

Shelby Guizar

From: Lowell Ford <paloford@gmail.com>
Sent: Monday, April 4, 2022 8:15 PM
To: Planning Comments
Subject: Comment on Our Salem

If I read the project map correctly our property at 2450 Wallace Rd within the Urban Growth Boundary will have the Overlay Zone changed from SR to MU, or Multiple Use. What concerns me is the rest of our farm will remain in EFU. How will that reflect in our ability to farm or develop the acreage? In general our family supports the change. We feel it will give future generations more flexibility on how the property will be used.

Shelby Guizar

From: Craig Evans <craig@crowrealestategroup.com>
Sent: Tuesday, April 5, 2022 9:43 AM
To: Planning Comments
Cc: pastorkev@hopepointchurch.com
Subject: 2345 Brush College Rd - Our Salem Zone change

To whom it may concern,

Hope Point Church is the owner of this property. The church board has met and discussed the proposed zoning change from RS to MU1. We are in support of this change as we see the need for additional housing options in our community and believe that this zoning will give the church more flexibility in the future development of the property.

Respectfully submitted on behalf of Hope Point Church,

Craig Evans – Principal Broker
Crown Real Estate Group
Licensed in the State of Oregon
(503) 409-5025 Cell

Shelby Guizar

From: Planning Comments
To: Brian Clothier
Subject: RE: Testimony for Planning commission meeting 4/5/22

From: Brian Clothier <ishmailme222@yahoo.com>
Sent: Tuesday, April 5, 2022 11:04 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Cc: Eunice Kim <EKim@cityofsalem.net>; Planning Comments <PlanningComments@cityofsalem.net>
Subject: Re: Testimony for Planning commission meeting 4/5/22

See attached.

Thanks!

Brian

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, April 5, 2022, 9:39 AM, Shelby Guizar <SGuizar@cityofsalem.net> wrote:

Hi Brian,

Yes written testimony is just as good! The sooner you provide it the better, to give time for the Commissioners to read the material.

If you reply all to this email with your testimony. It will be forwarded to the commission.

Thank you!

Shelby Guizar

Administrative Analyst

City of Salem | Community Development Department

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

SGuizar@cityofsalem.net | 503-540-2315

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Dear Planning Commission,

We write to express a desire to help the City and Planning Commission achieve their stated goals in the least disruptive way possible. We appreciate the complexity of the situation and the time invested in the Our Salem Project – Salem Area Comprehensive Plan Proposal. Our comments are specifically in regard to the area along the north side of Orchard Heights east of the power lines. This letter includes alternate proposals which will diminish the negative impact of the proposed Comprehensive plan.

Currently the proposed zoning of multifamily would not meet the City's requirement nor the statewide planning goals of being connected to a main road. The proposed RM zoning would be off the newly renamed Orchard Heights Place due to the proposed re-alignment of Orchard Heights Rd. This placement of RM clearly would not meet the City's requirement as currently proposed, as it places RM further away from the proposed MU2 at the south side of Orchard Heights and away from a potential future public transit street of Orchard Heights Road.

The proposed rezoning on Orchard Heights to RM has the potential to destroy several protected species' natural habitat at the time the subject property is developed. The existing homes are well established with mature landscaping and tree canopy, that would surely be removed to clear a path for multifamily development. The area currently targeted to be rezoned RM is the habitat for a variety of species for which some are protected (protected by the Migratory Bird Treaty Act and other Federal and State Laws). Some of these species include but are not limited to: The Great Horned Owl, Red Tailed Hawk, Osprey, Wild Turkey, Blue Heron, Bobcats, Black Bear, and deer. Removal of the wooded area will substantially impact or completely destroy the habitat for the protected species.

Additional concerns regarding this 20-year plan include the need to plan for additional schools, safe pedestrian and bicycle transportation, public transit infrastructure while preserving the natural, wooded spaces that currently exist in West Salem.

