

TO: HEARINGS OFFICER

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

**SUBJECT: CONDITIONAL USE / CLASS 2 ADJUSTMENT CASE NO. CU-ADJ24-10; 215
BOONE ROAD SE**

REQUEST

A consolidated application for a Conditional Use Permit to allow a proposed residential care facility serving up to 15 persons; together with a Class 2 Adjustment to increase the maximum allowed lot coverage for the proposed use from 35 percent, as required under SRC 511.010(e), to approximately 50 percent for property approximately 0.24 acres in size, zoned RS (Single Family Residential), and located at 215 Boone Road SE (Marion County Assessor Map and Tax Lot Number: 083W09DD10900).

APPLICANT: Bridgeway Recovery Services (Timothy Murphy, Patrick Vance, James Campbell)

OWNER: Bridgeway Holdings LLC (Timothy Murphy, Isaac Vandergon)

REPRESENTATIVE: Britany Randall, BRAND Land Use

PROPOSAL

The application under review by the Hearings Officer is a consolidated application for a Conditional Use Permit and Class 2 Adjustment for an approximate 0.24-acre property located at 215 Boone Road SE (**Attachment A**).

The application seeks approval of a Conditional Use Permit to allow a proposed residential care facility serving up to 15 persons; together with a Class 2 Adjustment to increase the maximum allowed lot coverage for the proposed use to approximately 50 percent.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) All materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; 2) Any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public; and 3) All documents referenced in this report.

All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 24 117815.

APPLICANT'S MATERIALS

Land use applications are required to include a statement addressing the applicable standards and approval criteria of the Salem Revised Code and must be supported by proof they conform to such standards and approval criteria. The plans submitted by the applicant depicting the proposed development, and in support of the proposal, are attached to this report as follows:

- Site Plan: **Attachment B**

FACTS AND FINDINGS

1. Procedural Findings

On May 23, 2024, an application for a Conditional Use Permit and Property Line Adjustment was submitted by Britany Randall, of BRAND Land Use, on behalf of the applicant, Bridgeway Recovery Services, and property owner, Bridgeway Holdings LLC.

The original application submitted included a property line adjustment and a single conditional use permit request for residential care facilities serving up to 15 persons at both 211 Boone Road SE and 215 Boone Road SE. However, upon review of the application staff notified the applicant's representative that separate conditional use permits were required for each of the properties and that a class 2 adjustment would also be required for the property at 215 Boone Road SE in order to deviate from the maximum allowed lot coverage requirements of the RS zone.

After a second, separate, conditional use permit and associated class 2 adjustment was submitted for the property at 215 Boone Road SE and additional required information requested by staff was provided by the applicant, the application was deemed complete for processing on August 22, 2024.

Because multiple land use applications are required in connection with the proposed development, they have been consolidated and are being processed together as one pursuant to SRC 300.120(c). When multiple applications are consolidated, the review process for the application follows the highest numbered procedure type required for the land use applications involved, and the Review Authority is the highest applicable Review Authority under the highest numbered procedure type. Based on these requirements, the consolidated Conditional Use Permit and Property Line Adjustment is required to be reviewed by the Hearings Officer and processed as a Type III procedure.

On August 22, 2024, notice of the public hearing on the proposal was sent, pursuant to SRC requirements, and notice of the public hearing was posted on the property by the applicant on August 29, 2024. The 120-day state mandated local decision deadline for the application is December 20, 2024.

The public hearing on proposal is scheduled for September 11, 2024.

2. Existing Conditions

Site Characteristics

The subject property, which is located at 215 Boone Road SE, is approximately 0.24 acres (10,355 square feet) in size and has frontage on Boone Road SE, which is classified as a collector street under the City Transportation System Plan (TSP).

Trees

The City's tree preservation ordinance (SRC Chapter 808) protects:

- 1) Heritage Trees;
- 2) Significant Trees (including Oregon White Oaks with diameter-at-breast-height (*dbh*) of 20 inches or greater and any other tree with a *dbh* of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust);
- 3) Trees and native vegetation in riparian corridors; and
- 4) Trees on lots or parcels 20,000 square feet or greater.

