

TO: PLANNING COMMISSION

FROM: LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR

DATE: AUGUST 3, 2021

SUBJECT: SUPPLEMENTAL STAFF REPORT FOR COMPREHENSIVE PLAN CHANGE / ZONE CHANGE NO. 21-03; 1055 SCHURMAN DRIVE S AMANDA NOS. 21-109795-ZO; 21-109798-ZO

BACKGROUND

On July 14, 2021, staff prepared and mailed a Hearing Notice to tenants and property owners within a 250-foot radius of the subject property. The notice was sent via first class mail.

On July 27, 2021, staff made available a report recommending that the Planning Commission approve consolidated Comprehensive Plan Map Amendment, and Zone Change Case No. 21-03.

On August 1, 2021, staff received comments from South West Association of Neighbors (SWAN) (**Attachment A**), to request that the Planning Commission Hearing be continued or the record be left open because many residents did not receive the Hearing Notice until approximately July 27-29, 2021.

Since the staff report was issued, staff received **29** comments in opposition from surrounding tenants and/or property owners (**Attachment B**).

SUPPLEMENTAL FINDINGS

Public Comments

After the staff report was written and made available, comments were received from SWAN and 29 residents within 250-feet of the subject property. These comments are summarized below and followed by staff responses.

1. Hearing Notice

SWAN and many neighbors sent comments to convey that many residents did not receive the Hearing Notice in enough time to allow them to research and present testimony at the Hearing.

Staff Response:

On July 14, 2021, staff prepared and mailed a Hearing Notice to tenants and property owners within a 250-foot radius of the subject property. The notice was sent via first

class mail. An affidavit of Mailing is included in this supplemental report as **Attachment C**. SRC 300.620(b)(2)(A) establishes that: *The City shall mail notice of the public hearing not less than 20 days prior to the public hearing. An affidavit of mailing shall be prepared and made part of the file.*

Hearing Notice was sent on July 20, 2021, 20-day prior to the August 3, 2021 Hearing, the affidavit is attached (**Attachment C**).

On July 20, 2021 the applicant posted the subject property with a City-issued sign presenting the Hearing Notice. SRC 300.620(b)(3)(A) establishes that: *The applicant shall post notice on the subject property no earlier than 14 and no later than ten days prior to the public hearing. The notice shall remain in place through the day of the public hearing. The applicant shall file an affidavit of posting with the City no later than five days after the date of the original posting. The affidavit shall be made a part of the file.*

The applicant posted the subject property on July 20, 2021, which is 14-days prior to the Hearing. The applicant provided an affidavit of posting which is included in this supplemental report (**Attachment D**).

2. Increase in traffic; need for traffic lights, crosswalks and stop signs

Comments were submitted from neighboring tenants and/or property owners indicating concerns for an increase in traffic to the surrounding roads.

Staff Response:

The applicant for a comprehensive plan change is required to submit a Transportation Planning Rule (TPR) analysis to demonstrate that their request will not have a “significant effect” on the surrounding transportation system, as defined above or to propose mitigation of their impact.

The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed comprehensive plan change and zone change will not have a significant impact on the transportation system. The Assistant City Traffic Engineer has reviewed the TPR analysis and concurs with the finding of no significant effect. Findings related to traffic impacts and the TPR analysis are addressed in the July 27, 2021 staff report.

3. Stormwater management, erosion, and trees

Comments were submitted indicating that there has been difficulty managing stormwater from the subject property flowing to adjacent properties. There is also concern regarding the safety and preservation trees lining the property lines.

Staff response:

As addressed in the July 27, 2021 staff report, development of the subject property is not proposed under this review. All future development will be evaluated for compliance with applicable standards.

Applicable development standards require that the applicant design stormwater facilities in compliance with the Public Works Stormwater Management Design Standards prior to development approval, addressing feasibility for onsite drainage disposal and any necessary offsite facilities. The Stormwater Management Design Standards require the applicant's engineer to submit infiltration test results, an Engineering Method Report, and a preliminary site plan showing the building envelope and tentative location of stormwater facilities.

4. Keeping the record open for an additional seven days

Many comments from neighboring tenants and/or property owners indicated that there was not enough time to prepare a response prior to the Planning Commission Hearing. They have asked for the hearing to be delayed or for the record to be kept open.

Staff Response: The Planning Commission should either continue the hearing to a date and time certain for additional public testimony or close the public hearing and leave the written record open for additional testimony and rebuttal to be submitted. If the Planning Commission chooses to leave the record open for written testimony, a date and time certain should be established to decide on the matter.

RECOMMENDATION:

Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission take the following actions for the 1.87-acre property at 1055 Schurman Drive S approximately (Marion County Assessor map and tax lot numbers: 073W33DB / 4600):

- A. APPROVE Minor Comprehensive Plan Map Amendment from "Single Family" to "Multiple Family";
- B. APPROVE Zone Change from RS (Single Family Residential) zoning to RM-II (Multiple Family Residential).

Attachments: A. Testimony Submitted by Morningside Neighborhood Association
 B. Testimony Submitted by Fair Housing Council of Oregon

Prepared by Steven McAtee, Planner II

Steven McAtee

From: Ted Burney <burney.ted.tb@gmail.com>
Sent: Sunday, August 1, 2021 8:23 PM
To: Steven McAtee
Cc: Jeanine Stice; Markey, Betty; RONALD EACHUS
Subject: 1055 Schurman Drive S. Case No. CPC-ZC21-03

Dear Steven McAtee,

I would like to request a delay on decision making on the Comprehensive Plan Amendment and Zone Change Case No. CPC-ZC21-03 currently scheduled for consideration at the Planning Commission meeting on Tuesday, August 3, 2021.

