

FOR MEETING OF: March 15, 2022
AGENDA ITEM NO.: 5.1

TO: PLANNING COMMISSION
FROM: LISA ANDERSON-OGILVIE, AICP
COMMUNITY DEVELOPMENT DEPUTY DIRECTOR
SUBJECT: SUPPLEMENTAL REPORT FOR THE OUR SALEM PROJECT

ISSUE:

Should the Planning Commission recommend that the City Council update the Salem Area Comprehensive Plan, adopt the Housing Needs Analysis, and amend the Comprehensive Plan Map, Neighborhood Plan maps, zoning map, and Salem Revised Code?

RECOMMENDATION:

Adopt the facts and findings of this staff report and recommend that the City Council accept first reading of ordinance bills for the purpose of updating the Salem Area Comprehensive Plan, adopting the Housing Needs Analysis, and amending the Comprehensive Plan Map, Neighborhood Plan maps, zoning map, and Salem Revised Code.

SUMMARY:

This staff report summarizes and addresses comments that the public has provided about the proposed amendments related to the Our Salem project by noon on Thursday, March 10.

Testimony Received

The comments have been summarized below and are included in full as **Attachments 1, 2, and 3**.

1. Several comments were received questioning why properties were proposed to be redesignated from Developing Residential (DR) to Single Family Residential (SF) on the Comprehensive Plan Map.

Staff Response: The change is proposed because the impacted properties are already developed, so SF designation is more appropriate. The SF designation generally applies to lower-density residential areas. The DR designation, on the other hand, is intended for largely vacant land that has the potential to be developed at urban densities. The proposed Comprehensive Plan Map change does not impact

how the properties can be used or developed now or in the future, and the existing zoning of the properties is – and will continue to be – RS.

2. A comment was received opposing the proposed redesignation of land from DR to Multiple Family Residential (MF) on the Comprehensive Plan Map on the north side of Orchard Heights NW east of 27th Place NW. The comment also expressed concern about property values being decreased by the proposed change.

Staff Response: Salem’s Housing Needs Analysis (HNA) determined that there is a projected 207-acre deficit for land designated for multifamily housing (2,897 dwelling units) in Salem’s portion of the UGB. The proposed change on Orchard Heights NW would help address this projected deficit by increasing the amount of land available for multifamily housing in the future. The proposed change would also allow multifamily housing to be located near a City park – Grice Hill Park – as well as West Salem High School. The area is also across the street from properties that are proposed to be redesignated to Mixed Use (MU). The MU designation, as implemented by mixed-use zones, would allow shops, services, jobs, and other destinations to be developed in the future; multifamily housing north of Orchard Heights NW would be within walking distance of those potential destinations.

In terms of property values, changes to zoning alone will not cause changes in assessed value or taxes, according to the Marion County Assessor’s Office. A property would have to be used for a new use allowed in the new zone to trigger reassessment (ORS 308.146).

3. Several comments were received opposing the proposed rezoning/redesignation of land to Mixed Use at Liberty Road S and Mildred Lane SE. The opposition was specifically to commercial uses or potential plans for mixed use, with concerns including traffic/safety, crime, noise/light pollution, and home value impacts as well as a preference to drive to shops.

Staff Response: The proposed zoning of the properties at Liberty Road S and Mildred Lane SE is MU-II. That zone allows but does not require commercial uses. Residential uses are also allowed, either as standalone uses or as part of mixed-use developments. In addition, the City is not building any project or development as part of the proposal, and the proposed rezoning does not require development to occur. The properties can remain as they are today.

As part of the Our Salem project, the City worked with the Mid-Willamette Valley Council of Governments (MWVCOG) to analyze the transportation impacts of the proposed Comprehensive Plan Map changes. The proposed changes did not result in a significant impact in the area near Liberty Road S and Mildred Lane SE. See Goal 12 findings in the March 15 staff report [Attachment 16](#) for additional detail on the transportation analysis and impacts.

In addition, a traffic signal is planned within the next few years as a result of a condition of development at 5721 Liberty Road S. That is expected to improve safety of vehicles entering and existing Mildred Lane SE and the safety of pedestrians crossing Liberty Road S at Mildred Lane SE. A future traffic signal is also planned for the intersection of Liberty Road S and Davis Road S.

SRC Chapter 51 regulates noise levels, and any development on the properties in this area would be subject to these regulations. Specifically, SRC 51.015 provides maximum sound levels based on the source and receiver of the sound. It is unlawful to exceed the maximum sound levels without an event sound permit. The Community Development Department enforces these noise regulations.

SRC Chapter 800 regulates exterior lighting, and any development on the properties in the area would be subject to these regulations. SRC 800.060 states the following: "Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-away." It also requires that exterior light fixtures be "located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet away outside the boundary of the lot," either be completely shielded from direct view or no greater than five foot-candles in illumination. The Community Development Department enforces these light regulations.

Crimes or illegal activities are a police matter and should be addressed by the Salem Police Department, which has law enforcement jurisdiction in Salem. No evidence has been provided to support the idea that a future commercial or mixed-use establishment in the area would result in increased crime that would exceed what would otherwise occur from any other development of the properties.

As noted above, changes to zoning alone will not cause changes in assessed value or taxes, according to the Marion County Assessor's Office. A property would have to be used for a new use allowed in the new zone to trigger reassessment (ORS 308.146).

4. A comment was received stating no objection to the removal of the Walker School Residential Overlay Zone on property that is proposed to remain zoned RS.
5. A comment was received questioning if there would be extra expenses due to the proposed changes on a property on Gabriela Court NE.

Staff Response: The proposed map change at 1500 Gabriela Ct NE does not include any additional fees or charges to the area from the City. In addition, the City is not building any project or development as part of the proposal. Instead, the proposal is to align the zoning of the property to the existing Comprehensive Plan Map designation. The existing Comprehensive Plan Map designation of that property

is Multiple Family Residential, and the zoning is proposed to change to Multiple Family Residential-I.

6. A comment was received asking if the buyer of a 13-acre site near the intersection of Holder Lane SE and Lone Oak Road SE could be required to leave a border of trees to create privacy for adjacent single-family homes and to leave woods for animals.

Staff Response: SRC Chapter 806 outlines the City's tree preservation requirements, which were recently updated by City Council. The code requires City approval before removing significant trees, trees on lots that are 20,000 square feet or greater, trees in riparian corridors, and trees that are part of tree conservation plans. The properties are proposed to be rezoned to Mixed Use-II (MU-II) as part of the Our Salem project. In the MU-II zone, the setback adjacent to residential zones such as the Single Family Residential (RS) zone is based on the height of buildings. In other words, the taller the buildings, the further away they need to be from the adjacent residential zone. That setback area must be landscaped – including with trees – and must include a 6-foot tall wall or fence.

7. A comment was received in support of the Our Salem project and urged the City to move it forward.
8. A comment was received in support of the updated Comprehensive Plan and specifically in support of the rezoning properties along Lancaster Drive NE, which creates consistency in zoning.
9. A comment was received, stating that the Planning Commission and City do not care about people's quality of life, green spaces, or preserving wildlife habitat.

Staff Response: The proposed update to the Comprehensive Plan includes numerous goals and policies related to improving quality of life, preserving and increasing green spaces, and preserving wildlife habitat. The proposed changes to the Comprehensive Plan Map and zoning map seek to implement many of the goals and policies, including those around open space and wildlife habitat. The proposed map changes, for example, redesignate open space properties across Salem to Parks, Open Space, and Outdoor Recreation (POS) and rezone them to Public Amusement (PA) to help ensure their preservation as open space and habitat. The POS designation is intended in part for open spaces and natural areas.

10. A comment was received opposing the construction of an apartment complex next to Eola Ridge Park, citing safety due to excessive traffic on Eola Drive NW, additional crime, an emphasis on additional tax dollars, and the potential for a mudslide into homes on Mule Deer and Eola Drive, resulting in loss of life and property.

Staff Response: The property to the east of Eola Ridge Park is proposed to be rezoned to Multiple Family-I (RM-I). The proposed rezoning does not require the property to be developed; it can remain as it is today. In addition, if the property is developed, it is not required to be developed into an apartment complex. The RM-I zone allows a broad range of housing types, including single-family homes, townhouses, middle housing, and multifamily housing, and has a proposed minimum density of 11 units per acre.

The initial proposal was to rezone the property to Multiple Family-II (RM-II), which would have allowed for higher-density housing in the future. The proposal was changed to the lower-density RM-I zone last year in response to concerns from West Salem residents, including neighbors.

The proposed zone change helps the City meet its projected housing needs, as is required by the State. (Additional tax revenue was not a consideration in the proposal to rezone land for multifamily housing.) The HNA determined that there is a projected 207-acre deficit for land designated for multifamily housing (2,897 dwelling units) in Salem's portion of the UGB. The proposed change on Eola Drive NW would help address this projected deficit by increasing the amount of land available for multifamily housing in the future.