The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more *dbh*, and possesses an upright arrangement of branches and leaves."

As shown on the existing conditions plan submitted by the applicant, there are no existing trees on the property.

Wetlands

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

The City's wetlands ordinance (SRC Chapter 809) establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no mapped wetlands or waterways located on the subject property.

Site Topography

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

The topography of the subject property and the surrounding area is flat. According to the

City’s adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility points. Pursuant to the City’s landslide hazard ordinance, a geologic assessment is therefore not required in conjunction with the proposed development.

Salem Area Comprehensive Plan (SACP)

The subject property is located inside the Salem Urban Growth Boundary and the corporate city limits. The property is designated “Single Family Residential” on the Salem Area Comprehensive Plan (SACP) Map. The comprehensive plan map designations of surrounding properties are as follows:

Comprehensive Plan Map Designations of Surrounding Properties	
North	Single Family Residential
South	Across Boone Road SE, Single Family Residential and Multiple Family Residential
East	Single Family Residential
West	Single Family Residential

Relationship to Urban Service Area

The Urban Service Area is that territory within City where all required public facilities (streets, water, sewer, storm water, and parks) necessary to serve development are already in place or fully committed to be extended. The subject property is located inside the City’s Urban Service Area.

Because the subject property is located inside the Urban Service Area, an Urban Growth Preliminary Declaration is not required for the proposed development.

Zoning Map Designation

The subject property is zoned RS (Single Family Residential). The zoning of surrounding properties is as follows:

Zoning of Surrounding Properties	
North	RS (Single Family Residential)
South	Across Boone Road SE, RS (Single Family Residential) and RM-II (Multiple Family Residential)
East	RS (Single Family Residential)
West	RS (Single Family Residential)

3. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Faye Wright Neighborhood Association.

Applicant Neighborhood Association Contact:

SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed consolidated land use application request require neighborhood association contact. On May 16, 2024, the applicant's representative contacted the Faye Wright Neighborhood Association to provide details about the proposal; thereby satisfying the requirements of SRC 300.310.

Neighborhood Association Comments:

Notice of the application was provided to the Faye Wright Neighborhood Association pursuant to SRC 300.620(b)(2)(B)(vii), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of the staff report, no comments were received from the neighborhood association.

Homeowners' Association:

Pursuant to SRC 300.620(b)(2)(B)(vi), notice is required to be provided to any active and duly incorporated Homeowners' Association (HOA) involving property subject to a Type III land use application. According to application materials submitted by the applicant, the subject property is not located within a Homeowners' Association (HOA); therefore, HOA notice is not applicable.

Public Comments:

In addition to providing notice to the neighborhood association, notice was also provided, pursuant to SRC 300.620(b)(2)(B)(ii), (iii), (viii), & (ix), to property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, one public comment was received that is included as **Attachment C**. The comment received expresses, in summary, opposition to the proposal based on their negative experiences with the previous use of the site, concern about the types of individuals who will be served by the proposed new facility, and the encroachment of a commercial business into an area zoned for single family use.

Staff Response: The subject property is zoned RS (Single Family Residential) and abuts other RS zoned properties to the north, east, and west. To the south of the subject property across Boone Road SE is RS zoned property, as well multiple family property zoned RM-II (Multiple Family Residential).

As identified under SRC 511.001, the RS zone is intended to generally allow single family,

two family, three family, and four family residential uses, along with a mix of other uses that are compatible with and/or provide support and services to the residential area. This intent is accomplished through the identification of allowed uses and by prescribing standards applicable to development within the zone. Uses specifically identified as being allowed within a zone are considered to be compatible with the intended character and development pattern of that zone, as well as the comprehensive plan designation the zone implements.

In this case, the proposed use of the property is a residential care facility for individuals recovering from alcoholism and substance abuse. As provided under the City's Use Classification chapter (SRC 400), specifically SRC 400.005 – Table 400-1 and SRC 400.035(b), residential care is classified as a type of group living residential use. Under State law, pursuant to ORS 197.665 and 197.667, residential homes (*servicing up to 5 persons*) and residential facilities (*servicing 6 to 15 persons*) are generally required to be allowed in residential zones because these facilities are intended to provide care, training, and treatment in a residential setting where an individual can reside and receive the services they need. Within the RS zone, residential facilities are an allowed use, in compliance with the ORS, and because they are classified as a type of residential use they are also considered to be compatible with the intended residential character of the zone and no change to the zoning of the property is included or required in connection with the proposal.

