

Lisa Anderson-Ogilvie

From: Debbie Bjornson <bjornsonbd@comcast.net>
Sent: Thursday, July 7, 2022 10:43 AM
To: Salem Planning
Subject: Notice of Appeal: 22-102265-RP

July 7, 2022

City of Salem Planning Division
Room 320
555 Liberty Street SE
Salem, Or. 97301

RE: Notice of Appeal
Application No.: 22-102265-RP
Site Plan Case No.: DR-SPR-DAP 18-04MOD1

To Whom it May Concern:

I am the neighboring property owner of the Riverbend Apartment Complex situated next door to the proposed Food Cart Pod. I am appealing the Decision of the Planning Administrator dated June 22, 2022 referenced above. I feel that the decision of the Planning Administrator did not take into consideration the following burdens that will be created by this use being allowed instead of the commercial building that was previously planned and approved:

1. It was not in the original plan when I purchased the property. He was going to have two buildings with retail spaces;
2. With food carts/trucks there will be added rodents and garbage. With the added garbage around the property, this will have to be taken on by my apartment manager. Excess garbage and pest control were not addressed in this decision;
3. I have a shared driveway and with sixteen (16) food carts that will bring a lot of traffic between the retail side and the apartments;
4. There is not enough retail parking spaces for customers and the employees of the food carts and the retail building;
5. The noise level can be high with outdoor eating, especially if the hours of operation are not controlled. The hours of operation were not addressed in the decision;
6. Kitchen/grill venting will bring strong smoke and/or odors that are not addressed in the decision.

Food cart pods are generally located in dense urban areas and not in suburban locations. The parking on the site is already an issue, and will only be negatively impacted further by customers and employees having to travel to this location by vehicle.

Furthermore, trash and hours of operation were not dealt with in the approval.

Regards,

RIVERBEND VIKING, LLC

Deborah Bjornson
Managing Member

CC: Dave Hepler, Schawbe Williamson & Wyatt
David Keys, Norris & Stevens, Inc.