

To: Salem City Case Planner
Aaron Panco
apanko@cityofsalem.net

October 1, 2021

Subject: Comments to the Proposed Development of Myer Farm

Dear Sir:

My family has owned the house and property at 4373 12Th St SE since 1964. Our house was built in 1925 and was originally located where the State capital buildings are now. The house was moved to its current location by my grandfather and relatives. Our family names are Kampstra and Hilfiker and were original owners of several plots of land in the area where streets are named Kampstra and Hilfiker.

We are very concerned with regard to the proposed development of a large housing development across the street and within 100 yards of our property. Aside from ruining the view from our porch and destroying precious heritage trees, we are concerned for the potential damage to wetlands, changes to air flow and drainage, the potential of a property tax increase to pay for the high cost of the infrastructure changes needed to support this development, the increase to traffic on 12Th Street Extension and on Hilfiker and the destruction of precious farm land and buildings that have been around since the 1800s..

I realize that it's probably selfish to complain about a new large housing development directly across the street from our home but for the last 60 years we've seen how progress has changed our neighborhood from farm lands to surban Salem. All of this isn't bad as progress is a natural progression of a thriving society. However in this case, the proposed housing development is essentially wedging itself into a very tight location in our neighborhood where narrow and dead end roads exist and heritage trees and wetlands reside.

To build this development a lot of natural resources will have to be sacrificed and potentially damaged. It is sad to think that maybe in a matter of months a large portion of the old trees located on Myer farm will be cut down. The potential damage to the wetlands due to the changes needed to support the drainage from the new streets, new houses, increased traffic and sewer system proposed by the developers. This has the potential to exact a high price to pay for progress.

With regard to the infrastructure changes to support this development. 12Th Street extension is already a very dangerous and over traveled street. This street is barely wide enough for 2 cars to pass at its widest section which is in front of our house. The hill on 12th street extension is particularly dangerous when 2 cars are on it. Speeding is another problem on this road. The local ambulance uses this road often. When trash haulers are on the road the road is impassable. The north end of 12Th street extension is one lane presenting even more possibilities for accidents. I suppose installing speed bumps seems like an easy answer but for those of us that live 20 feet from the road will have to listen to cars hitting the bumps while

accelerating from the hill or the intersection of Hilfiker and 12th will be unwanted. The plan also calls for an exit from the development to 12th very near our driveway creating additional noise. Extending Hilfiker to Battle Creek exits to Battle Creek on a dangerous curve and will have to be addressed. Increasing the traffic on Hilfiker is also a concern. Especially at the intersection of Hilfiker and Commercial where a problem already exists with traffic trying to get on commercial. Another problem area is in front of the church where many cars can park during social events. I believe that a comprehensive study needs to be completed to study the effect of traffic on 12th Street Ext, Hilfiker and Commercial and Hilficker and Battle Creek and all entrances and exits from the development.

Thanks you for your consideration with respect to the proposed development.

Respectfully,

Brian and Deanna Savoy
4373 12Th St SE
Salem Or 97302

Aaron Panko

From: noreply@cityofsalem.net on behalf of cam-brevets0t@icloud.com
Sent: Tuesday, October 19, 2021 5:31 PM
To: Planning Comments
Subject: Contact Aaron Panko
Attachments: 18-30183.pdf

Your Name	Concerned Citizens
Your Email	cam-brevets0t@icloud.com
Message	<p>Please read the attached Ninth Court of Appeals, Oct 8, 2021, document found online exposing developer Martin Kehoe for his alleged role in a bank fraud scheme. See pages 39, 63, 65, and 68. https://cdn.ca9.uscourts.gov/datastore/opinions/2021/10/08/18-30183.pdf Salem trusts this developer to responsibly develop such an ecologically and historically significant property —the Meyer’s 30-acre SE Salem farm? We read the majority of family members wish to buy the property for \$3MM (as appraised for development) to retain it as a farm for the family and community; protecting its large diameter trees, thriving wildlife habitat, and heritage structures such as the 1854 barn and 1900s farmhouse. Concerned citizens hope the City strongly considers all public comments especially related to the property’s trees, ensuring they were measured correctly and are protected, addressing major traffic safety concerns, questioning developer’s motivations for 2-phases, etc. Best of luck!</p>

This email was generated by the dynamic web forms contact us form on 10/19/2021.

Aaron Panko

From: Shelby Guizar
Sent: Tuesday, October 5, 2021 7:41 AM
To: Aaron Panko
Subject: Comment FW: Case no. sub21-09

Aaron,

Please see the comment below. Let me know if there is anything I can do.

Thanks,

- Shelby Guizar | 503-540-2315

From: Ian M <filesave2233@gmail.com>
Sent: Monday, October 4, 2021 7:14 PM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Subject: Case no. sub21-09

Hello- I believe that the subdivision proposed for 4540 Pringle Rd. SE should be reconsidered due to issues that will arise from building it. The Meyer Farm area should be kept for local agriculture use to lessen the distance of transported food, as well as provision for a farmer's market. The other practical use would be to divide the property as a public park along with partial use for agriculture. These solutions will be useful for the community and will eliminate the problems caused by a subdivision. The new housing will cause extra traffic, pollution, and overcrowding that current residents will have to deal with. Thank you for taking this into consideration.

Aaron Panko

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, October 1, 2021 7:08 PM
To: Aaron Panko
Subject: [SUSPECTED SPAM] Subdivision Case No. SUB21-09

ATTN: Aaron Panko, Community Conservation & Development
Department, Salem

Dear Mr. Panko:

I am familiar with the vicinity and join Mr. (Victor) Dodier in his remarks on this project.