4. City Department Comments

- A. The City of Salem Building and Safety Division reviewed the proposal and identified no concerns.
- B. The City of Salem Fire Department reviewed the proposal and indicated, in summary, that the applicant will be required to identify at the time of building permit plan review how the proposed facility will be licensed by the State in order to determine any specific requirements that may need to be met based on the license.
- C. The City of Salem Development Services Division reviewed the proposal and identified no issues.

5. Public Agency Comments

As of the date of completion of this staff report, no comments from public agencies were received.

DECISION CRITERIA FINDINGS

6. Analysis of Conditional Use Permit Approval Criteria

SRC Chapter 240.005(a)(1) provides that no building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

Salem Revised Code (SRC) 240.005(d) sets forth the following criteria that must be met before approval can be granted to an application for a Conditional Use Permit. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings of fact evaluating the proposal's conformance with the criteria. Lack of compliance with the following criteria is grounds for denial of the Conditional Use Permit or for the issuance of conditions of approval to satisfy the criteria.

SRC 240.005(d)(1): The proposed use is allowed as a conditional use in the zone.

Finding: The requested conditional use permit is for a proposed residential facility operated by the applicant, Bridgeway Recovery Services, on property located at 215 Boone Road SE. The written statement provided by the applicant indicates that the proposed residential facility will operate as one of their residential recovery services programs which provides safe shelter for individuals who are struggling with alcoholism and substance abuse in a structured social environment where they can learn from the support of each other while engaging in clinical services, including skill building groups and individual sessions. The applicant indicates that all individuals residing in the shelter will be screened prior to admission to ensure they don't need assistance with day-to-day living tasks and are able to administer their own medications. The applicant explains that the facility will have 24-hour staff who provide structured support and cohesion for residents.

The written statement provided by the applicant indicates that in accordance with SRC 511.005, Table 511-1, group living residential care uses serving 5 or more persons are permitted as a conditional use in the RS zone that that because the applicant wishes to serve more than five individuals, a conditional use permit is required.

Staff concurs with the findings included in the applicant's written statement. The subject property is zoned RS (Single Family Residential). Within the RS zone, pursuant to SRC 511.005 – Table 511-1, residential facilities, as defined under ORS 197.660, are allowed as a Conditional Use when located on a lot with frontage on an arterial or collector street.

Both ORS 197.660 and SRC Chapter 111 (Definitions) define a residential facility as:

“...a residential care, residential training, or residential treatment facility, as those terms are defined in ORS 443.400, that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to 15 individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.”

Pursuant to ORS 443.400(11), a residential treatment facility is defined as, *“...a facility that provides, for six or more individuals with mental, emotional or behavioral disturbances or alcohol or drug dependence, residential care and treatment in one or more buildings on contiguous properties.”*

Because the purpose of the proposed facility, as identified by the applicant, is to provide residential recovery services to individuals struggling with alcohol and drug dependence, the proposed residential care facility falls under the classification of a residential treatment

facility under State law and is therefore allowed as a conditional use within the RS zone specifically when located on a lot with frontage on an arterial or collector street. "Frontage" is defined under SRC Chapter 111 as, "...that portion of real property which abuts a street, whether or not access to the property is accorded thereby, and whether or not a building or structure faces the street."

As previously identified, the property at 215 Boone Road SE has frontage on Boone Road SE, which is classified as a collector street under the City's Transportation System Plan (TSP). Because the subject property has frontage on a collector street, the proposed residential care facility is allowed as a conditional use in the RS zone, per SRC 511.005(a), and satisfies this approval criterion.