The reason for this request for delay is because of an apparent lack of timeliness in delivery of the notice of hearing to neighbors within a 250 foot radius of the property proposed for a minor comprehensive zone change.

Until Thursday July 29 I had not received any neighborhood comments regarding the rezoning request. Since the 29th I have fielded multiple phone calls on the rezoning request. Each caller has informed me of only recently receiving the notice of rezoning.

Callers consistently spoke of not receiving the mailer regarding the zoning amendment until either the 27th or 28th of July.

This late delivery of notice does not provide interested parties time to research and present testimony to the planning commission for the August 3, 2021 meeting.

Of interest, upon inquiry with several callers, was learning that each mailer was postmarked July 14 and was first class postage. I do not know where the delay in delivery occurred. However, since so many interested parties seem to have had inappropriate notice, I believe it would be beneficial for all involved to have a delay on decision making at the scheduled planning commission. I would ask that the case be postponed for hearing and decision until the next Planning Commission Meeting on August 17.

Please advise me on your thoughts concerning rescheduling.

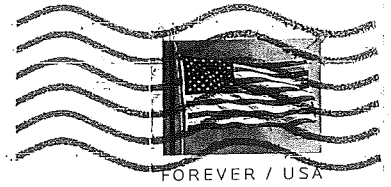
Thank you for your consideration.

Ted Burney
Southwest Association of Neighbors (SWAN) Land Use Chair
503-428-0625

1130 SCHURMAN DR. S
SALEM, OR 97302

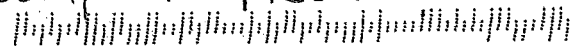
PORTLAND OR 972

28 JUL 2021 PM 5 L



STEVEN McATEE
PLANNER II
CITY OF SALEM PLANNING DIV.
555 LIBERTY ST SE
ROOM 305
SALEM, OR 97301

97301-351955



7-28-2021

IN REGARDS TO ZONE CASE NUMBER
CPC-ZC21-03

IT'S A SHAME THAT ONCE AGAIN
GREED CONTINUES TO HASTEN
THE DEMISE OF OUR NEIGHBORHOOD.
IT SEEMS MONEY IS MORE
IMPORTANT THAN INCREASED
TRAFFIC, AND DECREASED
VEGETATION AND WILDLIFE.
THIS AREA IS A REGULAR ROUTE
FOR DEER AND OTHER ANIMALS,
SO PLEASE KEEP IT ZONED
AS SINGLE FAMILY

THANK YOU
Richard Leighty

RICHARD LEIGHTY
1130 SCHURMAN DR S.
SALEM, OR 97302

RECEIVED

JUL 30 2021

(503) 583-6088

COMMUNITY DEVELOPMENT

Steven McAtee

From: Todd Baker <tebake@comcast.net>
Sent: Sunday, August 1, 2021 8:44 PM
To: Steven McAtee
Cc: burney.ted.tb@gmail.com
Subject: Hearing Notice Case No. CPC-ZC21-03

August 1, 2021

Case No.: CPC-ZC21-03

Property Location: 1055 Schurman Drive S, Salem OR 97302

Following are some of the reasons we oppose this zone change.

1. Insufficient Public Comment Period (we would request an extension)

The letter we received from the city was postmarked July 14, we didn't receive it until July 27. Included in this document is a screen shot of the USPS Informed Delivery email for 7/27 previewing the mail expected to arrive that day.

2. Hearing Notice Clarity

The proposal is not presented in a form the lay person can be reasonably expected to understand. It should at least include an easier to understand site plan. There is no clear explanation as to the general scope of the project.

3. Increased Traffic on Schurman Drive and Lack of Public Transportation

Without access to public transportation, residents must have vehicles (unless they bicycle). We are concerned about increased congestion, noise, and safety. There is already the nearby traffic of two apartment complexes on Schurman and a condo complex at Schurman/Crestview. Schurman is a connector street feeding onto/from River Rd., which can cause traffic backups. In addition, there is a school bus stop at the intersection of Gilbert and Schurman and the sharp, limited visibility corner where Crestview transitions to Schurman.

4. Limited Parking and Lack of Public Transportation

It appears this will be 42 units with a paltry 65 parking spaces. With the nearest bus service not within walking distance, residents will need vehicles, and places to park those vehicles. We are concerned about Gilbert Street taking on additional overflow parking from the new complex. Gilbert St is narrow, with parking allowed on one side only; this provides limited street parking for residents of Gilbert and their visitors. This problem is already exacerbated by the two nearby apartment complexes which (despite promises to provide adequate parking) still lack enough parking to accommodate their residents and guests. They sometimes leave vehicles unmoved for days at a time. We were informed by one apartment resident that the complex was charging a \$50 fee for additional parking. Our experience has been, that the number of vehicles for residents, roommates, and guests often exceeds the spaces available. We would appreciate having the problem mitigated in part by the city creating a Residential Parking Only zone for residents of Gilbert St.

5. Additional Noise

We also are concerned about additional noise from another multi-family complex. We would request noise abatement

measures where possible.

6. Loitering/Smoking/Littering

We don't know if the condos will have smoking rules, but nearby apartments are non-smoking. This causes residents to smoke/vape and litter on sidewalks of Schurman and Gilbert Streets. We have also seen numerous instances of weed smoking and other drug use while in their cars parked on Gilbert.

7. Pets/Wildlife

Pet owners should be encouraged to keep their animals under their control. Cat owners should be encouraged to keep them indoors. We live close to a wildlife refuge and keeping pets on leash or indoors will lessen the likelihood of a negative encounter with native wildlife (which often roam in the neighborhood). We raise this issue because this problem seems to be increasing.

