

From: Deanna Lagrand Yeakle <deannayeakle@gmail.com>
Sent: Tuesday, April 5, 2022 8:57 PM
To: Planning Comments
Subject: Re: I would like to attend Tonight.

I didn't get in. I was late. I'm not sure what happened. At first I had understood that it had to do with re zoning our neighborhood to allow more apartments, and more homes on land that I think belongs to The Life Church. Then someone thought it was about expanding the L thereife church. I had not formed an opinion because I was honestly confused. I wanted to attend tonight's meeting to get an understanding of what was actually being purposed. There are some serious problems with adding homes of any kind on our street. They fall under the subjects of traffic, lack of sidewalks, and a much needed traffic light onto Highway 22. The traffic coming in and going out of our neighborhood can be pretty bad, especially during commuter hours and a few hours on Sunday. We live directly across from the church, but honestly it doesn't bother us.

I also heard that there was a proposal for low income housing. That would be a bad call. There are no goods and services here with the exception of a pot shop on the corner of college and highway 22. We also lack public transportation. There is a bus stop on Eola but it's a long steep walk. Completely inappropriate for most people but especially for the elderly or disabled.

The turn from College Dr. onto highway 22 is treacherous at best. Many of us opt to go through the neighborhood and turn onto Eola. It at least feels safer. We really need something better than the blinking yellow light if more housing is put in.

These are just my thoughts. Probably too many considering that I don't have all the facts.

On Tue, Apr 5, 2022, 2:55 PM Deanna Lagrand Yeakle <deannayeakle@gmail.com> wrote:

| I live 310

From: Shelby Guizar
Sent: Wednesday, April 6, 2022 11:54 AM
To: Eunice Kim
Subject: FW: I would like to attend Tonight.

From: Deanna Lagrand Yeakle <deannayeakle@gmail.com>
Sent: Wednesday, April 6, 2022 11:38 AM
To: Shelby Guizar <SGuizar@cityofsalem.net>
Subject: Re: I would like to attend Tonight.

I just watched the YouTube video. There was one comment that suggested that no one supports a neighborhood hub. I actually do support hubs for various reasons. My main reason is the I loved living in a hub neighborhood in the past. It certainly has beneficial effect on lowering greenhouse emissions. It gives people with cars an incentive to walk more and helps people who either don't have cars by offering a walkable places for things that are needed and jobs that are walkable. I would be excited to have well planned and attractive shops somewhere in my own neighborhood. Another point that I would like to make is that people who have lower income or have to work several jobs have less time to add input to these meetings. We do have a Safeway a little over a mile away, but you have to walk down a steep hill to get to it, then back up that hill, now carrying a a bag of groceries. It's all hills in the College Heights neighborhood. I walk them often so I know.

Summing it up

It's better for people who have physical limitations, for people who don't own cars, for greenhouse gas emissions and for physical fitness. The main problem would be if a hub was not built to blend with the homes in the area. Make it as beautiful as possible and so that it Blends with the open space feel of West Salem.

I'm also not opposed to a limit number of duplexes, town houses etc. If they are done correctly. Of all of the issues we have on College Dr. The ones that come to mind immediately are traffic mitigation, road improvements, creating continual sidewalks, and public transportation.

On Tue, Apr 5, 2022, 5:08 PM Shelby Guizar <SGuizar@cityofsalem.net> wrote:

Hi Deanna,

Are you still hoping to attend tonight? Sorry I missed this email earlier. Are you hoping to provide live testimony? Or did you just want to watch the meeting?

Thank you,

- Shelby Guizar | 503-540-2315

From: Deanna Lagrand Yeakle <deannayeakle@gmail.com>
Sent: Tuesday, April 5, 2022 2:56 PM
To: Planning Comments <PlanningComments@cityofsalem.net>
Subject: I would like to attend Tonight.

I live 310

From: Lisa Sokolow <lsokolow@realtyincome.com>
Sent: Thursday, April 7, 2022 2:12 PM
To: Planning Comments
Cc: Jessica Lopes; Jacqui Sigg; Candace Niezgodzki
Subject: City of Salem's Our Salem Project – Multiple Properties (RI#s 1319, 0593, and 0367)
Attachments: RI#1319.pdf

Dear Sir/Ma'am:

We received the attached notice regarding the City of Salem's Our Salem project in proximity to our following properties:

Prop ID	Tenant Name	Address	City	County
1319	Midas	1685 Lancaster Dr NE	Salem	Marion
0593	Taco Bell	3455 Commercial St SE	Salem	Marion
0367	O'Reilly Auto Parts	3863 Commercial St SE	Salem	Marion

We understand that the potential changes may result in a revision to the zoning and/or ordinance codes to which our properties are subject. Please provide details on the proposed changes and advise us if there are any anticipated impacts to the permissible use of our properties.