As mentioned earlier, the City worked with the MWCOCG to analyze the transportation impacts of the Comprehensive Plan Map changes proposed as part of the Our Salem project (which are implemented by the proposed zone changes). The proposed changes did not result in a significant impact on Eola Drive NW. See Goal 12 findings in the March 15 staff report [Attachment 16](#) for additional detail on the transportation analysis and impacts.

If the property were developed in the future, it would be subject to SRC Chapter 810, which provides the criteria for determining the total landslide hazard risk and required level of site investigation for the site. An applicant may be required to submit a geological assessment, a geotechnical report, or both, if landslide hazards designated as moderate or high total landslide risk.

Crimes or illegal activities are a police matter and should be addressed by the Salem Police Department, which has law enforcement jurisdiction in Salem. No evidence has been provided to support the speculation that an apartment complex, if developed, would result in increased crime that would exceed what would otherwise occur from any other development of the properties.

11. A comment was received, concerned about notices not being sent to homeowners next to Eola Ridge Park.

Staff Response: SRC 300.1110(e)(1)(A) requires that the City mail notice of the first evidentiary public hearing in a legislative land use proceeding not more than 40

days, but not less than 20 days prior to the first hearing. Legislative zone changes and amendments to the Comprehensive Plan, Comprehensive Plan Map, Neighborhood Plan Maps, and UDC require notice to the Director of the Department of Land Conservation and Development no later than 35 days before the first public hearing pursuant to SRC 300.1110(d). Because the proposed code amendment and Comprehensive Plan Map and zoning map changes restrict some land uses, ORS 227.186 requires written individual notice to the owner of each affected property. This notice is commonly referred to as a “Ballot Measure 56 notice.” All required notices have been provided in accordance with the above requirements.

In addition to providing notice as required, the City has conducted extensive public engagement to not only provide the public with information about the Our Salem project but to solicit input that shaped the proposed amendments that are the subject of the current public hearing process. A summary of the City’s outreach through early March 2022 can be found in [Attachment 1](#) of the March 15 staff report.

12. A comment was received, requesting that the existing zoning of properties off of Wallace Road NW – RM-II – be retained due to future development plans for low-income housing funded in part by the City.

Staff Response: The properties referenced above are proposed to be rezoned to Retail Commercial (CR). The CR zone would allow commercial services to be established in and to serve an area in West Salem that is predominantly developed with multifamily housing. The CR zone would allow multifamily housing through a conditional use permit. Retaining the existing RM-II zone would allow multifamily housing outright, which would help meet Salem’s projected housing needs, but commercial uses would largely be prohibited. Staff has no objection to this change.

13. A comment was received from the Oregon Department of Land Conservation and Development (DLCD) in support of the Our Salem proposal, including the proposed Comprehensive Plan update.
14. A comment was received, stating that the current Salem Area Comprehensive Plan Map fails to comply with a variety of state laws and rules and therefore the proposed changes to the map should be suspended.

Staff Response: The issues raised in the comment are not related to the Our Salem project nor are they related to the proposed amendments to the Comprehensive Plan Map.

15. A comment was received in support of the rezoning property on Macleay Road SE to Multiple Family Residential.
16. A comment was received in opposition of rezoning property owned by Cascade

Warehouse to Mixed Use-Riverfront (MU-R).

Staff Response: The property owned by Cascade Warehouse is not proposed to be rezoned to MU-R. It is currently zoned General Industrial (IG), and this is not proposed to be changed as part of the Our Salem project.

Overall, the proposed MU-R zone and its proposed location along the Willamette River north of downtown Salem is the result of extensive community input. The proposed zone was initially created through a project led by the Urban Development Department that sought, in part, to streamline the many zones and overlay zones in the north downtown area. The proposed zone also implements the community's vision for a mixed-use area along the river there.

The proposed MU-R zone allows existing uses to remain and to be altered, enlarged, and rebuilt. The proposed zone also encourages the adaptive reuse of existing industrial buildings by allowing new wholesaling and general manufacturing uses in such buildings as follows: up to 50 percent or 10,000 square feet – which is more – per development site, provided associated retail sales is also on site.

The City adopted the Salem Economic Opportunities Analysis (EOA) in 2015, and that determined that the Salem area has a projected surplus of industrial land. The City expects to conduct a new EOA after the Our Salem project is complete.

Eunice Kim
Long Range Planning Manager

Attachments:

1. [Testimony for Week ending February 25](#)
2. [Testimony for Week ending March 4](#)
3. [Testimony for Week ending March 10](#)

Shelby Guizar

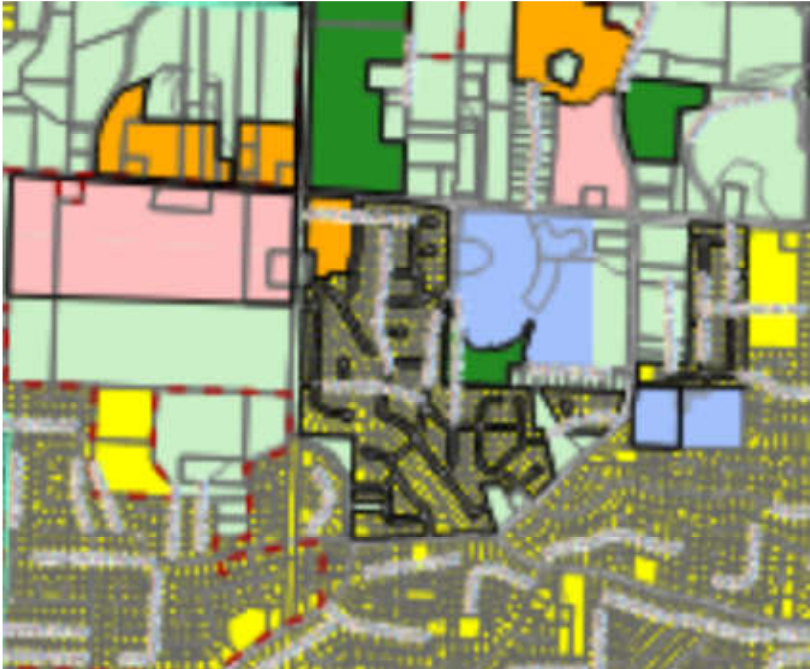
From: Dave Simpson <simpson1310@gmail.com>
Sent: Saturday, February 19, 2022 3:53 PM
To: Planning Comments
Subject: question about planning map
Attachments: planning.png

I recently received in the mail, the Notice of Public Hearing and maps with the Proposed Salem Comprehensive Plan.

My question is on the map, what are the black lines on the streets in my neighborhood? I live at 1310 Titan Dr NW, Salem, OR 97304.

Attached is the part of the map that I am interested in.

David Simpson
1310 Titan Dr NW, Salem, OR 97304



Shelby Guizar

From: Marie Mueller <cwmueller33@gmail.com>
Sent: Saturday, February 19, 2022 3:58 PM
To: Planning Comments
Subject: Our Salem Proposed Comprehensive Plan Changes

Nice packet of into, although the maps are difficult to read due to size.

I tried the website of listed properties. Ouch! I'd recommend that a filter / sort is added where readers can input their "case number" or "street address" to allow them to find their property. If that is present, I certainly didn't find it!

Just a thought,

Marie Mueller
6156 Rolletti Dr. SE
Salem 97306-2890

My letter says Code Amendment Case No. CA21-04

Shelby Guizar

From: Barbara McReal <bdmcreal@gmail.com>
Sent: Saturday, February 19, 2022 4:53 PM
To: Planning Comments
Subject: CA21-04

The information in this mailing says that we can go to www.cityofsalem.net/our-salem, and under "list of properties" can determine if our property will be impacted. It says we can search by address or tax lot number. Well, I don't see a search opportunity and scanned through several pages until I realized how many pages there are! I'm sure the other 26 owners in this building will want to know more. Can you tell me how to get to the "search" in those documents? Or what page we need to go to?

Thank you.

Barbara McReal
295 Church St SE, Salem, OR 97301

Shelby Guizar

From: Alan Bosik <abosik@sbcglobal.net>
Sent: Sunday, February 20, 2022 3:18 PM
To: Planning Comments
Subject: Comments

Hi Eunice...

My name is Alan Bosik. I've lived on Eagles Wing St in West Salem since we bought this house when we moved here in 2009 from Bay Area, CA.

We got the Notice of Public Hearing in the mail. On the "Why am I receiving this notice?" page, it says:

"The City has determined the adoption of this ordinance may affect the permissible uses of your property...and may change the value of your property..."

A couple of questions please:

- 1) Can you give me specific examples of how the permissible uses of my property may be affected?
- 2) Why might the project affect my property's value? Also, does that mean the value may most likely go up or down?

