Salem resident since 1971. I lived out Battlecreek Road for many years before moving into town. I spent some awesome time at the Meyer farm and the Glass Barn greenhouse. I learned just about everything I know about plants there.

Development would certainly be a missed opportunity in my opinion. I can think of no better area for the city to acquire and purchase for the people of Salem. For future generations to see what Salem was like before parking lots and homes took over.

The area is filled with trees, wildlife. Deer, all kinds of critters, all kinds of birds. They would not survive surrounded by busy roads and habitat removed. Pavement.

That area will soon be affected by traffic going to and from Costco. Placing more homes in a area that can barely handle the amount of traffic now would be a very poor decision. The road is narrow. The corner of Pringle going toward Battlecreek has limited visibility.

Please consider purchase, protection, environmental, etc. Save this property from this type of destruction and development, forever.

Respectfully,

Lorrie Walker  
SCAN resident

Sent from [Mail](#) for Windows

## Aaron Panko

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**From:** Salem Planning  
**Sent:** Thursday, September 30, 2021 12:23 PM  
**To:** Aaron Panko  
**Subject:** FW: Contact Planning Division  
**Attachments:** ATT00001.bin

I think this is for you?

Jamie Donaldson | 503-540-2328

**From:** noreply@cityofsalem.net <noreply@cityofsalem.net> **On Behalf Of** Lworth135@gmail.com  
**Sent:** Thursday, September 30, 2021 12:03 PM  
**To:** Salem Planning <Planning@cityofsalem.net>  
**Subject:** Contact Planning Division

Your Name	Laura Worth
Your Email	<a href="mailto:Lworth135@gmail.com">Lworth135@gmail.com</a>
Your Phone	9712414221
Street	3275 SW Redmond Hill Rd
City	McMinnville
State	OR
Zip	97128
Message	Please don't say yes to allowing the removal of the Oak Grove on the Meyer family proposed subdivision. Those oaks are irreplaceable in our children/grandchildrens' lifetime.

This email was generated by the dynamic web forms contact us form on 9/30/2021.

## Aaron Panko

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**From:** Kate Fuller <kl.fuller@gmail.com>  
**Sent:** Thursday, September 30, 2021 1:21 PM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** Subdivision Case No. SUB21-09: The White Oaks at Meyer Farm, Morningside, Salem

Dear Mr. Panko:

This is to urge you to make sure and certain that the city takes extreme care in reviewing and approving plans to develop precious open space at the site of the old Meyer Farm in the Morningside neighborhood (Subdivision Case No. SUB21-09). Of paramount concern from our personal point of view, which we know is shared by many in our neighborhood, is the fate of the many **White Oaks** that grow on that property.

**The proposed plan shows some 70% of those trees will be removed. This is unacceptable. It's that plain and simple: unacceptable.**

First, these trees have many admirers and defenders in this city, and are trumpeted by promoters of the city as special attractions to visitors. Many of Salem's old, venerated White Oaks were damaged, some fatally, in the ice storm of last winter. White Oaks are rare enough in our region to deserve extremely careful consideration and every effort possible to preserve and protect them. Now, only 1 % of the original forest of Willamette Valley survive, owing to destructive human activities. It's a sad thing but true that to developers and to many in city government, any tree that's in the way of "progress" is just a junk tree. Not true of the White Oaks. They are iconic and have value far, far beyond the commercial. Please, read on.

First, consider **Salem's previous mistakes** regarding stands of White Oaks. For example, remember the recent debacle of the Costco oak removal: Statesman Journal: Jul 7, 2021 — Despite the **developer's promise** to safely transplant the trees, advocates argue the move has likely **killed a grove of historic white oak ...**"

The city has sacrificed **venerable oaks** to "development" before, and it's ALWAYS a blow to the beating heart of this metropolis and a blow to the civic pride and loyalty of the city's citizens. It is ALWAYS a mistake. This is why:

"Older [White Oak] trees are very sensitive to construction disturbances. The deep tap root can make transplanting difficult. ... Old oaks on upland sites can be troubled by sudden competition from and excessive irrigation of newly planted lawns. Their root zones must be respected for them to remain

healthy." [<https://www.arborday.org/trees/treeguide/TreeDetail.cfm?ItemID=883>]

**You can't just say, We'll leave a few and build around them or We'll transplant them and all will be well. It won't.**

We strongly urge you to find out more about oaks before you pass judgement on whether these ones live or die.



For the moment, please ask yourself: Why are these oaks of special value and concern? Here are some answers:

"While they aren't commonly found in nurseries due to their **slow rate of growth**, White Oaks are **prized landscaped specimens** for the shape of their wide-spreading branches. The **slow-growing** trees are also **long-lived, with specimens surviving for hundreds of years.**" [<https://sciencing.com/white-oak-trees-6521703.html>]

It's imperative that you take great care before you decide to demolish this kind of precious, august life.

Moreover, **evaluating these trees must go far beyond dollars and cents:**

"Trees promote health and social well-being by removing air pollution, reducing stress, encouraging physical activity, and promoting social ties and community. Children with views of trees are more likely to succeed in school. Trees promote a strong economy and can provide numerous resources to the people that need them. While cities are getting hotter, trees can reduce urban temperatures. They provide habitat and food for animals. Finally, trees are valuable green infrastructure to manage storm water. Money spent on urban forestry has a high return on investment."

[<https://nph.onlinelibrary.wiley.com/doi/full/10.1002/ppp3.39>, added emphasis] In addition, and critically important, trees are a crucial carbon sink during this era of climate change.

Can you justify killing these trees in terms of dollars? No. "An oak tree in a timber sale can be worth anywhere from **15 cents a board foot for pallet material quality up to \$1.20 per board foot for high quality logs.**" [<https://chilcoteforester.com/>] These trees can live to be 300 years old. Would you really want to see them destroyed for chickenfeed money?

**The value to Salem of these living oaks in this open space cannot be exaggerated.**

Recent research has broadened and intensified our understanding of the critical importance of oaks -- these White Oaks -- to the world around them, of which we are only a part. This article will elucidate the broader and deeper view, and we urge you to read it: <https://www.chicagotribune.com/lifestyles/home-and-garden/ct-life-1223-garden-morton-20181210-story.html>

In addition to their complex ecological roles, their astonishing beauty, and their amazingly long lives, White Oaks feed the creatures who live near them and strongly affect and nourish the very soil where they live: "A wide array of birds including turkeys, pheasants, grackles, woodpeckers, jays, thrushes and nuthatches depend on them in the fall for nutrition....Populations of some species fluctuate in proportion to the amount of white oak acorns available each year." [<https://sciencing.com/white-oak-trees-6521703.html>]

Other citizens will write asking you to consider the huge traffic problems and the wasteful ruination of precious open space that will result from this project if it proceeds, and we add our voices to theirs on those matters. This is a dastardly and ill-conceived plan that should be completely rescinded and reworked before the city takes action on it. Preserve as much open space as possible - it's at a premium. It only takes a drive around town to see what could have been beautiful lakes and ponds whose shores have been completely ruined by the city's poor planning and selling out to commercial interests. Those mistakes are irremediable and remain forever reprehensible.

We strongly urge you to pay attention to the neighborhood voices you will hear from about this proposed development. It's a bad idea as presently conceived. You are in a position to shape the future of this corner of the city, for the better or for a disgraceful worse. Please be careful, be informed, and be resistant to bad influences. We're all counting on you.

Kate and Harry Fuller  
954 Ratcliff Drive SE  
Salme OR 97302  
541-816-8895

## Aaron Panko

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**From:** Lucy Hitchcock <lucyhitchcock8140@gmail.com>  
**Sent:** Thursday, September 30, 2021 11:47 AM  
**To:** Aaron Panko  
**Subject:** comment on 4540 Pringle Road proposed development

Dear Aaron Panko,

I wonder if city planners have driven around Morningside Neighborhood lately. The amount of housing development from apartments to single family homes is astounding. Where are the parks, green spaces, trees, urban farms, to be retained and developed for public usefulness?

If you read what climate change is going to bring and peak oil (2018) has already initiated, transporting goods, including food is going to increasingly difficult to impossible. It is necessary to "go local" and provide as much as possible produce and needed production near population centers. Why abolish an urban farm? (Read Alice Friedeman, "When Trucks Stop Running," and "Life After Fossil Fuels.")

Salem's climate action plan asks to increase the tree canopy to sequester carbon. Why would another branch of the City of Salem agree to cut down established trees, especially oak trees it has pledged to retain. Oaks and conifers are among the best sequesterers of carbon. Look at the map you have provided. Where are all the cars going to go and their exhaust that needs trees to capture it? Where is the public transportation for all of Morningside?

The departments of Salem need to talk to each other. Land use codes must be updated before we've lost the open spaces we have and that the already packed-in housing development needs for our children, for walking, biking, recreation of our residents, cooling and breathing. Look at some of these apartment complexes and housing developments, there is no play space. No wonder our children are growing up with little consciousness of the earth, the greenery, the nearby agricultural land for community gardens that are and will be needed even more.

Once the land is paved over, the city can't turn it green again. The development of the Fairview acreage in Morningside is enough already. Save the Meyer farm.

Thanks for listening,  
Rev. Dr. Lucy Hitchcock  
1715 John Muir Circle SE, Salem, OR 97302.

## Aaron Panko

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**From:** Gayle Meaders <gayleameaders@gmail.com>  
**Sent:** Thursday, September 30, 2021 1:42 PM  
**To:** Aaron Panko  
**Subject:** Meyer Farm proposal

I am a resident of the Morningside Neighborhood and frequently use this area to get away from the noise and congestion of Commercial Street, Battle Creek, and my own Ratcliff Drive. It's the most peaceful place in South Salem, and that's because of the open green space as well as the tree canopy that makes one feel like they are really in the forest, within walking distance of home. Please, please retain this pastoral place for the health of Salemites instead of letting a Portland developer with money on his mind cloud our cleaner air and take away valuable natural areas, as he has done in Portland. Let Salem be known for preserving the trees!

Thank you for accepting public comment.

Gayle Meaders  
700 Ratcliff Dr.  
Salem, OR 97302  
[gayleameaders@gmail.com](mailto:gayleameaders@gmail.com)

## Aaron Panko

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**From:** Heather Mabale <heather.mabale@gmail.com>  
**Sent:** Thursday, September 30, 2021 1:51 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09

Dear Aaron Panko,

I am submitting my comment regarding case no. SUB21-09.

Key Points:  
Mid-level housing  
Open space  
Traffic Safety

I am very concerned about the proposed use of the 4540 Pringle Road property. It is a waste of land to use this property for a subdivision, which will not house as many families as a multifamily property would. It is also a horrible lack of environmental stewardship to remove that many trees.

This property would be best used with a portion to open space enjoyed by the public, and a portion used for townhomes or apartments.

The city needs more mid-level housing for families that cannot afford single family units. The truth is that single family units do waste a lot of land.

This historic property would be the perfect opportunity for a community open space and eco friendly multi-family housing.

Traffic and safety are also a concern. That section along the Commercial Street corridor is very crowded. There are many accidents that occur at the Hilfiker/Commercial intersection. This needs to be factored into the plan for this property.

Based on these points, the proposal from Kehoe Northwest Properties does not meet Salem's stated quality of life goals for its residents.

Thank you for your time,

Heather Mabale  
South Salem resident

## Aaron Panko

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**From:** Jeep Guy <oakman2624@gmail.com>  
**Sent:** Thursday, September 30, 2021 2:40 PM  
**To:** Aaron Panko  
**Subject:** Meyers property on hillficker

Hello, my name is Eric Conzoner I live at 4548 anneka lp since 1986.

. hillficker commercial st intersection is way dangerous now..the intersection traffic from wall greens and trader Joe's is so heavy that you are likely going to sit thru two lights traveling east and west across commercial..

The new building proposal will make getting onto or across commercial even more dangerous and congested... there is no room to enlarge lanes on hillficker on commercial. A thru street to battle creek will invite even more traffic. I can't imagine having an extra two hundred cars in the neighborhood. It will shoot traffic thru other side roads that do not have sidewalks and poor viability. The added summer traffic from the Bethany Baptist church's is heavy...

The intersection will be ridiculously dangers and inconvenient.

At one time pushing a major rd from Bartle creek to hillficker/ commercial made sense. But the city has grown and today would make the blind corner on battlecreek a very dangerous intersection as well as hillficker and commercial..

A better solution would to have bigger lots and no thru street from hillficker to battlecreek...

Battle creek is getting congested at kuebler south, with cars backed up to Reed rd..

Traffic will get even worse with new neighborhoods going in on Reed rd as the additions to the apartments.. this is going to push more traffic thru the Battlecreek to hillficker/ commercial st..

As it is now the traffic is so heavy on Crowley we can not turn south so Hillficker is our only safe travel..