8. Stormwater

In recent years we have observed that during heavy downpours the drain system located at the intersection of Schurman Dr S and Gilbert St S was unable to contain the water volume, the manhole cover was displaced resulting in storm runoff pooling and spouting in the street.

In closing, we realize the some of our concerns may not be relevant to this proceeding, however, it affords us an opportunity to voice our experiences and explain why we oppose the proposed zone change.

Sincerely,

Todd and Karla Baker

2611 Gilbert St. S

tebake@comcast.net

503-362-4330

TO: Steven McAtee, Planner II
City of Salem Planning Division

From: Don Herman & Betty Markey
2590 Crestview DR S

RE: Case No. CPC-ZC21-03
Minor Comprehensive Map Amendment/Zone Change
1055 Schurman Drive S

Thank you for the opportunity to provide written testimony on the requested zone change of the property located at 1055 Schurman Ave.

We have lived at the intersection of Crestview Drive S and Schurman Drive for 31 years. This is a well established neighborhood and many of our neighbors have resided here for the same amount of time or longer. We have seen many changes and growth in the area over these decades. Today we are facing another request - a zone change from single family to multifamily at 1055 Schurman Ave.

We understand the City's shortage in acreage to meet the anticipated demand for additional housing and that the 1.87 acres at 1055 Sherman Drive is under utilized with just one single-family home. It's understandable that the City of Salem would like to see this property developed in a manner that provides for additional housing to meet the needs of the community. But what is the highest and best use for the property? Certainly it is not placement of one single family home. The new owner believes that it is best suited for a 42 unit development. We think not and ask the Planning Commission to deny this request as presented. Infill parcels within established neighborhoods should provide moderate density versus high density and the developments should be homogeneous with the neighborhood. This provides a good transition without being overbearing. High density is better suited for areas near arterials, commercial and retail hubs and downtown core areas. That being said, other options exist that should be considered and would provide a compromise from the higher density requested and the desires of the neighborhood. Suggestions that we would like the developer and Planning Commission to seriously consider before a final decision is made are as follows:

Retain the zoning as single family and develop the property into a "cottage cluster" of homes . An example of this type of cluster or grouping of homes can be found at the 500 block of Rural Street S and located right across from Fairmont Park. This cluster community contains 13, 2-story adequately sized family homes, a central community space and a community building. The parcel size is slightly smaller than the subject real property.

Develop the property into multifamily units but at a density **no greater than** the existing apartment complex adjacent to and directly west of the property which provides 28 units on an equivalent sized 1.79 acre parcel.

We hope that the Planning Commission and applicant parties will give serious consideration to these alternatives.

It should be noted that the residents of this neighborhood were the last people invited to the table and have been provided the least amount of time to give input. Yet we are the ones who will be most impacted by a future development. In talking with over 20 neighborhood households we have heard a variety of concerns and suggestions but we all have lacked time to review the applicant proposal in detail. We do not wish to impede progress but we do ask for more time for two reasons:

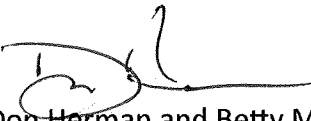
To give the existing residents adequate time to review the application and make comments to the Planning Commission and

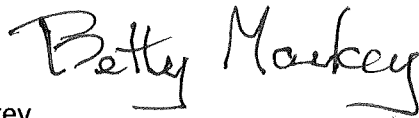
Provide time for the owner/developer to explore other development options for the site. A representative group of neighbors is available to meet and discuss the above alternative proposals and neighborhood concerns with the architect, owner/developer and if they so choose representatives of the city and neighborhood association. The intent is to find a solution that makes the development a win for all of us.

We therefore request that that the Planning Commission delay making a decision on the zone change at the August 3rd Public Hearing, retain an open record for a minimum of three weeks and ask that the hearing be continued during this time. This would give time for further review and for parties to put forth a good faith effort of constructive conversation.

Please refer to the attachment of some comments from our initial review of the proposed zone change.


Once again, we would like to thank you for this opportunity to voice our comments on this proposed zone change.


Don Herman and Betty Markey
2590 Crestview DR S



The following outlines some initial concerns or questions that came up during our preliminary review of the proposal.

- The site plan indicates this is Phase 1. Is there a second phase expected in the area and if so, what are the details?
- Will the current storm water system accommodate the increase produced by the proposed development? During heavy rains, the storm sewers overflow onto Crestview and Schurman Drive. In front of our driveway there is a large and heavy storm drain lid. During heavy rains it bounces up and down and on a few occasions has lifted and been pushed onto Crestview Drive creating a danger for on-coming vehicles.
- Are 65 proposed spaces adequate on-site parking? Tenants may have more parking needs than the proposed 1 and 1 1/2 parking spots per unit. Every night, Gilbert Street is lined with overflow parking from the two neighboring developments as both Schurman Drive and Crestview Drive do not allow for on-street parking due to the narrow travel lanes and high volume of traffic.
- Request traffic study and speed study as proposed development will increase vehicle trips especially during morning and evening rush hours resulting in backups at the intersections of Hansen by Candalaria school and at the intersection onto River Road. These areas are especially hazardous during inclement weather and we have witnessed car slides and pile ups during black ice and snow storms.
- The site plan shows existing trees that will remain on the east, south and west borders. These trees have provided landscape screens from other developments in the area. We would like assurances from an arborist that these trees are healthy enough and have adequate land after construction to survive. If not, we want assurances from the owner that other trees will be planted to provide natural screening to block the view of the massive parking lot.
- Has anyone investigated whether this proposal will interfere with the territorial view and coastal range mountain view enjoyed by the neighboring homes that rise up behind Crestview to the Candalaria neighborhood?
- We foresee increased safety hazards for pedestrians, especially children walking to Candalaria school due to the additional vehicle trips of this development. Already we face cars speeding up and down Crestview and Schurman Drives. It is quite common for vehicles to drive outside the traffic lanes and onto the paved shoulder walkway/bike lane along the entire route but especially at the curved intersection of Crestview and Schurman. There is a definite lack of cross walks for neighborhood residents to safely cross Crestview Drive at various intersections.