Thank you... Alan

"If there's any water left, it went under the bridge." Counterpart

Shelby Guizar

From: John Baker <john@nedbaker.com>
Sent: Sunday, February 20, 2022 5:01 PM
To: Planning Comments
Cc: Debra Baker; Natalie Baker
Subject: 1515 20th St NE Zoning change

Dear Ms. Kim,

We received the notice of public hearing as it affects our property at 1515 20th St NE. I searched the Salem website address provided to find the 491 page list of over 12,000 property addresses impacted. The list is an unsearchable PDF, not alphabetized by street name, number, nor in ascending account, or tax lot number therefore it is not formatted for a property owner to easily determine how their property will be impacted. I could find no other list

I would like the information emailed to me please with regard to this property:

1515 20th St NE Salem, Oregon
Tax Acct# 579986
Tax Lot Number 073W24BC15400

I suspect the zoning may be changed to "Neighborhood Hub." I would like the entire proposed section describing the allowed uses and any uses we now enjoy that will no longer be allowed after adoption of the comprehensive plan map, Neighborhood plan maps, Zoning Map, and Salem Revised Code.

Thanks,

John Baker

John W. Baker
Principal Broker
Realtor Emeritus
CRS, GRI, ABR, REIC, SRES, AHWD
Tumbleweed Real Estate, Inc.
18160 Cottonwood Rd PMB 149
Sunriver, Or 97707-9317
503-871-2624 Cell
John@NedBaker.com
Licensed in the State of Oregon

Shelby Guizar

From: ezra rabie <ezrarabie@gmail.com>
Sent: Monday, February 21, 2022 10:44 AM
To: Planning Comments
Subject: Zoning Information

Hi Eunice. We spoke about a week ago. (I'm the guy that made you chuckle about being close to the throne.) I got the notice of public hearing on March 15. I'm wondering if there's a link or some other reference you could provide that defines the exact definitions and limitations on the different zones. In order to get a better sense of the map in the notice, I'd like to see all of them listed in the key on the map of the Proposed Salem Comprehensive Plan. Thanks very much.

Best,
Ezra Rabie
Owner 1280 Center St NE.

Shelby Guizar

From: Eunice Kim
Sent: Monday, February 21, 2022 2:06 PM
To: Planning Comments
Subject: FW: Contact Eunice Kim
Attachments: ATT00001.bin

From: noreply@cityofsalem.net <noreply@cityofsalem.net> **On Behalf Of** cdickinson1249@gmail.com
Sent: Monday, February 21, 2022 1:50 PM
To: Eunice Kim <EKim@cityofsalem.net>
Subject: Contact Eunice Kim

Your Name	Curtis Dickinson
Your Email	cdickinson1249@gmail.com
Your Phone	971-332-0507
Street	2374 West Park St NW
City	Salem
State	OR
Zip	97304
Message	My home has an existing designation of DR and a proposed designation of SF. What do the designations mean and how will this propose change affect me? Thank you, Curt Dickinson

This email was generated by the dynamic web forms contact us form on 2/21/2022.

Shelby Guizar

From: E Easterly <emeasterly@comcast.net>
Sent: Tuesday, February 22, 2022 5:23 PM
To: Eunice Kim
Subject: RE: Phone conversation follow-up

Thanks, Eunice.

The DLCD staff did guide me to all the materials submitted by Salem on Tuesday afternoon.

I now understand why Our Salem is such a major undertaking -- down to the individual tax lot revisions.

E.M.

On 02/22/2022 10:22 AM Eunice Kim <ekim@cityofsalem.net> wrote:

Hi EM,

Thank you for letting me know. Hopefully, DLCD can answer your PAPA submission questions!

Best,

Eunice

From: E Easterly <emeasterly@comcast.net>
Sent: Friday, February 18, 2022 12:22 PM
To: Eunice Kim <EKim@cityofsalem.net>
Subject: Phone conversation follow-up

Thanks for the call, Eunice.

Thanks for the clarifications.

I went on line to DLCD to check access. Since I do not have authorization to modify a PAPA submission I am not eligible to log in.

Not only may I not log in but when I checked the earlier referenced submission:

Salem			
<hr/>			
Local File #:	CA 21- 04	DLCD File #:	001- 22
<hr/>			

That submission is not longer in the data bank.

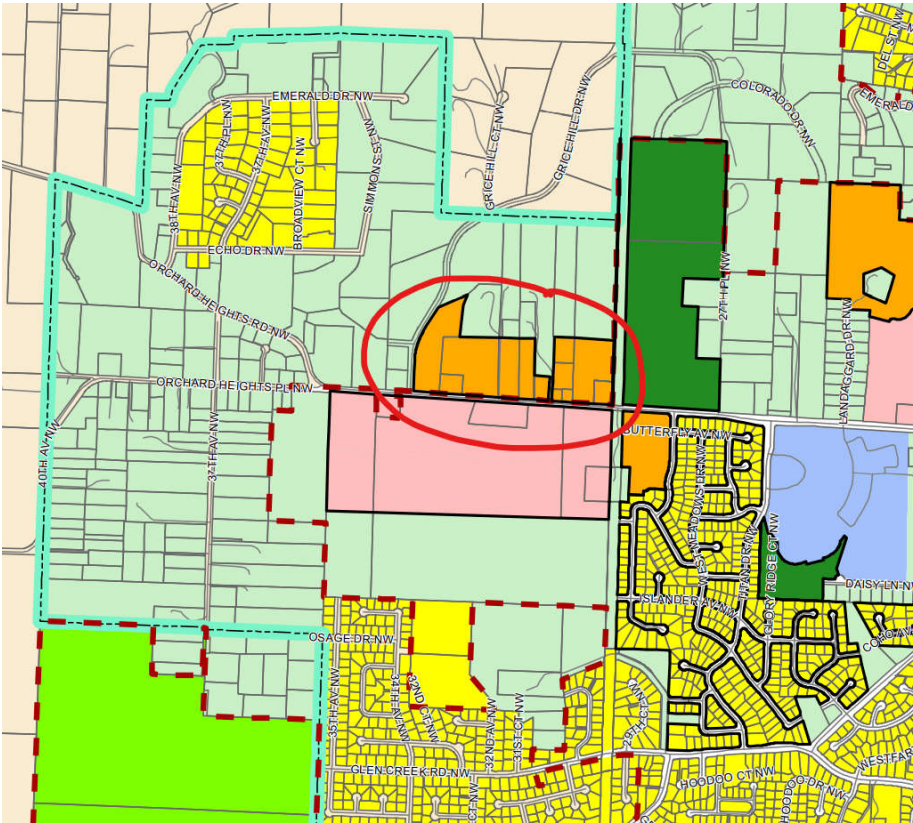
Nor have I figured out whether citizens can see and/or copy local government submissions.

E.M.

503-363-6221

Shelby Guizar

From: Gene Bolante <Gene@studio3architecture.com>
Sent: Tuesday, February 22, 2022 1:18 PM
To: Planning Comments
Subject: Code Amendment CA21-04



I am providing comments on the proposed Comprehensive Plan Change map dated February 2022. I have been following the City's process as this will have an effect on all of Salem. I personally live within the circled red area on the image above from your February 2022 Comprehensive Map. I find hard to accept or understand why this area is chosen for the proposed MF Multifamily identified in the orange color off Orchard Heights. You have your mixed use on the south side of Orchard Heights, which includes the availability of multifamily. The area you have chosen for MF includes currently some well-established single family homes. Some of these homes are valued high enough to not be considered tear downs to add multifamily too. I am not sure you take into account the value added or reduced of a property when the zone changes. Essentially my property's value is no longer based on a single family home but now, how many apartment units you could fit on it, therefore I am losing the value added as a single family home. My property's value will also decrease if multifamily is built around it. I would be interested in the thought process on how this area was selected for MF.

With that I oppose this area circled in red above as proposed in the Comprehensive Plan as MF. It is not the right area to assign this too.

Gene Bolante, AIA

Studio 3 Architecture

275 Court Street NE
Salem, Oregon 97301
General 503-390-6500
Direct 971-239-0269

Shelby Guizar

From: Rose Sanders <rositak8@yahoo.co.uk>
Sent: Tuesday, February 22, 2022 3:00 PM
To: Planning Comments
Subject: Planning changed and hearing

I received notification of a public hearing on 3/15 and additional planning document. It appears my residence area is affected by proposed change but I am not able to understand how my neighborhood is affected. I live in the area of single family zoning near Pringle Elementary between Landau, Reed and Pikes Pass area. Can you please provide additional clarification to explain what the zoning changes are that are being proposed for this specific neighborhood?

Thank you,

Rose Herrera
503-999-7787

[Sent from Yahoo Mail for iPhone](#)

Shelby Guizar

From: John Bonnett <johnbonnett@live.com>
Sent: Tuesday, February 22, 2022 3:18 PM
To: Planning Comments
Subject: Proposed Comprehensive plan comment

I live in the neighborhood at Liberty and Mildred in south Salem and noticed there is a block of mixed use that is being planned. This does not fit in with our community and being a commercial area will add to the traffic in an already busy and dangerous intersection, increase petty crime (we saw a huge increase when the high density housing was built), increase noise and light pollution, encourage loitering and add to the trash/litter in the area. This would greatly affect our quality of life and degrade our home values. I propose this be removed and it be converted to single family residential like the surrounding area to keep our community as is.