Also this will bring crime to the neighborhood. Cross streets from Battlecreek to commercial and commercial to Sunnyside are highly traveled grids and theft is rapid. Creating another connected grid.

I know house are better than Apts. But the thru traffic is not ok! The hillficker commercial intersection needs to widened...

I would also request that the new developments rd not connect with chapel. Wildridge is not a thru way! Crowley is not suitable to handle traffic and will only have extra traffic racing around the loop looking for a thru way. Please keep hillficker a dead-end from twelfth east. 12th st is narrow and dangerous. 12th and hillficker is also spoty..

Bottom line the neighborhood needs massive traffic upgrades and was never set up to handle the traffic flow..

I saw the traffic counter on a very slow evening.. I hope there was more than one counting at different times to better represent traffic..

In addition the new housing development on Reed rd and new apartments on Reed rd that are going up this fall and next summer are going to add to hillficker traffic as well as Costco.. with trader joes at hillficker the traffic will be ridiculous and the hillficker commercial intersection will be very dangerous and congested in all direction.

I purpose and exit on 12th to b the north and one on hillrose to discourage thru traffic.

Your options would be four lane roads on Reed/ battle creek/ twelfth street and improve liberty

When you stack cars on main arterial roads. Neighborhoods become un expecting thruways...



Jabbing lived here since 71 I know all the back roads but so does everyone else..

Please be mindful of growing traffic. The Myers development of every home has just two cars will add another 300 cars using our main entrance and exit. You punch hillficker to battlecreek your going to double The numbers.. the intersection can't handle the volume.. it will back up commercial/ make travel from Sunnyside/ hillficker to the intersection impossible and there is bit enough property to expand hillficker in the west side of commercial. Even if you could make a three lane at east side of hillficker commercial the traffic light would have to alternate from Sunnyside traffic entering the intersection and then the hillficker from the Myers side of the intersection and then commercial st which is bumper to bumper..

Costco and the building sites I listed will make battlecreek bumper to bumper as well you kuebler and surrounding neighborhoods making them unsafe and changing their landscape..

It's my strong belief that hillficker as a thru street is an outdated idea from two decades ago. We talky need to think about exsisting arterial roads and enhancing them first.

You jabs a very full plate in regards to traffic in south Salem and it's rapid growth. Again be mindful of neighborhood and dangerous traffic.. I believe a hillficker thru street is dangerous and won't produce the desired affect. And let's not forget foot traffic at the intersection of commercial and hillficker its a major confluence of neighborhoods and has a large number of pedestrians. And if the homeless get pushed out of downtown and come back out South that was a major congregating area as they moved thru south salem.

Thank you for your time.

Eric

**Aaron Panko**

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**From:** becky ray <becky1217@centurylink.net>  
**Sent:** Thursday, September 30, 2021 2:51 PM  
**To:** Aaron Panko  
**Subject:** Meyer Family Farm Property Development

Hello,

I would like to voice my support of the Morningside Neighborhood Association and their concerns regarding the Meyer Family Farm property.

The road system around that area has to be improved before increasing traffic. The traffic light at Hilfinker and Commercial should be changed to a 4 way traffic signal which would help with traffic backup as well as lessen traffic accidents. Parts of 12th Street, especially the section intersecting Hilfinker are very narrow and more of a country road where vehicles need to pull over to let the other vehicle pass.

Given the grove of old White Oak trees and the history of the property, why not create a park similar to Minto or Marion with walking and bike trails and a dog park. With the amount of houses and apartments in South Salem, a park would be a great addition.

Lastly, I read the trust is in court and family members are divided on the selling of the property. I would think Salem would want to stay neutral until the court case is settled. While my family didn't go to court over our family property, my cousins tried over 5 years to have a majority of the family willing to sell.

Please consider the concerns of South Salem residents.

Thank you,

Nancy Ray  
6371 Fairway Ave SE  
Salem

Sent from my Verizon ASUS tablet

## Aaron Panko

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**From:** Dave McKenna <davemckenna4@gmail.com>  
**Sent:** Thursday, September 30, 2021 3:53 PM  
**To:** Aaron Panko  
**Subject:** Comments on Proposed Development of Meyers Farm  
**Attachments:** Meyers Farm Letter.pdf

Aaron -

I would prefer to see this land remain as open space. I hope that can continue to be the case, i.e. that The Meyer Farm remains as dedicated open space, and possibly with public access bicycle or walking paths through the delightful property as an extension of existing and adjacent Hilfiker Park.

See attached comments.

September 30, 2021

City of Salem  
Planning Division  
555 Liberty Street SE  
Salem, OR 97301

Application for 2 Phase, 138-Lot Single Family Residential Subdivision at 4540 Pringle Rd SE  
**Subdivision Case No. SUB21-09**

Attention: Aaron Panko, City of Salem Planning Division

## **Land Use**

This is a special 30-acre property that has been a working farm in the Morningside Neighborhood and is known as The Meyer Farm which operated under a farm trust. A majority of the Meyer Family apparently wants the farm to remain as dedicated open space, but currently the matter is in the hands of the court appointed trustee. I would prefer to see this land remain as open space. I hope that can continue to be the case, i.e. that The Meyer Farm remain as dedicated open space, and possibly with public access bicycle or walking paths through the delightful property as an extension of existing and adjacent Hilfiker Park.

A better and more responsible approach to any development there would be to: 1. Map the trees (accurately) and then 2. Locate any future dwellings (footprints) and roads and utility lines and easements, so as to miss major and significant large trees.

## **Traffic**

### **Traffic Impact Study Concerns**

My primary traffic concerns are the safety of the Hillrose St SE (Hillrose) & Battle Creek Rd SE (Battle Creek) intersection and the congestion at the Hilfiker Ln SE (Hilfiker) & Commercial St SE (Commercial) intersection; and the Hilfiker and Sunnyside intersection. As the new Hilfiker/Hillrose section will be the only direct east/west connection between the Kuebler Blvd connection to the south and the Madrona Ave SE connection to the north, it won't only handle traffic from the new housing development, but also existing traffic that finds this to be a more convenient east/west route. The Traffic Impact Study doesn't appear to take this into account. It also doesn't appear to factor in any traffic from other planned developments in the area. There are hundreds of new residential units in the surrounding area already approved and the relocated Costco will increase Battle Creek traffic when it opens.

### **Hillrose & Battle Creek Intersection Concerns**

The limited visibility at the Hillrose & Battle Creek intersection is already an issue, especially if turning left onto Battle Creek from Hillrose. The hill and curve on Battle Creek just south of Hillrose limit visibility and makes a left turn from Hillrose onto Battle Creek risky for both the turning car and the approaching car. As this section of Battle Creek is two lanes only, without a center turn lane, cars must turn directly into the path of oncoming traffic and the speed limit here is 40 mph. Also, cars turning left onto Hillrose from Battle Creek are at risk of being hit from the rear by northbound traffic. I strongly recommend that the improvement of this intersection be required as part of the road project. At a minimum, Battle Creek should be widened to include a center turn lane and to improve visibility around the curve.



## Hilfiker & Commercial Intersection Concerns

The intersection of Hilfiker & Commercial is already congested and the congestion will increase considerably when the new section of Hilfiker/Hillrose connects Commercial with Battle Creek. There is neither a left turn or right turn lane on either side of Commercial at this intersection and traffic already backs up on the east side of Commercial past the entrance to Walgreen's and Trader Joes. Traffic also already backs up on Sunnyside Rd SE while trying to get onto the short section of Hilfiker west of Commercial. Cars often have to sit through two light changes to get through this intersection in either direction. I strongly recommend that widening Hilfiker and improving the intersection at Commercial both be required as part of this project's approval.

## Hilfiker & Sunnyside Intersection Concerns

The intersection of Hilfiker & Sunnyside is already congested and the congestion will increase considerably when the new section of Hilfiker/Hillrose connects with Battle Creek. Traffic already backs up on Sunnyside Rd SE while trying to get onto the short section of Hilfiker west of Commercial. Cars often have to sit through light changes to get through this intersection in either direction. I strongly recommend that widening Hilfiker; and, improving the intersection at Commercial and Sunnyside be required as part of this project's approval.

## Tree Preservation

There is a large diameter Oregon White Oak (tree #3194), a protected tree under the code, that is in the pathway of the proposed collector and proposed to be removed. The curve radius of the collector near 12th St should begin earlier so as to avoid removal of this protected Significant Tree. This would be consistent with code when a reasonable design alternative exists. The collector should be shifted enough so that the required silt fencing which marks the protective zone around the Significant Tree is maintained throughout duration of construction of the collector, include grading, excavation, and installation for the adjacent sidewalk and entire right of way. The smallness of most of the proposed lots will prevent growth and longevity of residential trees that would otherwise add to future tree canopy and reduce energy needs for summer cooling.

After studying the plan and the report, I think the best way to protect the "Significant" trees in the grove and farmstead area is to delay construction on the nine lots containing the trees to be left until such time the subject trees become hazardous, are severely damaged (ice, wind) or die. All lots referred to are bordering the 3.64 acre "Area to Remain." If the trees are accurately mapped, the affected lots are numbers 40, 41, 56, 57, 61, 62, 63, 64 and 65. These could be used for neighborhood access to the Farmstead if it used as an outdoor education center and open space.

Another "Significant" Oak tree, (tree #4156) located in the Open Space next to 12th Street should be protected by a retaining wall which would allow more fill in the current grade dip at the Lansford Dr. intersection, and other measures to reduce the steepness of the road grade and improve sight distance on the to-be-widened street. It may also be a good idea to delay construction on the lots fronting on 12th Street, and consider re-design lots 65, 66 and 67 so they have a shared driveway.

In addition to the traffic and tree concerns, its great density is inconsistent with this part of the neighborhood. With such small lots, all the homes will need to be two story, there will be too many driveways and too little home frontage. The great views north from the farm will be obliterated. The "snake" design of a new Hilfiker invites faster speeds through the dense residential areas: more of a grid layout of the streets with Stops at every intersection would discourage motorists using the neighborhood as a short-cut between Pringle/Battle Creek and

Commercial.

In addition to the minimal size of the lots, the miniscule size of Phase 1 makes one believe they will not carry thru on the time schedule with the rest of the development, and even more traffic will be added to the currently overused routes to Commercial and to Pringle (Suntree, Mandy, Albert, 12th, Lansford, Kampstra and Hilfiker) before any improvements are made to handle the additional traffic.

### **Tree Removal**

The Proposal is for removal (felling) of up to 70% of the existing trees. The Tree Plan is dated 2021 but it seems as if it is an outdated one. The ordinance requires a new Tree Survey conducted in the last 6 months. However, the Arborist report (see the next row of sizes) says that the trees are actually a much larger diameter, and up to twice the claimed size. This is a very serious error.

A better, and more responsible approach, especially for a pristine property, would be to honor what the City is trying to achieve, i.e. preservation of significant trees. The Planning Commission has been discussing a figure of (1) 40% to 50% tree preservation, (2) preservation of large trees of other species and including them as "significant" plus (3) requiring the tree cover and root lines to be protected (by fencing) during construction, from damage and compaction by heavy equipment.

It should be the responsibility of the applicant to respect these 2021 City goals and standards even while the ordinance is still being finalized. Of course, the applicant could maintain that they will use the previous standards until new ones are final, but they have a moral responsibility to respect the City tree preservation goals and policies and go the extra mile to do a good job in designing a responsible layout that saves the trees.

Yours Truly,

A handwritten signature in black ink, appearing to read "Dave McKenna", written over a horizontal line.

Dave McKenna

## Aaron Panko

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**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  
1012 Dianne Drive SE  
Salem OR 97302

Phone 503 508 0164  
E Mail sandyfran47@gmail.com



## Aaron Panko

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**From:** Kassi Roosth <kassiroosth@gmail.com>  
**Sent:** Thursday, September 30, 2021 4:57 PM  
**To:** Aaron Panko  
**Subject:** Case No. SUB21-09

Hello Aaron Panko,

My name is Kassi Roosth and I would like to express my concerns in writing for Subdivision Case No. SUB21-09: Transforming Meyer Farm into a housing development complex.

I feel that there has to be another solution instead of this proposed location. Oak Savannah habitat is now a rarity in the Willamette Valley and it needs to be protected. The Oregon White Oak is one of the most fire resistant trees native to the valley and a keystone species that supports over three hundred native species. An example of species that depends on the oaks for habitat is the slender-billed white breasted nuthatch. Beyond its ecological role the White Oak is culturally significant to the Kalapuya people and is a source of pride for the people of Salem. Currently the Oregon White Oak population is on a rising decline with less than 5% of the native ecosystem remaining. 150 years ago, the Willamette Valley was almost completely covered with Oregon White Oak trees. The valley was a mix of grasslands and oak trees, otherwise known as an Oak Savannah. Oregon White Oak trees and savanna habitat deserves to be protected. Please consider another location for this housing development project.