Any additional information you may have with respect to the proposed rezoning will be appreciated.

Regards,

Lisa Sokolow

Assistant, Asset Management
Realty Income Corporation (NYSE "O")
The Monthly Dividend Company®
11995 El Camino Real, San Diego, CA 92130
Office/Mobile: 917-789-2194
lsokolow@realtyincome.com

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From: Lisa Anderson-Ogilvie
Sent: Monday, April 11, 2022 9:14 AM
To: Eunice Kim
Subject: FW: Possible ex parte communication. Fw: Proposed zoning changes included in the new comp plan

E-

Testimony for the record.

- Lisa | 503-540-2381

From: Trevor Phillips <TPhillips@cityofsalem.net>
Sent: Sunday, April 10, 2022 11:08 AM
To: Dan Atchison <DAtchison@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Possible ex parte communication. Fw: Proposed zoning changes included in the new comp plan

Dan and Lisa,

I spoke with my colleague Dr. Brian Clothier about his concerns that he outlines in his email which I have included. My initial understanding was that Dr. Clothier's concerns were in regards to the comprehensive plan update.

I want to ensure that my initial impression is correct. Is Dr. Clothier's concern about zoning concerning something that is going through the legislative process of the comprehensive plan update? Or is his concern and communication related to the application based decision on the City Council agenda item 4. c. (ie, Ex Parte, communication). It's difficult for me to quickly get a sense of this as I am less familiar with Ward 8.

In addition to getting answer to those questions, if possible, can the City of Salem include Dr. Clothier's concern in the record in the appropriate fashion as part of the record?

Sincerely, Trevor Phillips, MD
503-569-5410 cell (text or call)

From: Brian Clothier <brianclothier@mac.com>
Sent: Tuesday, April 5, 2022 9:27 PM
To: Trevor Phillips <TPhillips@cityofsalem.net>; Trevor Phillips MD <trevorgrantphillips@yahoo.com>
Subject: Proposed zoning changes included in the new comp plan

Hi Trevor,

Thanks for having me over and giving me the opportunity to talk to Chris. He's quite likable and I understand why you support him.

As the opportunity for public testimony on the issue of the Our Salem, comprehensive plan closed this evening, it would appear that our only avenue is now to appeal to the councilors directly to try to save our neighborhood.

As you may recall, I live in a small area in West Salem on the north side of Orchard Heights. Our community of about 12 homeowners, each on small acreage, is quite concerned about the proposed rezoning of our existing single family homes to residential multifamily. For reference, our addresses include 3287, 3187, 3147, 3127, 3117, 3087, 3097, 3085 Orchard Heights Rd. My home is 3117. You can see in the attached picture (#1) that our properties (or portions of them) have been planned for rezoning. Each of these properties has an existing home with tall trees, mature landscaping, and species of interest such as Osprey and Great Horned Owls. With the proposed zoning change over time as the current owners sell, our neighborhood, wildlife, trees, and homes will be acquired by developers, bulldozed, and replaced with multifamily units.

The property just south (3187 Orchard Heights Rd NW (#2)) is owned by the Wyant family who has requested the entire parcel be rezoned MU-II, and it appears the planning commission has agreed to do so. Please note that Mr. Wyant does not intend to keep the property as he listed it for sale last week. <https://www.redfin.com/OR/Salem/3186-Orchard-Heights-Rd-NW-97304/home/26449615> This large parcel has adequate space for construction of multifamily housing which could be incorporated into the Our Salem vision of a walkable neighborhood with single and multifamily housing, shopping, eateries, and nearby schools and parks.

As homeowners, we plead with the city council to take action on our behalf.