Don Herman and Betty Markey
2590 Crestview DR S


Betty Markey

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
Minor Comprehensive Map Amendment/Zone Change

I received USPS notification of a zone change request for the property located at 1055 Schurman Drive. The letter, postmarked July 14, 2021, was received on July 27, 2021 which was verified by neighbors with "USPS Informed Delivery." It briefly described the zone request, outlined where I could get more information, and that a Planning Commission Public Hearing is scheduled for August 3rd.

The late delivery of the letter has not provided sufficient time to thoroughly review the request and to provide an adequate response. Therefore, at this point, I can only provide general areas of concern on how this proposal could negatively impact our neighborhood. These include:

1 - Increased traffic on Crestview and Schurman Drives and additional stacking of vehicles at the intersections of Hanson & Crestview and Schurman & River Road. This will increase the hazards we currently face at these intersections and especially during inclement weather.

2 - Additional safety hazards for students walking to school due to speeding traffic and the lack of crosswalks on both Schurman and Crestview Drives

3 - Inadequate services to handle increased storm water runoff and drainage.

4 - Assurances by the owner that existing trees, on the site plan, aligning the east, south and west borders of the property will be retained.

5 - Inadequate green space provided for residents and areas for children to play.

I request that the Planning Commission delay making a decision on the zone change at the August 3rd Public Hearing, retain an open record for a minimum of three weeks and ask that the hearing be continued during this time. This will provide me additional time to review the request and help offset the delay in delivery of the letter.

Thank you for your consideration.

Casey Gray

Printed name

Casey Gray

Signature

2605 Gilbert St S

Street Address

Over →

Please also consider the additional cars that will be parking on Gilbert St once these apartments are occupied.

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Thank you for your consideration.

Patricia Benson

Patricia Benson

Printed name

Signature

2676 Gilbert St S. 97307

Street Address

Concerned with over flow parking on
Gilbert St. S. Already is a problem
from existing apts.

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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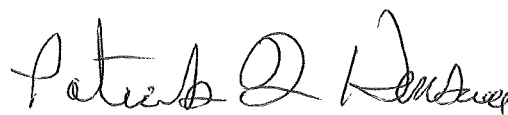
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Thank you for your consideration.

PATRICK HANSON



DONNA HANSON



Printed name

Signature

2570 Crestview Dr S. Salem, OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Thank you for your consideration.

LINDA PICKFORD 
Printed name Signature

2545 CRESTVIEW DR S.
Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Thank you for your consideration.

Roxanne Adams

Roxanne Adams

Printed name

Signature

2525 Crestview Dr. S. Salem, OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Thank you for your consideration.

NANCY UMEDA

Printed name

Nancy Umeda

Signature

2457 Crestview Dr S. Salem, OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Thank you for your consideration.

Katherine Franklin Katherine Franklin

Printed name

Signature

2555 Crestview Dr. S. Salem, OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
Minor Comprehensive Map Amendment/Zone Change

I received USPS notification of a zone change request for the property located at 1055 Schurman Drive. The letter, postmarked July 14, 2021, was received on July 27, 2021 which was verified by neighbors with "USPS Informed Delivery." It briefly described the zone request, outlined where I could get more information, and that a Planning Commission Public Hearing is scheduled for August 3rd.

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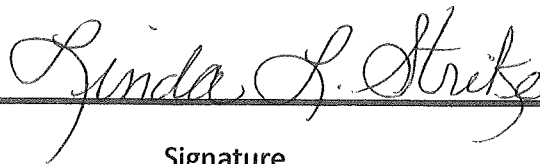
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Thank you for your consideration.

Linda L. Strike



Printed name

Signature

2610 Crestview Dr. S Salem, OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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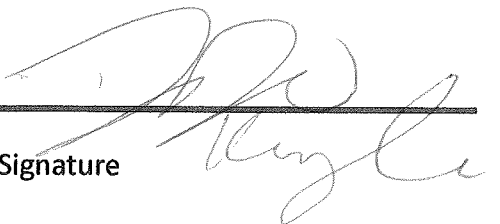
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Thank you for your consideration.

DREW & KELSEY CORNEDI

Printed name

Signature



2540 CRESTVIEW DR. S

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
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Thank you for your consideration.

Donna Vance

Donna Vance

Printed name

Signature

2455 Crestview Dr. S. Salem OR.

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
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Thank you for your consideration.

ERIC D. THOMPSON



Printed name

Signature

2510 CRESTVIEW DRIVE S

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
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Thank you for your consideration.

KERRY BENSON SR. Kerry D. Benson SA.

Printed name

Signature

2676 Gilbert S. 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
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Thank you for your consideration.

Susan J Kaiser Susan J Kaiser
Printed name Signature

1020 Schurman Dr. S. Salem OR 97302
Street Address

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City of Salem Planning Division

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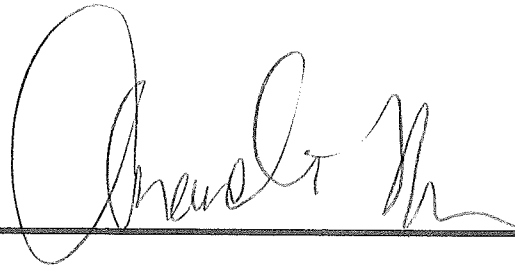
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Thank you for your consideration.