Sincerely,  
Kassi Roosth

## Aaron Panko

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**From:** Kristin Santose <lailoc@yahoo.com>  
**Sent:** Thursday, September 30, 2021 7:03 PM  
**To:** Aaron Panko  
**Subject:** Meyer farm

This area has been a rustic agricultural place since its creation. The developer is just in its development for the money as the development planned would be a tremendous financial boon. I am sure the city is also eyeing the property taxes it would bring in. The trees should be preserved and the area should remain pastoral as a park. I have viewed this property since the 1970's and have always been awestruck that an area like this exists so close to such a developed area of the city. I enjoyed watching several horses graze in the field. It is a gem that shouldn't be destroyed. Thank you for considering my viewpoint.

Kristin Santose  
476 Oregon Avenue NE  
Salem  
Sent from my iPhone



**NEIGHBORHOOD ASSOCIATION**  
555 LIBERTY ST. SE RM. 305 SALEM OR 97301 • 503-588-6207 • [WWW.CITYOFSALEM.NET/NEIGHBOR](http://WWW.CITYOFSALEM.NET/NEIGHBOR)

September 26, 2021

City of Salem  
Planning Division  
555 Liberty Street SE  
Salem OR 97301  
Attn: Aaron Panko

Re: Application for Phase 2 138-Lot Single Family Residential Subdivision at 4540 Pringle Rd SE.  
Subdivision Case No SUB21-09

The South Gateway Neighborhood Association (SGNA) concurs with the comments submitted by the Morningside Neighborhood Association regarding the proposed subdivision of the Meyer Farm Property. SGNA agrees that the proposed subdivision presents serious traffic and tree preservation issues. In addition, to the Morningside concerns, SGNA has the following concerns:

**Hillfiker & Sunnyside Intersection Concerns** – The intersection at Hillfiker & Sunnyside is already congested and the congestion will increase considerably when the new section of Hillfiker, which already connects with Sunnyside and Commercial goes to Battle Creek. It's recommended that the Sunnyside and Hillfiker intersection be improved with a stop sign or traffic light.

**Tree Removal** – The proposed tree removal is totally misaligned with city, state and national proposals and goals regarding Climate Change. Specially, 70% tree removal will greatly hamper the City of Salem's ability to reduce carbon emissions.

SGNA agrees that Meyer Farm property is a unique property that should remain an open space for the enjoyment of Salem residents. Thank you.

Glenn Baly

Chair  
South Gateway Neighborhood Association

## Aaron Panko

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**From:** Christine Kidd <ckidd@outlook.com>  
**Sent:** Thursday, September 30, 2021 1:31 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No. SUB21-09

City of Salem  
Planning Division  
555 Liberty Street SE  
Salem, OR 97301

Application for 2 Phase, 138-Lot Single Family Residential Subdivision at 4540 Pringle Rd SE  
**Subdivision Case No. SUB21-09**

Attention: Aaron Panko, City of Salem Planning Division

Dear Mr. Panko,

This is the third time in the past decade that I've written to your office in an attempt to preserve trees, wildlife and habitat from destructive subdivision expansion projects in South Salem. Each time, your office approved the project with only minor amendments. Hundreds of white oaks and Douglas firs have been destroyed on your watch. It is clear that your department does not take environmental concerns seriously. You go where the money goes and that's why our planet is in the mess it's now in.

As the author Richard Powers states:

"What has to break down is our sense that we can deform and force the living world to confirm to our sense of maximum efficiency, maximum return on investment."

Status quo thinking will ensure the continued destruction of species, habitat and ultimately humanity. We are living in a climate crisis. Each of us must bear witness to the life forms that we depend on for balanced weather cycles, clean air and clean water. Every tree matters. Every pollinator matters.

I urge you to deny this project approval. The developer can resubmit better plans that take into account traffic safety, land stewardship, and tree preservation. Until that time, this project should be put on hold. We only have one chance to get it right. Let's not rush into a short sighted, ill conceived, money grabbing plan. We can do better. We must do better.

Sincerely,  
Christine Kidd  
5940 Summerside St SE  
Salem, OR 97306

**Aaron Panko**

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**From:** swynne <swynne0@gmail.com>  
**Sent:** Thursday, September 30, 2021 7:42 PM  
**To:** Aaron Panko  
**Subject:** subdivision case sub21-19 Meyer Farm

Please do not destroy such a beautiful and historic place, a place I call a little bit of country in the city.

I take the back roads sometimes just so that I can look at it and enjoy it.

I only read about this proposal today.

Thank you.

Wynne Reams

Salem Oregon

**Aaron Panko**

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**From:** patricia weeks <weeksp56@yahoo.com>  
**Sent:** Thursday, September 30, 2021 8:50 PM  
**To:** Aaron Panko  
**Subject:** Subdivision Case No.SUB21- Meyer property development

I am a resident of SE Salem residing at 4540 Sunland Street SE, for over 25 years, and I have concerns about the proposed development of the Meyer property, for a number of reasons.

The Meyer's property has historical significance having been settled by the Meyer family in 1947 and preserved until present day.

The plans call for the removal of a large number of trees including the a number of great oaks, which support habitat for a number of valuable species. This is at odds for the City of Salem's plans to counter climate change. Preserving trees and planting more of them should be the goal, not sacrificing them to profit land developers.

Another concern is the real risk of flooding of homes in the area in the future due to land erosion.

I also have concerns about increased traffic and congestion in the area.

I strongly oppose this development going forward, and if it does I recommend that as many trees by preserved as possible especially the white oaks.

Sincerely Dr Patricia Weeks

## Aaron Panko

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**From:** Jayson Stibbe <jaysonstibbe3@gmail.com>  
**Sent:** Thursday, September 30, 2021 8:59 PM  
**To:** Aaron Panko  
**Subject:** Support for Meyer Farm Subdivision

Hello,

I wanted to email broadly supporting the Meyer Farm subdivision. In general, I believe that landowners (particularly those so close to a major arterial) should be incentivized to develop their land to be as productive as possible. To that end, I think the developer should be encouraged to build denser housing, or at a minimum not restricted from doing so if they were so inclined. With such high housing demand, this is clearly a desirable spot to add housing and it will enable more people to live in Salem and contribute to the community.

I saw the preliminary layout and it seems like the plan is to keep many of the existing oaks. To better serve the community where this subdivision develops, I would encourage the City to invest more money (maybe using the impact fees for the new development) into the adjacent Hilfiker park.

Thank you,

Jayson Stibbe



## Aaron Panko

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**From:** ELISABETH UNDERWOOD <uboringwood@aol.com>  
**Sent:** Friday, October 1, 2021 6:46 AM  
**To:** Aaron Panko  
**Subject:** Meyer Family Farm

Please save the Meyer Family Farm as a sanctuary for the residents of southeast Salem. Dividing up open green spaces to create an overly expensive housing development that Salem's houseless population cannot afford profits the developers only. It does not create permanent jobs, affordable housing or the green spaces that Salem needs to remain a livable city.

Thank you for considering this request. Please forward to appropriate parties.  
Elisabeth Underwood  
4377 Barrett St S.  
Salem, OR 97302

Sent from my iPad

## Aaron Panko

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**From:** Chris Clarke <cclarke777@gmail.com>  
**Sent:** Friday, October 1, 2021 8:02 AM  
**To:** Aaron Panko  
**Subject:** Meyer Farm Subdivision Proposal SUB21-09

Dear Mr. Panko:

Please do not allow this project as proposed. As you know, Salem's plan for the future growth of our city calls for multi family dwellings—not urban sprawl. At the very least this project could comprise of townhomes built in a manor which would save more trees.

We need more housing NOT more sprawl

Respectfully submitted,

Charles Chris Clarke  
736 Rural Ave S, Salem, OR 97302

## Aaron Panko

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**From:** Paula Clarke <pclarke.lcsw@gmail.com>  
**Sent:** Friday, October 1, 2021 8:11 AM  
**To:** Aaron Panko  
**Subject:** Subdivision Historic 30 Acre Meyer Farm. Case No SUB 21-09

Dear Mr Panko,

I am submitting my comments regarding the proposed development of the Meyer Farm. The current plan calls for a 138 lot of SFR.

This is far too dense considering the proximity of a major commercial street which will increase traffic in an already busy thoroughfare. Additionally, the removal of hundreds of oak trees goes against Salem's plan for environmental sustainability.

I believe either an extension of Hilfiker Park or, at the very least, building townhomes which could save more trees would be a better solution.

Sincerely,  
Paula Clsrke  
736 Rural Av S  
Salem, OR 97302  
661-877-8113

Sent from my iPhone

**Aaron Panko**

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**From:** Cindy Hogan <cindyhogan@hotmail.com>  
**Sent:** Friday, October 1, 2021 11:47 AM  
**To:** Aaron Panko  
**Subject:** Subdivision case number SUB21-09 Comment on proposed development of Meyer Farm in South Salem: need a park like Bush Park instead.

Dear Mr. Panko,

Thank you for the opportunity to comment on the Meyer Farm, Subdivision case number SUB21-09. I am deeply opposed to more development in the area. The streets in the area are already congested (especially Hilfiker). This would add to that. Given the area, some of the proposed street alterations would likely present safety issues. The development would diminish the area's livability for existing homeowners.

Instead, we need another park like Bush Park that could serve the South Salem area. There are no existing parks large enough – Battlecreek and Woodmansee are overcrowded due to their small size.

Turning the Meyer Farm into the Meyer park would preserve the pastoral scene, provide quiet areas for walking that Woodmansee does not, and preserve the native wildlife. It would also preserve the historical buildings on the farm that are part of Salem's heritage.

I am also deeply concerned that the city is not doing enough to preserve the Oregon oaks. The Costco development was – as predicted – a disaster for the oaks. We need to protect what Oregon oaks we have left – they are important to our local environment, especially the native birds.

Finally, the 1.4 million dollar value of 30 acres in the city is remarkably low. (I am relying on the Statesman Journal for this figure) I am concerned that the City could be getting itself into a legal entanglement with the trust beneficiaries. If the cost is really that low, the city would benefit greatly from buying it for a park.

Sincerely,

Cynthia M. Hogan  
1103 Pawnee Circle SE  
Salem OR 97306  
503-559-6930

## Aaron Panko

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**From:** Susan Watkins <susanwat@peak.org>  
**Sent:** Friday, October 1, 2021 2:12 PM  
**To:** Aaron Panko  
**Subject:** Meyer Farm subdivision

I have some concerns regarding the housing development proposed on the Meyer Farm land.

1. South Salem and areas to the north of Salem are currently undergoing massive housing developments. All of this building will have a significant effect on the climate of the city. The more building that occurs in and around the city the more it will directly cause higher temperatures in the coming years. Large building projects are a primary cause of global warming. The buildings along with the asphalt streets and cement sidewalks contribute to higher temperatures. The maintenance of streets, night lighting, police and fire protection all put a greater burden on the city budget even if the housing brings in more tax dollars thus syphoning off monies that should be used to help older communities. The removal of "hundreds of trees" as described in the Statesman Journal will have a significant impact on rising temperatures.
2. The builder, Kehoe Northwesst Properties, is a Portland real estate developer. I find it frustrating that Portland developers grab land in and around Salem for development. This means that the money gained from this development doesn't stay in Salem, but rather leaves Salem and supports the city of Portland instead. I would appreciate it if Salem builders would be the ones who develop land in our community. At least the money gained from the development would stay in the Salem area and help our economy.
3. The Meyer Farm land has historic significance. According to the Statesman-Journal newspaper, the Meyer Farm dates back to 1854. The farm buildings should be preserved and incorporated into a major multiuse park.
4. The growth of Salem in recent years has spurred the need for more neighborhood parks of substantial size. The Minto Brown Island park is very popular among Salemites for walking and bicycling, but it is very crowded at peak use times. The Meyer Farm land would be a good place to create an additional large park big enough to accommodate hiking, jogging, and bicycling.

Thank you for your consideration of these concerns.

Susan Watkins  
2025 18th St NE  
Salem 97301  
503 378 1440  
susanwat@peak.org

Sept. 30, 2021

Aaron Planko  
City of Salem  
Planning Division  
Case # SUB21-09

Dear Sir,

I'm writing this letter in opposition to a proposed subdivision on the property at 4540 Pringle Rd SE. Known as the Meyer Farm. There are several reasons why I'm against this development. I'm not an environmentalist but I don't like the idea of several hundred trees being cut down to make room for 138 houses. That is way too many houses for this 30 acre property. If any more houses are allowed to be built on this property there should be a limit of 4 houses. This property probably is the home for wild life such as deer which will become displaced. There will also be a big increase in traffic on Pringle Road & the other roads in the area. Roads in the area are not able to handle that much extra traffic. When Costco south of this property opens there will be worse traffic backups on Kubler Blvd than there are now and this subdivision traffic will only make it worse. Kubler Blvd isn't able to handle that much extra traffic. This subdivision will also require water, sewer, & electric hookups & the other utilities that developments require. Another subdivision project just got underway on Battle Creek Rd. where 60 houses are going to be built on 11 acres. This is also going to add lots of extra traffic in the area.