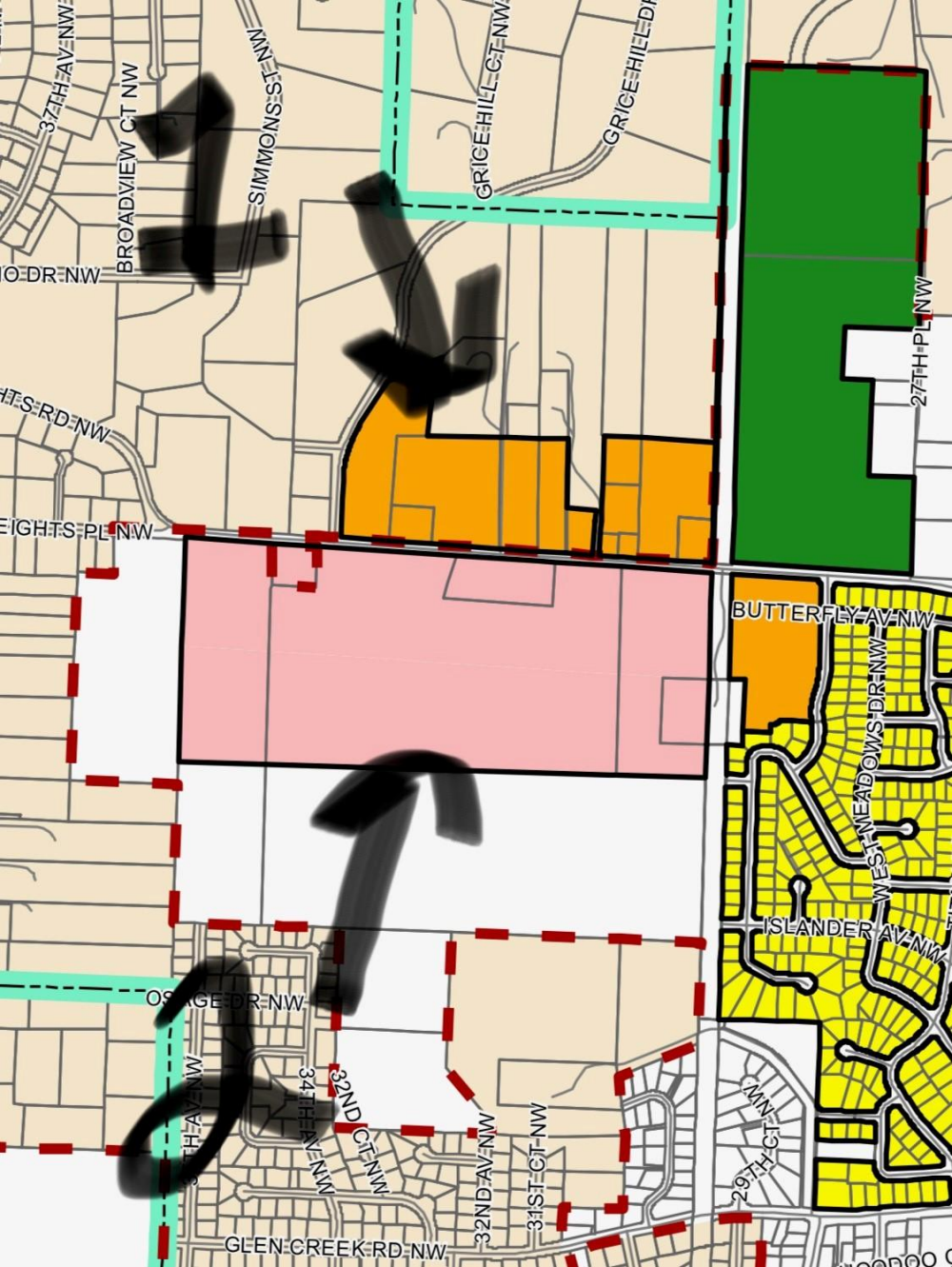
- 1) We don't understand why the planning commission grants Mr. Wyant's request to rezone his property so that he can sell it at a large profit and yet rezones our properties against our will while we plan to stay.
- 2) We support the construction of multifamily housing and shopping in a master planned fashion in our neighborhood. We do not support the rezoning of existing homes, especially when ample, undeveloped property exists just across the street.
- 3) As we live outside the city limits, but inside the urban growth boundary, we lack the ability to vote for our representatives who will ultimately make these decisions. We are literally at your mercy.

I would be please to speak more with you on the topic, answer any questions, or do whatever necessary to protect my neighborhood.

Thanks for your time and service.

