

## Shelby Guizar

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**From:** chris@utilityincentive.com  
**Sent:** Thursday, March 10, 2022 2:30 PM  
**To:** Planning Comments  
**Subject:** FW: CITY OF SALEM PUBLIC HEARING  
**Attachments:** CITY OF SALEM PUBLIC HEARING.pdf

Dear City of Salem,  
How will these Amendments to the City of Salem Comprehensive Plan effect my multi-family community on 17<sup>th</sup> St SE?  
Please advise.  
Thank you,  
Chris O'Malley  
858-488-3998  
[www.utilityincentive.com](http://www.utilityincentive.com)



**NOTICE OF PUBLIC HEARING  
AUDIENCIA PÚBLICA**

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**PURPOSE OF HEARING:** The Salem Planning Commission will hold a public hearing to receive testimony regarding the Our Salem project. The proposal includes amendments to the Salem Area Comprehensive Plan, Comprehensive Plan Map, Neighborhood Plan Maps, Zoning Map, and Salem Revised Code. The proposal also includes adoption of the Salem Housing Needs Analysis.

**CASE FILE NUMBER:** Code Amendment Case No. CA21-04

**DATE AND TIME OF PUBLIC HEARING:** Tuesday, March 15, 2022, at 5:30 p.m.

**LOCATION OF PUBLIC HEARING:** **DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY**

**CASE MANAGER:** Eunice Kim, Long Range Planning Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2308; E-mail: [PlanningComments@cityofsalem.net](mailto:PlanningComments@cityofsalem.net)

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**HOW TO PROVIDE TESTIMONY:**

Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.

**To Provide Written Testimony:** Direct written comments to the **case manager** listed above. Staff recommends emailing your comments to ensure receipt before the public hearing.

**Please Provide Comments by:** March 15, 2022 at 5:00 p.m.

**To Provide Testimony Digitally at the Public Hearing:** Sign up by contacting Shelby Guizar at [SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net) or 503-540-2315 by March 15, 2022 at 3:00 p.m. to receive instructions.

**APPROVAL CRITERIA:**

Salem Revised Code (SRC) Chapters 110.085(b) – Amendments to the Unified Development Code (UDC); 265.010(d) – Legislative Zone Changes; SRC 64.025(e) - Plan Map Amendments; and SRC 64.020(f) - Comprehensive Plan Amendments.

The Salem Revised Code (SRC) is available to view at this link: <http://bit.ly/salemorcode>. Type in the chapter number(s) listed above to view the applicable criteria.

Subsequent to the close of the hearing, the Planning Commission will forward a recommendation to the City Council. Notice of the recommendation will be mailed to all neighborhood associations, anyone who participated in the hearing, and anyone who requested to receive notice. The City Council will make the final decision on the proposal.

## Shelby Guizar

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**From:** Eunice Kim  
**Sent:** Friday, March 11, 2022 12:09 PM  
**To:** Planning Comments  
**Subject:** FW: Life Church Justification for change to RM1  
**Attachments:** To Salem PC with justification.pdf

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**From:** Wallace Lien <WLiен@lienlaw.com>  
**Sent:** Friday, March 11, 2022 12:07 PM  
**To:** Eunice Kim <EKim@cityofsalem.net>  
**Cc:** Wallace Lien <WLiен@lienlaw.com>; donf@lifechurchsalem.com  
**Subject:** Life Church Justification for change to RM1

Good Morning

Please see the attached letter on behalf of the Life Church supporting and justifying the change on their property to RM1. Please include this letter in the official Record of the March 15<sup>th</sup> proceedings.

### Wallace W. Lien

Attorney at Law

[wallace.lien@lienlaw.com](mailto:wallace.lien@lienlaw.com)

Virtual Office Directory:

1004 Crescent Dr NW

Salem, OR 97304

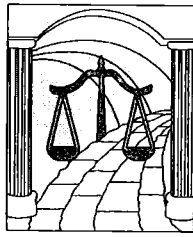
phone: 503-585-0105

<http://www.lienlaw.com>

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# WALLACE W. LIEN



Wallace W. Lien

Attorney at Law

Contact by e-mail at  
wallace.lien@lienlaw.com

March 11, 2022

Salem Planning Commission  
555 Liberty St SE  
Room 305  
Salem OR 97301

By Email to: [ekim@cityofsalem.net](mailto:ekim@cityofsalem.net)

Re: Agenda Item 5.1 - Community Wide Rezone - Life Church Inclusion

Honorable Commission Members:

I represent Life Church in its ongoing efforts to resolve conflicts in the zoning that have arisen for the church. After many discussions with staff and working through the corrective options, it was determined the Life Church should fit into the community wide rezone, and for the new plan designation to be Residential and the zoning RMI.