I think that the best use for this property is to keep it as farm property or for it to be made into a park with sensible tree thinning done as needed to maintain a healthy stand of timber. This property is the last remaining parcel of the Joseph Waldo Donation Land Claim of 1852 and should be preserved. I'm tired of these property developers getting good land, much of it farm land and

putting as many houses or apartments on it that will fit on it. They don't care about how this will impact the neighborhoods. All they care about is how much money they can put in their pockets!

I would urge you to honor the wishes of the Morningside Neighborhood Association & all of the people like myself who are against this subdivision and turn down the request of Kehoe Northwest Properties.

Sincerely,

Larry McElwain

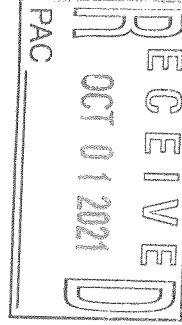
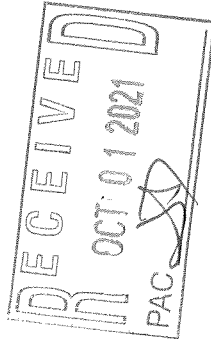
6381 Coates Dr. SE

Salem, Ore. 97317



Larry McAllister  
6381 Coates Dr. SE.  
Salem, Ore. 97317

Aaron Plank  
City of Salem - Planning Division  
555 Liberty St. SE. - Rm. 305  
Salem, Ore. 97301



## Aaron Panko

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**From:** JN M <alpinenick@gmail.com>  
**Sent:** Friday, October 1, 2021 3:36 PM  
**To:** Aaron Panko  
**Subject:** Meyer Farm, Subdivision Case No. SUB21-09

Dear Salem Planning Division,

We represent twenty-three (23) third, fourth, and fifth generation descendants of Henry and Marian Meyer. We have spent our lives connected to them and to the Farm. The Meyer Family Farm is not only an extremely special place for our family, it is ecologically and historically significant for the larger Salem community as well. We support the preservation of Meyer Family Farm and the conservation of its trees and open space. We urge the City of Salem to protect this important urban jewel.

Sincerely,

3G /s/ John Nicholas "Nick" Meyer + (1) 4G  
3G /s/ John Santana + (2) 4G + (2) 5G  
3G /s/ Kielely Santana Malueg + (2) 4G  
3G /s/ Joseph "Joey" Santana + (1) 4G  
3G /s/ Molly Meg Santana  
3G /s/ James Santana + (2) 4G  
3G /s/ Natasha Meyer Eichaker + (3) 4G  
3G /s/ Annalise Meyer Briggs + (1) 4G  
3G /s/ Dylan Meyer

## Aaron Panko

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**From:** Lisa Cassidy <cassidymediation@gmail.com>  
**Sent:** Friday, October 1, 2021 4:11 PM  
**To:** Aaron Panko  
**Subject:** Proposed Subdivision of Meyer Property

Greetings.

My name is Lisa Cassidy. I raised my kids at 1190 Hilfiker Lane SE, overlooking the Meyer property. I no longer live there, and this is not a NIMBY response to the proposal, but a perspective that comes from personal knowledge of the affected neighborhood. The development proposed is not aligned with the City's purported priorities, and does a disservice to the city at large.

The City has spent three years developing the "Our Salem" plan, prioritizing affordable housing, reducing greenhouse emissions, advancing equity, increasing community spaces, and the like. This proposal undermines any efforts to advance these goals. A housing development of this type will not be affordable to the Amazon, Costco and hospital employees the City seems to be encouraging. The Grove, the new apartment complex in the neighborhood, rents for \$1295 for a one-bedroom. Pringle Creek and Fairview Addition cater to high-end homebuyers. The only residents who will benefit from the proposed development--and all the other new construction in the neighborhood--are the wealthiest ones, and those who move in from higher-priced markets.

Destroying the protected trees, paving the open space, and increasing traffic are contrary to the City's environmental goals. Nor is there any equity goal served here.

The infrastructure of the area, even with significant changes, is insufficient to support this type of development. It is premature to even claim to know what the impacts of Costco, Pringle Creek Community, Fairview Addition and The Grove apartments will be on the infrastructure of the area once completed and filled. Any projections of traffic volume and other impacts are hypothetical. The local schools (Morningside, Leslie, South) are at capacity and beyond. Given the size of the 2018 school improvement bond, there will be no bond money for school expansion for many years. Addition of this many units to the neighborhood will exacerbate these issues and shortchange our families.

The property is needed as community space. The location is perfect to use as a resource for the entire city -- centrally located and accessible by public transportation. How about a nature center? Or an accessible community center? Or an aquatic center, as the pools around the city have been eliminated? It is time we prioritize the health and well-being of residents of all ages rather than the development of all available space, with which the damage to the environment and quality of life will far outweigh a little tax revenue. The only party to benefit here will be the developer. It's time to think about the long-term health, education, and safety of the community in land use decisions rather than short-term gains for the few. There are many possible uses for this space that would benefit the city and its residents. This simply is not one of them.

Sincerely,  
Lisa Cassidy  
3955 Kendell Ave. SE

## Aaron Panko

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**From:** Victor Dodier <vjdodier@teleport.com>  
**Sent:** Friday, October 1, 2021 4:12 PM  
**To:** Aaron Panko  
**Cc:** Geoffrey James; Scan Board  
**Subject:** RE: Subdivision Case No. SUB21-09

Aaron Panko

I have a few comments concerning the subdivision proposal for the Meyer Farm.

1. It is unfortunate that the City of Salem did not take the opportunity some years ago to incorporate this parcel as open space into the Salem Parks System. The subdivision proposal likely removes that option and increases the pressure for urban park space in SE Salem. Remaining large parcels are scarce and will be much more expensive in the future.
2. The proposed subdivision plan demonstrates better street connectivity than some South Salem subdivisions. It shows connection to at least one street in an existing subdivision. That said, there is not much connectivity. Better connectivity is another lost opportunity in this portion of South Salem.
3. The City should consider relieving the developer of responsibility for the 3/4 street improvement to 12th Street SE. This approximately 6 block portion of 12th Street SE is an isolated residential street. Connection to the south beyond Hilfiker Ln SE is blocked by development as is connection to the north. Leaving all or a portion of 12th Street SE as it is now will preserve several large white oaks that are located within the right-of-way for 12th Street SE.
4. The subdivision plan envisions build out of the development as single family residences. The new single family residences may not generate as much new traffic in the area as some fear. It may nevertheless affect traffic on Battle Creek Rd and Pringle Rd. Battle Creek Rd and Pringle Rd are both listed as minor arterials. Both are slated for improvements when development occurs, per the Salem Transportation System Plan. This subdivision alone is likely insufficient to trigger moving those street improvement projects forward in time. However, the City should take steps to improve Battle Creek Rd and Pringle Rd now, before they are overwhelmed with the traffic.

Thank you for the opportunity to comment.

Victor Dodier  
396 Washington Street S  
Salem, OR 97302

## Aaron Panko

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**From:** NoReply on behalf of Parkview@daltonmngt.com  
**Sent:** Friday, October 1, 2021 9:09 AM  
**To:** CityRecorder  
**Subject:** City meeting public comment  
**Attachments:** ATT00001.bin

Your Name	Jamie Macnamara Loflin
Your Email	Parkview@daltonmngt.com
Your Phone	5035815386
Street	1322 Wallace RD NW APT 37
City	Salem
State	OR
Zip	97304
Message	<p>I am so disgusted that Salem would allow for 30 acres of historic land and trees to be turned into ANOTHER subdivision. We do not have a housing problem. We have a affordable housing problem. There are plenty of homes available but adding more overpriced homes to the market will not help anyone.</p> <p><a href="https://douglasnewby.com/2014/07/adding-density-destroys-neighborhoods-one-house-at-a-time/">https://douglasnewby.com/2014/07/adding-density-destroys-neighborhoods-one-house-at-a-time/</a> <a href="https://www.theguardian.com/cities/2014/sep/17/truth-property-developers-builders-exploit-planning-cities">https://www.theguardian.com/cities/2014/sep/17/truth-property-developers-builders-exploit-planning-cities</a> <a href="https://seekingalpha.com/article/4384367-3-reasons-why-really-is-no-housing-shortage">https://seekingalpha.com/article/4384367-3-reasons-why-really-is-no-housing-shortage</a></p>

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# 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](mailto: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:

Name/Agency: Deanna Savoy

Address: 4373 12th St SE

Phone: 978-549-4565

Email: [deanna.savoy@icloud.com](mailto:deanna.savoy@icloud.com)

Date: 9/30/2021

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

\\city\amanda\AmandaForms\4400Type2RequestComments.doc

It's a terrible idea all the way around. We have a dangerous street already - 12th should be a dead end again. Some of the 300 yr old streets put in speed bumps or a neighborhood traffic circle and fix our flooding at street level. We are in the lowest plateau of 12th and floods in front of 4373 + 4383 - we will get more run off of heavy rains.



## HISTORY & LEGACY



Since 1947, the Meyer family has owned and protected this unique 30-acre farm located just minutes from the Oregon State Capitol building in Salem.

The Meyer Family Farm is believed to be the largest remaining undeveloped urban farm in Southeast Salem.

It is the original homestead resulting from a patent issued by The Donation Land Claim Act of 1850 settled by an Oregon Trail pioneer.

# Table of Contents

I.	Original Native American Settlers.....	2
II.	Donation Land Claim Act of 1850 Drives Settlement in Oregon .....	2
III.	Joseph Waldo Travels the Oregon Trail with Fabritus Smith in 1846, Pringles Follow .....	2
IV.	Surveyors' Field Notes Report Oaks on Property.....	3
V.	Meyer Family Farm Neighborhood — Smith-Ohmart House .....	4
VI.	Joseph Waldo Homesteads the Future Meyer Family Farm Property .....	4
VII.	Waldo and Other Notable Pioneers.....	5
VIII.	Meyer Family Farm Pre-Civil War Barn Raise in 1854.....	7
IX.	Fabritus Smith Diaries, 1854–1858 .....	7
X.	Waldo Dies, Smith Obtains Property.....	8
XI.	Pringle Fruit Tracts and the Fosters.....	9
XII.	Henry and Marian Meyer's Family Farm Legacy .....	10
XIII.	Maps: Aerial View of Meyer Family Farm, Adjoining Hilfiker Park, and Neighboring Fairview Addition Subdivision 2020 & Township 8 South Range 3 West Neighborhood in August 1855.....	12
XIV.	References .....	13
XV.	Henry A & Marian L Meyer, October 29, 1947, Deed.....	15

## Chain of Settlers

*Township 8 South Range 3 West, Section 11, Lot 2, Willamette Meridian*

Kalapuya Native Americans

Joseph Waldo

Fabritus R Smith

Walter T. & Ella McNary Stolz, Lenta D. Stolz Westacott, Jonathan E. Bourne

James E & Nannie Suttle Foster (and 2<sup>nd</sup> wife Grace Mustard Foster)

Henry A & Marian L Meyer

Henry A Meyer Revocable Living Trust



## I. Original Native American Settlers

The modern history of the Meyer Family Farm's environmental, cultural, and economic characteristics can be traced to the Willamette Valley's sole occupants for thousands of years, the Kalapuyan Native Americans, who lived and played in its oak savanna and wetlands, fished Pringle Creek — which runs through the property, hunted deer, waterfowl, rabbits, squirrels, quail, grouse, and beaver, and gathered acorns, seeds, berries, and other fruits and roots such as potatoes and camas bulbs in its woodland and prairie. Independent researcher Robert Boyd estimates from 1805-1830 the total Kalapuyan population between 8,780 and 9,200.<sup>[1]</sup>



Chief Quinaby c 1870

## II. Donation Land Claim Act of 1850 Drives Settlement in Oregon



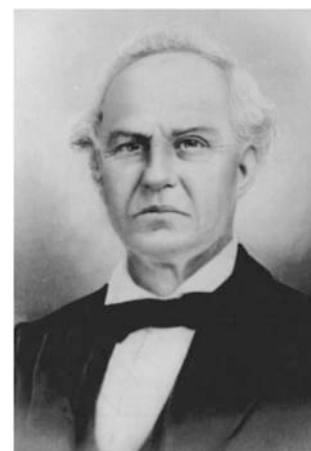
Pioneers traveling the Oregon Trail

With the Preemption Act of 1841 inspiring many to travel the difficult journey west with the promise of a new life for farmers, tradesmen, and missionaries, pioneers were permitted to settle on public land and stake their claim. In July 1843, the Provisional Government of Oregon, made up of mostly American settlers, provided a means to claim up to 640 acres, a full square mile. Oregon became a US territory in 1848. The Donation Land Claim Act enacted by the 31st United States Congress, became law on September 27, 1850.<sup>[2]</sup>

