

Jamie Donaldson

From: Titus McDermeit <trustytitus@yahoo.com>
Sent: Wednesday, November 16, 2022 9:14 AM
To: Jamie Donaldson
Subject: Land use proposal 4345 Idylwood Case #SPR-ADJ-DAP-DR22-45

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Hello Jamie Donaldson,

My understanding you are the case manager for Case Number SPR-ADJ-DAP-DR22-45 the land use proposal at the 4345 Sunnyside location. I live on Idylwood Dr SE near the proposed site. I have issues with it.

1- SRC 521.010(b): Reducing the 12ft set back abutting a street. Would be a small area to input a side walk for access to the apartment which one would believe would be a severe safety issue for those on foot and in turn those drive on the road in that area.

2- SRC 521.010(b): Reducing landscaping setback from south property line making it 6ft. Appear that would not allow sufficient standard separation between properties.

3- SRC 702.020 (b)(3): Reducing set back distance for a vehicle use area to 15ft, again seems to sub standard and a compromise to Salem's standard codes. Also with the creek that is located just west of the location and would appear to be at a lower elevation then the proposes site, it would be a large concern and risk or vehicle run off and, motor oil, antifreeze/ coolant, other chemicals. I understand it is a small creek but is still a site for wildlife.

4- SRC 702.020 (b)(7): Reducing the tree canopy spacing along the perimeter. So why is this to reduce and leave at that and not purposed to reduce and then replant to reconfigure the tree canopy around the perimeter to the standard code? As with substandard tree canopy at the perimeter that would I think really just mean it would be visible and seen by locations around it. This code seems to be for this type of situation as the area now is mostly a green space and a large site going in there would effect all those around to have something other then tree to look at. And more road traffic noise to bleed through.

5- SRC 804.035(D): Reducing the standard driveway spacing standard of 370 for an approach on Sunnyside. Seems to be changing a standard to make fit a driveway and large lot that really shouldn't fit there. So it is 24 units and approximately 34 parking spaces so that mean quite a bit added traffics right around a interchange that already has it own issues. There proposed driveway location sits just barely south of a turn around where heading N on Sunnyside make you go south then. So every vehicle exiting the sites driveway has to head south on Sunnyside to Hilfiker which becomes a waiting mess around busy times of day, or even in event of wreck on Commercial south of there to Kuebler people use Sunnyside N to by pass. The other option is Idylwood to Liberty so then a residential street is transformed into an arterial street which zoned residential is not designed for.

It appears the proposal involves too many adjustments to city codes to allow it to move forward. It seems there would be a lot of adjustment made to standards set out by Salem that I would have to believe that are set that way for a reason.

Which would then make this site substandard and compromise the surroundings. I can understand a minimal amount of adjustments involved for proposed sites but these 5 proposed which would then lead to some of there very own major issues would be a problem for all us in the neighbor hood and all those that come to and use the interchange there at Commercial and Sunnyside and also at the Sunnyside Idylwood intersection, and the Sunnyside Hilfiker intersection, the Sunnyside Kegler intersection. Also the intersection around Idylwood and Jones would be effected with the traffic going over to Liberty, with Judson there would be a concern with safety and the extra traffic. Also would be encroaching closer on an area zoned residential which should avoided just for a simple land use proposal. I believe the proposal would be a major issue for all living near by, and logistical nightmare around the area. My wife and I would say the proposal would need to be denied.

Titus McDermeit
Concerned Resident on Idylwood Dr. near proposed site