For sake of brevity, as I know there is a mountain of paperwork you have to sort through in this matter, I am attaching the Memo that was presented to the West Salem Neighborhood Association on July 19, 2021 which explains the situation and why the RM1 zone is needed.

Staff agrees with the RM1 fix here, and the plan and zone changes have been included in the community wide modification process. It is a simple fix to a complex problem that should be fully implemented.

A member of Life Church will be in attendance at your March 15, 2022 meeting to make a brief presentation and to answer any questions you might have.

Yours truly,

A handwritten signature in black ink that reads "Wallace W. Lien". The signature is written in a cursive, flowing style.

WALLACE W. LIEN

Enc: Life Church Memo to WSNA

cc: Life Church (w/enc)

**LIFE CHURCH**  
*255 and 375 College Drive NW*  
*Salem, OR 97304*

**REQUEST FOR SUPPORT FOR ZONE MAP CHANGE  
AS PART OF THE CITYWIDE REZONING**

WSNA Agenda Item - July 19, 2021 Virtual Meeting

**ISSUE:** Life Church and Salem Academy coexisted on the West Salem property (apx 11 acres) for over 16 years, until Life Church acquired the entire complex in 2009. Through the mid-2000's Life Church also operated a school on the property with the church being an ancillary and allowed use in the PE zone. Life Church no longer operates a full time school as defined in the SRC, and Salem Academy relocated its operation. The City of Salem now considers the property to be solely a religious assembly use, since the official school uses are no longer in place. In the PE zone which is currently applied to the church property, religious assembly is a prohibited use when it is not ancillary to an educational use. The issue is how to remedy the zoning situation for Life Church to bring it into compliance.

Life Church, by and through its attorney, Wallace W. Lien, has been working with the Planning Department on various potential remedies, including changing the text of the PE zone to remove the prohibition against churches, and various quasi-judicial applications. When the City of Salem decided to initiate a citywide rezoning effort, a perfect opportunity arose to change the map designation to one that would allow a church. The Planning Department asked Life Church to bring this matter before the WSNA to gather input on the change and to then report back to the planners for inclusion in the citywide rezoning process.

**PROPOSAL:** Amend the zone map from the Public and Private Educational Services (PE) zone to the Multiple Family Residential (RM1) zone. The zone map change would be included in the citywide rezone process that is currently underway.

**RESULT:** The unlawful zoning status of the Life Church would be corrected by removing the PE zone map designation and replacing it with the RM1 zone map designation where the Life Church would be recognized as a lawful "special" use subject to SRC 700.055 which are development standards imposed on properties with the "special" designation.

**FISCAL:** There is no fiscal impact from making this zone map amendment.

**REQUEST:** Life Church is asking the WSNA to consider and vote its approval of this zone map change, and forward that approval to the City Planning Department

**JUSTIFICATION FOR THE ZONE MAP AMENDMENT**

What the Life Church has been presented with is a problem solving exercise, with a bit of common sense thrown in. What is the best and easiest way to resolve the unlawful zoning problem facing Life Church? Obviously, it is not to require the church to abandon the site it has occupied without issue from its neighbors for nearly three decades. Some land use change is required to fix the problem, and the path of least resistance seems to be to include this proposed change with the other zone map changes being done all over the City. Life Church has worked diligently with the City Planning Department to come up with a solution. We have explore amending the text of the PE zone to allow churches, however the city process for text amendments is cumbersome, time consuming and

expensive. In addition, the planning department had some reservations about changing the text of the PE zone. Having Life Church apply for a quasi-judicial zone change is also time consuming and expensive. When it was discovered the City itself was proposing some city wide rezoning to fix problems and make way for the future, adding the Life Church solution to the process made perfect sense.

The RM1 zone resolves the illegal zoning, yet provides significant protections by way of its “special” use classification. All new development on the property is subject to siting controls governed by the planning division.

It should be noted that there is no zone in the entire city where a church is allowed outright. If there was, that would be the zone that would be requested. Since there is no church zone, Life Church selected the least impactful zone available that suits its long term vision for the property. It must be stated that Life Church has no intention of utilizing any portion of its property for multi-family housing. Life Church has a long term vision of providing some assisted living accommodations on the property, which then requires the RM1 zone. The current buildings will remain. A community center for the congregation is planned for the vacant portion of the property.