We come to you with a solution that addresses each of the previously mentioned concerns by moving the comprehensive plan RM zoning as indicated in the attached exhibit to a portion of the proposed future park area. The proposed locations we believe are better suited to meet the City's objective and Statewide planning goals due to the following:

- This exhibit shows ample space for both a park and several MF housing units without the destruction of surrounding woodlands and habitats.
- The subject property is on land already owned by the City and would not require annexation from the urban growth area prior to development.
- The subject property directly connects to Orchard Heights Rd now and after the realignment will provide direct access to a future public transit street.
- The subject property is closer to local schools and with appropriate planning, will greatly reduce the need for vehicular traffic to the schools.

A secondary location that would be better suited for multifamily development would be the large parcel south of Orchard Heights slated to become MU-2 on the new comprehensive plan. Please see Exhibit 2.

- This parcel is primarily pastureland, and largely vacant, without large trees. Developing it would have a lower impact on local wildlife.
- Master planning this area would allow for multifamily housing to be incorporated along with shopping and office space, greatly decreasing the need for vehicular traffic.
- Single family properties could be incorporated as well.

The exhibit also shows the property to the south of Orchard Heights, the exhibit was initially generated when the property was designated as single family but modified for the proposed zoning changes. The realignment of Orchard Heights is shown as well as the future development of single family and the proposed MU2 locations. We understand this property owner has shared this same exhibit with you, that shows their proposed locations for the MU-2. We are in support of these locations as they are close to the realigned Orchard Heights Road and they are central within this large parcel. We also ask the city to consider further realigning their proposed zoning maps with the exhibit.

To recap:

1. We do not agree with the proposed comprehensive plan change for MF north of Orchard Heights.
2. We propose the roughly 32 acres of comp plan MF to be relocated to the future Public Park – Open Space area in the same amount of 32 acres, and the remaining portion remain as Public Parks – Open Space. Alternatively, a secondary option for the proposed MF would be south of Orchard Heights Rd. as outlined in Exhibit 1.

We urge you to reconsider the rezoning of Orchard Heights comprehensive plan RM designation to what we believe is a better fit for the city. The proposed site is directly attached to the realigned Orchard Heights Road as a transit street, the site is free and clear of mature landscaping, the proposed site is closer to West Salem High School, Straub Middle School and Kalapuya Elementary School.