John Bonnett

Shelby Guizar

From: Planning Comments
To: Salem Planning
Subject: RE: Contact Permit Application Center Planning Desk

From: noreply@cityofsalem.net <noreply@cityofsalem.net> **On Behalf Of** jeeberedup@gmail.com
Sent: Monday, February 21, 2022 9:53 PM
To: Salem Planning <Planning@cityofsalem.net>
Subject: Contact Permit Application Center Planning Desk

Your Name	Julie T Nadeau
Your Email	jeeberedup@gmail.com
Your Phone	5035595391
Street	1627 Onyx St NW
City	Salem
State	OR
Zip	97304
Message	Please provide the definition of "Developing Residential" as it relates to the proposed Comprehensive Plan for 2/2022. I would also recommend that all definitions be included with all comprehensive plan maps. I searched for 20 minutes without finding the definition of a term used extensively in your comprehensive plan documents, including comp plan changes dating back at least several years. I located the Definitions portion of the MuniCode website (linked from Chapter 111 of the SRC) and it wasn't included there either. Definitions used in a map being widely distributed (and potentially contested) shouldn't be difficult to find. Thank you.

This email was generated by the dynamic web forms contact us form on 2/21/2022.

Shelby Guizar

From: Lynnette Martino <pinkmingo49@gmail.com>
Sent: Thursday, February 24, 2022 4:23 PM
To: Eunice Kim
Subject: Zoning of my property

Dear Ms. Kim;

I have no objections to removing the Walker School Residential Overlay Zone for my property as long as my property remains zoned RS (Residential Single Family). Otherwise, I do object to any rezoning or redesignating the Comprehensive Plan to anything other than single family residential.

Sincerely,

Lynnette Martino
296 Gerth Avenue NW
Salem OR



Virus-free. www.avast.com

Shelby Guizar

From: noreply@cityofsalem.net on behalf of zuni53@gmail.com
Sent: Thursday, February 24, 2022 6:54 PM
To: Eunice Kim
Subject: Contact Eunice Kim
Attachments: ATT00001.bin

Your Name	Lynne Marie
Your Email	zuni53@gmail.com
Your Phone	971-240-5900
Street	575 Belmont St NE
City	Salem
State	OR
Zip	97301
Message	Re: Proposed changes to Salem Comprehensive Plan Please send me the definitions for the following planning terms:: - Multi-use residential - Mixed use

This email was generated by the dynamic web forms contact us form on 2/24/2022.

Shelby Guizar

From: Sue Kaser <compass4you@yahoo.com>
Sent: Friday, February 25, 2022 7:06 AM
To: Planning Comments
Subject: Our Salem Project

Hello, I live at 1500 Gabriela Ct., Ne, and would like to know if there will be extra expenses for our area due to this new project.

Thank you.

Shelby Guizar

From: Craig S. Hobbs <chobbsbi@gmail.com>
Sent: Friday, February 25, 2022 8:30 AM
To: Eunice Kim
Cc: Planning Comments
Subject: Planning Comment Re "List of Properties" Omitted Tax Account 532159

Eunice,

I was reviewing the "List of Properties" which is part of the Planning Commission amendments to the Comp Plan and found one of our two parcels at the NE corner of Battle Creek Rd. and Kuebler Blvd. was excluded from the list. FYI, we own two parcels at the corner as follows: tax account 532160 (1.67 acres) and 532159 (.05 acres). Tax account 532160 is on the "List of Properties" and shows the rezone of this property from RA to MU-1; but tax account 532159 is omitted from the list. Both of these parcels comprise the address 4826 Battle Creek Rd. SE.

I believe tax account 532159 should be on the "List of Properties" and be shown as a rezone from RA to MU-1 as well. Tax account 532159 has Taxlot Number 083W11D000602. This parcel was created when the right-of-way for Kuebler Blvd. was established years ago and separated from the larger parcel across Kuebler Blvd to the south.

Please call if you have any questions about tax account 532159 being added to the "List of Properties" with a rezone from RA to MU-1.

Craig S. Hobbs
206-842-5325

Shelby Guizar

From: Planning Comments
Subject: RE: 2861 Marietta St SE

From: Ryan McClelland <ryamcc@saif.com>
Sent: Friday, February 25, 2022 10:36 AM
To: Olivia Dias <ODias@cityofsalem.net>
Subject: 2861 Marietta St SE

I noticed the city is proposing that this property and the ones around it be changed and zoned mix use. Who requested this change and why wouldn't I be notified as the property owner that the city was attempting to change the zoning of my property? We didn't request this and haven't been notified I just happened to see it when I was looking at the cities comprehensive plan proposed changes

Ryan McClelland

Confidentiality Notice: This email may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this email in error, please advise us immediately at itservicedesk@saif.com, keep the contents confidential, and immediately delete the message and any attachments from your system.

Shelby Guizar

From: Steve Weddle <steve_weddle@hotmail.com>
Sent: Friday, February 25, 2022 12:59 PM
To: Eunice Kim
Subject: Salem Comprehensive Plan comment

Dear Ms. Kim,

RE : Neighborhood Hub Liberty/Mildred map location

My wife and I recently relocated and purchased a home in the Holiday Ranch / Fernwood neighborhood. We have been here just over one year now and absolutely love our new home and location. We chose this neighborhood for several reasons, chief among them was that the area is quiet with minimal traffic and most of our neighbors are senior retired citizens, as are we. We also enjoy daily walking for exercise, as do many of our new neighbors and friends. It is a very easy area to walk with quiet streets and very little motor traffic.

From our previous home, we had to drive 12-13 miles one way to purchase anything, even to buy a newspaper. From our new location, we need only drive 1-2 miles one way. Obviously, we are thrilled and do not mind this short drive one bit.

IF being able to WALK to a store to purchase milk, newspaper, etc., was a HIGH priority for us, we would have focused our home search in close proximity to a source for such amenities.

As for us, we would MUCH prefer to be able to walk around Bryan Johnston Park, walk along the golf course, and walk through our peaceful neighborhood than being able to walk down to a “hub” for a haircut or cup of coffee.

Please consider that the area that is being considered for this “mixed use” revision currently is home to a property that cares for a few horses, goats, chickens, etc.

My wife and I are pleased to be able to watch the neighborhood children walk past our home, along with their parents, on their way down to visit the horses and goats.

As is evident on the plan map, this all goes away with the “neighborhood hub” idea.

Liberty and Mildred are both VERY BUSY streets with VERY HEAVY AND excessive speeding traffic and a dangerous intersection as well. Please do not exacerbate the problem by bringing a commercial “hub” into this mostly senior neighborhood. Certain that, like us, most of our senior neighbors would much prefer to continue to drive the short distance for their coffee and newspaper as opposed to having to live NEXTDOOR to it.

We respectfully object to the proposed NH addition at the Liberty / Mildred location as highlighted on the Comprehensive Plan map.

Thank you for your consideration and the opportunity to voice our concerns.

Steve & Brenda Weddle

6066 Lillian St SE

Salem, Oregon 97306

“What you get by achieving your goals is not as important as what you become by achieving your goals.”
- Henry David Thoreau

Sent from [Mail](#) for Windows 10

Shelby Guizar

From: Brigitte Johnson <brigitteguy.johnson@att.net>
Sent: Saturday, February 26, 2022 5:49 PM
To: Planning Comments
Subject: Proposed comprehensive plan changes

To: Eunice Kim, Long Range Planning Manager

I reside in the Holiday Ranch/Fernwood Glen neighborhood at Liberty Road S and Mildred Lane SE. I received your proposal in the mail and view a "Mixed Use" on your plan. Mixed use as I understand is appropriate in downtowns, transit nodes, and commercial centers. The proposed "Mixed Use" in my neighborhood does not belong in a residential area. The intersection of Liberty Rd S and Mildred Lane SE has already been the scene of three 2021 car accidents (one ending in a fatality) and the destruction of property. Recently construction and added is the new high density housing at Liberty Rd S and Davis Rd S which has increased in traffic, noise and crime (breaking into cars). The volume of traffic would increase significantly should this multi use pass, would affect my quality of life and my home value. I strongly object to your proposal for "Mixed Use" and instead deem it to single family residential.

Only 1.8 miles away from Liberty Rd S and Mildred Lane SE is a Circle K, Walgreens, Mail Depot, Pure Decadence Bakery, Sunnyslope Shopping Center which includes Roth's Fresh Market, with smaller businesses as Snap Fitness, Love Love Teriyaki, Subway, Heroes Tap House, Nature's Pet Market, US Bank, Garlic Jim's Pizza, Subway, Limeberry, Cozumel Family Mexican Restaurant, South Liberty Bar & Grill and Salem Geeks Computers.