Sincerely,

Brian Clothier



From: Richard Marshall <richinhisgrace@gmail.com>
Sent: Wednesday, April 20, 2022 2:33 PM
To: Eunice Kim
Subject: Fwd: Planning Commission Recommends Approval of Our Salem Project

Hi Eunice,

The following is intended for the Chairperson of the Planning Commission. Thanks for routing it appropriately,

Rich Marshall
Senior Associate Pastor
West Salem Foursquare Church

Begin forwarded message:

From: Richard Marshall <rich.marshall@wsfc.org>
Subject: Re: Planning Commission Recommends Approval of Our Salem Project
Date: April 20, 2022 at 2:03:17 PM PDT
To: Salem Planning <DoNotReply@cityofsalem.net>

Ms. Chairperson,

Through Mr. Anderson of the West Neighborhood Association, we sent our question concerning your Commission's "Our Salem" initiative in so far as it touches our church property.

After some thought, we at West Salem Foursquare Church, 3094 Gehlar Road NW (including the corner of Eola Drive and Doaks Ferry Road NW) are open to the idea that it may be better for the Planning Commission to send the City Council your original recommendation that our property be designated Mixed Use 2, which we understand would allow the future possibilities of appropriate commercial development on ground that we own along Eola and Doaks Ferry, but have not yet developed. While we would not like to be in a position to have the City exercise immanent domain for any reason, we can see that being open to low level neighborhood commercial development could be to the community's advantage, and possibly to our advantage.

We would appreciate your direct comments, or a description of the Planning Commission's vision specific to our property.

Sincerely,

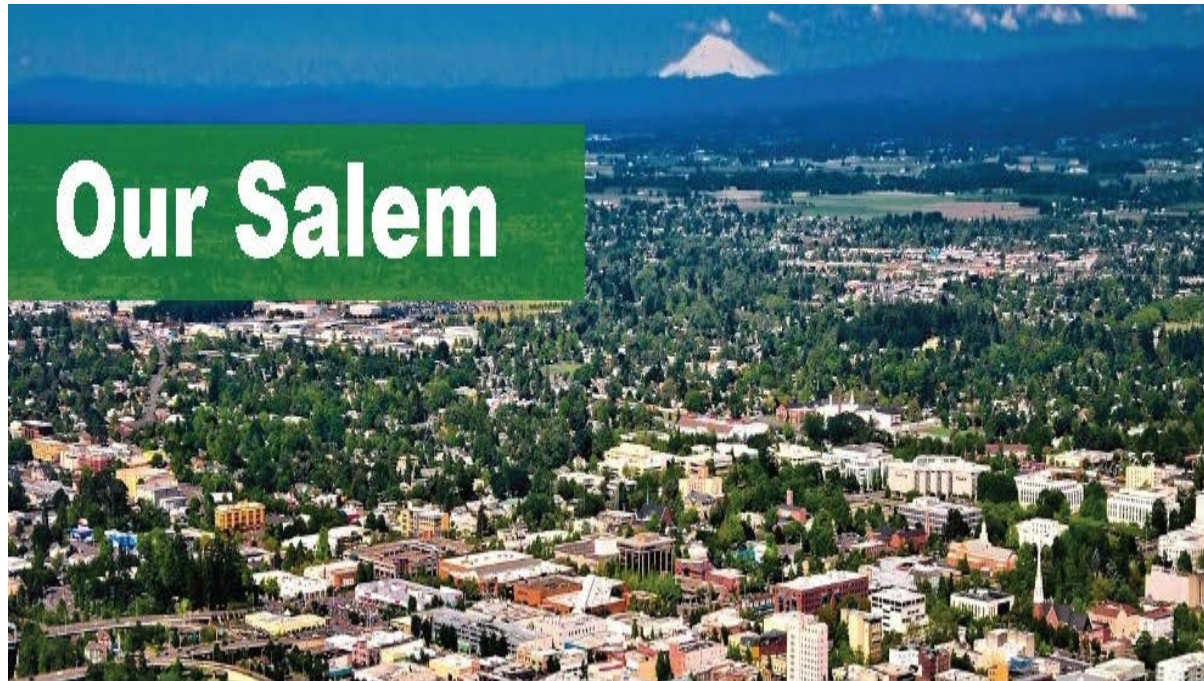
Richard A Marshall
Senior Associate Pastor
West Salem Foursquare Church
503-931-9045

Sent from my iPhone

On Apr 20, 2022, at 1:00 PM, Salem Planning
<DoNotReply@cityofsalem.net> wrote:

A Communication of the City of Salem

[View this email in your browser](#)