Anandi Miller



Printed name

Signature

1055 Schurman Dr S. Salem OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

RE: Case No. CPC-ZC21-03 1055 Schurman Drive S
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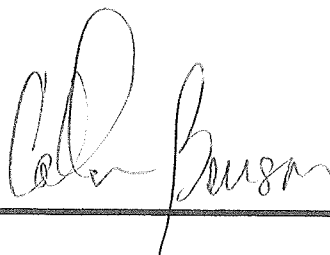
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Thank you for your consideration.

Colleen Benson



Printed name

Signature

2664 Gilbert St. S. Salem, OR 97302.

Street Address

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Thank you for your consideration.

BLAIN SCHMIDT



Printed name

Signature

2615 CRESTVIEW DR S SALEM OR 97302

Street Address

TO: Steven McAtee, Planner 11
City of Salem Planning Division

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Minor Comprehensive Map Amendment/Zone Change

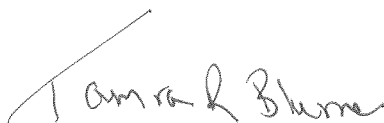
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Thank you for your consideration.





Printed name

Signature



Street Address

Steven McAtee

From: fchapple <fchapple@willamette.edu>
Sent: Monday, August 2, 2021 12:17 PM
To: Steven McAtee
Subject: Hearing concerning proposed zone change from single family to multi family residential.

Follow Up Flag: Follow up
Flag Status: Flagged

Case number CPC-ZC21-03

Dear Steven McAtee,

I absolutely must demand that you delay consideration of this zone change until those of us who would be affected by this change have time to study the details and it's ramifications. Possibly due to the slowness of the US Postal service, I personally received the information a couple of days ago; a hearing on August 3rd is WAY TOO SOON !

One of my first reactions is that Schurman Drive ,a side road, can only deal with limited traffic. Do you planners and developers think that it is OK to have current residents backed up waiting to access River Road at times a very busy road itself ? The increase in number of people from SF to MF would increase the chaos. This needs to be taken into account.

Sincerely

Frances H Chapple , resident
2451 Crestview Drive South
Salem
OR
97302

Steven McAtee

From: fchapple <fchapple@willamette.edu>
Sent: Tuesday, August 3, 2021 9:04 AM
To: Steven McAtee
Subject: RE: Hearing concerning proposed zone change from single family to multi family residential.

Steven McAtee

Thank you for your reply. I wish to add to my previous statement. I would remind you that specific zoning of an area is made for a reason and should not be overturned at the whim of a developer!

We already live in a pretty congested area.....3 large apartment complexes, a condominium complex and a large group of townhouse. We are at the saturation point for traffic and noise. I shudder to think how long we will be stuck at the juncture with River Road. If the Board insists on going through with this very in judicious plan then they MUST at the very least put a traffic light at the junction with River Road. We deserve that at the very least.

Continuing with my reasons for a definite NO to this zone change, I would ask you to consider the very steep terrain above the proposed property. With increased rain due to climate change this would appear to be a very undesirable place to add many new residents. We all know how unstable the terrain above River road is,given enough the number of times the road has been closed due to work. Wire netting is already necessary and we don't know what effect extensive development above would have. This is foolhardy at the very least.

So, on these facts,and many more put forward by our neighbourhood group, I give a resounding NO to the proposed zone change. The reasons for the original zoning are as sound NOW as they were originally. Abide by them,PLEASE

Sincerely

Frances Chapple

2451 Cresrview Drive South

Sent from my Galaxy Tab A (2016)

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

From: Steven McAtee <SMcAtee@cityofsalem.net>

Date: 8/2/2021 5:13 PM (GMT-08:00)

To: fchapple <fchapple@willamette.edu>

Subject: RE: Hearing concerning proposed zone change from single family to multi family residential.

Frances Chapple,

Thank you for reaching out to me about this project. We are not able to postpone the Planning Commission Hearing because the notice of filing, the Hearing notice, and sign posting requirements were all met. The Hearing Notice was mailed on July 14th, which meets the required timeline. The property was sign-posted on July 20th, which is within the 14-10 day required posting window prior to the hearing. Members of the community are able to submit written testimony and/or attend the August 3rd, 2021 Planning Commission Hearing. Instructions for attending the meeting are included in the notice.

Your comments regarding traffic concerns are noted, and will be added to the record.

Thank you,

Steven

From: fchapple <fchapple@willamette.edu>

Sent: Monday, August 2, 2021 12:17 PM

To: Steven McAtee <SMcAtee@cityofsalem.net>

Subject: Hearing concerning proposed zone change from single family to multi family residential.

Case number CPC-ZC21-03

Dear Steven McAtee,

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Sincerely

Frances H Chapple , resident

2451 Crestview Drive South

Salem

OR

97302

Steven McAtee

From: Shelby Guizar
Sent: Tuesday, August 3, 2021 10:40 AM
To: Steven McAtee
Subject: FW: Question re: CPC-ZC21-03

Importance: High

From: Regency Park Apartments <regency.park.apts@gmail.com>
Sent: Tuesday, August 3, 2021 10:33 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Cc: Flindt FLINDT <Bflindt@comcast.net>; Maggie McGregor <MaggieM@norris-stevens.com>
Subject: Question re: CPC-ZC21-03

Hi Shelby,

We have a couple of question we would like addressed at the above referenced hearing:

Whose property are the large trees on the west boundary of the property ?

In the past there has been damage from water run off to our buildings from the west side of the subject property. At great expense a concrete retaining wall and collection ditch was built to channel this run off to an adjacent stream. This is a problem every year during the rainy season. Although our improvements have been successful in the past. We would like this addressed by the builder to alleviate this problem.