In addition to the use being allowed as a conditional use in the zone, the City's development code requires, pursuant to SRC 220.005(a)(1)(A)&(B), that any development that requires a building permit (*including a building permit for a change of occupancy of a building*) or any change of use, when a building permit is not otherwise required, must first obtain site plan review approval. Because the proposed residential care facility represents a change of use from the previous use of the property, site plan review approval is required prior to establishing the proposed use on the property. In order to ensure the proposed use conforms with the applicable requirements of the City's development code and is lawfully established as a conditional use in the zone, the following condition of approval is recommended:

Condition 1: Prior to establishing the proposed use on the property, site plan review approval shall be obtained.

The proposed development, as recommended to be conditioned, satisfies this approval criterion.

SRC 240.005(d)(2): The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

Finding: The written statement provided by the applicant indicates, in summary, that they believe there will be no adverse impacts on the immediate neighborhood due to a number of existing factors. The applicant explains that the subject site was historically utilized in a similar capacity as a nonprofit shelter serving victims of domestic violence and successfully operated within the neighborhood. The applicant indicates that most of the individuals being served by Bridgeway Recovery Services do not have a vehicle on site, minimizing the likelihood of vehicular congestion; and no exterior alterations are proposed. The applicant explains that the proposed expansion will benefit the immediate neighborhood and the greater Faye Wright community by helping individuals experiencing addiction to become contributing members of society.

Staff concurs with the findings included in the applicant's written statement. The proposed use is a use that is allowed in the RS zone and the property has been previously used as a facility serving individuals in need for a number of years. The written statement provided by the applicant indicates that most of the individuals served by Bridgeway Recovery Services do not have a vehicle on site. Because it is likely that individuals will have less automobiles

at the site, provision of accommodations for utilization of alternative modes of transportation, such as bicycle parking, becomes an important consideration to not only meet the needs of facility residents but also address the increase in non-single occupant vehicle transportation to and from the site.

Under the City's off-street parking chapter, pursuant to SRC 806.055(a) – Table 806-9, residential care facilities are required to have the greater of either four bicycle parking spaces or one space per 3,500 square feet of building area. Based on the size of the proposed residential facility, a minimum of four bicycle parking spaces are required. However, as shown on the existing conditions plan, no bicycle parking spaces are currently provided on the site. In order to ensure the proposed development provides bike parking spaces to meet the potential increased multi-modal transportation needs of facility residents, and to ensure the proposed development meets the minimum bicycle parking requirements of SRC Chapter 806.055, the following condition of approval is recommended:

Condition 2: A minimum of four bicycle parking spaces shall be installed on the site in conformance with the bicycle parking development standards included under SRC 806.060.

The proposed development, as recommended to be conditioned, satisfies this approval criterion.

SRC 240.005(d)(3): The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

Finding: The written statement provided by the applicant indicates, in summary, that they believe the proposed use will be reasonably compatible with the livability of surrounding developments and there will be no adverse impacts on the immediate neighborhood due to a number of existing factors. The applicant explains that the subject site was historically utilized in a similar capacity as a nonprofit shelter serving victims of domestic violence and successfully operated within the neighborhood. The applicant indicates that most of the individuals being served by Bridgeway Recovery Services do not have a vehicle on site, minimizing the likelihood of vehicular congestion; and no exterior alterations are proposed.

Staff concurs with the findings included in the applicant's written statement. The subject property is zoned RS (Single Family Residential) and abuts other RS zoned properties to the north, east, and west. To the south of the subject property across Boone Road SE is RS zoned property, as well multiple family property zoned RM-II (Multiple Family Residential).

As identified under SRC 511.001, the RS zone is intended to generally allow single family, two family, three family, and four family residential uses, along with a mix of other uses that are compatible with and/or provide support and services to the residential area. This intent is accomplished through the identification of allowed uses and by prescribing standards applicable to development within the zone. Uses specifically identified as being allowed within a zone are considered to be compatible with the intended character and development pattern of that zone, as well as the comprehensive plan designation the zone implements.

