

**Ruth Stellmacher**

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**From:** John Donovan <jsdentmd@gmail.com>  
**Sent:** Thursday, November 30, 2017 8:55 AM  
**To:** citycouncil  
**Subject:** Dec 4th hearing city council  
**Attachments:** Dogwood Heights 11-29-17.docx

pls enter this attached document into the record for the December 4th city council hearing about Dogwood Heights LLC  
and I request a few minutes to present to the council.

Is this possible?  
RSVP

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Dogwood Heights LLC Hearing at Salem City Council Dec 4, 2017

References: 1. Chapter 803 Streets and right of way improvements

2. (CASE NO. SUB-ADJ17-09) Findings and Order October 30, 2017

Question 1. Section 803.015 states: “An applicant shall provide a traffic impact analysis if one of following conditions exists: 1. The development will generate 200 or more daily vehicle trips onto a local street or alley”.

Tony Martin, Salem Traffic engineer emailed me that he uses

” Average Daily Traffic (24 hours):

Average Rate = 9.52 trips per dwelling unit

Directional Distribution = 50% enter, 50% exit”

Therefore for Dogwood Heights LLC:

44 new houses x 9.5 daily trips per house = 418 expected daily trips.

Therefore: this development plan is lacking a traffic study

Question 2. What is the City of Salem’s plan for improving Balm, Spring, and Roberta Ave to the City of Salem Local Street Standards to meet SRC 205.010(d)(6) which states that:

“The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers. “

Findings and Order October 30, 2017 p. 31 “Finding: As described in findings above, bicycle and pedestrian access in the vicinity of the subject property is somewhat limited by sloping topography, existing development patterns, street network gaps, and underdeveloped streets. The proposal would improve access between the subject property and adjacent residential areas through the extension of existing streets through the proposed subdivision, including sidewalks on all streets and bike lanes where designated in the TSP. “

To one who has lived for > 25 years in this neighborhood and walked these streets. Please explain how connecting additional 44 houses with families into 15’ and 17’ wide substandard streets without any sidewalks improves access to nearby Nelson Park. There is no mention of improving these substandard streets. This subdivision does not add any safe routes to Nelson Park.

Table 803-2 Pavement Width states that “Local streets” require a Min 30’”

I measured the widths of the streets that Dogwood Heights would empty into:

Roberta at Croisan Creek	18’
Balm at Large Fir tree	17’
Spring at Roberta	17’
Spring at storm sewer	15’







Roberta width at Croisan Creek







Mid Balm width at large Fir tree







Mid Spring at east end of storm sewer

Please remember that we want to encourage children walking to Nelson park.  
Both car and foot traffic do not stop at the end of this development.

There is no route to Nelson Park from Dogwood Heights LLC with continuous sidewalks.  
Madrona S. has 0.1-0.2 miles of 2 lane road that not only lacks a sidewalk, but has a 4' steep dropoff on its South side with a seasonal creek. Cars are driving > 35 mph on the downhill west bound segment of Madrona.

City of Salem Document "Findings and Order October 30, 2017" stated:

"The portion of Spring Street that stubs to the south boundary of Tax Lot 3200 has a turnpike improvement within a 65-footwide right-of-way."

BUT: fails to mention that Spring Street is 15' wide presently. There is no published plan to bring this up to City of Salem standard of 30' width, sidewalks.

"Balm Street S currently terminates at a dead-end at the southwest corner of Tax Lot 3200 and is designated as a Local Street in the TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way. The street that stubs into the southwest corner of the subject property is not constructed to Local Street standards, but has a 60-foot-wide right-of-way."

THIS states that Balm Street is "no constructed to Local Street Standards" and fails to forward a plan to bring it up to Local Street Standards.

p. 15 has

- Issue #11 – Use of SDCs to Address Local Street Deficiencies: Several comments requested that System Development Charges (SDCs) collected from eventual development of residences in the proposed subdivision be allocated to address upgrades to substandard streets in the vicinity of the subject property. Staff Response: The City will budget and expend SDCs received from the development in accordance with state law and SRC Chapter 41. The specific allocation of SDC funds does not relate to approval criteria for any of the approvals sought in the application and will not be stipulated in this land use decision.

I understand that the planning of improvement of Balm, Spring, and Roberta Streets may not Dogwood Heights LLC's responsibility, but if these one lane streets are not brought up to the City of Salem's Local Street Standards now, when will they be addressed?

Do we want to wait until children walking to Nelson Park are hit by cars? A parent cannot tell their children to "walk to Nelson Park and stay on the sidewalk." THERE ARE NO SIDEWALKS on the way to Nelson Park.

How is this good city planning?

How can the City of Salem expedite the prompt improvement of these 3 local streets?

It is incomprehensible that the City of Salem would not create a plan to improve these 3 local one lane streets before 44 families move into this neighborhood.

In summary: the current development plan for Dogwood Heights does not meet the City of Salem's own rules:

- a. Chapter 803 Streets and right of way improvements: no traffic study was done
- b. SRC 205.010(d)(6): Safe streets and sidewalks are not included.

Please tell us how these two regulations will be met.

Please add the official record and send to Salem City Council

cc: [cgreen@cityofsalem.net](mailto:cgreen@cityofsalem.net)