These questions do not preclude any other questions from the owners Mr & Mrs Flindt, or the management company Norris & Stevens.

Bob & Arlene Kampmann, Managers
Regency Park Townhouses
1109 Schurman Dr S Salem, OR 97302
503-363-1796
regency.park.apts@gmail.com

To the Salem City Council in regard to the proposed residential change to 1055 Schurman Dr. S
Case # CPC-2C21-03

As a resident of 31 years at 2510 Crestview DR S and former board member of the South Salem Neighborhood Association, I am opposing the proposed change from single residential homes to multi family units of 1055 Schuman DR S for the following reasons:

Due to the geographical placement of this property, and the increase of traffic from a change from a single family residential zone to a high density development; would be hazardous to the neighborhood. This property of this proposed change is located on a severe downhill grade at the end of a 15 mile an hour curve. At the elbow of this curve about 100 feet east of the proposed entrance to 1055 Schurman DR, is a roadway to the dead end street of Crestview Dr S. There is one stop sign at this corner from Crestview Dr where a driver can proceed straight to go uphill toward Candalaria School, or turn right to head downhill toward River Rd. Currently this stop sign goes disregarded by traffic headed off Crestview onto Schurman Drive. Throughout the years, the home owners of our street, have attend meetings with the South Salem Neighborhood Association and have asked for support with Salem Police, to resolve high speeds and disregard of this stop sign. There has been no resolution to this problem. It is my concern that adding additional population and traffic at this location will create a hazardous risk to pedestrians, bicyclist and other motorists.

The neighbored is already impacted with several multi family units. I live next the the Willamette View Apartments and two properties with condominiums. From my home, on Schurman Drive there are two apartment complexes on either side of the road. Down River Rd. S, the are the Shadow Mountain Apartments. I believe that the neighborhood has absorbed iit"s share of multi family residents.

The social impact of these units has owners of surrounding homes to be witness to residents of these existing units congregating on curb sides, in driveways and next to property lines, smoking cigarettes and cannibis. Help in resolving issues has been dependent on the management of the units at a given time. My concern that by adding more dense population would have us witness more of this behavior.

I have a concern about the impact of educating our children within this neighborhood. With the infill of growth, I am concerned the influx of children into the Candalaria School boundaries will affect the quality of education the system can provide. The consideration includes the impact of the current building site on Salem Heights Road. I question how the school might absorb yet another addition of a multi family unit.

The proposed building would affect the livability of the surrounding neighbors through the visual impact of a 3 story buildings. The height of these proposed structures are incongruous to the neighborhood. There are no other structures in the neighborhood that are this height. I believe the height of the buildings built along Schuman Dr. Will appear daunting, and the view from properties above this proposed site will be obscured.

Has there been an environmental impact statement for this site?

I do not believe by allowing the proposed change to 1055 Schurman DR S is a smart way for Salem to create a viable long tern neighborhood. We have a great resources of our school and park system, nearby. It is my vision to create a neighborhood that promotes pride in place. A neighborhood which wup[orts the land around it. Keeping this property to single home residences would promote a healthier community. Building another high density structure to give individuals a place to live for a short time does not support a healthy neighborhood community.

Respectfully,
Candyce Thompson

Steven McAtee

From: jennifer woock <jenniferwoock@msn.com>
Sent: Tuesday, August 3, 2021 9:56 AM
To: Steven McAtee
Cc: burney.ted.tb@gmail.com; re4890@comcast.net
Subject: Zone Change Case number: CPC-ZC21-03
Attachments: 1055 Schurman Drive Zone Change.pdf

Dear Mr. McAtee,

We have a prior commitment and are unable to attend the hearing this evening regarding this case.

Please see attached letter of testimony for consideration.

Thank you for your service to our community,

Jennifer Woock

Sent from [Outlook](#)

RE: Case number CPC-ZC21-03

August 1, 2021

Dear Mr. McAtee,

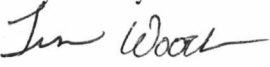
We are writing this letter to provide testimony in opposition to the proposed zoning change in our neighborhood. The notice that we received last week came as quite a surprise because we have been following the progress of what seems to be a very thoughtful plan that city planners, along with input from the community have been working on as a long term vision for Salem and this proposed change has not been and is still not on the current interactive map. Cramming an additional 42 units into an old, well established neighborhood simply because someone has a large home lot seems counterintuitive to this long term, big picture plan. The vision that city planners have put forth, as I see it, is that Multi-family housing is more suited along main thoroughfares where bus services, grocery stores and retail shops are easily accessible and sidewalks, crosswalks, traffic lights and very basic safety infrastructure is mostly already in place.

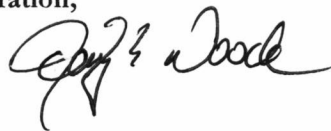
We have owned our home on Crestview Drive since 1992 and have been witness to some mostly positive changes in this part of the neighborhood. The street improvement of Crestview Drive that added a bike lane on the west side of the street and a sidewalk on the east and then a few years later the development off of Vibbert Street, a new neighborhood of nicely built and maintained single family homes (aka Crestview Glen Estates). With these two improvements, as well as the more recent trend of "online shopping", there has been a pretty significant increase in traffic, not just cars but delivery vehicles, bicycles and pedestrians.