In this case, the proposed use of the property is a residential care facility for individuals recovering from alcoholism and substance abuse. As provided under the City's Use Classification chapter (SRC 400), specifically SRC 400.005 – Table 400-1 and SRC 400.035(b), residential care is classified as a type of group living residential use. Under State law, pursuant to ORS 197.665 and 197.667, residential homes (*servicing up to 5 persons*) and residential facilities (*servicing 6 to 15 persons*) are generally required to be allowed in residential zones because these facilities are intended to provide care, training, and treatment in a residential setting where an individual can reside and receive the services they need. Within the RS zone, residential facilities are an allowed use, in compliance with the ORS, and because they are classified as a type of residential use they are also considered to be compatible with the intended residential character of the zone.

The area surrounding the subject property is characterized by a mix of residential uses, including single family dwellings, a manufactured dwelling park, and multi-family apartments; together with uses that serve the residential area, including nearby churches, an elementary school, and a park. The proposed residential care facility is compatible with the development pattern of the surrounding area and, as indicated by the applicant's representative, similar to the previous use of the property as a nonprofit shelter for victims of domestic violence due to both uses being places for individuals to reside and seek stability and recovery in a residential setting. The approval criterion is met.

7. Analysis of Class 2 Adjustment Approval Criteria

Salem Revised Code (SRC) 250.005(d)(2) sets forth the following criteria that must be met before approval can be granted to an application for a Class 2 Adjustment. The following subsections are organized with approval criteria shown in ***bold italic***, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial of the Class 2 Adjustment or for the issuance of conditions of approval to satisfy the criteria.

SRC 250.005(d)(2)(A): The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or***
- (ii) Equally or better met by the proposed development.***

Finding: The applicant has requested a Class 2 Adjustment in conjunction with the proposed conditional use permit increase the maximum allowed lot coverage for the proposed use from 35 percent, as required under SRC 511.010(e), to approximately 50 percent.

The underlying purpose of the maximum lot coverage standard is to ensure adequate open space on a lot in order to minimize impacts between abutting properties and to promote livability by providing open area for yards and setbacks.

Within the RS zone, per SRC 511.010(c), the maximum lot coverage for single family uses, two family uses, three family uses, four family uses, and nonprofit shelters serving victims of domestic violence is 60 percent; there is no maximum lot coverage for multiple family

uses allowed within the RS zone; and the maximum lot coverage requirement for all other uses allowed within the zone is 35 percent.

The existing structures on the property were originally established in connection with a single-family use. As such, the existing approximate 50 percent lot coverage applicable to the lot (*as required to be measured exclusive of the flag lot accessway*) was in conformance with the requirements of the RS zone and conformance with maximum lot coverage requirements was maintained when the use of the property was later changed to a nonprofit shelter serving victims of domestic violence because both single family dwellings and nonprofit shelters serving victims of domestic violence have the same maximum 60 percent lot coverage requirement.

With the proposed change of use of the property to a residential care facility, the applicable maximum lot coverage is reduced from 60 percent to 35 percent. Because the existing 50 percent lot coverage for the property is above the maximum 35 percent, a Class 2 Adjustment has been requested by the applicant to allow it to be increased.

As identified in this report, the proposed residential care use is classified as a type of group living residential use that is similar to a non-profit shelter serving victims of domestic violence, a residential home providing care, training, or treatment for up to five persons, and other residential uses allowed within the zone; all of which are allowed to have a maximum lot coverage of up to 60 percent.

In this case, the proposed residential facility will have a lot coverage of approximately 50 percent (*which falls below the maximum 60 percent lot coverage allowed for other types of residential uses in the zone*) and the proposed facility complies with all of the applicable setbacks of the RS zone. Because the proposed lot coverage does not exceed the amount otherwise afforded to similar uses within the zone with similar impact and function, and because required yards and setbacks are maintained in conformance with the requirements of the RS zone, the proposal equally meets the underlying purpose of the maximum lot coverage standard and this approval criterion is therefore met.

SRC 250.005(d)(2)(B): If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

Finding: The subject property is located within an RS zone and developed with a single-family dwelling that was subsequently used as a nonprofit shelter and that now is proposed to be utilized as a residential care facility. As indicated in the written statement provided by the applicant, no changes are proposed to the existing building or site that would detract from the livability or appearance of the residential area. Because the proposal involves only a change of use of the building and no increases are proposed to its size and no alterations are proposed that would give it an appearance other than a residential-type use, the proposed development will not detract from the livability or appearance of the surrounding residential area. This approval criterion is met.

