

Jordan Sprague

From: Jordan Sprague <jsprague@cityofseaside.us>
Sent: Tuesday, September 7, 2021 8:07 AM
To: 'steve.ackley55@gmail.com'; 'Mark Mead'
Subject: FW: Planning Commission Comments

Hello,

Below is an email that was submitted for the subdivision project. I will have a printed copy available at the meeting.

Thank you,

Jordan Sprague
Community Development
City of Seaside
503.738.7100

From: mkbrackenbrough [mailto:mkbrackenbrough@gmail.com]
Sent: Friday, September 3, 2021 9:04 PM
To: Jordan Sprague <jsprague@cityofseaside.us>
Subject: RE: Planning Commission Comments

Planning commission members

My name is Mike brackenbrough and I live at 2130 Aldercrest street in Seaside.

I would like my concerns documented pertaining to the proposed subdivision titled Vista Ridge 2.

1. This physically appears to be a subdivision of Sunset Hills and therefore should be required to have the same street sizes and building lot sizes and shape, as existing Sunset Hills.

It is being proposed that Sunset Hills water supply and storm water runoff capacity will be utilized as well. The Sunset Hills streets will also be the only entrance and exit to this subdivision.

2.The clearing of trees from this subdivision will certainly impact trees adjacent to it's borders, allowing high winds to become a danger to present property owners existing trees.

3.Proposed density (17 build able lots) is a very large displacement of water, without a viable solution for its runoff.

The year round stream(s) that runs completely through the length of the proposed subdivision does not benefit from any added pollutants that the development would produce. This waterway is a tributary of Neawanna Creek, a ODFW categorized wild Coho salmon spawning ground.

4.Erosion and ground movement is a real and present fact in the direct area.

Most any resident interviewed can point to factual instances.

Our property has had a loss of 3 feet of land along its northern ridge which would share its property line with lot 1 of the proposed development. This has happened in less than 6 years of ownership. Cracks in cement have enlarged as well.

Ram Jack, a foundation stability business has installed pilings under the west side of our foundation, some to 30 feet, to help prevent shifting and sliding.

If the proposed subdivision were to be approved, I believe the members of the planning commission should first change the building requirements of road width to 30 ft, the setback from creek to 60 ft, and the foundation setback from the ridge above the creek to 20 feet.

Without careful consideration, and building development restrictions, I believe the city could be held responsible for losses incurred by the new property owners.

Thank you for your time,

Mike Brackenbrough

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Jordan Sprague <jsprague@cityofseaside.us>

Date: 9/3/21 12:00 PM (GMT-08:00)

To: 'mkbrackenbrough' <mkbrackenbrough@gmail.com>

Subject: Planning Commission Comments

Hello,

Please reply to this email and I will make sure to add it to the public comments for the subdivision.

Thank you,

Jordan Sprague

Community Development

City of Seaside

503.738.7100