Life Church is a solid member of the West Salem Community, providing the ability to worship as well as be educated. Community benefits include child care and summer and vacation camps for kids, and group sessions for adults. Life Church is a good neighbor with a positive attitude and outlook, and should be encouraged.

Life Church seeks the approval of the WSNA for its proposed inclusion in the citywide rezoning to amend the zone map from PE to RMI, and to forward that recommendation to the City Planning Department.

Pastor Don Finley will be available at the virtual meeting to answer any questions anyone might have regarding this proposal.

Thank you for your courtesies and kind consideration of our request.

## Shelby Guizar

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**From:** Shadya Jones <shadya@SHADYAJONES.COM>  
**Sent:** Friday, March 11, 2022 1:28 PM  
**To:** Planning Comments  
**Cc:** Shadya Jones  
**Subject:** Public Hearing-Code Amendment Case No. CA21-04  
**Attachments:** Val letter to City of Salem.jpg

Good afternoon,

On behalf of Val Allyn, owner of the properties located at 5559 Lone Oak Rd SE, Salem, OR, I am attaching her comments pertaining to Public Hearing Case No. CA21-04.

Have an Outstanding Day!

**Shadya Jones**  
Oregon Licensed Broker  
Coldwell Banker Commercial MWRE  
365 Bush Street SE | Salem OR 97302  
C 503. 884. 6281  
O 503. 566. 5702  
**Shadya@ShadyaJones.com**

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To: SALEM City Council

2-31-2022

To: Eunice Kim

From: Valerie Allyn - Trustee of 5559 home Oak Rd. SE Salem

I am Valerie (Tabetha) Allyn and just a quick note to say in written testimony that I am in favor of affordable housing and any housing in general for Salem.

I was born and raised in Salem. I went to Liberty Grade school, Jackson Jr. High, South High School, Sprague High School, Chemeketa C.C. I have personally seen South Street grow by leaps & bounds over the years.

My folks lived there on home Oak Road into their Old Age. Our daughter and grandson live in their old born house (use to be Mrs. Haddix's old Daisy barn). Housing is a huge problem in Salem and ~~we~~ must to help and growing families. Thank you for your time

Sincerely,  
Val Allyn



## Shelby Guizar

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**From:** Scott W. Cantonwine <swc@cascadewarehouse.com>  
**Sent:** Friday, March 11, 2022 1:28 PM  
**To:** Shelby Guizar  
**Cc:** Eunice Kim  
**Subject:** Re: Supplemental Staff Report - Case No. CA21-04 for Our Salem Code Amendment  
**Attachments:** 03.15.2022 SPC Agenda.pdf; CA21-04 Planning Commission Public Hearing Supplemental Staff Report.pdf

Shelby and Eunice,

I appreciate the information, particularly the clarifying information provided in the Supplemental Staff Report that was responsive to our concerns. That clarification resolves the concern, and is clearer than the information previously available on the city's description of the proposed zone.

Thanks again, much appreciated.

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Scott Cantonwine  
Cascade Warehouse Company  
O: (503) 363-2483 x101  
C: (503) 510-7620  
E: swc@cascadewarehouse.com

On Mar 11, 2022, at 12:58 PM, Shelby Guizar <SGuizar@cityofsalem.net> wrote:

Hello,

A Supplemental Staff Report for Code Amendment and Legislative Zone Change Case No. CA21-04 is attached for your information. This case will be heard digitally before the Planning Commission on Tuesday, March 15, 2022 at 5:30 P.M.

**Please see the attached agenda for information on how to view or provide testimony for this digital public hearing.**

Please direct questions or comments to the **CASE MANAGER:**

**Eunice Kim, Long Range Planning Manager**

555 Liberty Street SE, Room 305, Salem, Oregon 97301

[PlanningComments@cityofsalem.net](mailto:PlanningComments@cityofsalem.net)

503-540-2308

Thank you,

**Shelby Guizar**

*Administrative Analyst*

City of Salem | Community Development Department

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

## Shelby Guizar

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**From:** Harish Patel <harish@flcnw.com>  
**Sent:** Friday, March 11, 2022 1:38 PM  
**To:** Shelby Guizar  
**Subject:** Re: Supplemental Staff Report - Case No. CA21-04 for Our Salem Code Amendment

Shelby,

I am one of the property owner and in full agreement with the proposed changes. I was planning to attend but now I have something urgent come up. How do I give my statement in favor?