As parents of two children that had the privilege of attending Candalaria Elementary just up the hill from our house, our biggest concern is and always has been safety as our kids and our neighbor's kids walked to and from school. There are no crosswalks or Stop signs anywhere down the hill on Crestview Drive or Schurman Drive between Hansen Drive, where the school is located, and River Road. Because the one sidewalk is on the East side of Crestview Drive and the Crestview Glen neighborhood (among other residences) is on the West I see kids crossing Crestview Drive to Vibbert Street at a point where the sight distance for traffic coming down the hill is inadequate. We have witnessed kids doing what we told our kids to do as they make their way home, which was: "look to the left and the right, listen, look again and then if it's clear, Run! We have been witness to a few "close calls" as cars come down the hill, a 25 mph zone, at a high rate of speed only to crest the hill and have people in the middle of the street scurrying to the other side.

As proposals such as this are being considered it is the responsibility of the city and the decision makers to ensure that prior to approving additional housing of this magnitude, which in turn will most certainly create more traffic and congestion that all prudent safety measures are in place such as crosswalks and stop signs. As the Candalaria, Leslie and South Salem kids begin to return to the classroom this fall after this long and stressful break, the last thing that they should worry about is dodging traffic as they walk to and from school or to their bus stop.

Thank you for your consideration,


Tim and Jennifer Woock
2645 Crestview Dr. S.
Salem, Oregon 97302



RE: Case number CPC-ZC21-03

August 1, 2021

Dear Mr. McAtee,

We are writing this letter to provide testimony in opposition to the proposed zoning change in our neighborhood. The notice that we received last week came as quite a surprise because we have been following the progress of what seems to be a very thoughtful plan that city planners, along with input from the community have been working on as a long term vision for Salem and this proposed change has not been and is still not on the current interactive map. Cramming an additional 42 units into an old, well established neighborhood simply because someone has a large home lot seems counterintuitive to this long term, big picture plan. The vision that city planners have put forth, as I see it, is that Multi-family housing is more suited along main thoroughfares where bus services, grocery stores and retail shops are easily accessible and sidewalks, crosswalks, traffic lights and very basic safety infrastructure is mostly already in place.

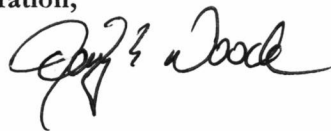
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Thank you for your consideration,


Tim and Jennifer Woock
2645 Crestview Dr. S.
Salem, Oregon 97302



Steven McAtee

From: Bruce Thede <brucethede@gmail.com>
Sent: Monday, August 2, 2021 6:08 PM
To: Steven McAtee
Subject: Proposed zone change at 1055 Schurman Drive
Attachments: Proposed Multi-family.pdf

Steven,
Attached please find my written statement for the hearing regarding 1055 Schurman Drive S.

Sincerely,

Bruce Thede

Re: Proposed zone change to 1055 Schurman Drive S

To whom it may concern,

I am a long term homeowner on Schurman Drive and would like to take for this opportunity to voice some of my concerns on this proposed development.

Having been born and raised in South Salem and having lived on Schurman Drive for 30+ years, I am very appreciative of the historic nature of this small section of road and the property where the proposed development is planned. It has not been easy to watch this once beautiful house and property fall into disrepair and neglect.

The house on this property is where Salem Young Life was started and where I remember meeting with many other high school students for Young Life events; it changed the course of my life. Supra Products, a well established Salem company, was created in the back buildings on this property.

This is a neighborhood where we take pride in maintaining our properties and neighbors are acquainted with each other and are friendly. I am asking for some consideration by the developer to be made in the design process to make this development fit this unique area as far as is possible and to remember the proud history of this property when doing so.

A reality of living on this street is the increasing traffic on Schurman Drive and South River Road. There are times when there is a backup getting onto River Road and turning from River Road onto Schurman Drive can be treacherous. Adding 42 units x 6.8 trips per unit per day to this intersection will only add to this problem. I am asking for traffic study to be performed and then their recommendations for improved safety to be implemented as a part of this plan.

Additionally, I have witnessed several traffic accidents at the corner of Schurman Drive and River Rd. There have also been accidents related to the S curves on Schurman Drive right in front of my home. With the sharp turns at this location, I feel it may be unsafe to add 250-400 trips per day to this already strained stretch of city street. One last concern in the limited site distance for the location of a driveway onto Schurman Drive. With this many potential added trips, I'd anticipate several more accidents here in front of my home.

In other neighborhoods, I have seen the overflow from apartment buildings with inadequate parking spill out into the surrounding streets. I am asking that your site plan includes at least 2 to 2.5 parking spaces per door as well as visitor parking to allow for this reality.

These are my main concerns and I want to thank you in advance for considering and addressing them.

Sincerely,

Bruce Thede
1020 Schurman Drive S
(the red house on the corner)

Steven McAtee

From: Anne FLINDT <bflindt@comcast.net>
Sent: Monday, August 2, 2021 5:00 PM
To: Steven McAtee
Subject: case number CPC-ZC21-03
Attachments: SalemLandUseChange.docx

Steven McAtee

My name is Bruce Flindt, and I am the owner of Regency Park which is adjacent to this property. I oppose any land use change until some major issues with there property has been resolved. The attached letter explains in detail my concerns.

Bruce Flindt

7/31/2021

Dear Steven McAtee:

This letter is in regards to case number CPC-ZC21-03 for property 1055 Schurman Drive S., Salem, OR 97302. My name is Bruce Flindt and I am the owner of Regency Park Townhouses, 1109 Schurmann Drive S., Salem, OR 97302, which is adjacent to the West boundary of the property at 1055 Schurman Drive. I object to this request change because of two serious problems it is creating for my property, which need to be addressed and solved before any such request is even considered.