Regards
Brigitte Johnson

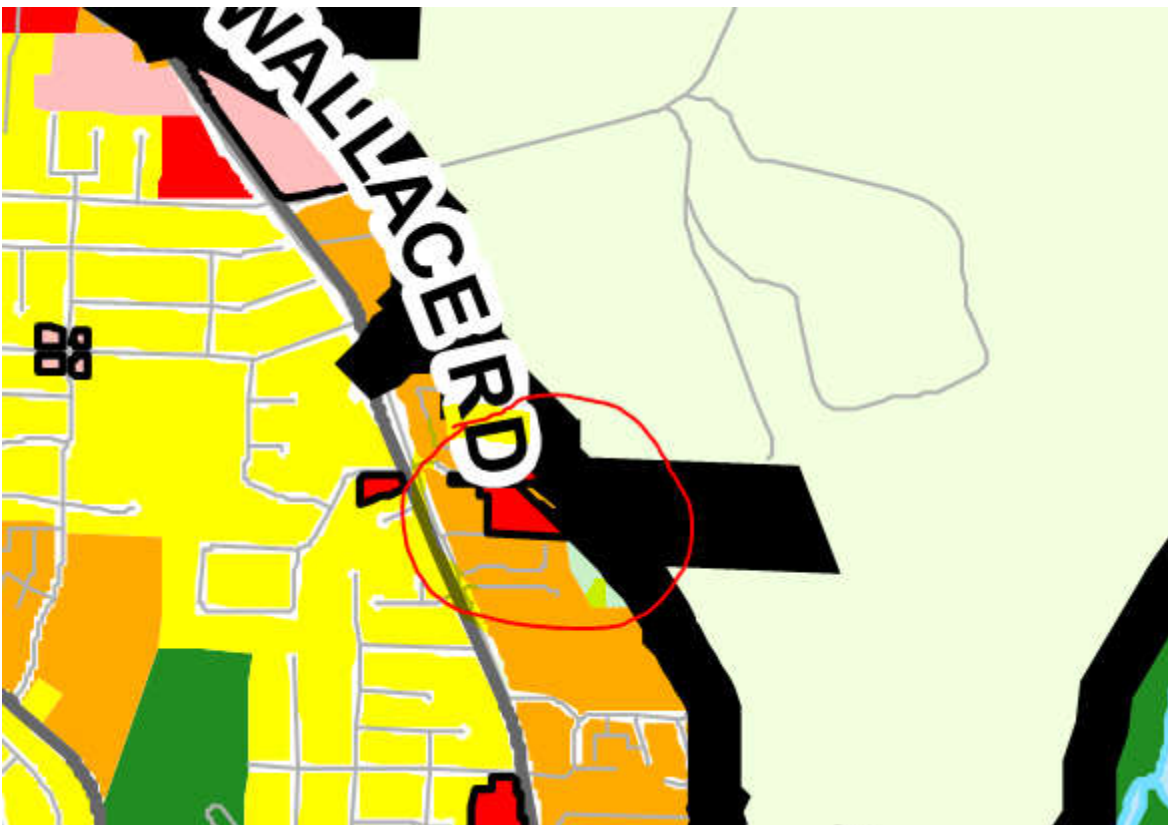
Shelby Guizar

From: James Lutz <james.cpcm@outlook.com>
Sent: Monday, February 28, 2022 11:12 AM
To: Eunice Kim
Cc: daniel@casaoforegon.org
Subject: Re-zoning Code amendment Case No. CA21-04

Good Morning

I am writing in regard to the OUR Salem Rezoning efforts. I own property in West Salem Map 072150000402 and 073150000403.

I am currently working with the City of Salem to build a low income housing development. The new zoning would place these lots under commercial zoning. This wont work for my project. Can I elect to keep the zoning as it currently stands? Please let me know what to expect. Thank you



James C. Lutz
Applegate Landing LLC

Shelby Guizar

From: Kathy Pressler <fumcfacilitiesmanager@gmail.com>
Sent: Monday, February 28, 2022 11:18 AM
To: Planning Comments
Subject: March 15 Code Amendment meeting

Hello,

I am reading the information sent out by the City of Salem in regards to the Pine Street Mixed-Use Overlay Zone. United Methodist Churches of Salem Keizer has property at 820 Jefferson Streets.

Is this property in the Pine Street Mixed Use overlay zone?

If not Pine Street, would it be in the Portland/Fairgrounds Road Overlay ?

We are determining if we should attend this meeting.

Thank you.

Kathy Pressler

Shelby Guizar

From: Planning Comments
Subject: RE: Case File Number: Code Amendment Case No.CA21-04

From: Marjorie Kmetz <kmetzmarjorie@gmail.com>
Sent: Monday, February 28, 2022 11:49 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Subject: Case File Number: Code Amendment Case No.CA21-04

Hello Ms. Guizar:
Re: Code Amendment Case No.CA21-04

This note is for me to ask permission to provide digital testimony at the Tuesday March 15, 2022 at 5:30 PM virtual public hearing.

My questions are whether either the seller of the 13.3 acres of the Tatchio land or the Salem Planning Commission and the city of Salem is requiring the buyer of this property to:

- Leave a barrier/border of trees around the 13.3 acres since single homes surround most of the land up for sale?
 1. The trees are primarily cottonwood, Douglas Fir, wild cherry, and a few hazelnut.
 2. A barrier/border of trees would provide privacy for the existing homes, and more importantly provide a portion of the woods to remain.
 3. These woods currently house rabbits, squirrels, marmots, deer, coyote, and many kinds of birds from large and small hawks, and eagles, to tiny nuthatches and many more species.
- What is known at this time about the possible building(s) which will take place on this land?
 - Will you send me instructions so that I am able to participate in this virtual meeting?
 - It should be noted that the easiest and least expensive area to build on is in the middle of the 13.3 acres because that area is open land and would NOT require the expensive removal of trees which surround this open land.

Thank you and Kind regards,
Marjorie Kmetz home phone 503 689 1114 mobile 210 218 5741

Shelby Guizar

From: LISA HELLER <bhattys@aol.com>
Sent: Monday, February 28, 2022 2:28 PM
To: Lisa Anderson-Ogilvie; Eunice Kim
Subject: Zone Change

Hello

I received a notice of zone change within 250 ft of my property.

I can't figure out where and what the proposed change is.

My steer numbers are 3930 Croisan MT DR S 97302 and 3924 Croisan MT DR S 97302.

I'm sorry to have to ask you to tell me but the map is small.

Thank you,

Lisa Heller

Shelby Guizar

From: Kurt Litvin <kurtlitvin@comcast.net>
Sent: Thursday, March 3, 2022 9:27 AM
To: Planning Comments
Subject: Citizen feedback

Hello- I just learned of potential plans for developing land for mixed use, at the corner of Mildred & Liberty.

This is a very busy intersection already, precarious if you're on foot, and has steady streams of cars all day. Crossler school adds backups on Liberty on a daily basis.

PLEASE reconsider this flawed concept, not for the usual anti growth reasons, but for the practical safety reasons. We almost need a traffic light already, and further development will only create an unsafe bottleneck.

Thank you,
Kurt & Linda Litvin

Shelby Guizar

From: Jeff Miller <jeff@cocre.com>
Sent: Friday, March 4, 2022 11:31 AM
To: Eunice Kim
Subject: Our Salem Project - Support

Hi Eunice -

First, I want to thank you for all your work on Our Salem project and criticism you've undoubtedly endured over the past few years. It seems like a thankless job from my perspective.

This project has been going for approximately 3 years now and I feel it is time to move forward. This process will never be all things to all people and unfortunately, there will be some disappointed with the outcome. I've spoken to so many property owners over the past few years about this and advised them to engage and pay attention as some property owners will not be thrilled while others will be quite happy with the changes as they will be able to potentially sell for more or redevelop. Lately, I've spoken to buyers, sellers and developers who are frustrated the Our Salem project has not been completed yet. They feel as though their property, project or deal is in purgatory. Not able or willing to move forward until this project is complete with a known zoning outcome. I too have some concerns for property owners and have shared those concerns with you on more than one occasion. At the end of the day, with all the outreach you and others have done over the past years, it is time to move forward and get this done.

Thank you for your time and efforts on all this.

Enjoy your day.

Jeff D. Miller

Oregon Licensed Broker

Coldwell Banker Commercial

365 Bush St. SE

Salem, OR 97302

Direct - 503.999.5210

jeff@cocre.com

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Shelby Guizar

From: R Morris <information418@gmail.com>
Sent: Friday, March 4, 2022 11:40 AM
To: Eunice Kim
Subject: Comprehensive plan

My name is Ron Morris and I own a commercial office complex at 1880 Lancaster Drive NE and I am very supportive of the new comprehensive plan. My property is zoned commercial office yet all of the properties next to me and across the street plus up and down the street are in a commercial zone. It is long over due the planners are proposing some consistency for the heavy commercial activity of Lancaster Drive NE.

Respectfully Ron Morris

Shelby Guizar

From: Kathryn Chambers <abbykats@hotmail.com>
Sent: Friday, March 4, 2022 2:43 PM
To: Planning Comments
Subject: Salem Plan

With all due respect, I would ask you to be honest and admit the Salem Planning Commission along with the City of Salem care nothing about our citizens' quality of life, incorporating green spaces or preserving wildlife habitat. This is evidenced by the COSTCO debacle and the willingness to change zoning so more rampant building can take place and money can be made by sacrificing our irreplaceable green spaces.