Planning Commission Recommends Approval of Our Salem Project

The Planning Commission voted Tuesday to recommend approval of the [Our Salem project](#) with the following revisions:

- Remove the proposed map changes at 3094 Gehlar Road NW
- Extend the proposed Mixed Use-II zone at 3486 and 3266 Orchard Heights Road NW to the properties' southern boundaries
- Rezone 2916 Orchard Heights Road NW to Mixed Use-II as opposed to Multiple Family Residential II
- Revise three housing policies to include low-income and public housing

You can watch a recording of the April 19 Planning Commission meeting: <https://bit.ly/planningpublicmeetings>

The Our Salem project includes a proposed update to the Salem Area Comprehensive Plan and proposed map and code changes. You can view the proposed changes and meeting materials on the [Our Salem project webpage](#).

Adoption Process

The Planning Commission's recommendation will be forwarded to the City Council, which is expected to hold a public hearing on the Our Salem project this spring. None of the proposed changes will be final until the City Council votes to adopt them.

[Learn more about the Our Salem project](#)

Background

The Our Salem project is a multi-year project to update the Salem Area Comprehensive Plan, which guides future development in the Salem area. Salem is growing, and with this growth comes the chance to better plan for how and where we want to grow.

[Sign up to get email updates](#) about the project.

For more information, feel free to contact Eunice Kim, project manager, at ekim@cityofsalem.net.

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From: Karen Clothier <knb222@yahoo.com>
Sent: Wednesday, May 4, 2022 6:20 PM
To: Eunice Kim; Lisa Anderson-Ogilvie
Subject: Re: Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Eunice and Lisa, for meeting with us today. And thank you for this information regarding Grice Hill Park.

I do have more questions that I would love to get information on, regarding the "why" our neighborhood was picked to be re-zoned Multi-Family.

I understand Mixed-Use designations will most likely contain some Multi-Family units, but as you said, it is not a guarantee to meet the inventory numbers. So my question is why can you not impose some Multi-Family on the Mixed-Use at 2916, 3266 and 3486 Orchard Heights Rd just as easily as you imposed it on our established neighborhood across the street? I can't understand the appeal of affixing Multi-Family on existing, small-acreage single family homes, surrounded by old-growth forest, when across the street is essentially 130+ acres of vacant field. Can you please help me understand the reasoning behind this decision? This doesn't feel like a master-planned/comprehensive solution. It feels like a band-aid attempt to reach an inventory number.

Could you please help me understand why the Planning Commission would remove the Multi-Family designation from 2916 Orchard Heights Rd, at the request of the owner, and yet won't remove it from our neighborhood, per the request of the owners? There are people actually living here, who would like to stay for generations. But it's the developer at 2916 who plans on moving and doesn't really care what happens to the area as long as he makes his profit, that is the one who gets listened to? We would have brought our concerns to the attention of the Planning Commission sooner, but being in the County I don't believe we were notified like those within City limits.

My husband has e-mailed every City Counsel member and gotten zero response. No City taxation = no representation; our properties can be re-zoned in the blink of an eye with what appears to be zero thought behind the decision (other than we were low-hanging fruit on the map).

I know you must get hundreds of emails like this and I apologize for being another one. I know you have difficult jobs and it is impossible to make everyone happy. So I thank you for listening.

I would love to see West Salem master planned. I would love to not have to have reasons to travel across the bridge. I would just love it to make sense. Can you please help me understand what makes our neighborhood so important in fulfilling the Multi-Family requirement, when there is 130+ acres of vacant land for sale across the street,

already within City limits? Not to mention the Mix-Used down on Edgewater & Wallace, already near bus lines and grocery stores... that can't get some Multi-Family designation? Please help me understand the logic.

Thank you for your time,
Karen Clothier

On Wednesday, May 4, 2022, 02:34:02 PM PDT, Eunice Kim <ekim@cityofsalem.net> wrote:

Hi Gene, Karen, and Wallace,

It was nice to meet with you all today. Thanks for coming to City Hall.

I am cc'ing Rob Romanek, Salem's senior parks planner, on this email. He would be the best person to talk to about your questions about Grice Hill Park.

If you have follow-up questions about Our Salem, please feel free to call me.