The first issue is the water flooding from the 1055 Schurman Drive S. property onto my property. I bought the property during the summer of 1994. There were no issues at that time with a lot of flooding. Water did come on my property, but did not cause problems. This started to change around 2001 when water started to rapidly increase. During the winter of 2004 - 2005, after a large period of heavy rain, we had a major flooding of several apartments. This was not a slightly wet carpet situation, but having the downstairs of the apartments being under 1 to 2 inches of water with the tenants having to move out until thousands of dollars of repairs were made. The water was coming from the 1055 Schurman Drive S. property only, and was gushing out from the side of the hillside on the property line. I had landscapers that I knew come out and dig a large emergency trench to save the apartments. This was okay for a couple of years, but I could tell that it would not be enough in the future. During the summer of 2008, I had a wide concrete ditch with a retaining wall made at a cost of over \$30,000. This has worked for many years, but the amount of water coming in from the adjacent property keeps increasing every year until we have had to add sandbags in certain areas to keep the water out of the apartments. The property owner and developer need to fix this issue before any changes are made to zoning.

The second major issue are the trees that are growing on the adjacent property right at the property line. They obviously were planted to screen the owners view from seeing the townhouses, which is fine. The problem is when people do this, they frequently plant them close together and do not use appropriate trees or bushes for the situation. When the trees get larger, the roots and stability of the trees are not adequate because

the trees are using each other for strength. The strength is also compromised by being planted at the very top of the steep slope at the boundary. During a wind storm at the beginning of 2010 a tree toppled and large branches came through the first and second stories of an apartment. The branch at the second story landed next to the tenants bed, and the branch at the first story also made it to the living room floor. These were large branches that would have caused injury or death to the tenant if they had hit her. There was also major and costly damage to the roof and side of the apartment. Since this was the first time this had happened, we simply had our lawyer send a letter explaining what happened. We did not request any help with expenses, but explained that they had to top and/or thin the trees so that it would not happen again. There was no reply at all and nothing was done with the trees. This year in February 2021 another wind storm caused another tree to crash into another apartment with severe damage. Our lawyer sent another letter asking for damages in April 2021. Again no reply and nothing being done with the trees. This is unacceptable. Trees will continue to cause damage and possibly injury until the issue is resolved. Several trees are dead and pose an immediate threat until they are removed. According to the aptment plan, the trees are supposed to remain where there are currently. They need to be removed, or thinned and topped before any land use is changed.

I planned on using legal means and contacting the City of Salem about these concerns, before I got the information on the land use request. Since there is a time limit to respond on the land use request, I am sending this letter first. Please send a verification that you have received this letter.

Sincerely,

Bruce Flindt

12402 NW 11th Ct.

Vancouver, WA 98685

To : Steven McAtee, Planner II
City of Salem Planning Division

From: Linda Strike
2610 Crestview Dr. S
Salem, OR 97302

Re: Case No. CPC-ZC21-03
Minor Comprehensive Map Amendment/Zone Change
1055 Schurman Dr. S

I have been a resident in the neighborhood effected by the referenced Zone Change request for over 30 years. At the time I settled my family here it was a neighborhood predominately filled with single family homes. Over the years our neighborhood has been asked to absorb new apartment complexes without consideration for the changes that brings to the culture of our neighborhood and, most importantly, the additional burden it has on the infra-structure of the area.

I understand the need for increased density of housing in order to meet the needs of the Salem community. I agree that the property at 1055 Schurman can be put to more efficient use but strongly disagree that the proposed number of units proposed for the property. I'm also extremely concerned about the impact 42 units will have on traffic and pedestrian safety, as well as the storm system.

I echo the belief of other residents of the neighborhood that we have been given grossly inadequate time to fully review the proposed changes. In the interest of providing time for further review of the proposed zone change I'm adding my voice to the request that the Planning Commission delay making a decision on the zone change at the Public Hearing on August 3rd, retain an open record for a minimum of three weeks and continue the hearing during this time.

I'm committed to doing my part to encourage and participate in further conversation with all parties with the goal of creating a plan that will be in the best interest of all.

Thank you for the opportunity to provide input into this decision making process.

Sincerely,

Linda L. Strike

AFFIDAVIT of MAILING

STATE OF OREGON)
CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on July 14, 2021, I deposited 203 true and correct copies of the NOTICE OF PUBLIC HEARING in the Salem post office addressed to the attached mailing list, for the application for Comp Map Amend - Minor Case No. CPC-ZC21-03; Application No. 21-109795-ZO:

"Proposed Comprehensive Map Amendment Minor to change a 1.87 acre property from SF (Single Family Residential) to MF (Multiple Family Residential) and a Quasi-Judicial Zone Change from RS (Single Family Residential) to RM-II (Multiple Family Residential) for the future development of a multi-family complex. The property is located at 1055 Schurman Drive S (Marion County Assessors Map and Tax Lot No: 073W33DB / 4600)."

A copy of this notification is in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, July 14, 2021.



Josh Horrocks, Staff Assistant

RECEIVED

JUL 14 2021

JUL 22 2021

AFFIDAVIT OF POSTING NOTICE

COMMUNITY DEVELOPMENT

I, Charles Weathers, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

In front of residence at 1055 Schuman Dr S Salem OR 97302, in the unobstructed view of all passersby.

That I posted said notice in the manner at the place above stated on the 20 day of July, 2021, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

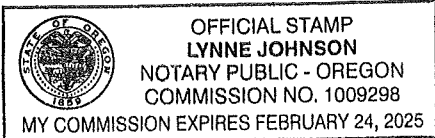
Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on this 22 day of July 2021, 2021, by Charles T. Weathers

Notary Public for Oregon
My Commission Expires: 2/24/25



Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or Filing Notice)

Attachment B
(Site Plan or Photo)



Hay una propuesta de desarrollo para esta propiedad. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al

503-588-6213

www.cityofsalem.net/notice