Kathryn Chambers
abbykats@hotmail.com

Shelby Guizar

From: Rockie Leach <rockieleach@gmail.com>
Sent: Monday, March 7, 2022 9:25 AM
To: Planning Comments
Subject: Rezoning

Once again, I'm writing to completely oppose construction of an apartment complex next to the park on Eola (RM1) on the map. First, the concern for the safety of our children using the park will be put in jeopardy, as our children have to cross Eola to access that park, and rather than not doing something about the already excessive traffic on Eola, you want to add even more.

The proposed entrance to this complex off of Eola is on the MOST dangerous curve on Eola, where yearly multi-car pile ups and accidents already occur. The commissioner just approved a 500-unit complex off Doaks Ferry that will add an additional 1000 plus vehicles coming over the bridge, down Eola and Wallace, and you want to add more, not including the 32 additional homes that have been approved to be built off Doaks Ferry and Eola.

West Salem has a higher crime rate than the national average, and these past few months alone we have had a murder off Doaks Ferry, multiple stabbings off Kingwood , and a major drug bust on Crozer Rd of 31 pounds of meth, and the list goes on,yet you want to keep on adding to this. There doesn't appear to be any consideration whatsoever to the tremendous impact that this will have, and already has had on the community. The emphasis seems to be on the amount of tax dollars that can be generated rather than the impact to the community.

We would like to make this part of your record. The property next to the park, "has a water table that runs from the wetlands through the park and around the side of the property behind the homes on Mule Deer, it continues to run under those homes, on Mule Deer and down the hill". Previously the question of, "who would be held responsible for loss of life and property when a large apartment complex became part of the mudslide" was answered by basically no one. The correct answer is the city and the state would be responsible if they approve such a build. Have you determined the acceptable percentage of loss of life and property to accommodate the completion of this project? To reiterate one of many concerns, the project and the additional tax dollars from the number of residents have a higher priority than loss of life and property.

Currently the governor has ordered that all the state buildings be retrofitted for earthquakes, at a large expense. Obviously, the concern is a valid concern. Deforestation, and the removal of a large portion of the hillside to place an apartment complex can more than likely lead to a mudslide into the homes on Mule Deer as well as those on Eola. When logging or fire strips the topography **of** trees, shrubs and grasses, water **can** infiltrate the ground and make it more prone to sliding. Earthquakes may also play a big part. The Gorge is an example of such a location with tragic results!!!!

Shelby Guizar

From: Angela Yeager <angyeag@gmail.com>
Sent: Monday, March 7, 2022 9:41 AM
To: Eunice Kim
Cc: Tom Andersen; Lisa Anderson-Ogilvie
Subject: Re: Letter regarding zoning plan/Our Salem Project

Thank you Eunice. I appreciate the detailed explanation and this eases my concerns. I wish the original letter sent to residents was as clear as your email. I fully support mixed used and middle housing options. We just wanted to make sure our neighborhood wasn't being razed for some industrial site :-)

Thank you, Angela Yeager

On Mon, Mar 7, 2022 at 9:04 AM Eunice Kim <EKim@cityofsalem.net> wrote:

Hi Angela and Julian,

I am the project manager for the Our Salem project and would be happy to help point you to the information on the proposed changes that impact your neighborhood. The Our Salem webpage listed on the letter you received - <https://www.cityofsalem.net/our-salem> - is the best place to go.

On that page under the heading "List of properties," you can find a [PDF](#) and [excel spreadsheet](#) where you can search by your address to see what changes are proposed. Your property - 370 18th St. SE – is on page 108 of the PDF. The PDF indicates that your property is currently zoned RD (Duplex Residential) and is proposed to be rezoned to RS (Single-Family Residential), and the Comprehensive Plan Map designation is currently MF (Multiple Family Residential) and is proposed to be redesignated to SF (Single Family Residential). You can find [descriptions of the Comprehensive Plan designations](#) on the project website.

The changes proposed for your property – and those generally east of your property – are due to HB 2001. That is a recent state law that requires cities like Salem to allow middle housing (duplexes, triplexes, quadplexes, and cottage clusters) in single-family zones/areas. The City Council recently adopted code changes that implement HB 2001, which means middle housing will be allowed in the RS zone when the code changes are effective on March 16. The RD zone, which will allow the same uses as the RS zone, is no longer necessary. We are therefore proposing to eliminate the RD zone as part of Our Salem and rezone RD properties to RS. You can read more about HB 2001 here: <https://www.cityofsalem.net/Pages/middle-housing-hb-2001-faq.aspx>

In terms of the Our Salem project, here is a map of the proposed zoning changes that you can zoom in on: <https://www.cityofsalem.net/citydocuments/our-salem-proposed-zoning-map-changes-2022-02.pdf>

We've also created a map where only the proposed changes are shown:

<https://www.cityofsalem.net/meetingdocs/spc-staff-report-attachment-6-proposed-zoning-map-changes.pdf>

Please feel free to call me if you have any other questions.

Best,

Eunice

Eunice Kim, AICP, LEED GA (she/her)

Long Range Planning Manager

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

ekim@cityofsalem.net | 503-540-2308

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#) | [CityofSalem.net](#)

From: Tom Andersen <TAndersen@cityofsalem.net>

Sent: Sunday, March 6, 2022 6:20 PM

To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Eunice Kim <EKim@cityofsalem.net>

Cc: Angela Yeager <angyeag@gmail.com>

Subject: Fw: Letter regarding zoning plan/Our Salem Project

Lisa, please see the email from Angela Yeager and Julian Snow below. Could you or someone from Community Development please assist them with their questions?

Thanks, as always,

Tom

From: Angela Yeager <angyeag@gmail.com>
Sent: Sunday, March 6, 2022 12:50 PM
To: Tom Andersen <TAndersen@cityofsalem.net>
Subject: Letter regarding zoning plan/Our Salem Project

Dear Councilor Andersen,

We are your constituents and volunteered on your campaign. We live at 370 18th St. SE and recently received a letter regarding zoning changes happening to our neighbor and asking that people submit testimony. However, the communication sent out by the city is very confusing as to what these changes are and how they will impact residential homes in our neighborhood. The websites included in the letter did not go anywhere, or just referred to the entire city's municipal code.

There are no clear communications anywhere on the City of Salem's website about what these zoning changes are, other than a map that shows it will clearly impact our street and neighborhood. Can you point us to clear communication from the City on what the proposed changes exactly are so we can educate ourselves on this issue?

Thank you, Angela Yeager & Julian Snow

Shelby Guizar

From: Rockie Leach <rockieleach@gmail.com>
Sent: Monday, March 7, 2022 9:52 AM
To: Eunice Kim; Chuck Bennett
Subject: Public Hearing Notice

Just Called your office to express my concern regarding the lack of notices that were sent to homeowners regarding the rezoning of the property next to the park off Eola. I find it interesting that only one neighbor has received the notice, and 12 out of the 30 on our hillside none of them have received it. This is very concerning and appears to be deceiving. I hope it wasn't inten

Shelby Guizar

From: Planning Comments
Subject: RE: SE Salem Land Sale Inquiry

From: Lucila Hanson <lhanson2012@outlook.com>
Sent: Monday, March 7, 2022 2:49 PM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Subject: SE Salem Land Sale Inquiry

Hi Shelby,

I hope this email finds you well.

My name is Lucila Hanson. Your email was given to me after I expressed interest and concern regarding three parcels of land that are up for sale in SE Salem.

My husband and I just moved to Salem in February, and these parcels of land happen to be right behind our home--we live at 5624 Wigeon St SE.

I'm emailing because I would like more information about this specific sale of land and for what use it is intended for. It's my understanding that the city has a virtual meeting scheduled on March 15th with the Salem Planning Committee concerning this. Is that correct? Is this meeting available for Salem residents to attend? If so, I would like to request an invitation.

If this isn't an issue you're able to help with, would you be willing to direct me to the right person/place, please?

I appreciate any help you're able to give at this time. Thank you in advance.

Sincerely,
Lucila Hanson

Shelby Guizar

From: MARDELL Nicole * DLCD <Nicole.MARDELL@dlcd.oregon.gov>
Sent: Tuesday, March 8, 2022 1:23 PM
To: Eunice Kim
Cc: YOUNG Kevin * DLCD; HOWARD Gordon * DLCD; CHRISTENSEN Jody * GOV
Subject: Comment Letter - Our Salem (Local File No. CA 21-04)
Attachments: Our Salem PAPA 001-22.pdf

Hi Eunice,

Please see the attached letter providing comments on the Our Salem proposal, PAPA File No 001-22, Local File No. CA 21-04. Please reach out with any questions.

