

## Olivia Dias

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**From:** Joni Brewer <jonibrewer11@gmail.com>  
**Sent:** Friday, January 28, 2022 7:19 AM  
**To:** Olivia Dias  
**Cc:** glennbaly12345@gmail.com; hughes.m@comcast.net  
**Subject:** Re: Devon Ave Subdivision

Thanks Olivia.

Here's my next comment please:

This is the original decision:

**Condition 5:** Prior to final plat, the applicant shall comply with the conditions of approval for UG Preliminary Declaration Case No. UGA17-06:

- a. Condition 1 – Acquire and convey land for dedication of right-of-way to equal a width of 60 feet in an alignment approved by the Public Works Director as specified for the future Collector street in the Salem Transportation System Plan (TSP) from the existing terminus of Lone Oak Road SE at Sahalee Drive SE to Rees Hill Road SE.
- b. Condition 2 – Construct Lone Oak Road SE with a minimum 34-foot-wide full Collector street improvement within the subject property and from the north line of the subject property to Sahalee Drive SE.
- c. Condition 3 – Construct Lone Oak Road SE with a minimum 34-foot-wide linking street improvement from the south line of the subject property to Rees Hill Road SE.

It has been known since the beginning of this project that Lone Oak would need to be connected to both Sahalee to the north and Rees Hill to the south.

The mess that we're in now regarding traffic is due to the fact that when the development to the north of this property went in, the developer was allowed to back out of having to connect Lone Oak to the existing development further north (the bridge was the stopping point.)

Please don't allow this to happen again.

Joni Brewer  
503-910-7186  
BrewerHypnosis.com

Do not look back on happiness, or dream of it in the future. You are only sure of today, do not let yourself be cheated out of it. ~Henry Ward Beecher

On Fri, Jan 28, 2022 at 6:12 AM Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)> wrote:

Final Plat means before the lots are created.

**Olivia Dias** (she/her)

*Current Planning Manager*

City of Salem | Community Development Department

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**From:** Joni Brewer <[jonibrewer11@gmail.com](mailto:jonibrewer11@gmail.com)>

**Sent:** Thursday, January 27, 2022 6:55 PM

**To:** Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)>

**Cc:** [glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com); [hughes.m@comcast.net](mailto:hughes.m@comcast.net)

**Subject:** Re: Devon Ave Subdivision

Thanks.

Does "final plat" mean before phase 2 can be developed?

Joni Brewer  
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do not let yourself be cheated out of it. ~Henry Ward Beecher

On Thu, Jan 27, 2022 at 2:06 PM Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)> wrote:

I will enter your email into the record.

I have attached our original decision. The decision didn't separate out conditions for each phase.

Right in/Right out refers to only being able to turn on the Lone Oak with a right hand turn and only being able to turn from Lone Oak on to Rees Hill with a Right Hand turn.

**Olivia Dias** (she/her)

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**From:** Joni Brewer <[jonibrewer11@gmail.com](mailto:jonibrewer11@gmail.com)>

**Sent:** Thursday, January 27, 2022 1:56 PM

**To:** Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)>

**Cc:** [glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com); [hughes.m@comcast.net](mailto:hughes.m@comcast.net)

**Subject:** Re: Devon Ave Subdivision

Thanks, that's very helpful.

*Question.* Condition 5.b.

Condition 5: Prior to final plat for Phase 1, the applicant shall comply with the following conditions of approval for UG Preliminary Declaration Case No. UGA17-06:

- b. Condition 2 – Construct Lone Oak Road SE with a  
minimum 34-foot-wide full Collector street improvement  
within the subject property and from the north line of the  
subject property to Sahalee Drive SE.

and this - Condition 13.a.

Condition 13: Prior to final plat for Phase 2, the applicant shall comply with the following conditions of approval for G Preliminary Declaration Case No. UGA17-06:

- a. Condition 1 – Construct Lone Oak Road SE with a minimum 34-foot-wide full Collector street improvement within the

subject property and from the north line of the subject property to Sahalee Drive SE.