On Fri, Mar 11, 2022 at 1:58 PM Shelby Guizar <[SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net)> wrote:

Hello,

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**Please see the attached agenda for information on how to view or provide testimony for this digital public hearing.**

Please direct questions or comments to the **CASE MANAGER:**

**Eunice Kim, Long Range Planning Manager**

[555 Liberty Street SE, Room 305, Salem, Oregon 97301](https://www.cityofsalem.net/555-Liberty-Street-SE-Room-305-Salem-Oregon-97301)

[PlanningComments@cityofsalem.net](mailto:PlanningComments@cityofsalem.net)

503-540-2308

Thank you,

**Shelby Guizar**

*Administrative Analyst*

City of Salem | Community Development Department

[555 Liberty St SE, Suite 305, Salem, OR 97301](#)

[SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net) | 503-540-2315

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

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Regards,  
Harish

## Shelby Guizar

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**From:** Roz Shirack <rozshirack7@gmail.com>  
**Sent:** Friday, March 11, 2022 1:39 PM  
**To:** Eunice Kim  
**Subject:** Re: Proposed Zone Changes

Yes, thanks so much. I did later go through the findings in Attachment 18 that indicated many of the 1 or 2 lot zone changes were to bring the zone in line with comp plan designation.

Roz

On Fri, Mar 11, 2022 at 7:43 AM Eunice Kim <[EKim@cityofsalem.net](mailto:EKim@cityofsalem.net)> wrote:

Hi Roz,

Those are examples of properties that have conflicts between their existing Comprehensive Plan Map designation and existing zoning. As part of the Our Salem project, we have proposed to resolve mapping conflicts, so you will see examples of those across Salem. The property, for example, on Waldo Ave SE is designated Multiple Family (MF) on the Comprehensive Plan Map today, but it is split zoned RS and RM-II. The proposal is to rezone the RS portion to RM-II to align the zoning with the existing Comprehensive Plan Map designation and apply one consistent zoning to the property, which is developed with multifamily housing.

I hope that clarifies things.

Best,

Eunice

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**From:** Roz Shirack <[rozshirack7@gmail.com](mailto:rozshirack7@gmail.com)>  
**Sent:** Thursday, March 10, 2022 4:24 PM  
**To:** Planning Comments <[PlanningComments@cityofsalem.net](mailto:PlanningComments@cityofsalem.net)>  
**Subject:** Proposed Zone Changes

Hi Eunice,

I was looking at the maps of proposed zone changes in Attachment 19 of the staff report for the Planning Commission. I noticed there were about a dozen lots proposed for changes scattered through SCAN (not the lots along Commercial St SE) most of which were not on the interactive zone map that used to be on the Our Salem webpage. For example, on map 74 there are a few lots near the south east corner of Bush Park between Leffelle and Cross St being changed to RM2 from RS. On map 116 there are several lots east of Commercial St SE near Waldo and Fairview being changed RM2. I think a few other maps had minor changes, too. Did the owners request those changes?

Thanks,

Roz Shirack

## Shelby Guizar

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**From:** Matthew Hatler <mhatler@gmail.com>  
**Sent:** Friday, March 11, 2022 5:45 PM  
**To:** Planning Comments  
**Subject:** Public Hearing

Hello Eunice,

I received notice of a meeting on March 15 Case File number: Code Amendment Case No. CA21-04.

I received this notice after I had submitted suggestions for the parks and rec for the 2022 Bond. Does this meeting have anything to do with this or did I receive the notification for the meeting above as a homeowner and Salem Citizen? If it is related to the Parks and Rec suggestion then I have written a testimony, but if it is not I will save my testimony for the Bond meeting on the 18th.

Thank you!  
Matthew Hatler

## Shelby Guizar

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**From:** hollis hilfiker <hejahctf@yahoo.com>  
**Sent:** Saturday, March 12, 2022 11:20 AM  
**To:** Planning Comments; hollis hilfiker  
**Subject:** Code Amendment Case No. CA21-04

To:  
Eunice Kim, Long Range Planning Manager  
City of Salem Planning Division

Code Amendment Case No. CA21-04

From:  
Jacqueline A. Hilfiker  
1325 Hilfiker Ln. S.E.  
Salem, OR 97302

Concerning Code Amendment  
Case No. CA21-04

The property at 1325 Hilfiker Ln. S.E. should remain zoned as Residential/Agricultural rather than being rezoned for Multi-family residential. This property is surrounded by single family homes at present. With all these single family dwellings, and this not being a very large piece of land, I feel the Multi-housing zoning would be overwhelming to the area.

