

REQUEST FOR COMMENTS

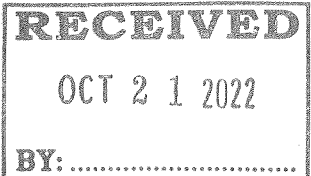
Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Subdivision / Urban Growth Preliminary Declaration / Class 2
Adjustment / Class 1 Adjustment Case No. SUB-UGA-ADJ22-09

PROJECT ADDRESS: 5730 Lone Oak Road SE, Salem OR 97306

AMANDA Application No.: 21-122530-LD / 21-122528-LD / 21-122532-ZO

COMMENT PERIOD ENDS: Thursday, October 27, 2022 at 5:00 P.M.



REQUEST: A consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes:

- 1) A Subdivision Tentative Plan to divide the approximate 12.18-acre property into 57 lots ranging in size from approximately 4,800 square feet to 18,327 square feet;
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The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).

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CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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: I object to this land use request! I do not approve of this entire project, especially the 'future street extension' as it is presumptuous and encroaches on my property.

Name/Agency & Date: Mary Kay Callaghan

Address: 437 Mildred Ct SE

Phone: 503-363-3793

Email: kellsk@hotmail.com

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RECEIVED
OCT 31 2022

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☒ 2. I have reviewed the proposal and have the following comments:

THE SUBJECT PROPERTY IS THE HABITAT OF THE DEERS. THEY WILL BE DISPLACED! THEREFORE, I OBJECT.

Name/Agency & Date: JOSE ANTONIO C. CRUZ

Address: 5618 LONE OAK ST. SE SALEM OR 97306

Phone: _____

Email: chile2001@yahoo.com

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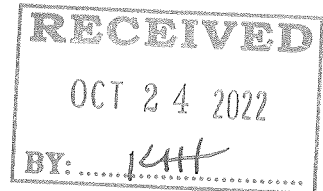
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- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: The street of La Cresta is on the steep hill that blocking the visibility of the traffic and is very narrow to have cars parked on both sides. it will be unsafe to add driveways across the street

Name/Agency & Date: Dmitriy Filippov

Address: 469 La Cresta dr Se Salem OR 97306

Phone: 503 689 3600

Email: atobtrucking@hotmail.com

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If you considerin to subdivide that plot, the (Road) has to be on the uphill or downhill to be visible for traffic going up and down. As of right now it will create one more stream of traffic on itself narrow and hardly visible part of the road.

Dmitriy F. 10.21.22

Bryce Bishop, Planner III
City of Salem Planning Division
503-540-2399
bbishop@cityofsalem.net

Hello Bryce:

This correspondence is to submit comments regarding Case No. SUB-UGA-ADJ2209 for the property located at 5730 Lone Oak SE, Salem, OR, 97306.

In summary, I vehemently decry this subdivision.

Sec 205.010, d-3: Development within the tentative subdivision plan can be adequately served by city infrastructure

Comment: I do not believe the city infrastructure is able to bear this burden of additional homes, particularly in this neighborhood. The burden on the streets – the asphalt – on the children – will become untenable with this Development. Not to mention the traffic. The traffic in the South Salem Region is terrible! More infrastructure there will be stressed. Traffic studies are needed. Particularly on Lone Oak. Many cars, school buses, and scooters fly down this hill, metaphorically. Peoples' lives are in jeopardy! Consider again, the children. What of their basketball hoops? "Sorry Tommy, the steamroller of progress just took your hoop."

Sec 205.010, d-4: The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

Comment: Page 27 of the Salem Transportation System Plan (TSP) indicates in the footer it was updated on August 2018. The plan indicates it was published January 13, 2020. It is unclear when these provisions were indeed published, as there are multiple dates in the document, and therefore is unclear if this published document is valid or relevant. I insist that this document is not valid; and therefore, *the criteria for approval in 205.010, d are not satisfied, and this cannot be approved.*

This Criteria: The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved traffic impact analysis, where applicable.

Comment: I am not able to find, despite my herculean efforts to find one, a recent traffic analysis. We need that traffic analysis. We need several. I demand pausing the development of this project until a traffic study is produced in the areas within a 3-mile radius of this proposal. This will give the assurance to long time residents of this area that their voices matter, and that this recent notice was not just a typical bureaucratic cycle. Tell me that's not the case, Salem! Tell me that we haven't fallen into the same trap as all the others. In any event, we need that traffic study.

This Criteria: The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.

Comment: No, this subdivision does not provide *“safe, orderly, and efficient circulation of traffic...”*
Please. Stop this charade now.

This Criteria: The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.

Comment: Not convinced that this criteria will be considered. How many trees will be kept as these houses are developed? How much of the natural blackberry population will be slaughtered? And what about the children? This project will stop the deer living, eating, playing, and such here. The kids love the deer. Don't be a monster. Be cool, man.

