

## Shelby Guizar

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**From:** Eunice Kim  
**Sent:** Tuesday, March 29, 2022 4:01 PM  
**To:** Planning Comments  
**Subject:** FW: MU2 zoned property request

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**From:** Don Wyant <[wyantcompanies@gmail.com](mailto:wyantcompanies@gmail.com)>  
**Sent:** Tuesday, March 29, 2022 3:42 PM  
**To:** Eunice Kim <[EKim@cityofsalem.net](mailto:EKim@cityofsalem.net)>  
**Cc:** Cindy Wyant <[cindylwyant@gmail.com](mailto:cindylwyant@gmail.com)>  
**Subject:** MU2 zoned property request

Dear Ms. Kim,

Thank you for meeting with Cindy and I regarding our property beginning at 2916 Orchard Heights Rd NW and going west up Orchard Heights near the Orchard Heights Y.

Please let the Planning Director, Ms. Anderson Ogilvie that we appreciate her time as well. I know that it was an extra effort to meet in person. The information you shared regarding our property and the planned zone changes was very helpful in designing out future use of the property as a whole.

With this email, I am requesting that the 7.2 acre parcel on the corner of Orchard Heights and Settler Springs be reclassified from RM2 to MU2. This change would allow us the flexibility of making use of the existing farm house as part of our plan to add services to the neighborhood. While nothing is in stone, our thought is to convert the house into a restaurant and wine tasting room as well as add facilities that would be family friendly for the neighborhood that would potentially keep the "country" feeling the neighbors currently have rather than the sudden shock of 3 story multi-family across from their front door.

In order to develop the remainder of the property in a more cohesive manner, we are further requesting that the southern border of the MU2 property, approx. 62 acres, be extended to the southern boundary of the property, all the way from East to West. This change would allow us to plan on a number of different housing types which would better suit the, "middle housing" and higher density multi-family needs of the community and integrate them into the commercial services that will be offered on behalf of upper West Salem.

If you have any questions about our request, you may call me any time. 971-283-5003 or email me at [wyantcompanies@gmail.com](mailto:wyantcompanies@gmail.com).

Thank you, the Salem Planning Commission and Salem City Council for your consideration of this request.

Don Wyant, Jr  
The Wyant Companies  
Wyant Family