In 1907 August Hilfiker purchased 80 acres of land, extending from the old Highway 99 (now Sunnyside Rd.) to the West; Barnes Rd. to the South; what is now known as Cambridge Woods on the East, and the currently contested Meyer property to the North. Bernhard Hilfiker purchased around 35 acres of this property from his father in the 1920's, which he farmed until his passing. In the meantime, circa 1959, Hollis and Jacqueline Hilfiker purchased 16 acres from Hollis's dad, and now the last remaining land of the original property purchased by Hollis's grandfather. The city of Salem has an undeveloped park at the NE corner of our original purchase. This land we farmed until the last 10 years. Over the years we have had prune and cherry orchards, marionberries, and in preparation for his retirement, Hollis planted Douglas and Grand fir trees for a U-Cut Christmas Tree Farm which he ran for over 20 years. Now this property is a 'designated woodland'. One hundred and fifteen years of agricultural activity.

At present, this acreage provides a respite for not only the wildlife that finds refuge here, but also for the many folks who live surrounding it walking across our property to access the park; to access the shopping areas on Commercial St.; just enjoying a quiet walk through the woods to enjoy the large oak and fir trees and wild flowers, or for a good exercising walk.

Currently, our family has no intention of selling this property, and therefore, the Residential/Agricultural designation is certainly more applicable than a Multi-housing designation.

## Shelby Guizar

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**From:** Marjorie Kmetz <kmetzmarjorie@gmail.com>  
**Sent:** Sunday, March 13, 2022 3:42 PM  
**To:** Shelby Guizar  
**Cc:** Eunice Kim  
**Subject:** Re: Supplemental Staff Report - Case No. CA21-04 for Our Salem Code Amendment

Re: CA21-04

Hello Shelby and Eunice, Just a couple of questions please:

- Pg 4 #6 four lines up from the end of the paragraph
  1. "such as the Single Family Residential (RS) zone is based on the height of buildings,
  2. in other words, the taller the buildings, the further back they need to be from the adjacent residential zone. etc.
  3. This comment refers to the **new** buildings when it says the "taller the buildings, the further back they must be" not the existing buildings, correct?
  
- Pg 4 # 9 All of the Staff Response to the comment of # 9
  1. I am very glad to see the staff's very amenable response in regard to the implementing of many of the goals and policies including those around open space and wildlife habitat. Cheers! You do want to save some land and maintain some open spaces. Well, this 13.3 acres would be a great place to start.!!
  2. From my talking to most of the families who live on Wigeon St.. Their property backs up on the lower portion of the 13.3 acres. They tell me that that portion of the acreage is a wetland, often with running water if not just standing water, which continues to Holder Ln and joins with Pringle Creek.
  3. In my humble opinion, **this land is NOT compatible with being built on safely and if built on.**
  4. Any contractor who buys this land will face many costs destroying trees, and trying to shore up the wedland and somewhere not destroying the houses nearby by flooding of their property.
  5. Hollis Hilfiker some years was paid by the City for his land on Hilfiker Lane at fair market price and it has been allowed to remain as a green space.
  6. Is there any chance this could happen with the Tatchio property. I talked to Mr. Tatchio before his death and he told me that he would love to have his property saved.

Thanks for listening,  
Marjorie Kmetz

On Fri, Mar 11, 2022 at 4:25 PM Marjorie Kmetz <[kmetzmarjorie@gmail.com](mailto:kmetzmarjorie@gmail.com)> wrote:  
I plan to attend. Thank you for this additional information.

On Fri, Mar 11, 2022 at 12:58 PM Shelby Guizar <[SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net)> wrote:

Hello,

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**Eunice Kim, Long Range Planning Manager**

555 Liberty Street SE, Room 305, Salem, Oregon 97301

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503-540-2308

Thank you,

**Shelby Guizar**

*Administrative Analyst*

City of Salem | Community Development Department

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

[SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net) | 503-540-2315

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

## Shelby Guizar

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**From:** Roz Shirack <rozshirack7@gmail.com>  
**Sent:** Sunday, March 13, 2022 4:30 PM  
**To:** Eunice Kim; Shelby Guizar  
**Cc:** Tom Andersen; Vanessa Nordyke  
**Subject:** "Our Salem" Testimony for Planning Commission Hearing 3/15, Item 5.1  
**Attachments:** SCAN Testimony to Planning Commission-Our Salem.docx

SCAN's testimony for the March 15 hearing is attached. I plan to provide oral testimony on behalf of SCAN and Shelby has sent me the link. Thank you all for your hard work on this important project.