*seem to say the same thing. Is it normal to have something in Phase 2 that has already been completed in Phase 1?*

- c. Condition 3 – Complete the construct Lone Oak Road SE with a minimum 34-foot-wide linking street improvement from the

south line of the subject property to Rees Hill Road SE. At a

minimum, the connection shall be a right-in/ right-out

intersection with Rees Hill Road. The construction of this

minimum connection will be deemed to satisfy this condition.

*What is meant by right-in/ right-out?*

***(2) Connectivity for streets and City utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.***

*Under Applicant Findings (page 10?) Two street connections have been provided to the north (northwest and northeast), two street connections to the south along with a pedestrian path, a street connection to the east onto Devon Avenue has been provided, and a connection to Lone Oak to the west. By providing these connections, block length and connectivity have been met.*

*As shown on the site plan, the proposed subdivision provides a safe an efficient circulation pattern in the development for vehicles and pedestrians.*

I would like to have the above wording in blue submitted along with my comments: If Lone Oak doesn't connect to Rees Hill for all general traffic then there is only one way in and out of the development which is along Devon. That's not a "safe and efficient circulation pattern."

In a number of places there's the comment that the streets of the development connect to Lone Oak but Lone Oak ends just to the north of Sahalee to the north and if it stops before Rees Hill to the south then there isn't any way of having circulation. I don't see how this criteria is met without at least a general traffic connection to Rees Hill to the south, not just an emergency connection.

Thank you for your continued help and patience.

Joni Brewer  
503-910-7186

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On Thu, Jan 27, 2022 at 11:49 AM Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)> wrote:

Sorry.

**Olivia Dias** (she/her)

*Current Planning Manager*

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**From:** Joni Brewer <[jonibrewer11@gmail.com](mailto:jonibrewer11@gmail.com)>  
**Sent:** Thursday, January 27, 2022 11:25 AM  
**To:** Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)>  
**Cc:** [glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com); [hughes.m@comcast.net](mailto:hughes.m@comcast.net)  
**Subject:** Re: Devon Ave Subdivision

Thank you for all of that information Olivia, it's very helpful.

I don't see an attachment for the written statements and site plans for the modification that you referenced.

At this point will Lone Oak still be connecting to Sahalee?

Joni Brewer  
503-910-7186

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On Thu, Jan 27, 2022 at 10:56 AM Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)> wrote:

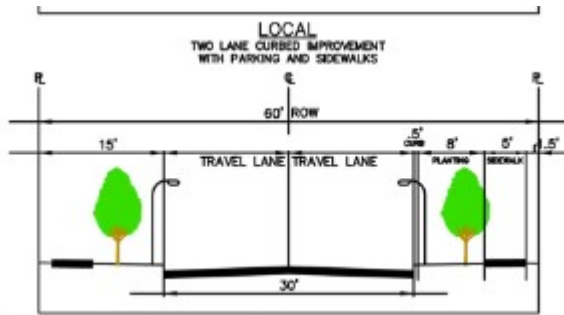
Joni,

**I will enter your comments into the record.**

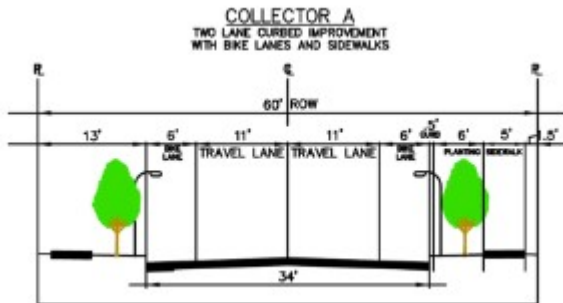
I have attached their written statement and site plans for the Modification application. This document provides the proposed changes to conditions and phased line. It isn't possible to put an entire application proposal request in a notice. That is why the notice says you can get the entire application or we can answer questions.

Devon is a local street with a 60-ft right of way, which will include sidewalks and street trees. The developer was conditioned to convey and construct half of the local street, which is typical for development. This would be the

area abutting the subject property. The other side of the street will be completed when the abutting property develops.