These are my comments. I have more, but there is so much typing. Thanks.

PHILIP HARPSTER
489 LA CRESTA DRIVE SE
SALEM, OR 97306
philharpster@gmail.com

Bryce Bishop

From: C Harris <kcharrisandco@gmail.com>
Sent: Wednesday, October 19, 2022 10:19 AM
To: Bryce Bishop
Subject: 5730 Lone Oak Rd SE, Salem OR 97306 Filing Notice

Hello Bryce-

My family and I reside at 396 Holder Ln SE, Salem, OR 97306, at the bottom of Lone Oak and at the corner of Holder Ln. We purchased the place on 6/21/2013 and have watched our neighborhood grow and grow. As you can see by my signature line I'm a licensed real estate broker. I was also a GC and have lived & worked in this valley since 1992. We love it here and understand the need for growth, and we know that responsible planning is key to managing that growth in a way that doesn't harm the future of the inhabitants of the City. So thank you for your efforts.

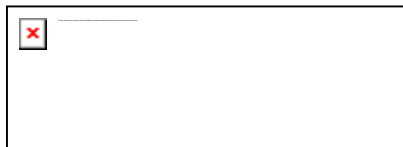
Our only real concern for increasing the capacity here (which we know is inevitable) is the impact it has on traffic, and the safety of the children who walk to and from school. Since we've moved here we've seen and heard numerous cars exceeding 50 mph on this hill. And with children crossing Lone Oak to get to Crossler or to Sumpter (with no crosswalk provided) it is just a matter of time that one will be harmed by a speeding car. We've heard the screeching tires too many times to count and at least 6 deer have died as a result of speeding on this hill while we've resided here, and that's bad enough. Our request (again) is to change the speed limit from 35 mph to 25 mph and to add speed bumps to the hill between Holder Ln and Summit View Ave, similar to how they are on Ewald.

We've already provided first aid to children that have fallen while riding bikes and skate boards down the hill, and we are dreading the day that a speeding vehicle hits one.

Thank you,

Courtney Harris

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Licensed in The State of Oregon
HomeSmart Realty Group

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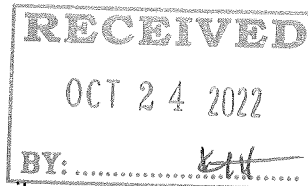
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☒ 2. I have reviewed the proposal and have the following comments: Development of this property will negatively impact the wild life living in the forest area (deer, owls and other birds + animals)

Name/Agency & Date: Joanne Schiedler

Address: 5641 Kessler Dr SE

Phone: 541-981-3477

Email: jrose50@juno.com

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Name/Agency & Date: Wendy Thorp

Address: 5553 Oak Heights Ct SE, Salem, OR 97306

Phone: 503-569-3102

Email: mwthorp@msn.com

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Wendy Thorp

5553 Oak Heights Ct SE
Salem, OR 97306
503-569-3102

Bryce Bishop, Planner III
City of Salem Planning Division
555 Liberty St SE, Room 305
Salem, OR 97301

October 27, 2022

RE: Subdivision/Urban Growth Preliminary
Declaration, Case: SUB-UGA-ADJ22-09

Dear Mr. Bishop:

I am writing in protest of the proposed 57-lot subdivision listed as 5730 Lone Oak Road SE on the Vicinity Map in the Notice of Filing for Land Use Request.

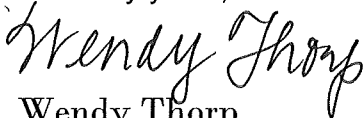
My husband and I reside in a house in the cul-de-sac off La Cresta Dr SE, before Springwood Ave SE. We purposely did not put up a fence at the back of our property that adjoins the tract of land in the proposal so wildlife could freely move about the neighborhood.

My protest is on behalf of the wild animals that call the land in the undeveloped areas home. We routinely have several families of deer access our property to graze for food. We provide water and a salt block for them, and will soon be buying food pellets for them to eat during the winter. A few days ago, six deer were grazing on our hill, as they often do.

In the past two or so years, the animal's habitat was reduced significantly by the housing development built between Mildred Lane SE and Springwood Drive. A neighbor at the end of the cul-de-sac said he often used to watch fawns frolic in the pasture area that is now this new housing development. Additional proposed housing will be forcing the deer, raccoons, and other wildlife into smaller and smaller places to live. I plead with you NOT to build here so that they can live in peace.

As they have no voice, I am writing to you as their advocate. They deserve to have a wild environment to live and thrive. Please feel free to contact me for further information. I will

Sincerely yours,



Wendy Thorp
Concerned Citizen

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BY: _____