Mr. Dodier is one of the most astute and experienced individuals, a long time resident in the City, having worked at some of the highest levels of Oregon government, in particular in transportation and traffic analysis. I concur and support his comments on 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 may remove that option and increase 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 significant large white oaks that are located within the right-of-way for 12th Street SE. White Oaks are important habitat and resources for many species in the Willamette Valley. Protection of this habitat is consistent with the City's natural resource policy and long term goal of sustaining and enhancing tree canopy.

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.

ADDENDUM

On point # 4, the City has not done an in-depth sufficient comprehensive analysis of topography, traffic and projected long term traffic flows on Pringle Road. A very poor job. Topography is often ignored in the Staff's flat map, lot analysis to outcomes. It clearly shows in some of the outcomes of decisions by the department from analysis of a single parking lot -- to proposed placement of a neighborhood hub. That is very clear in the recent Staff recommendation to convert Pringle Road at Madrona into a neighborhood hub. It is almost laughable at the poor superficial analysis, except it is very serious long term. It is a guaranteed choke, bottleneck if it develops on Pringle Road.

Be not just well intended, but wise and analytical.

Respectfully,

Regards.

Jon Christenson

PO Box 534

Salem, Oregon 97308-0534

Aaron Panko

From: kevin loss <arkevinic@hotmail.com>
Sent: Friday, October 1, 2021 8:00 PM
To: Aaron Panko
Subject: Subdivision Case No. SUB21-09 Address is: 4540 Pringle Rd SE, Salem OR 97302

Let's develop some uglier land elsewhere. Portland road is dying for a rehab. Think condos and street cars. Please no more ticky tack!

Sent from [Mail](#) for Windows

Aaron Panko

From: Peter Meyer <pbmeyer@verizon.net>
Sent: Friday, October 1, 2021 6:09 PM
To: Aaron Panko
Cc: peter Meyer
Subject: Proposed Subdivision of the Meyer Farm

To: Aaron Panko
City of Salem Planning Department
Regarding: "Proposed Subdivision of the Meyer Farm"
From: Peter Meyer, pbmeyer@verizon.net. 518.929.6505
Date: October 1, 2021

Dear Mr. Panko,

I am one of six children born to Marian and Henry Meyer, who purchased the 30-acre plot of land at 4540 Pringle Rd in 1947 and is now proposed for subdivision by Martin Kehoe.

I was born in 1950, the fourth child of Henry and Marian, but the first born "on the Farm."

I am also a beneficiary of the Henry Meyer Trust, which has owned 4540 Pringle Road since 1979, and who filed suit in Marion County Circuit Court in August of 2018 (case # *19PB0627 0*) requesting that the Court remove Molly Meyer and Ian Meyer from their duties as co-Trustees of the HAM Trust for multiple violations of Oregon State Trust law 130 in exercising their duties as Trustees.

The validity of the Purchase and Sale Agreement, signed by Molly and Ian with Martin Kehoe just weeks before they were removed from their duties by Judge Thomas Hart, is highly questionable, and litigation in this matter is far from over.

It would be highly unprofessional and irresponsible of the City of Salem to allow any developer to proceed with a development of this size and consequence with so many legal questions about the sale itself still under active Court purview.

The City of Salem should at least halt all planning and development application matters until these ownership questions are settled.

Sincerely,



Peter Meyer
beneficiary, Henry Meyer Trust
pro se Plaintiff, Marion County Circuit Court Complaint # *19PB062 70*
518.929.6505
330 Allen Street4
Hudson, NY 1253

Aaron Panko

From: Raymond Noble <nobler001@gmail.com>
Sent: Friday, October 1, 2021 5:12 PM
To: Aaron Panko
Subject: Subdivision 4540 Pringle Road SE Salem

Hello,

I am opposed to the proposed subdivision at the above location. It will have a very negative impact on the surrounding area and neighborhoods. Traffic is already heavy on Battle Creek and Pringle.

There is a ton of wildlife on that property. A housing development will disrupt everything.

Please do not move forward with this proposed development.

Thank you,
Ray Noble

1100 Chemeketa, #410
Salem, OR 97301
September 29, 2021

Re: Subdivision Case No. SUB21-09

I just read about the proposal for developing the Meyer Farm for single family homes.

Off the top of my 93 year old head, I think the development should not be limited to single family. As a Salem native, a long time car driver and for several years a Cheviote rider, I believe population density is more important than ever.

With a sigh I know trees will be cut, meadows filled in, but the overwhelming march of homo sapiens seems unstoppable on planet Earth. An orderly density of humans make mass transit more useful and space to raise food more available.

Good Luck.

Sincerely,

Rena Lahey
(503) 364-6881

RECEIVED

OCT 04 2021

COMMUNITY DEVELOPMENT

Aaron Panko

From: Tami Freeman <freeman.tami@gmail.com>
Sent: Friday, October 8, 2021 2:10 PM
To: Aaron Panko
Subject: Meyer Farm property

It's appalling that the city is considering sacrificing greenspace and trees in order to accommodate yet another single-family housing development when it has become obvious that we are in a climate crisis. How are we supposed to save this planet if we can't making the same uninformed, profit-driven decisions over and over?

Salem doesn't need more garages and driveways! What we do need is to maintain our green spaces and concentrate on higher density development located closer to downtown.

Frankly, there is no way Salem city planners could ever justify developing outside the bounds of downtown, let alone another suburb when our current public transportation is woefully inadequate and we certainly don't want to be adding more traffic to our streets. And we really, really don't want to be making poor choices like that at the expense of a treasured community greenspace.

No new suburbs!

Thank you,

Tammy Freeman
South Salem resident