



Morningside Neighborhood Association

July 18, 2019

Bryce Bishop
City of Salem
555 Liberty Street SE, Room 325
Salem, OR 97309-3513

RE: Case No. FRP-ADJ-SUB-901 – Fairview Woods – Refinement Plan – Response

Dear Mr. Bishop,

At its July 10, 2019 meeting, Morningside Neighborhood Association (MNA) Board heard a presentation about the refinement plan for Fairview Woods residential development by developer Eric Olsen. In attendance at the meeting were several persons who had registered concern or opposition to the plan at the July 9th Planning Commission hearing. Due to shortness of advance notice on the matter, MNA was unprepared to take a position on the subject at the time. A quorum of the Board subsequently met on July 16th and by non-unanimous vote, decided on a position in favor of Mr. Olsen's plan, with the following caveats:

- Developer and covenants must construct, provide and maintain pedestrian pathway continuity separate from vehicle roadways throughout the 14.7 acres, and assure the pathways are accessible and usable by the general public;
- Developer ensure continued maintenance of and access to open space in the HOA covenants;
- Developer and home design and construction must preserve and protect from damage as many trees as possible – especially those identified as “significant” in the tree inventory and with special emphasis on healthy Oregon white oak (*Quercus garryana*);
- Developer shall provide an opportunity for MNA to review final development plan(s) before submittal to City.

The committee's vote on approval of the plan with the above caveats included six in favor, one opposed and one abstention.

Sincerely,

Pamela Schmidling, MNA Chair

Cc: R. Reed; G. James; J. Bubl; T. Phillips; B. Yows; A. Meyer; M. Meyer;
A. Tocchini; E. Dowd