Best,
Nicole



Nicole Mardell

Mid-Willamette Valley Regional Representative | Community Services Division

Pronouns: She/her/hers

Oregon Department of Land Conservation and Development

635 Capitol Street NE, Suite 150 | Salem, OR 97301-2540

Cell: 971-718-2401 | Main: 503-373-0050

nicole.mardell@dlcd.oregon.gov | www.oregon.gov/LCD



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

March 8, 2022

Eunice Kim, Long Range Planning Manager
City of Salem
555 Liberty Street SE
Salem, OR 97301



Delivered via email: ekim@cityofsalem.net

RE: Our Salem Comprehensive Plan Update, Local File No.: CA 21-04, PAPA File No: 001-22

Dear Ms. Kim,

Thank you for the opportunity to comment on the above-referenced land use application. DLCDD staff has reviewed the proposed Our Salem Comprehensive Plan update, along with staff's report and findings, and are supportive of the updated draft plan. Staff appreciates the city's work in particular on the following items:

- The proposal documents have resulted in addressing all identified housing needs, as well as climate-friendly measures, including mixed use zones and neighborhood hubs that will create a more resilient community;
- An extensive community outreach strategy to incorporate public feedback into the plan; and
- Detailed findings to inform upcoming housing production strategy work.

The department commends the City and staff's work on this important plan update.

Best regards,

Nicole Mardell, Mid-Willamette Valley Regional Representative

Copy. Gordon Howard, Community Services Division Manager
Kevin Young, Senior Urban Planner
Jody Christensen, Governor's Office, Mid-Willamette Valley Regional Solutions
Team Coordinator

Shelby Guizar

From: James Lutz <james.cpcm@outlook.com>
Sent: Tuesday, March 8, 2022 1:21 PM
To: Eunice Kim
Cc: Shelly Ehenger
Subject: RE: Re-zoning Code amendment Case No. CA21-04
Attachments: Applegate Terrace Veterans Housing prelim site plan OHCS 01.pdf; Applegate Terrace Apartment Complex Preface. Veterans .docx

Thank you again Eunice

I have been awarded CDBG home funds for my project, from the City Of Salem. I wish to keep the current Zoning. Attached is my project detail and draft site plan. We have been working on this for a couple years now and have applications to the State for more funding.

Do I need to provide any further information or comments for the Hearing? Please let me know. Thank you

James C. Lutz
Applegate Landing LLC

From: Eunice Kim <EKim@cityofsalem.net>
Sent: Monday, February 28, 2022 12:02 PM
To: James Lutz <james.cpcm@outlook.com>
Cc: daniel@casaoforegon.org
Subject: RE: Re-zoning Code amendment Case No. CA21-04

Hi James,

Thank you for your email and comments. Changes to the proposal can be made during the adoption process, so I will attach your comments to the staff report that goes to the Planning Commission for the March 15 hearing.

Thanks again,
Eunice

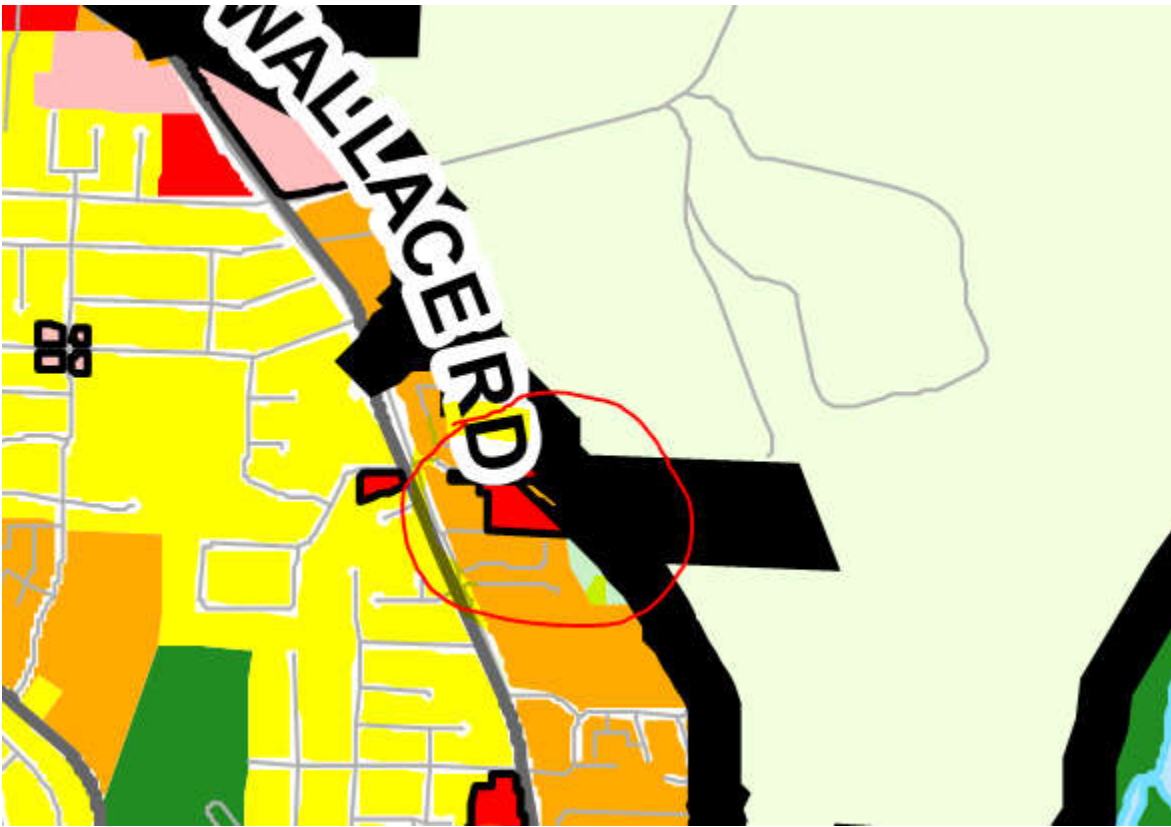
-Eunice | 503-540-2308

From: James Lutz <james.cpcm@outlook.com>
Sent: Monday, February 28, 2022 11:12 AM
To: Eunice Kim <EKim@cityofsalem.net>
Cc: daniel@casaoforegon.org
Subject: Re-zoning Code amendment Case No. CA21-04

Good Morning

I am writing in regard to the OUR Salem Rezoning efforts. I own property in West Salem Map 072150000402 and 073150000403.

I am currently working with the City of Salem to build a low income housing development. The new zoning would place these lots under commercial zoning. This wont work for my project. Can I elect to keep the zoning as it currently stands? Please let me know what to expect. Thank you



James C. Lutz
Applegate Landing LLC



Applegate Terrace Apartments. Applegate Landing

Applegate Landing Is committed to providing Supportive Veterans affordable housing to our Central valley, while minimizing environmental impacts, strengthening communities, and maintaining community integrity. Our goal is to have an inclusive population unburdened by high rent, with onsite access to supportive services. This is accomplished in part by working close with local communities and agencies, promoting quality housing standards and utilizing innovative construction concepts to attain a cost effective complex. Our emphasis on Veterans and Partnering with local care providers allows Applegate landing to provide residents with onsite holistic care services, recreation and Life improving opportunities. “A Place to Come Home to”

Preface:

Homelessness in America reaches every community in our Nation. Especially concerning is the number of Homeless Veterans living on the streets, in the nation they served to protect. Studies have shown that a significant number of Homeless folks are Veterans, of one sort or another. Stagnant wages with large increases in rents and high property cost, have led to a significant amount of Folks one paycheck from Homelessness. Studies have shown a very positive impact on local economies that provide more affordable housing. With enough support we can take a bite out of homelessness, increase economic livability, and maintain housing standards and much more.

Executive Summary:

Applegate Terrace Apartments will be a Family friendly complex established with a vision to bring affordable housing back to our Valley. This prototype complex will strive to provide affordable housing to Polk County with an Emphasis on Veterans, ageing Veterans needing ADA units, as well as some transitional housing units for individuals and families working through recovery programs.

Situated close to all city infrastructure and closely aligned with our local Veterans, Medical, and educational Services and programs, Applegate landing will feature easy access, plenty of Parking, an abundance of open space, with bussing to and from local services and much more.

While corroborating with many local Veteran Services, we will be working Hand in Hand with a local Non-Profit “Cross Roads Community” to provide onsite resident services. This includes connecting tenants to supportive services, Hosting Meetings, providing Counseling with Continuum of Care for persons in recovery and or transition within their programs, and so much more. With an emphasis on Veterans Care and open to individual’s and Family members eligible for our programs, our on-site tenant services will help accelerate the goals of our residents.

Project Description:

The Plan is to build an Environmentally friendly designed complex consisting of 5+ buildings. Each 3 stories, with 12 units ranging from studio style, to 1, 2 & 3 bedrooms. All first-floor units will be ADA or Adaptable for folks with disabilities, persons in medical recovery, pre-nursing care and more. A single-story community center with a recreation area, exercise room, and office’s for counseling, Training, meetings etc, to support our Resident services. With plenty of open space and Recreation area, the community Peace Garden will be a great place for folks to gathers and stay busy while providing produce and herbs for their own meals. This project is one small step to stabilizing housing in the Salem area and a vital resource for our Veterans and Community. This will truly be a “Place to Come Home to”

We look forward to your Support!