Roz Shirack, Chair  
SCAN Land Use Committee



March 12, 2022

To: Planning Commission

From: Lorrie Walker, President  
South Central Association of Neighbors

Subject: Our Salem Testimony for Planning Commission Hearing March 15, item 5.1

**SCAN generally supports proposed revisions to the Comprehensive Plan policies and map, specifically:**

- Locate additional multi-family housing near major and minor arterials and transit routes throughout Salem.
- Keep Downtown the major commercial center in Salem, but cluster smaller commercial and mixed-use nodes on arterials around Salem; and allow small-scale commercial uses in Neighborhood Hub zones in residential areas not already served by commercial uses.
- Provide a balance of residential, employment centers, and public services (police, fire, library, parks, transit) in West Salem to allow it to be more self-sufficient to reduce vehicle miles and trips across the Willamette River. SCAN does not support a 3<sup>rd</sup> bridge across the Willamette River. Instead, SCAN supports efforts to reduce projected traffic loads and congestion on the existing bridges.
- Add the Mixed Use-Riverfront zone in the area north of Union St between Front St. and the River.

**SCAN requests the Mixed Use-II zone for Commercial St. SE from Mission St SE to Vista Ave SE.** The proposed zone map applies the MU-II zone on 4 blocks along Commercial St SE from Meyers St to Superior St. (see Map 122 in Attachment 19). We request it be extended one block south to Rural Ave, including the one lot south of Rural Ave; and then further south on the east side of Commercial St to Vista Ave *instead of MU-III* (see Map 124 in Attachment 19). We request the MU-II zone be extended north to Mission St *instead of MU-I* (see Map 119 in Attachment 19).

**Why the MU-II zone is most appropriate for Commercial St. SE from Mission St to Vista Ave.** On the west side of Commercial St SE many of the lots that front Commercial St. SE are about 8,000 square feet, relatively small for commercial and multifamily uses. A narrow alley runs parallel to Commercial St. from Bush St to Rural Ave SE and provides access to those lots. The mixed use zone on that narrow, one-lot deep strip would abut existing single-family zoned properties and multi-family zoned properties, most of which are still in single-family use.

The east side of Commercial St. SE has similar small lots and an alley that runs from Mission St to Superior St. The mixed use zone would abut existing commercial office zoned properties that also use that alley for access and parking. However, south of Superior St, the mixed use zone would directly abut the single family zone.

Mixed uses would need to use the two alleys for access, as the current small businesses and residents do now. Commercial St SE is only two lanes wide (three lanes for 3 blocks from Mission to Owens) with no room for bike lanes and limited or no curb parking for most of the blocks between Mission and Rural. Therefore, the Mixed Use-II zone is the most appropriate for this section of Commercial St SE due to small lots, adjacent residential uses, and limited street and alley capacity.

**We strongly oppose the MU-III zone proposed on Commercial St SE from Superior St to Vista Ave** (see Map 124 in Attachment 19). The lots along Commercial St, on Cherriots' Core Network, are a good location for pedestrian friendly commercial and residential uses that can rely on transit. The MU-III zone "wastes" this potential because it includes a number of vehicle-related uses that do not need to be located on the Core Network. Also, MU-III allows too intense\* of development for the small lots and abutting residential uses.

Vehicle-related uses allowed in the MU-III zone that are **not** allowed in the MU-II zone include:

- Motor vehicle and manufactured dwelling and trailer sales
- Motor vehicle services, including gasoline stations
- Commercial standalone surface parking lots
- Parking lots for park-and-ride facilities
- Drive-throughs for any use
- Taxicabs and car services
- Truck rental and leasing
- Truck stops and tire retreading and repair shops
- Privately owned campgrounds and RV parks
- Distribution centers for online and mail order sales
- Solid waste transfer stations, recycling depots

Other uses allowed in MU-III zone that are **not** allowed in MU-II and not appropriate for this section of Commercial St SE include:

- Nursing Care
- Long-term commercial lodging
- Indoor firing ranges
- Major event entertainment
- Military installations
- Funeral and cremation services
- Landscape, lawn, garden, tree services
- General manufacturing
- Printing
- Reservoirs, water storage facilities
- Drinking water treatment facilities
- Power generation facilities
- Agricultural, forestry and related services

We are concerned that MU-III will destabilize our existing walkable neighborhood that already provides a mix of housing and daily commercial needs within ¼ mile of transit and encourages walking and biking.