Successful claimants were required to reside and make improvements on the land for four years in order to gain legal title to the property. By 1856 more than 7,000 settlers had acquired over 2.5 million acres of property in Oregon, free of charge. Every unmarried white male citizen 18 or older could receive up to 320 acres and every married couple, each owning half of the total grant under their own names, could receive a total of 640 acres. The law allowing married women to hold property under their own name was one of the first in the United States. Due to the westward expansion of the white settlers, the Kalapuyan population was tragically affected by the catastrophic epidemics of malaria, smallpox, and other diseases brought to the territory and they were forced to move to the Grand Ronde Reservation on the eastern side of the Coast Range in Polk County in 1856. On February 14, 1859, Oregon became the 33rd state admitted to the Union.<sup>[3]</sup>

## III. Joseph Waldo Travels the Oregon Trail with Fabritus Smith in 1846, Pringles Follow

Joseph Waldo, who followed in his brother Daniel Waldo's footsteps who traveled the Oregon Trail in 1843, made plans for his own journey with hired hand Fabritus Reynolds Smith, originally from Rochester, NY, as the driver of their ox wagon team. Together, Joseph and Fabritus left Missouri in the spring of 1846 and arrived in Oregon City four



Joseph Waldo

months later. Roy V Ohmart, son of Velleda Smith Ohmart and grandson of Fabritus Smith, writes as published in Marion County Historical Society Marion County History, Vol 6" (1960) "As Waldo had been associated with his brother Daniel Waldo in freighting on the Santa Fe route, his experience enabled them to make good time and they arrived in Oregon City on September 3, 1846."<sup>[4]</sup>



Downtown Salem, Oregon c early 1900s

In "Book of Remembrance of Marion County, Oregon Pioneers 1840–1860" (1927) author Sarah Hunt Steeves writes, "When the Pringle family reached the top of the last hill, overlooking the present city of Salem, and saw the three-story Willamette Institute and the parsonage, both painted gleaming white, surrounded by the lovely valley, they really felt as if they had a view of paradise. This was Christmas day, 1846" when "The Pringle family first took up land near Stayton, then finally settled just south of Salem, on the creek that bears his name."<sup>[5]</sup>

## IV. Surveyors' Field Notes Report Oaks on Property

In early 1852, deputy surveyor William Ives and his team's field notes describe the area's terrain as "Land gently rolling. Soil is first-rate clay loam and part stoney. Timber, W Oak, and Fir Opening ..." <sup>[6]</sup> Their field notes indicate several oaks and their diameters which could be traced to the trees still growing on the Meyer Family Farm. The Willamette Valley's climate and Jory soils, as described, provided an ideal setting for farming of many crops, including Christmas trees, various berries, filberts (hazelnuts), sweet corn, wheat, and many varieties of grass seed, all of which grew on this land over the last 150 years. Much of the time was devoted to raising sheep, cattle, and pigs.

In "Reflections on the Jason Lee Mission and the Opening of Civilization in the Oregon Country," (1971) Lewis Judson tells us before the 1851 setting of the Willamette Stone in the hills west of Portland which provides the base for all surveys, much of "Oregon Country," including the Willamette Valley, "was usually started at a tree, rock, or stake. Often the tree would be marked with a letter."<sup>[7]</sup>



April 22, 1852 Survey - T8SR3W: Waldo Claim/Meyer Family Farm

## V. Meyer Family Farm Neighborhood — Smith-Ohmart House

Judson further explains Alanson Hinman's 1846 claim was transferred to Charles Craft in 1847 who sold and transferred the squatter's right to Fabritus Smith the same day.<sup>[8]</sup> Ohmart notes in his account that Craft was Smith's employer at the sawmill and Smith "boarded with the Craft family, sleeping in a nearby cabin" ... The property "was almost a square mile, the north line being the present McGilchrist Street and the east line the present 12th Street" ... "When the state road was changed to the present route of South Commercial Street and 99E, a new frame house was built near it in 1854. This house was east of the new road on the present line of Waldo Avenue. Here, in a house that stood a few feet from the existing home, three children, Velleda (Smith Ohmart), Hamlin F., and Clara E. were born, all surviving to old age."<sup>[9]</sup>

In an article published in The Oregon Statesman, March 28, 1926, South Salem All in Woods, This Period Recalled by Mrs. Ohmart; Only One Fence Then, Velleda Ohmart shared, "I remember when the country was all timber and open land from the top of the present south Salem hill to town and there was only one fence in the whole thing. I remember that fence very well because my brother used to come to meet me as I was coming home from school and I would climb on that rail fence to get on his horse." She described farm life as, "Small crops of grain were raised, but most of the time was devoted to raising sheep and cattle. A ready market was found for meat and wool and horse raising was also popular as good horses were always in demand." And she recalled, "Chief Quinaby was a great friend of the whites and was always sure of a warm welcome when he visited their homes."<sup>[37]</sup>



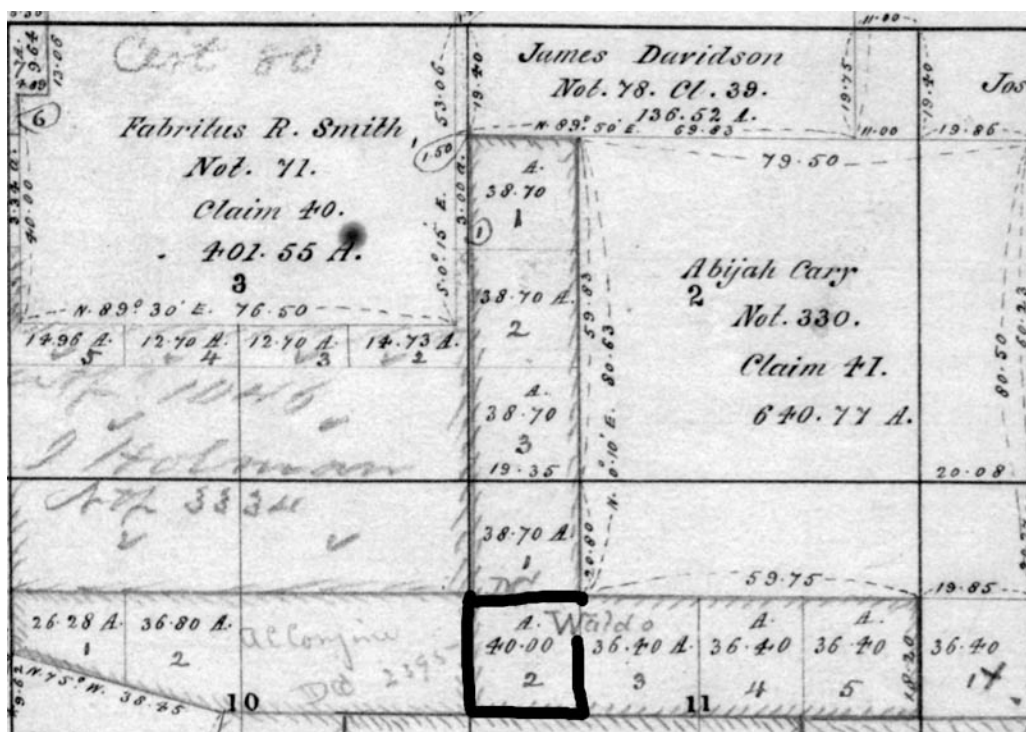
Smith-Ohmart House c 1924

Ohmart (Roy) recalls his grandfather Smith as "a progressive and careful farmer and stock breeder, always alert to the latest methods and improved machinery" who "together with the late John Minto imported Merino sheep" and "kept Jersey cattle, Berkshire hogs, and many fine horses."<sup>[10]</sup> Judson describes Smith as becoming "a man of much value as a public-minded citizen of growing Salem" and who "served in the State Legislature and on the local school board. He was for many years a member of the boards of trustees of both Willamette University and the First Methodist Church and was useful in many official and semi-official positions for the greater portion of his life."<sup>[11]</sup> The 1870s Italianate Smith-Ohmart House on E. Nob Hill St, SE was added to the National Register of Historic Places in 1979.<sup>[12]</sup>

## VI. Joseph Waldo Homesteads the Future Meyer Family Farm Property

On November 27, 1847, Joseph Waldo staked his historic claim to the rich and still sparsely settled Willamette Valley lands — specifically, 304 acres at the location of Willamette Meridian Township 8 South, Range 3 West. (Provisional Land Grant Record 62705, Vol 6) Waldo's 1852 Donation Land Claim No. OC3308 was divided into eight, nearly equal lots of 36-40 acres each in T8S R3W Sections 2 and 11,

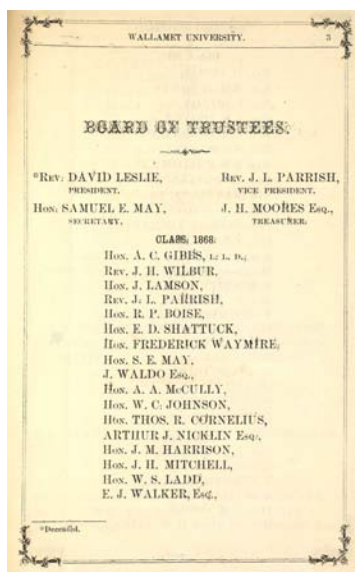




surrounded by other claimants and dear friends Fabritus and Virgilia Pringle Smith, Abijah and Sophia Cary, James and Amelia Davidson, Clarke and Catherine Pringle, Virgil and Pherne Pringle, Joseph and Sarah Ann Smith, Joseph and Elmira Holinan, Cyrus and Lucinda Reed, and John and Martha Ann Minto. The 30-acre Meyer Family Farm is Joe Waldo's Section 11 SWNW Quarter Lot 2.<sup>[13]</sup>

The 30-acre Meyer Family Farm is Joe Waldo's Section 11 SWNW Quarter Lot 2, Plat\_334034 August 1855

## VII. Waldo and Other Notable Pioneers



Though Joseph Waldo's biography is incomplete, we know he became a prosperous and well-known Salem community member, successful farmer, adored by children, and a respected board of trustees member of Wallamet University (now Willamette University) — the oldest university in the western United States, established in 1842. Beloved so much so, that Judson tells us, “Waldo Avenue was named for Joseph Waldo, brother of Daniel, who came to Oregon in 1846. Joseph never married. Liberal with his funds, he helped many young people gain an education. He was known as “Uncle Joe” to those he befriended, and he occupied a position of the highest respect.”<sup>[14]</sup>

For the settlers, helping their neighbors was a way of life that was critical to their survival. We know Joseph was no exception. Marion County census records for 1870 show Joseph Waldo, 65, as head-of-household, farmer, housing Lucian B. Fullerton, 38, (Virgil Pringle's nephew and Charles

Fullerton's younger brother) also a farmer, and his wife Sarah Minto Fullerton, 28, a housekeeper, and their daughters Emma, 8 (died 1873) and Olive, 9 (died in 1874.)<sup>[15]</sup> Each pioneer family had something to share, building a strong sense of community.