SRC 250.005(d)(2)(C): If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Finding: Only one adjustment has been requested in conjunction with the proposed development. Because more than one adjustment has not been requested, this approval criterion is not applicable to the proposed development.

RECOMMENDATION

Based upon the Facts and Findings contained in the staff report, staff recommends that the Hearings Officer adopt the facts and findings of the report and take the following actions for the subject property located at 215 Boone Road SE (Marion County Assessor Map and Tax Lot Number: 083W09DD10900):

A. **APPROVE** the Conditional Use Permit subject to the following conditions of approval:

Condition 1: Prior to establishing the proposed use on the property, site plan review approval shall be obtained.

Condition 2: A minimum of four bicycle parking spaces shall be installed on the site in conformance with the bicycle parking development standards included under SRC 806.060.

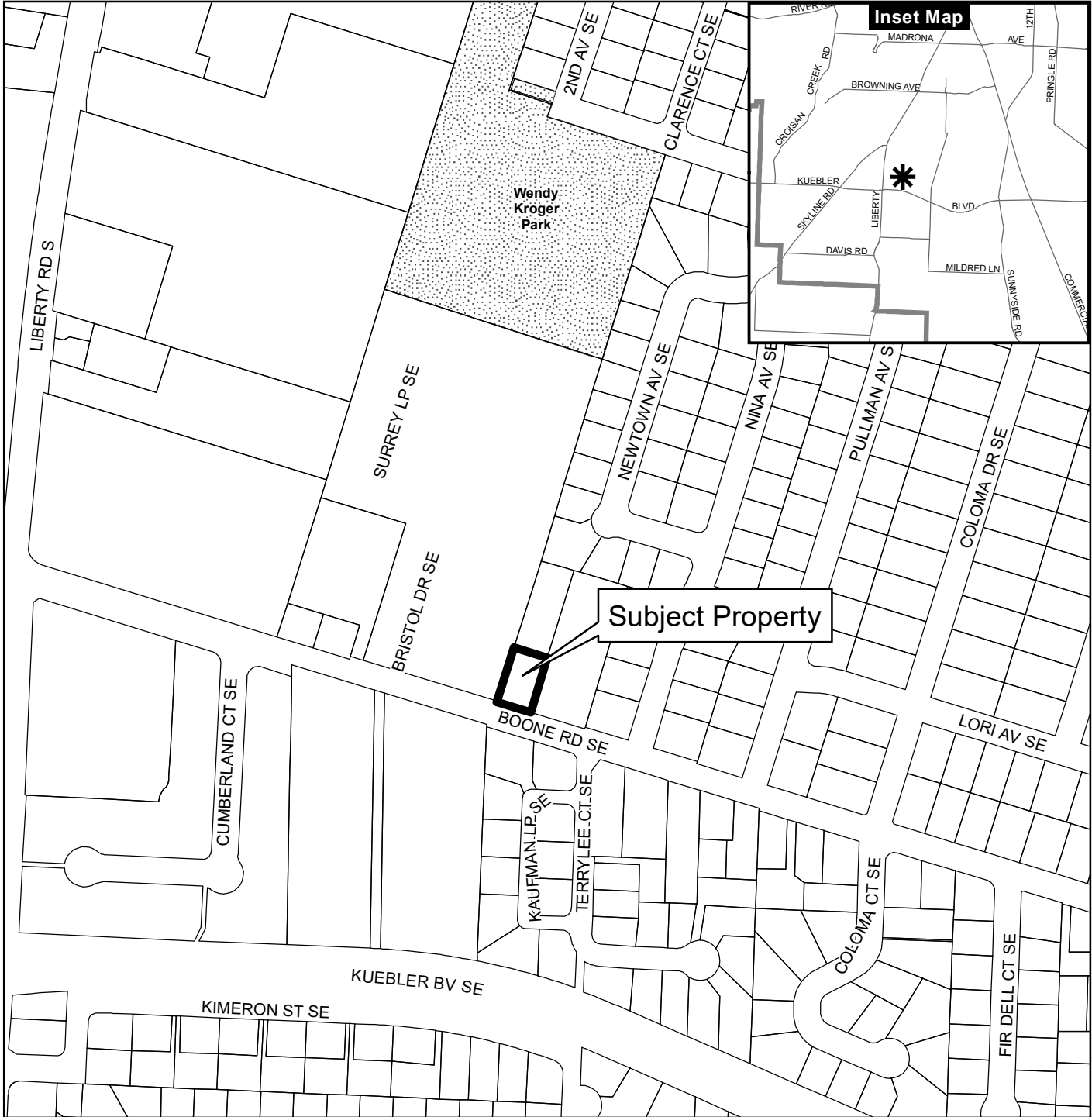
B. **APPROVE** the Class 2 Adjustment

Attachments:








- A. Vicinity Map
- B. Site Plan
- C. Public Comment

Prepared by Bryce Bishop, Planner III

Vicinity Map 215 Boone Road SE




Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet

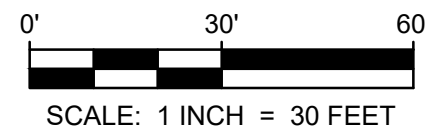



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

EXISTING CONDITIONS

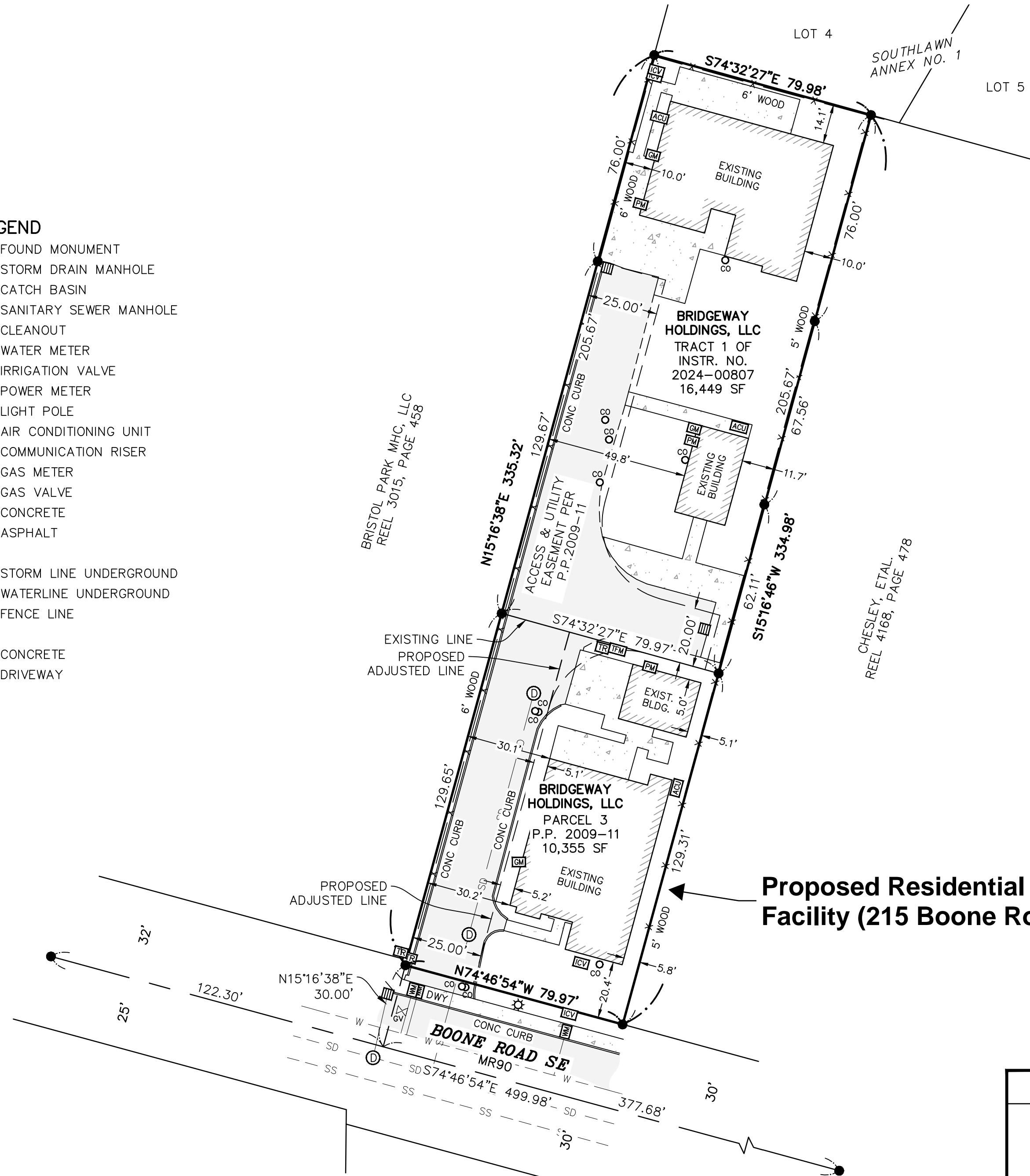
IN THE SE 1/4 OF SECTION 9, T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: AUGUST 01, 2024