**Will the MU-II zone on Commercial St SE from Mission to Vista Ave (instead of MU-I and MU-III) prevent the City from meeting its multi-family and commercial needs?**

No. The City has provided no information that lining the Core Network with five and six story buildings full of commercial and/or multi-family uses are required to meet its projected need for more multi-family housing or commercial uses. There is no information about why the proposed *allocation* of MU-I, MU-II, and MU-III zones is required to meet the projected need for more multi-family housing or commercial uses. Nothing suggests that using MU-II on this section of Commercial will prevent the City from meeting its multi-family and commercial needs.

SCAN believes the MU-II zone on Commercial St SE will allow significant progress toward meeting the City's goals and the Economic Opportunities Analysis and the Housing Needs Analysis. SCAN does not oppose the widespread use of mixed use zones, but the choice of which mixed use zone is applied to a given location needs to consider the surrounding uses and the capacity of the street system that will carry not only buses, but also increased traffic generated by the mixed uses.

**SCAN's Response to Zoning Subcommittee Recommendations:**

- Support increasing dwelling units per acre to 15 in each mixed use zone.
- Support a minimum units/acre for new subdivisions of at least 5 acres, *but a higher minimum is needed*. Otherwise, an opportunity is lost to achieve more single family and middle housing in the few remaining areas available for large subdivisions. We support requiring at least 15% of units to be middle housing.
- Oppose a minimum 15 units/acre in the single family zone on existing vacant lots within ¼ mile of Core Network. This appears to prevent someone from building their own single home on their vacant lot. It is not clear if the minimum density requirement allows existing development standards (eg, setbacks, maximum lot coverage) to be met or overrides those standards. If this minimum is required, the exemption should include lots owned as of the amendment effective date. Most lots in SCAN were platted 50 to 100 years ago, but some are vacant due to fire or never developed.
- Oppose the MU-III zone setback capped at 50 feet if next to a residential zone. This cap would be reached by a 42-foot high building and provide no more setback relief for higher buildings up to 70 feet. If a cap is approved, SCAN suggests a 70-foot cap to provide more meaningful setback protection for abutting residential uses.
- Oppose eliminating a minimum parking requirement in MU-I, MU-II, MU-III zones located within ¼ mile of the Core Network. It is unrealistic to assume mixed use zones along the Core Network will not generate increased traffic and require at least some parking. In SCAN residential zones abut the proposed mixed use zones on both sides of Commercial St SE from Mission to Vista, or are only a block away. Traffic generated by the mixed uses will go into the local residential streets looking for parking.

\*MU-III zone allows the most intense and large-scale development and is the least pedestrian friendly of all the mixed use zones, as measured by allowed height of 70 feet (versus 55 feet in MU-II); capped setback of 50 feet from residential zones; and minimum ground floor height of 20 feet (versus 10 feet in MU-II).

## Shelby Guizar

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**From:** Joan Lloyd <jello879@gmail.com>  
**Sent:** Monday, March 14, 2022 8:42 AM  
**To:** Lisa Anderson-Ogilvie; Eunice Kim  
**Subject:** Fwd: Testimony re: Our Salem/ Planning Commission hearing  
**Attachments:** Opportunities Map from joint neighborhood plan.jpg

One couldn't ask for better outreach from the community for the comprehensive plan Our Salem and many improvements were included; such as, lowering off-street parking requirements and creating neighborhood hubs.