On Tuesday, November 21, 1905, John Minto IV writes in the Weekly Oregon Statesman, Sixty Years Ago, “The lynx and wild cat were sometimes very destructive on lambs and small pigs where their drinking place was in bush cover. Some thirty five-years ago [1870] when the small wolf refused to take poison, Joseph Waldo, then my neighbor set out to find hounds. He did not ask the quality of the hound only if

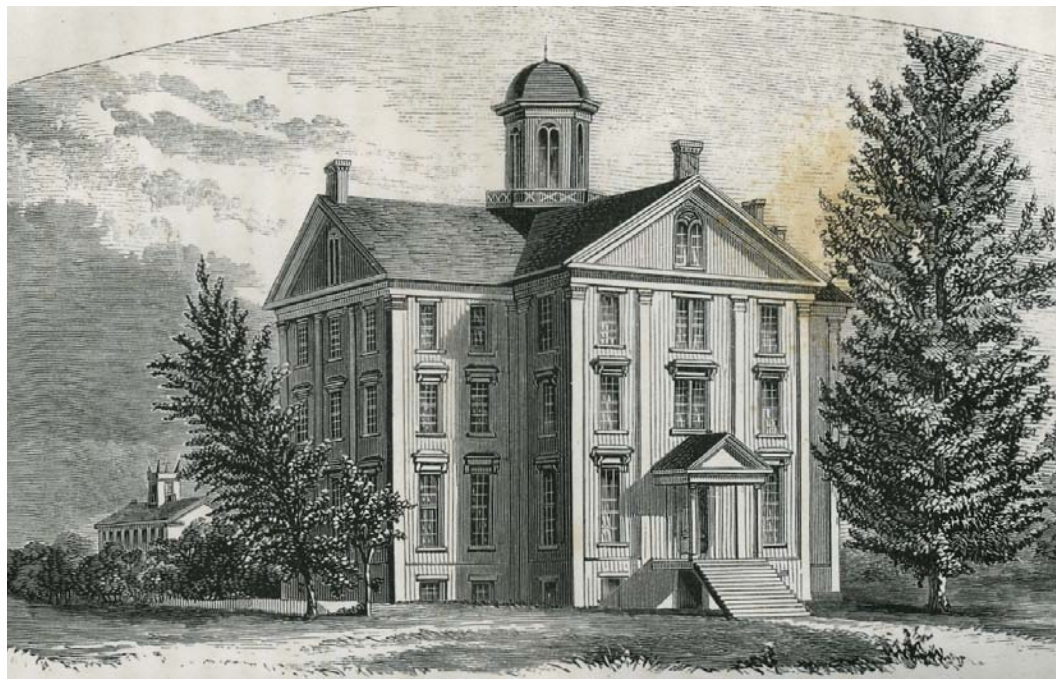
his owner was tired of him. He soon collected eleven dogs and stationed them out in our neighborhood. We took our best saddle horses and horns and guns and killed two coyotes the first day and eight within the week, and had lots of fun besides. — J.M.”<sup>[16]</sup>

Ellen Jennette Chamberlin wrote “Pleasant Memories” circa early 1900s documenting her life. She wrote of her family’s journey to Oregon from Michigan in 1857 when she was a child. Traveling to New York to take the SS *Illinois* to the Isthmus of Panama, then aboard the *John L Stevens* to San Francisco, and the final leg on the *Columbia* “ended with thankful hearts when we crossed the bar, and entered Oregon, our desired haven, on the broad Columbia river.”<sup>[17]</sup>

Chamberlin describes her formative years at Wallamet University in great detail and with much gratitude. She notes, “among the students of those days were some who, in later years, played a prominent part in the history of our state: Frederick Schwatka, distinguished explorer of Alaska and the Arctic regions; Sylvester Simpson and his gifted brother Samuel, whose ‘Beautiful Willamette’ and other poems, won for him the title of Oregon’s Poet Laureate; and John B Waldo (Joseph’s nephew) a Justice of the Supreme Court of Oregon. Their faces became familiar to me in the chapel services. One sweet-faced girl I recall, always stood by the piano, to assist in the singing, with the choir. They called her Fannie Willson. Today her children and grandchildren refer to her by the endearing name of “Grandma” and cherish the memory of Mrs. JK Gill” as Frances A Willson married Joseph Kaye Gill, American retailer, publisher, and founder of JK Gill Company.<sup>[18]</sup>

Appearing in The Sunday Oregon, June 23, 1918, Memoirs of 50 Fruitful Years, Address to Alumni by Miss Ellen Chamberlain, an 1868 alumna of Wallamet University, recalled the dedication of the school’s 1867 Waller Hall when the school community “marched” from the old school building to the new and her fondness of Joseph Waldo, “In the midst of that group, his silver-crowned head leaning upon his cane, sat one of Old Willamette’s staunchest friends, In fact, a friend to everybody he seemed, for everybody called him

‘uncle’ Joe Waldo. A welcome guest into every home, bringing good cheer by his sunny presence, he trod the highways and byways of life performing many a deed of kindness, speaking words of encouragement to those of troubled hearts.”<sup>[19]</sup>



**Waller Hall, 1868**  
**From Oregon and Its Institutions; Comprising a Full History of the Willamette University.**  
**By Gustavus Hines, Carlton & Porter, 1868.**



Chamberlin wasn't the only person writing about Waldo. Neighbor James (Jay) W. Cox's original manuscript written about 1914 and published in "Marion County Historical Society Marion County History, Vol 3" (1957), recalls his home "on a farm a few miles south of Salem, and one of the events of my boyhood was when some of the 'folks from town' came out to make us a visit."<sup>[20]</sup> He writes, "Another family whose names are associated with my earliest recollections were the Waldos. Uncle Dan, everybody knew. His name is writ on the everlasting hills in one of the fairest spots in Oregon. But the one whose visit was hailed with the greatest delight by us children was Uncle Joe Waldo, a brother of Uncle Dan. He was just 'Uncle Joe' to every child in the country; he lived and died a bachelor, but in his sunny heart there was room for love for every child he met. An epoch in my life was when Uncle Joe arrived at our house at night fall, with his budget of kindly gossip. (There were no daily newspapers in those days). That was forty years ago, but Uncle Joe's snow white hair, kindly face and thin piping voice are as familiar to me as though it were yesterday."<sup>[21]</sup>

## VIII. Meyer Family Farm Pre-Civil War Barn Raise in 1854

In *The Impact of the Donation Land Law Upon the Development of Oregon* (1994), Elwin E Grout writes about Salem's early pioneers and their economy. "The market activities of farmers on the Oregon rural frontier indicate that providing for the family was their primary concern. This was accomplished with help from the rest of the community. Each household provided something necessary for the community, whether it was agricultural labor, or goods or services. Households developed an interdependence. Labor pools, secondary occupations, labor exchange, and economic interdependence all served to bind the households into a community."

Virgil Pringle, for example, was a mason who worked frequently in the winter of 1853 making chimneys for his neighbors. Grout points out that a good barn was crucial for a successful working farm and because significant labor and resources were required to raise a barn, it was essential for neighbors to pitch in to help one another. The neighborhood raised more than 12 barns between 1854 and 1855, including, we might conclude from Smith's diary too, the 1854 barn, hay loft, and lean-to on the Meyer Family Farm.<sup>[22]</sup>



Waldo's 1854 barn, loft, and lean-to currently on the Meyer Family Farm

## IX. Fabritus Smith Diaries, 1854–1858

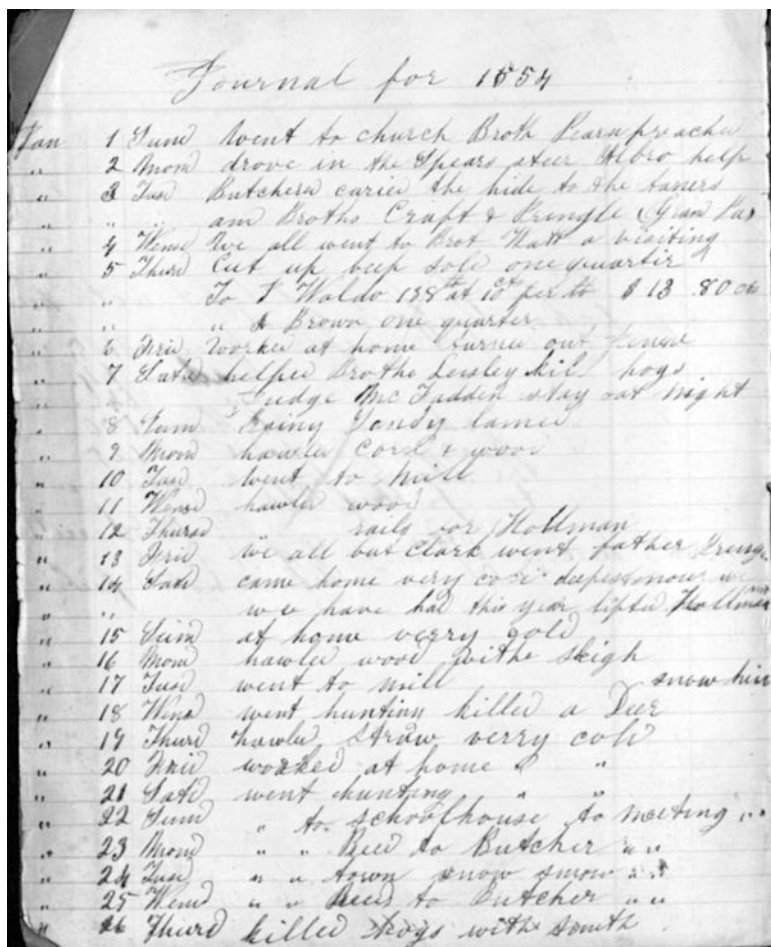
Fabritus Smith's diaries and financial ledgers housed at the University of Oregon's Special Collections and University Archives confirm these accounts. In his "Book-Keeping Account Book for the Farmer" diary, Smith accounts his daily activities in 1854 and 1855 and keeps a cash ledger for 1856 and 1858.<sup>[23]</sup> Some of the activities noted in his diary include: the day's weather conditions; raising cattle, sheep, hogs, and chickens; hunting and breaking horses; fixing and moving fences; going into town for the butcher and mill; attending meetings and Sunday church; tending the orchard, gardens, and fields;

planting and harvesting potatoes, cabbage, corn, onions, oats, timothy grass, and wheat; planting melons in the fruit garden; using horses to plow the oats; thrashing and cleaning the wheat; branding his calves; driving cattle; hunting for deer and cougar; killing his hogs, sheep, and cattle; working on the barn, its cellar, and hen house; tending his smoke house; staying home and writing letters; and serving six days as a juror. Smith sold beef to his neighbors including Waldo for 10 cents per pound, hauled wood in winter with a sleigh, helped his neighbors mend their fences, barns, and wagons, hauled lumber, branded animals, loaned out his horses and wagon, and raised new barns. Waldo, Craft, Watt, Holinan, Minto, Pringle, Carey, Fullerton, Patterson, Reed, Townsend, Davidson, and a cousin David, the first relative to visit him in Oregon in 1855, are all mentioned.

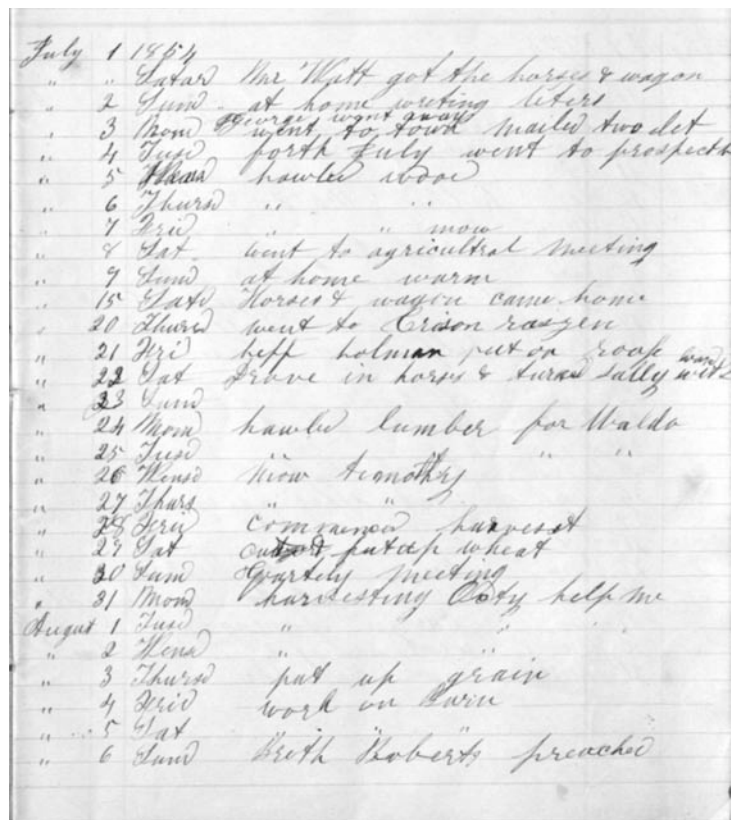
Due to a backlog in the Oregon City survey office, Waldo's formal patent was issued posthumously on June 13, 1873 and recorded on May 1, 1875, and was acquired by Smith. A copy of the original patent resides with Fabritus Smith's diaries [A191, 35025042868170] at the University of Oregon's Special Collections and University Archives, with BLM GLO Records, and Marion County Clerk's Office Licensing and Recording.<sup>[24]</sup>

## X. Waldo Dies, Smith Obtains Property

The original story ends when after 25 years in Oregon, Waldo died on November 24, 1871 while on a trip to Virginia to visit his sister.<sup>[25]</sup> A letter written by Waldo's nephew, Oregon F Morgan to Smith, on Dec 3, 1871 says, "It was very unexpected to all of us and Uncle Joe, himself. ... He had all the leading physicians of the place and the very best care, but all to no purpose. ... The disease appeared to be of the stomach, suffering terribly, and screaming for help."<sup>[26]</sup>



Smith's January 1854 Diary entries



Smith's July 1854 Diary entries

Waldo's Last Will and Testament reads,

"I, Joseph Waldo of Salem, State of Oregon, make this my Last Will and Testament. I will to my sister Betsy Morgan now living in Marion County, West Virginia, one Gold Draft left with her by me — also Ten thousand dollars in currency drafts, also now in her possession — also some Four hundred and Fifty dollars cash now also in her possession — also about One hundred dollars cash, which I handed to Nathan Goff where I am sick. My said sister is to pay all Doctor's bills and funeral expenses, and also Five hundred dollars to Mary Martin, Henry Martin's blind daughter. The above devise to my sister Betsy Morgan is for her sole and separate use and benefit under her sole controls and free from the debts, liabilities, and control of her husband Jacob Morgan. The above named Gold Draft is for One thousand dollars, all remainder and residue of my Estate, both Real and personal, I wish to be equally divided among my legal heirs according to the Laws governing the distribution of the property of deceased people in the State of West Virginia. Given under my hand and seal as my Last Will and Testament. Joseph Waldo."<sup>[27]</sup>

## XI. Pringle Fruit Tracts and the Fosters

While there are some gaps in research after Waldo's death and probate and after Smith obtained the property, archived records show Walter T. Stolz, Lenta D. Stolz Westacott, and Jonathan E. Bourne purchased part of the Waldo DLC on September 20, 1912 and created an 83.05 acre, nine tract subdivision, naming it Pringle Fruit Tracts. On February 17, 1916, the deed was updated to include Walter's wife, Ella McNary Stolz. By 1919, the property had been modified. Siblings John B. Foster, Anna L. Foster Christie, and

James E Foster each

purchased a lot:  
Tracts 1) 22.86a, 2)

30.39a, and 3)

29.77a. James and

his wife Nannie Ann

Suttle Foster

purchased their 29.77

tract on April 16,

1921.<sup>[28]</sup> She and

James had four

children: Vera V Ent,

Edwin C, Lawrence E,

and Atwood P.