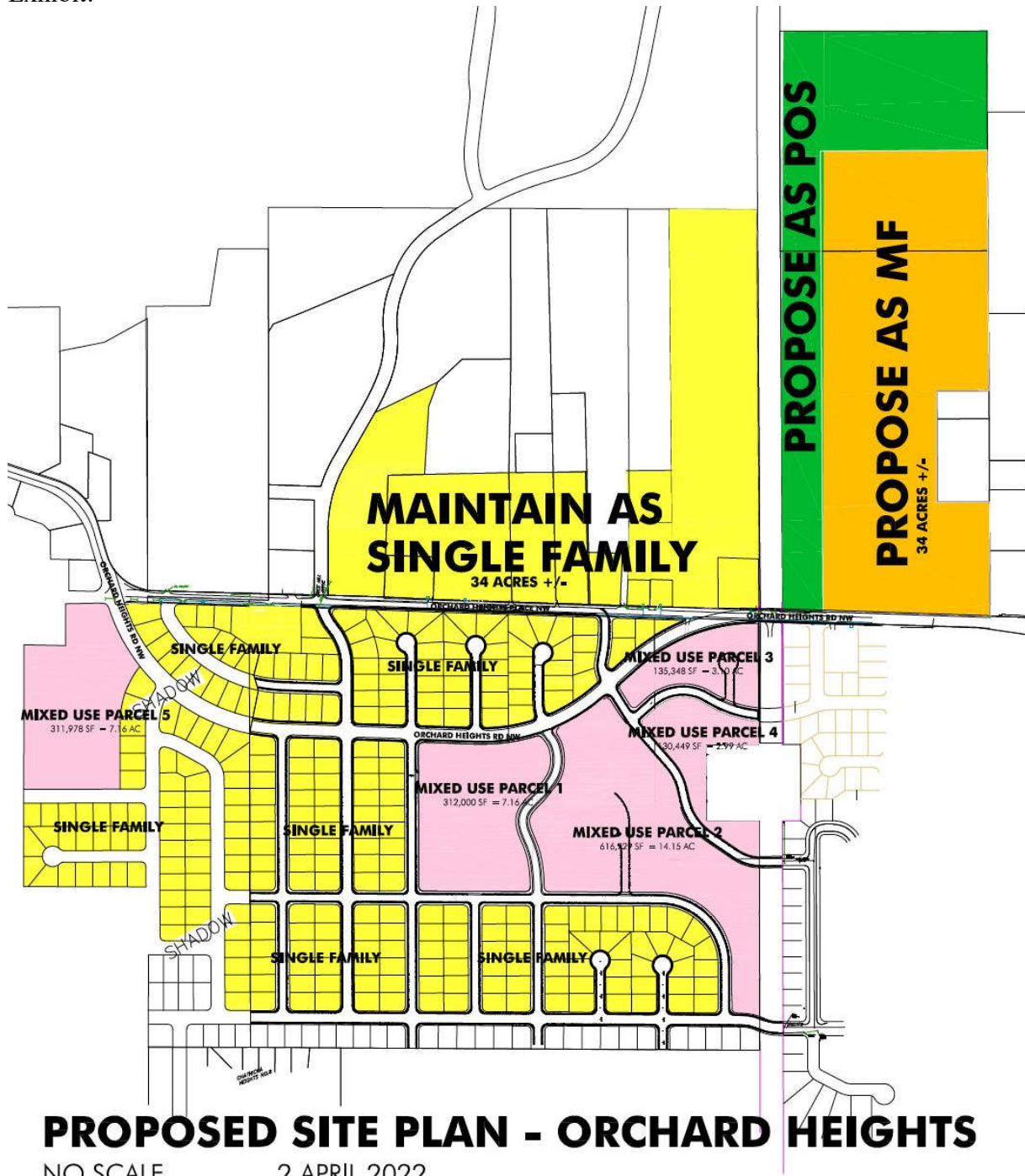
Thank you for your continued service and support of our communities.

Best regards,

- Chester Anonson; 3127 Orchard Heights Road NW, Salem, OR 97304
- Hannah Anonson; 3127 Orchard Heights Road NW, Salem, OR 97304
- Claudia Huntsinger; 3187 Orchard Heights Road NW, Salem, OR 97304
- Les Huntsinger; 3187 Orchard Heights Road NW, Salem, OR 97304
- Krysta St. Michell; 3087 Orchard Heights Road NW, Salem, OR 97304
- Mark St. Michell Jr.; 3087 Orchard Heights Road NW, Salem, OR 97304
- Brian Clothier; 3117 Orchard Heights Road NW, Salem, OR 97304

- Karen Clothier: 3117 Orchard Heights Road NW, Salem, OR 97304
- Gene Bolante: 3147 Orchard Heights Road NW, Salem, OR 97304
- Larry Parksion: 3097 Orchard Heights Road NW, Salem, OR 97304
- Fayette Parksion: 3097 Orchard Heights Road NW, Salem, OR 97304
- Dennis Korn 3085 Orchard Hts. Rd. NW Salem OR 97304
- Brian Knowles: 1842 Rainsong Drive NW, Salem, R 97304

Exhibit:



Shelby Guizar

From: Hannah Thoman <hthoman06@gmail.com>
Sent: Tuesday, April 5, 2022 1:33 PM
To: Planning Comments
Subject: Written Testimony- Our Salem
Attachments: Planning commision- Our Salem written testimony, Anonson.pdf

Good Afternoon,
Please see the attached written testimony for the record for tonight meetings for Our Salem Comprehensive Plan.

Sincerely,
Hannah Anonson

Dear Planning Commission,

We write to express a desire to help the City and Planning Commission achieve their stated goals in the least disruptive way possible. We appreciate the complexity of the situation and the time invested in the Our Salem Project – Salem Area Comprehensive Plan Proposal. Our comments are specifically in regard to the area along the north side of Orchard Heights east of the power lines. This letter includes alternate proposals which will diminish the negative impact of the proposed Comprehensive plan.

