

Jamie Donaldson

From: ron rhodehamel <ronrhodehamel@hotmail.com>
Sent: Thursday, March 9, 2023 3:58 PM
To: Jamie Donaldson
Subject: Titan West Salem Development

RE: Titan West Salem Development, Case Number SUB-UAG-SPR-ADJ-TRV-DR23-02

The mailing of Titan's proposed development request to adjacent landowners provides the opportunity for public comment. It is assumed the City of Salem has only found this development request to be complete, and that no approval has been made, prior to receipt and City review of comments received.

We remain concerned about the many large white oak trees along the north property line of Titan's property. The white oak, Oregon's state tree, can live hundreds of years, and these trees were likely growing before Europeans ever visited this area. City code requires protection of these trees of 20-inch diameter or more, and certainly for allowance for submittal of a variance request, subject to City approval. It is not difficult for a developer, with a sole profit motive, to decide that the great majority of trees are in the way, and request a code variance for their removal. It is fortunate the system provides for checks and balances which require City approval of a variance request.

We are not certain that all has been done to preserve the white oaks. The following are some reasonable measures suggested for consideration:

- Small block retaining walls will protect oaks with minimal impacts to property grading activities
- Reduction of some individual parking spaces. We note the developer has requested parking spaces greater than City requirements, for no valid reason.
- Roadway stubs to adjoining properties could have the pavements pulled back to setback lines. Any future developments may be many years away, and roads and utilities could always be connected as long as right-of-way lines are maintained

Please note we have never actively opposed the Titan property re-zoning for multi-family, or the concept of proposed improvements, and expect to be good adjoining neighbors. Our intent is for the responsible development of the property, with City approval.

Thank you for consideration of these comments.

Ronald Rhodehamel
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