Best,

Eunice

From: Gene Bolante <Gene@studio3architecture.com>
Sent: Wednesday, April 27, 2022 5:32 PM
To: Eunice Kim <EKim@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; wallace.lien@lienlaw.com
Cc: Clothier, Brian <brianclothier@mac.com>; Karen Clothier <knb222@yahoo.com>; Chester Anonson <chester.anonson@gmail.com>; Hannah Thoman <hthoman06@gmail.com>
Subject: RE: Meeting

Thanks 2pm would work great, we will be there!

Gene Bolante, AIA

Studio 3 Architecture

275 Court Street NE

Salem, Oregon 97301

General 503-390-6500

Direct 971-239-0269

From: Eunice Kim <EKim@cityofsalem.net>
Sent: Wednesday, April 27, 2022 12:34 PM
To: Gene Bolante <Gene@studio3architecture.com>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; wallace.lien@lienlaw.com
Cc: Clothier, Brian <brianclothier@mac.com>; Karen Clothier <knb222@yahoo.com>; Chester Anonson <chester.anonson@gmail.com>; Hannah Thoman <hthoman06@gmail.com>
Subject: RE: Meeting

Hi Gene,

We can meet at City Hall on Wednesday, June 4 at either 11 a.m. or 2 p.m. Please let me know if either times work, and I'll send a meeting invitation.

Best,

Eunice

From: Gene Bolante <Gene@studio3architecture.com>
Sent: Wednesday, April 27, 2022 11:52 AM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>; Eunice Kim <EKim@cityofsalem.net>; wallace.lien@lienlaw.com
Cc: Clothier, Brian <brianclothier@mac.com>; Karen Clothier <knb222@yahoo.com>; Chester Anonson <chester.anonson@gmail.com>; Hannah Thoman <hthoman06@gmail.com>
Subject: RE: Meeting

Thanks if you could send dates to meet in person that would be great, thanks!

Gene Bolante, AIA

Studio 3 Architecture

275 Court Street NE

Salem, Oregon 97301

General 503-390-6500

Direct 971-239-0269

From: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>

Sent: Wednesday, April 27, 2022 11:46 AM

To: Gene Bolante <Gene@studio3architecture.com>; Eunice Kim <EKim@cityofsalem.net>; wallace.lien@lienlaw.com

Cc: Clothier, Brian <brianclothier@mac.com>; Karen Clothier <knb222@yahoo.com>; Chester Anonson <chester.anonson@gmail.com>; Hannah Thoman <hthoman06@gmail.com>

Subject: RE: Meeting

Hi Gene,

At this point, the Planning Commission has made a recommendation and the next step will be a public hearing before the City Council, most likely in June. We can meet to discuss the process, if that is what you are requesting. The City Council is the appropriate forum for requests to change aspects of the project, including specific changes to the proposed zoning map.

Again, we are happy to meet to discuss the project and the process. If Mr. Lien will be in attendance, we will need to include our attorney. Eunice and I are out of town this Friday-Tuesday for a conference and also don't work in the office every day. We can send dates and times of when in-person meetings work and when zoom meetings work for us.

Thanks,

Lisa Anderson-Ogilvie, AICP (she/her)

Deputy Community Development Director

Planning Administrator

City of Salem | Community Development Department

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

Imanderson@cityofsalem.net | 503-540-2381

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Due to limited staffing, the Planner's Desk has new temporary hours: 10-4 Monday-Friday

Questions on Zoning and Sign Permits can also be submitted by email to Planning@cityofsalem.net

From: Gene Bolante <Gene@studio3architecture.com>

Sent: Tuesday, April 26, 2022 9:29 PM

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

Cc: Clothier, Brian <brianclothier@mac.com>; Karen Clothier <knb222@yahoo.com>; Chester Anonson <chester.anonson@gmail.com>; Hannah Thoman <hthoman06@gmail.com>

Subject: Meeting

Hi Eunice and Lisa . . .

As you know our neighborhood in West Salem (3147 Orchard Heights Road NW) is proposed for a comp plan change from single family to multi family. As neighbors we have provided testimony and options to the City to remove or relocate this designation. We have felt our concerns have not been addressed, in fact in our last testimony to the Planning Commission we expected a follow up to some of our inquiries, but the record doesn't even acknowledge our testimony.

We have retained Wallace Lien to help guide us through this process and would like to schedule time to come to the City and review our situation.

We prefer this week and Friday, please let us know if this works and what time is best. Thanks!

Gene Bolante, AIA

Studio 3 Architecture

275 Court Street NE

Salem, Oregon 97301

General 503-390-6500

Direct 971-239-0269