SITE PLAN

1" = 40'0"

- 48 TOTAL APT UNITS**
- 24 TYPE (A) 2 BED/ 2 BATH (952 sqft)
- 18 TYPE (C) 1 BED/ 1 BATH (728 sqft)
- 6 TYPE (D) 3 BED/2 BATH (1127sqft)

89 TOTAL PARKING STALLS

- 50 STANDARD STALLS
- 35 COMPACT
- 3 HANDICAPPED STALLS
- 1 LOADING

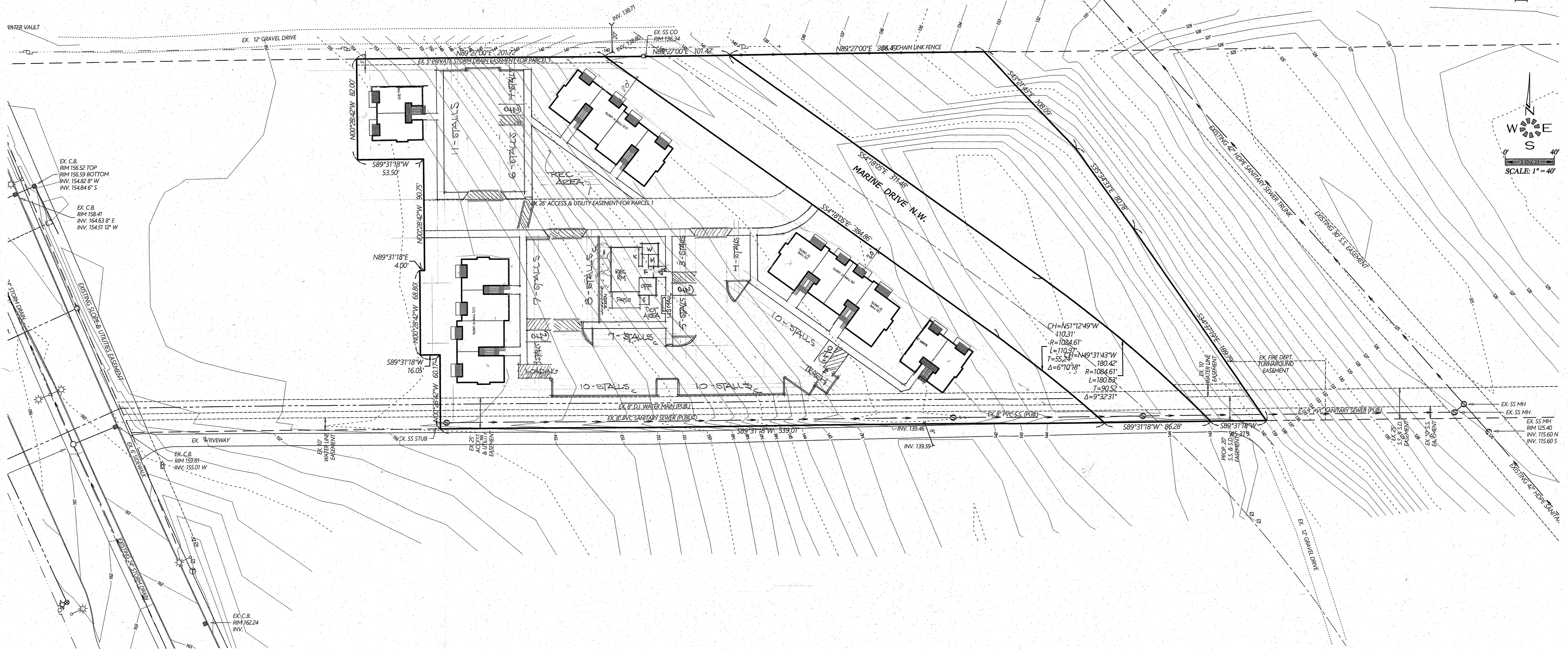
SITE

- 1 REC BLD/Mgrs office
- 1 RECREATION PLAY AREA
- 1 TOT AREA
- 1 US MAIL BOX AREA
- 1 TRASH/RECYCLE

PROPOSED:
48 Unit Marine Drive Apt Complex
Salem, OR

SITE PLAN
- LAYOUT -

APPLEGATE TERRACE APARTMENTS



NO CHANGES, MODIFICATIONS
 OR REPRODUCTIONS TO BE
 MADE TO THESE DRAWINGS
 WITHOUT WRITTEN
 AUTHORIZATION FROM THE
 DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER
 GRAPHICAL REPRESENTATION.

Design: M.D.G.
 Drawn: P.H.S.
 Checked: B.M.G.
 Date: JAN. 2021
 Scale: AS SHOWN

JOB # 7208

1 OF 1

Shelby Guizar

From: E Easterly <emeasterly@comcast.net>
Sent: Tuesday, March 8, 2022 3:58 PM
To: Eunice Kim

To: Salem Planning Commission VIA: ekim@cityofsalem.net

From: E.M. Easterly sguizar@cityofsalem.net

Re: Our Salem 03/15/2022 hearing pertaining to the Salem Comp Plan and Comp Plan Map update

Date: March 10, 2022

While I am supportive of the proposed updates to the Salem Comp Plan and map, I disagree with the staff report: "Substantive Findings" pg 10 SRC 64.020(b) "The amendment conforms to the applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development."

The current "official" Salem Area Comprehensive Plan (SACP) map is an aggregation of historically illegal decisions compounded over decades.

The errors include:

1. Failure to comply with ORS 92.050.
2. Failure to comply with ORS 93.310
3. Failure to comply with ORS 197.610 when revising the SACP map.

4. Failure to comply with ORS 222.130 when annexing property.
5. Failure to comply with OAR 660-012-0060.
6. Failure to comply with OAR 660-015-0005(E).
7. Failure to comply with OAR 660-018-0020 or OAR 660-018-0040(3).
8. Failure to comply with OAR 660-020-0065.
9. Failure to comply with OAR 660-024-0020.
10. Failure to comply with OAR 660-034-0040.
11. Failure to comply with SRC 64.010.

The proposed update and modification to the SACP map presented to the community in conjunction with the "Our Salem" project includes only one correction, Item No. 2, from the SACP map errors submitted July 1, 2021 to the Salem Community Development Department staff.

Absent efforts to correct the existing inaccurate SACP map, I request that the Commission recommend to Council that the proposed SACP Our Salem map revisions be suspended until staff has corrected the current "official" SACP map historical errors.

Supporting and approving the adoption of the draft SACP map which preserves all the flawed and illegal elements of the existing SACP map is an inappropriate Planning Commission decision.

Approving a well intended SACP map that perpetuates past map errors is like redecorating a decaying building without repairing its structure. The structure's appearance may be attractive but the rot is still there and as a Planning Commission member you will be encouraging Salem to become a municipal scofflaw.

Respectfully,

E.M. Easterly

503-363-6221

Shelby Guizar

From: Marilee Shelton <marileeshelton@gmail.com>
Sent: Wednesday, March 9, 2022 3:58 PM
To: Eunice Kim
Subject: A Vote in Favor of Zone Change for property at 5080 Macleay Road

March 6, 2022

To City members considering rezoning our property

My name is Marilee Shelton and I live in Salem. Thank you for the opportunity to represent my family regarding the upcoming decisions Salem will be making towards a possible zone change of our property. This is an acreage located at 5080 Macleay Road SE.. The property is currently zoned Residential Agricultural and the city is considering changing it to Multi-Family Residential. We are in favor of this zone change for the following reasons:

We have the property on the Market

Our acreage is vacant land and there are currently 2 apartment complexes adjacent to us. Prior to our decision to sell we met with a wide variety of professionals to guide our decision regarding how to best market it. Since bare land is harder to get financing for, and due to the fact that the area was more likely sellable as multi family with developments on either side, they said it would be easier to sell as a potential multi family development. Based on their advice and with their assistance we have been taking steps needed in order to present a proposal asking the city to consider changing our current RA zone to Multi Family Residential. When we learned you had identified our property as a potential location for such a rezone it was warmly welcomed as we were also working towards that goal. We are not planning on developing the property, so we have it listed with a local commercial realtor. They have experience finding qualified developers who do have knowledge and means needed to complete such complex projects. So I am sending along some possible considerations as you make your decision.

Easy Access Less Pollution

This is an ideal location because travel in any direction is so easy. With Lancaster and Cordon road so close and with Highway 22 and I-5 closely accessible, traffic is rarely congested. Having the new light at Macleay and Cordon has helped keep traffic flowing and reduced bottlenecks and safety concerns at the intersection of Macleay and Cordon. The closure of Old Macleay is helping as well. When cars move along and aren't idling pollution is reduced. In addition, the new apartments near us are designed with natural settings that make an attractive liveable addition to the area and are an important part of pollution control.

Our family loves Salem. We were born and raised in this remarkable city and we owe so much to our community. It's endearing to imagine that with the current critical need for housing, this land might be used to bless those in need of finding their home. Thank you for your dedication and your very hard work towards finding critically needed housing solutions! I can be reached with any questions at:

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