Lone Oak is a Collector, the standard is generally as shown below. The connection from Sahalee Drive to the south property line would meet this standard on either side of the street. The remainder of the street from the subject property to Rees Hill (or to a stopping location as proposed by the applicant), since off-site, is considered a 'linking street' (SRC200.055). This street would be a 34-ft wide turnpike improvement. Turnpike meant there is only two travel lanes, no sidewalk or street trees. Because of proportionality considerations, City regulations do not generally require developers to construct off-site street improvements, except for linking streets.



Hope this helps.

**Olivia Dias** (she/her)

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**From:** Joni Brewer <[jonibrewer11@gmail.com](mailto:jonibrewer11@gmail.com)>

**Sent:** Wednesday, January 26, 2022 1:14 PM

**To:** Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)>

**Cc:** [glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com); [hughes.m@comcast.net](mailto:hughes.m@comcast.net)

**Subject:** Re: Devon Ave Subdivision

Thank you for the information Olivia.

I didn't notice anything in the documents that were sent out that stated that the connection to Rees Hill would be for emergency access only, did I miss something? Would it have been stated differently?

Which brings me to a follow up question, does Lone Oak still need to be connected at Sahalee?

What are the city standards for Lone Oak and Devon?

*Here are my comments regarding Lone Oak being emergency access only:*

*With Devon being the only road for the new 89 lots and the existing lots off Sahalee, that puts a tremendous amount of traffic on Devon which will in effect be a dead end or no outlet street. This simply seems to be a very unsafe situation for the people that have their driveways on Devon as the sight distance is so poor.*

*Phase 1 shows 8 new driveways that go onto Devon in addition to the 9 driveways that are currently on Devon. Again, very unsafe.*

Thank you for your assistance with my questions, it's much appreciated.

Joni

Joni Brewer  
503-910-7186

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On Tue, Jan 25, 2022 at 8:19 AM Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)> wrote:

Joni,

The original decision required the connection of Lone Oak to Sahalee and Rees Hill, based on the phasing of the subdivision. The applicant is requesting to modify the connection at Rees Hill to a emergency access only.

Devon Ave and Lone Oak Road will be developed to meet the City Standards with sidewalks and street trees.

The speed zone, is not part of the land use decision. The Assistant City Traffic Engineer provided me the following:

If the area along Devon Avenue meets the definition of a "Residential District" per ORS 801.430, the City would be allowed to install statutory 25 MPH speed limit signs. The City of Salem cannot establish Speed Zones other than "Residential Districts". If the criteria for a "Residential District" is not met, the City could contact the Oregon Department of Transportation (ODOT) and request the conduct a Speed Zone investigation to determine the appropriate speed limit for Devon. ODOT would wait until the development is complete and there was no roadway construction.

Hope this helps.

**Olivia Dias** (she/her)

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**From:** Joni Brewer <[jonibrewer11@gmail.com](mailto:jonibrewer11@gmail.com)>

**Sent:** Sunday, January 23, 2022 12:39 PM

**To:** Olivia Dias <[ODias@cityofsalem.net](mailto:ODias@cityofsalem.net)>

Cc: [glennbaly12345@gmail.com](mailto:glennbaly12345@gmail.com); [hughes.m@comcast.net](mailto:hughes.m@comcast.net)

Subject: Devon Ave Subdivision

Case No. SUB21-01MOD1

Hello,

I noticed that on the latest subdivision map that the lots along Devon are now part of Phase 1 when they used to be part of Phase 2.

I want to be clear that Loan Oak will be connected to Sahalee to the North and Rees Hill to the South before any of these lots will be developed. Is that correct?

Is it also correct that Devon will be widened and a sidewalk put in before any lots are developed?

Lastly, it's of great concern that the speed limit on Devon is still 45mph. There will be increased traffic coming out of driveways onto Devon and the sight distance is very poor. In fact, with the current sight distance the correct speed should be 25mph. This, along with the increased traffic from the new houses in the development, make for a hazardous situation. What will the new speed limit be?

Thank you for your time,

Joni Brewer

6710 Devon Ave SE

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503-910-7186

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