LEGEND

- FOUND MONUMENT
 - ⊙ STORM DRAIN MANHOLE
 - ▣ CATCH BASIN
 - ⊙ SANITARY SEWER MANHOLE
 - ∞ CLEANOUT
 - WM WATER METER
 - IV IRRIGATION VALVE
 - PM POWER METER
 - ☼ LIGHT POLE
 - ACU AIR CONDITIONING UNIT
 - TR COMMUNICATION RISER
 - GM GAS METER
 - GV GAS VALVE
 - ▨ CONCRETE
 - ▨ ASPHALT
-
- SD --- STORM LINE UNDERGROUND
 - W --- WATERLINE UNDERGROUND
 - X --- FENCE LINE
-
- CONC CONCRETE
 - DWY DRIVEWAY



PROPERTY INFORMATION

TRACT 1, INSTR. NO. 2024-00807
OWNER: BRIDGEWAY HOLDINGS, LLC
ADDRESS: 211 BOONE ROAD SE

PARCEL 3, P.P. 2009-11
OWNER: BRIDGEWAY HOLDINGS, LLC
ADDRESS: 215 BOONE ROAD SE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: BRIDGEWAY RECOVERY SERVICES



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-493

SHEET 1/1

Bryce Bishop

From: kimby6148@aol.com
Sent: Saturday, August 24, 2024 7:47 PM
To: Bryce Bishop
Subject: Proposed change 215 Boone rd se

Good evening, my name is Kimberly Chesley-Kennedy and I reside at 225 Boone Rd SE. I am writing tonight about the proposed changes to the zoning of 215 Boone Rd SE. This property has been a problem for my family for over 10 years and my family has been at this address for over 90! When it was a women's crisis shelter we had women thrown from cars, Babies thrown into our front yard. Fist fights between man and woman at 3 am, nudity, and drug use, not to mention the man who tried to break into our house for a booty call as he put it. Just to list a few things.

The new owners are bringing drug addicts and criminals into our neighborhood less than 2 blocks from a school.

I spoke with Bridgeway and laid my concerns on the table. Especially about their plans to house recently released inmates. They assure me that nothing will happen but that is not a promise they can keep. By allowing a higher population in the homes it paves the way for more chances of crime and drugs. This used to be a beautiful neighborhood before my family subdivided and those homes went in.

The only inmates that go to a halfway home are those who have served hard time for over 10 years. These are not the kind of people I want next to my kids. Or a grade school. Who will be picking these inmates? Will they be rapists and sex offenders or killers? Where do we draw the line to protect our families?

This property is zoned for single-family use... Bridgeway is a commercial business, not zoned for our area. How can they skirt the zoning? The homes should be sold and Bridgeway can go closer to an industrial area like Front St. Keeping the drugs and crimes away from all of our children.

I ask that the proposed changes be denied.

Kimberly Chesley-Kennedy
225 Boone Rd SE
Salem, OR 97306
503-409-3541