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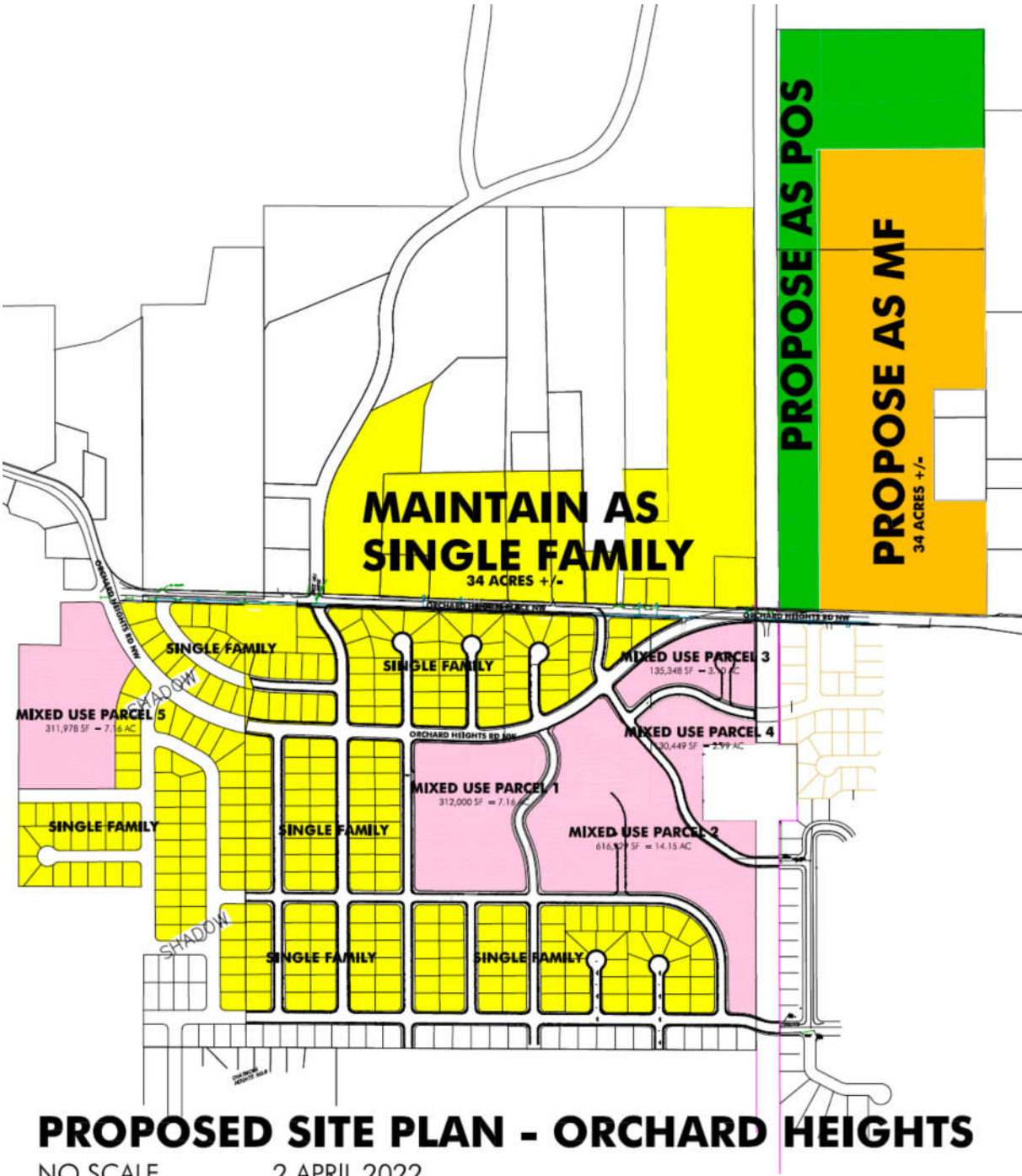
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Exhibit:



PROPOSED SITE PLAN - ORCHARD HEIGHTS

NO SCALE

2 APRIL 2022