Nannie died October

22, 1921.<sup>[29]</sup> James

later married Grace Price

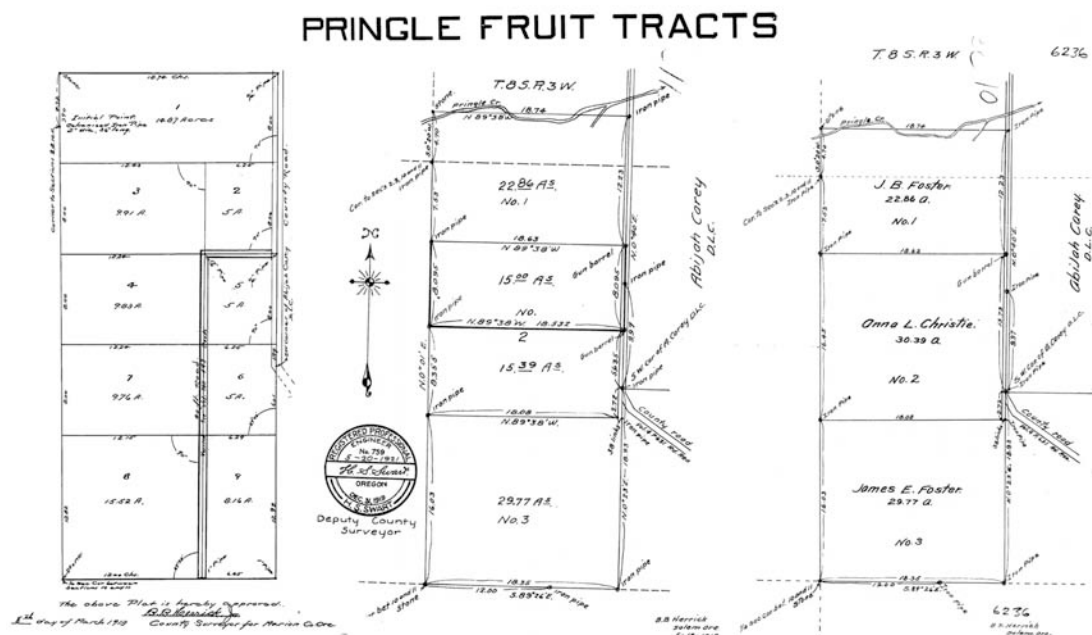
Mustard Foster and

renewed the deed on February 28, 1927 in both of their names.<sup>[30]</sup> Census records from 1930 and 1940

show James' occupation as a "fruit farmer" and of having a "lodger" who helped with the fruit.<sup>[31]</sup>

"Salem Marion and Polk Counties Oregon December 1932 Telephone Directory" lists "Foster, James E r

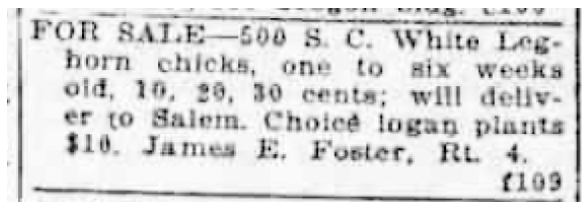
RFD4 Dial 116 Call 33-F-23."<sup>[32]</sup>



Three new lots created for three Foster siblings (John B., Anna L., and James E.) from Waldo's claim dated 1913, 1919, and 1921. James E Foster sold his Pringle Fruit Tracts 29.77 ac "No 3" lot to Henry and Marian Meyer on October 29, 1947.



Foster ran many FOR SALE advertisements in Salem's Capital Journal such as on May 2, 1921 for "500 S.Cs White Leghorn chicks, one to six weeks old, 10, 20, 30 cents; will deliver to Salem. Choice logan plants \$10. James E Foster, Rt 4."<sup>[33]</sup> The 1921 \$10 loganberry plant is equal to \$150 dollars today.<sup>[34]</sup>



For Sale ad: Salem Capital Journal – May 2, 1921

## XII. Henry and Marian Meyer's Family Farm Legacy

One hundred years after Waldo staked his 1847 provisional land claim, Henry A and Marian L Williams Meyer continued The Farm's legacy by buying the Pringle Fruit Tracts 29.77 acres farm, from James E and Grace M Foster October 29, 1947, which included its 1915 2-story farmhouse, the 1854 barn then filled with hay and farming gear, flat to moderately sloped mixture of fields and pasture, seasonal "Split Pea River" wetlands, and its diverse and unique tree canopy with many trees designated "protected" including magnificent large-diameter Oregon white oaks within a savannah (*a threatened habitat in Oregon*) many of which are likely heritage trees from the 1800s including: Douglas Firs, the stunning prized 32" dbh (100" circumference) black walnut tree estimated to have been planted about 1878 (143 years old), and Henry's North Woods mixed oak conifer forest and creek.

Henry brought his young wife Marian and daughter Mary Ann and sons Tim and John from Portland to Salem, where the couple, following in the footsteps of pioneer Joseph Waldo, quickly became important and respected members of the Salem community. Marian, a 1939 Marylhurst College graduate who had earned the "Miss Marylhurst 1939" title and later would be recognized with Salem's "Woman of Achievement" award in 1977, the year before her death. Henry specialized in vehicles logistics for the



Marian in front of the farmhouse c 1947



President Roosevelt in retrofitted Army Jeep

U.S. Army in World War II and was instrumental in retrofitting polio-stricken U.S. President Franklin Roosevelt's Army Jeep when he met with British Prime Minister Winston Churchill at the Casablanca Conference in Morocco in 1943. He earned a battlefield promotion to Major, a Purple Heart, the European African Middle Eastern Service Medal, the WWII Victory Medal, and the American Theater Ribbon.



Meyer farmhouse – c 1947

In Salem after the war, he became the well-respected manager of Schatz Salem Furniture store in downtown Salem, soon-to-be Salem's interior designer to the stars, including Governor Mark Hatfield and Statesman-Journal "gossip" columnist Jeryme English. Known for his wry sense of humor, precise design sense, and generous giving of his time and resources, Henry was widely-known for his high standards, attention to quality and detail for which he earned recognition as well as loyal clientele including Oregon State Senators, Governors, and Supreme Court Justices. Henry and Marian helped

establish Salem's Symphony, fostered residents of the Fairview Training Center, were founding members of Queen of Peace Catholic Church and Illahe Country Club, and were second-generation members of Portland's Multnomah Athletic Club.

Through hard work and sheer determination, on ancient Kalapuya land claimed by Joseph Waldo in the 19th century, Henry and Marian created what would become the epicenter of the Meyer family — what the family knows and loves as “The Farm” — a magical place for their six

children: Mary Ann, Tim, John, Peter, James, and Molly, 17 grandchildren, 29 great-grandchildren, and two great-great-grandchildren to experience farm-life, family holidays, and annual summer gatherings.



**Henry and Marian in their 1965 Excalibur**



**Meyer Family Farm 32" dbh 100" circumference black walnut tree estimated to be over 143 years old, likely planted by Joseph Waldo himself**

Since 1947, several generations of Meyer family members, friends, and neighbors have grown up running through its ancient oak groves, swinging from its 143-year-old black walnut tree, navigating its “Split Pea River” wetlands, chasing grasshoppers, riding horses, bucking hay, kenneling Kerry Blue Terriers, harvesting filberts and Christmas trees, picking berries, cherries, and pairs of heirloom pears, rustling up horses, chickens, ducks, peacocks, dogs, cats, goats, sheep, and llamas, and simply enjoying this heavenly farm oasis.

A recent bird count by Salem Audubon Society noted no less than 14 different bird species in one hour of observation, including: song sparrows, mourning doves, Cooper's hawk, black-capped chickadees, red-tailed hawks, Rufous hummingbirds,

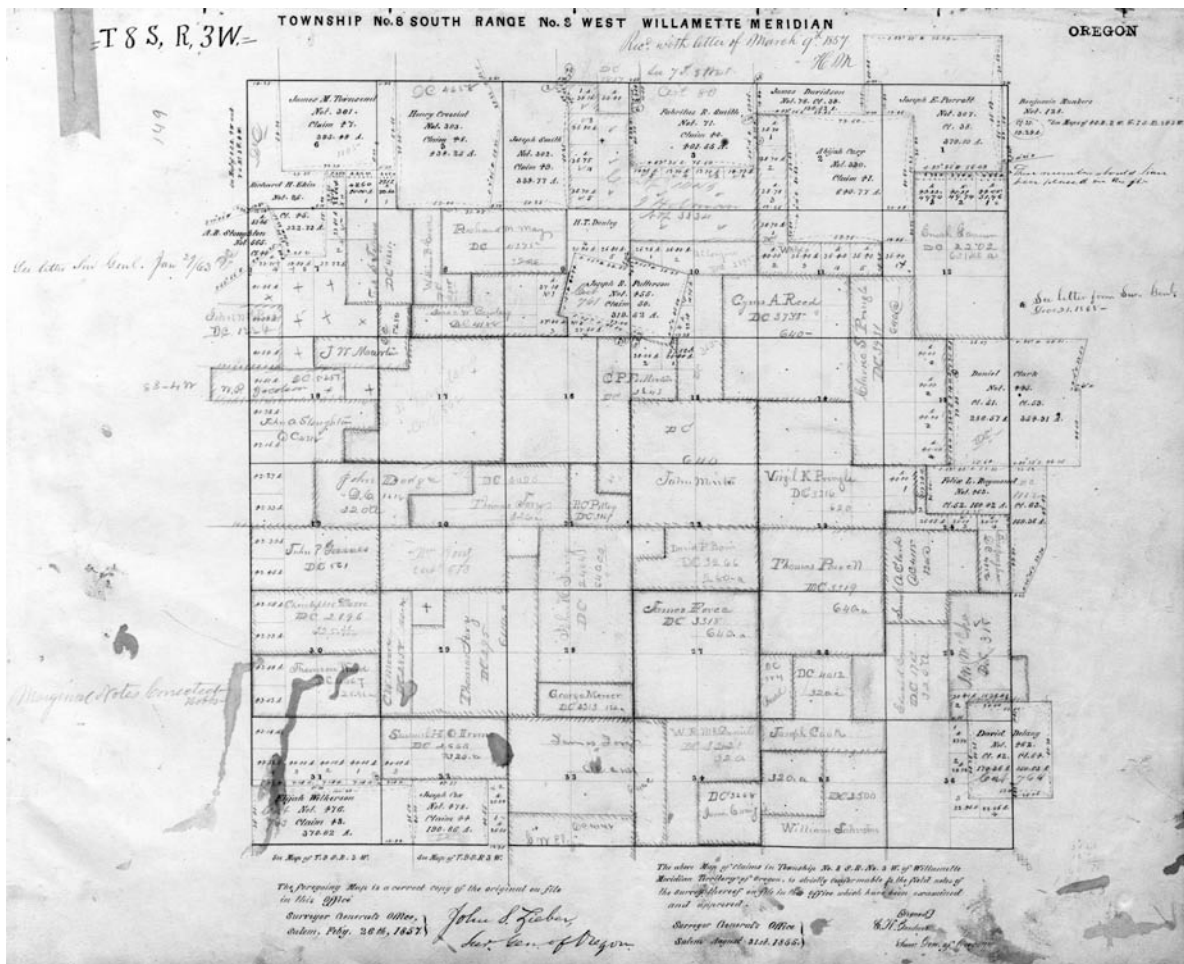
Great horned owls, wild turkeys, and Merlin falcons. All sorts of deer, coyotes, skunks, and rabbits also call The Farm home.<sup>[35]</sup> In *A Landowner's Guide for Restoring and Managing Oregon White Oak Habitats* (2004), Oregon white oak savannas and woodlands are described to be a very important piece of the ecological fabric of the Pacific Northwest. Unfortunately, these habitats and the wildlife that depend on them have diminished greatly from the past. The vast majority of the remaining Oregon white oak habitat is found on private land: farms, ranches, woodlots, forestlands, and even residential lots. Owners of land with oak habitat possess the opportunity to conserve this dwindling habitat for their own satisfaction and enjoyment and as a legacy for future generations.<sup>[36]</sup>

Henry and Marian built their farm on the foundations laid by its forebears with clear intent for their farming and environmental preservation legacy to endure. For many family members who have lived and worked on The Farm during different stages of their lives and for its guests, The Farm has always been a home away from home.