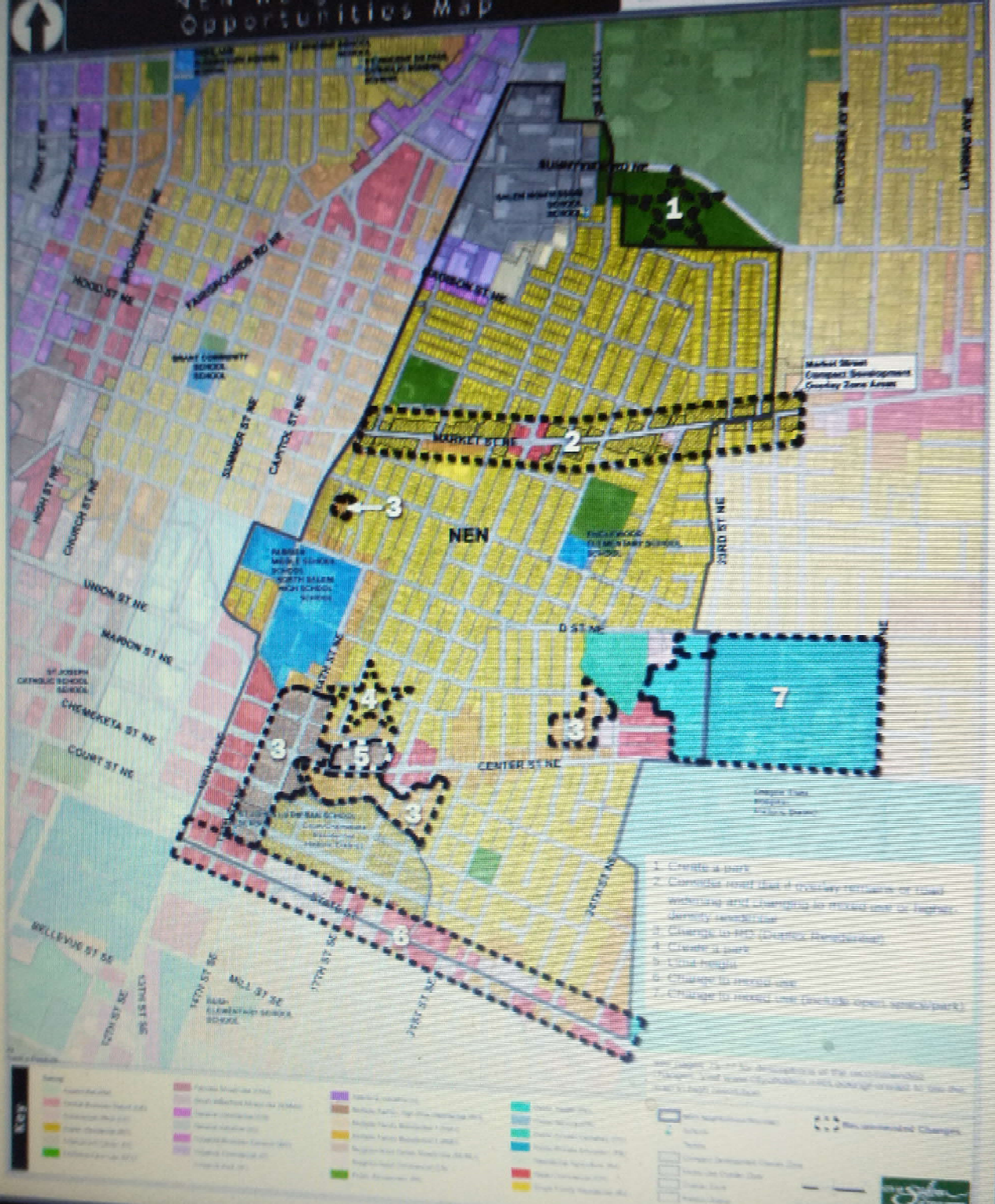
The outreach, presentations and activities to form the NEN/SESNA Joint Neighborhood Plan were phenomenal. Omissions in Our Salem Comprehensive Plan were zoning changes for Catterlin, Thompson and 18th Streets NE recommended in the NEN/SESNA neighborhood plan (see those recommendations in red below) . I am requesting that the changes to zoning on those streets be implemented in the comp plan.

**Joan Lloyd**

Change to RD: The zoning of the identified areas (**area #3 on the Opportunities map on page 73 which is attached**) should be changed to RD (Duplex Residential) but should allow existing multifamily developments to remain. The areas are currently zoned RH (Multiple Family High-Rise Residential) or RM2 (Multiple Family Residential 2), but many of the existing uses are single family homes. Rezoning the properties to RD will help preserve and protect the existing single-family neighborhoods, while retaining existing multifamily housing and allowing higher-density housing in the form of duplexes. Existing multifamily housing could be retained by making them continued uses, which could be altered or rebuilt, or by retaining the specific properties' current RH or RM2 zoning.

Figure 41  
 NEN Neighborhood Opportunities Map

# NEN Neighborhood Opportunities Map



1. Create a park
2. Consider street that if existing remains or close sidewalk and opening to mixed use or higher density residential
3. Change to HO (Create Perimeter)
4. Create a park
5. Close street
6. Change to mixed use
7. Change to mixed use (provide open space/park)

**Legend**

General Use	Medium Density Residential	High Density Residential	Medium Density Residential
Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential
Medium Density Residential	Medium Density Residential	Medium Density Residential	Medium Density Residential

**Map Symbols**

- Recommended Changes
- City Boundary
- School District Boundary
- Waterfront

