

Barb Puddifant

From: Lacey Rhodes [REDACTED]
Sent: Monday, October 13, 2025 3:52 PM
To: cityhall
Subject: Proposed development for 1150 - 12 AVE SE - Opinion

I wanted to express my concerns with the proposed development planned for property 1150 - 12 AVE SE, Salmon Arm.

I have lived in Salmon Arm and more specifically in the Hillcrest area for the majority of my life. A lot of great developments have taken place in that 37 years but I have concerns about this high density development.

I am concerned about the demand this development will place on the roadways in the area. Specifically the intersections of 12 AVE SE and 10 ST SE (intersection slightly above crystal springs); 12 AVE SE, 10 AVE SE and Auto Road (at entrance to crystal springs); 10 AVE SE, 5 ST SE and Shoemaker Hill as well as 12 AVE SE and 15 ST SE (particularly steep and often unable to stop in the winter). I have noticed a significant increase in the amount of accidents in particular at 12 AVE SE, 10 AVE SE and Auto Road (at entrance to crystal springs/on to auto road); 10 AVE SE, 5 ST SE and Shoemaker Hill since the development of townhomes on auto road/12 ST SE have taken place and that is not even complete yet. I suspect this will be difficult to track as not all accidents are reported. With that in mind would the city be opening themselves up to liability knowing accidents have increased in the area at those intersections and then increasing the volume by a substantial amount with this new development. Would that liability then fall onto the taxpayers of this city. Could anything be done to those intersections to make them safer for the residents of the area.

I have also noticed an increase in the amount of foot traffic down 10 AVE SE where there is no safe walking space for people and witnessed near misses multiple times. Would this be looked at prior to the development of this property? What about the impact on our transit system will there be an increase to buses in the area, does the city have capacity to do so?

Has there been any reach out to fish and wildlife about this development? Wildlife use that area for movement into the coyote park/ the wooded area across auto road and back into the mountains. What kind of impact will this development have on them, should this not be considered? Should we not be learning to live WITH the wildlife, not just pushing them out.

I understand that the city is growing and I have anticipated the development of that land for some time but could a smaller footprint be considered?

It is a great idea to include a childcare center within this development. Makes me think this is geared towards young families but in this city we have limited sports ice, limited fields for soccer, baseball, rugby, ect, our pool is in need of a serious upgrade, our only indoor field space is being destroyed and we don't have a proper arts and dance facility to name a few. There is also the question of the schools in the area but that is for the school district to figure out. It's wonderful there is an attempt to draw families here, however we need the opportunities for these kids to grow into healthy individuals that will be productive members in our society.

Thank you for considering my concerns as a long time resident of the area,
Lacey Rhodes