Aerial view: Meyer Family Farm, adjoining Hilfiker Park, and neighboring Fairview Addition Subdivision c 2020



Township 8 South Range 3 West Neighborhood, Plat\_334034 c August 1855

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VOL 378 PAGE 278

THIS INDENTURE WITNESSETH, That JAMES E. FOSTER and GRACE M. FOSTER,  
his wife,  
 hereinafter known as grantor s. for and in consideration of the sum of  
 \*\*\*\*\*TEN AND NO/100\*\*\*\*\* Dollars,  
 to them paid, have bargained and sold, and by these presents do grant, bargain,  
 sell and convey unto HENRY A. MEYER and MARIAN W. MEYER, his wife, as  
tenants by the entirety  
their heirs and assigns, the following described premises, to-wit:

Beginning at the quarter section corner between sections 10 and 11 in Township S S. R. 3 W. of the Willamette Meridian, Marion County, Oregon; thence S. 89 degrees 26' E. 18.35 chains; thence N. 0° 23' E. 18.93 chains, to the S. W. corner of the Donation Land Claim of Abijah Carey; thence West 38 links; thence S. 0° 23' W. 2.72 chains; thence West 18.08 chains to the line between sections 10 and 11; thence South 16.03 chains to the place of beginning and containing 29.77 acres of land.



TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee s.  
their heirs and assigns forever. And we the said grantor s do hereby  
 covenant to and with the said grantee s. their heirs and assigns, that we are the  
 owner s. in fee simple of said premises; that they are free from all incumbrances,

and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hand s.

and seal s this 29<sup>th</sup> day of October, 19 47

Done in presence of

James E. Foster (SEAL)

Grace M. Foster (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Marion } ss.

BE IT REMEMBERED, That on this 29th day of October A. D. 1947,  
before me, the undersigned, a Notary Public

in and for said County and State, personally appeared the within named

JAMES E. FOSTER and GRACE M. FOSTER, his wife

who are known  
to me to be the identical persons described in and who executed the within instrument, and  
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and  
notarial

seal, the day and year last above written.

W. R. Keyes  
Notary Public for Oregon.

My Commission Expires 4-9-49

# Warranty Deed

JAMES E. FOSTER, et ux

864676

TO

HENRY A. MEYER, et ux

STATE OF OREGON,

County of

MARION

ss.

I certify that the within instrument  
was received for record on the  
day of OCT 29 1947 A. D.  
1947 at 2:45 o'clock P. M. and  
recorded in book 378 on page  
278 Record of Deeds of said County.  
Witness my hand and seal of County  
affixed.

William H. Meyer  
Recorder of Conveyances.

By

Deputy.

FROM THE OFFICE OF

James E. Foster  
Grace M. Foster  
Henry A. Meyer



## Aaron Panko

---

**From:** Brian Perkins <brian1perkins@gmail.com>  
**Sent:** Wednesday, September 29, 2021 10:28 AM  
**To:** Aaron Panko  
**Cc:** Sarah Perkins  
**Subject:** Meyer Farm

Hi Aaron

left a voicemail for you and thought a follow up email would be appropriate.

Can you provide insight on to whether Sylvan and/or Sunland will be improved with sidewalks as well?

I have lived at two addresses since 1981 (1477 1981-2000) and (2004-present at 1467). In my experience this street has been forgotten about during any improvement in our area and it would be appreciated to ask that the improvements be mandatory to the developer.

After reviewing the path from Commercial to Battlecreek/Pringle it would seem obvious that Sylvan will become a thoroughfare similar to what Suntree and Mandy is now.

appreciate some feedback if an official request needs to be made.

regards,

Brian & Sarah Perkins  
5035105556  
brian1perkins@gmail.com

Sent from my iPhone

## Aaron Panko

---

**From:** Liz Backer <lizmail217@gmail.com>  
**Sent:** Thursday, September 30, 2021 11:34 AM  
**To:** Aaron Panko  
**Cc:** geoffreyjames@comcast.net  
**Subject:** [SUSPECTED SPAM] Proposed Subdivision Case No. SUB21-09 (Meyer Farm Subdivision)

Hello Mr. Panko,

I am writing in response to the Notice of Filing for **Subdivision Case No. SUB21-09**. This was an interesting issue for me to consider, as I have mixed thoughts about this proposal.

I appreciate and acknowledge our city's need for housing, and improvements to our current transportation system are always welcome. The development of land within the Urban Growth Boundary is to be expected, and I am aware of the goals the strategic planning committee has set for street and traffic flow improvements in the Morningside neighborhood. This proposal appears to offer solutions for a few of those issues, however I do have concerns that all relevant information to this specific proposal have not been considered, or worse - disregarded.

This proposal suggests creating a new roadway, linking Hilfiker to Hillrose, with connection at the corner of Hillrose and Pringle/Battlecreek, and Hilfiker and Commercial. The proposal claims this is to be considered a "B Side Collector Street".

Traffic at the intersection of Hilfiker and Commercial is already bad, especially at peak times. The Traffic Impact Analysis conducted by Kittleson & Associates states that traffic at this intersection is currently operating "acceptably within city standards". While that may be true, this proposal appears to indicate that it expects traffic to only treat this new roadway as a collector street – meaning traffic would mainly use the new roads to travel to and from the neighborhood, not THROUGH the neighborhood. In my opinion, that is an inaccurate assumption as traffic will absolutely use this new roadway as an arterial street from Commercial to Pringle/Battlecreek.

While that may be an acceptable change to some, the proposed changes to the intersection of Hillrose and Pringle/Battlecreek may not be sufficient. One left-hand turn lane on Battlecreek is offered as mitigation for an estimated traffic increase of 1.5 by the year 2023. I am concerned that the TIA conducted in May 2021 by Kittleson & Associates only uses current traffic flow and traffic count data from 2018-2021, as its source. This means traffic moving straight through Pringle/Battlecreek, not added flow from Commercial.

In addition, and of a larger concern, it does not take any future increase in traffic on these affected streets from the upcoming opening of the new Costco location on Kuebler. I realize that the future traffic count information as the result of the new Costco could be difficult to predict at this time, however to omit the inevitability that traffic will increase much more than an increase of 1.5 on Pringle/Battlecreek once Costco is open is, in my opinion, a major oversight.

The intersection of Hillrose and Pringle/Battlecreek is a difficult corner to address. It is a blind corner with the added hitch of a steep hill with limited sight distance directly to the South. I worry that encouraging the flow of not just new neighborhood traffic - but the guaranteed additional Costco traffic and through traffic from Commercial - will potentially create significant safety issues that are not addressed in Kittleson's TIA if this new roadway is created as proposed.

The other major topic that I have been thinking about is the potential loss of open green space and protected trees that this unique property currently provides. While the proposed subject property is within the Urban Growth Boundary, and while I agree that a property owner should have the right to do with their property what

they want, there is so much more potential for this property that will be impossible to put back once lost if this proposal is approved as-is. I believe that there are additional options for this land: incorporating all or part in with the adjacent Hilfiker Park, designating it as Open Green Space with community entertainment in mind, or even a combination of a smaller number of the proposed single-family homes and a larger percentage of the proposal set aside for park/open green space. A connection to The Woods designated space across the Pringle/Battlecreek intersection could even create an in-city urban park space similar to that of Forest Park in Portland. Destroying over 70% of the existing tree canopy, including at least six protected White Oak trees does not feel like it keeps in line with Salem's identity as a "Tree City". I and many other neighbors question the accuracy of the submitted tree preservation plans as the number of protected trees keeps changing, and the listed diameters of many trees appear to have been reduced to avoid including them in the total tree count. Also appearing to have been removed or not included in the tree preservation plans are the number of trees that have already been cut down this year.

My point is, just because we can do something, doesn't always mean that we should. This property is the last remaining parcel of land from Joseph Waldo's 304-acre donation land claim of 1852, and I believe it is important to protect and preserve Salem's significant historical properties.

We do not have to develop every square inch of land within the Urban Growth Boundary, even with a need for more housing. The neighboring 275-acre Fairview Mixed-Use land has the approved designated space for 2000+ residential units, as well as businesses, offices, schools, and a multitude of other public facilities, some of which have already been built or are currently under construction. The loss of that land to development will greatly help with the city's need for more housing, but also means the loss of homes for wildlife. This is a loss that cannot be replaced once gone. Adding these 30 acres to that loss will be detrimental to the deer, birds, and other local wildlife currently residing within that also deserve to keep their homes, and will destroy a last-remaining piece of our area's history. Salem has the potential to create a variety of unique spaces within its Urban Boundaries that can benefit people AND wildlife, but that potential is gone if this proposal is accepted as-is.

We need to not be so quick to act. I very much appreciate the city taking the public's thoughts into consideration, and genuinely hope that concerns about the continued enjoyment and livability of our neighborhoods are heard and considered through this process. I see this as a very complex issue that likely does not have a black-and-white answer. While I may not know what that correct answer is now, I do not believe this proposal being accepted as-is would be the right one.

I thank you very much for your time.

Sincerely,

Elizabeth Backer

4527 Sunland St SE

Cc: Geoffrey James, Land Use Chair, Morningside Neighborhood Association

## 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](mailto: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: No additional traffic on Sylvan Ave or put speed bumps in. No apartments or rentals. No camping while being constructed.

Name/Agency: John / Carol Dufordham  
Address: 1444 Sylvan Ave SE  
Phone: 503 871-13475  
Email: \_\_\_\_\_  
Date: 9-29-21

RECEIVED

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

## Aaron Panko

---

**From:** Kimberly Nixon <kimberlynixon@gmail.com>  
**Sent:** Saturday, September 18, 2021 2:49 PM  
**To:** Aaron Panko  
**Subject:** Subdivision case No. SUB21-09 Pirngle/Morningside

I am submitting a comment in regards to the proposed 138 single family Subdivision on 4540 Pringle Road SE Salem Or 97302

My concern is related to traffic flow and poor pedestrian access and safety related to increased traffic on Hilfiker, Albert and Bluff.

The potential threat to life for pedestrians will be elevated due to increased traffic flow from the residents of the proposed subdivision.

As it is currently, the section of 12th street between Albert and Hilfiker is extremely dangerous for drivers in regards to the steep grade and poor visibility but more dangerous for pedestrians as there are no sidewalks or safety space for persons on foot or space for cyclists. Similarly, the section of Albert Street between 12th street to Chaney there are no sidewalks. Again, Bluff Avenue SE also has no sidewalks and will see increased traffic as drivers will naturally utilize Bluff Ave to access 12th Street Cutoff; a main thoroughfare. The increased traffic from the subdivision will have a negative impact on pedestrians, cyclists and children who use these roads everyday and will diminish the livability of the established neighborhood without additional requirements from the subdivision plans. Due to the wonderful and close neighborhood shopping opportunities (Natural Grocers and Trader Joe's) residents of the new subdivision will walk to access the neighborhood markets. It is the responsibility of the subdivision to care for current neighbors and the new residents safety and welfare by ensuring the existing neighbors are safe and accessible to pedestrians and cyclists.

The resolution to the safety implications due to increased traffic of existing streets and neighbors should be to require the subdivision to include the following changes prior to approval: expansion of 12th street between Albert and Hilfiker to include sidewalks and safe access to cyclists as well as speed bumps to reduce automobile speed. Similarly, for the span of Albert st between 12th and Chaney street sidewalks and speed bumps must be installed to ensure safety of pedestrians. Lastly regarding Bluff ave between Albert and Doris either require sidewalks and speed bumps or place a permanent street blockade at Bluff street where Bluff meets Albert to prevent drivers using Bluff Ave as cut through to access 12 th street cut off.

Thanks you kindly for your time  
Kimberly Nixon