

# CITY OF SALEM

## Written Testimony

### City Council

555 Liberty St SE  
Salem, OR 97301

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**Monday, April 23, 2018**

**6:00 PM**

**Council Chambers**

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**4. a. [18-162](#)** West Salem Zone Code Clean-Up Amendments

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

**Recommendation:** Proceed to second reading for enactment of the West Salem Zone Code Clean-Up amendments, including various zoning code amendments, comprehensive plan map amendments, neighborhood plan map amendments, and zone map amendments to certain lands generally along Wallace Road NW, Edgewater Street NW, and Second Street NW.

**Attachments:** [Attachment 1 - Map of New Zones](#)  
[Attachment 2 - Planning Commission Recommendation](#)  
[Attachment 3 - Ordinance Bill 3-18](#)  
[Attachment 4 - Exhibit 1, CPCNPC for ESMU](#)  
[Attachment 5 - Exhibit 2, CPCNPC for WSCB](#)  
[Attachment 6 - Exhibit 3, ZC for ESMU](#)  
[Attachment 7 - Exhibit 4, ZC for WSCB](#)  
[Attachment 8 - Exhibit 5, ZC to SCI](#)  
[Attachment 9 - Exhibit 6, Findings](#)  
[Written Testimony - Gehlar](#)

*Add- Written Testimony.*

**4. b. [18-178](#)** Appeal of Hearings Officer decision approving Conditional Use /  
Quasi-Judicial Zone Change Case No. CU-ZC17-14 for property located  
in the 700 to 800 blocks of Commercial Street NE.

Ward(s): Ward 1  
Councilor(s): Kaser  
Neighborhood(s): CANDO

**Recommendation:** Affirm the February 9, 2018, Hearings Officer's decision approving the Union Gospel Mission of Salem's consolidated application for a conditional use permit to relocate their existing men's shelter from its current location at 345 Commercial Street NE to a proposed new location in the 700 to 800 blocks of Commercial Street NE and quasi-judicial zone change to change the zoning of that property from CO (Commercial Office) to CB (Central Business District) in order to make their existing retail store a conforming use.

**Attachments:** [Attachment 1: Vicinity Map](#)[Attachment 2: Applicant's Preliminary Site Plan](#)[Attachment 3: Hearings Officer Decision for Conditional Use/Zone Change Case No. CI](#)[Attachment 4: Notice of Appeal Submitted by David Glennie](#)[Attachment 5: Public Comments](#)[Attachment 6: Applicant's Rebuttal Testimony \(January 22, 2018\)](#)[Attachment 7: Supplemental Findings by Staff \(January 5, 2018\)](#)[Attachment 8: Revised Applicant's Written Statement \(January 4, 2018\)](#)[Attachment 9: Staff Report to Hearings Officer \(December 20, 2017\)](#)[Attachment 10: Appellant Testimony Submitted During Open Record Period \(January 5](#)[Attachment 11: Ordinance Bill No. 19-14](#)[Attachment 12: Planning Commission Staff Report for Ordinance Bill No. 59-93 \(October](#)[Attachment 13: Ordinance Bill No. 59-93](#)[Additional Written Testimony as of April 16, 2018](#)[Letter to City from Applicant's Representative](#)[Additional Written Testimony 1](#)[Additional Written Testimony 2](#)

*Add - Written Testimony.*

April 20, 2018

To: Mayor and City Council:

Subject: Testimony supporting the proposed West Salem zone code cleanup amendments.

I have followed and participated in planning the Edgewater District for around 30 years, including two terms on WSRAB. I followed the progress of these amendments as an owner of 5.5 acres in the Edgewater/Second Street Mixed Use (ESMU) area. 4.7 acres of that will be available for reuse/redevelopment at the end of this year when Oregon Fruit Products relocates to Madrona Street. These amendments are very timely for encouraging and shaping emerging opportunities in West Salem.

My comments are specifically regarding the ESMU, Chapter 535. I am supportive of the amendments to Chapter 525 and 556 as well. Adopting these amendments will improve each of the areas and contribute to the synergies between them. The amendments include provisions reducing impacts on existing and adjacent uses.

There are three provisions of the amendments that are particularly significant:

- **Consistent zoning for the entire ESMU.** Currently there is a complex potpourri of zones and overlay zones that sometimes seem arbitrary and can delay development.
- **Continued use and continued development provisions.** Thoughtful provisions that preserve the value of existing development and protect jobs.
- **Comprehensive, diverse permitted uses and unifying design standards.** Consideration of what fits the area, prior studies and plans, such as the Edgewater Action Plan. Mixed-Use development is permitted but isn't demanded. Design standards that will harmonize the neighborhood, support both pedestrian and vehicular access and maintain compatibility with adjacent uses.

The proposed amendments are the product of extensive listening to the community. I was included in stakeholder interviews and attended many public outreach meetings and WSRAB meetings. I've been impressed with how virtually every comment was recognized and seems to have left its footprint on the amendments.

Thanks for considering my comments.



Paul Gehlar, Member  
PDQ Investments, LLC.

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APR 20 2018

CITY OF SALEM  
CITY RECORDER

**Donald Leary and Sally Leary**

**555 Jefferson St. NE, Salem, OR 97301**

**Phone: 503-409-4767**

RE: Case No.: CU-ZC17-14

ATTN: City Recorder

555 Liberty St. SE

Room 205

Salem, OR 97301

TO: City Council

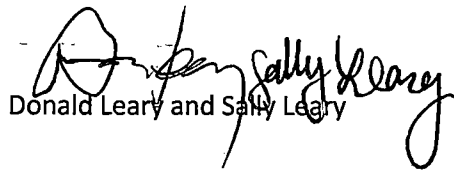
We are opposed to the building of the men's shelter in our area. It will most certainly drive down home values. We believe it will also increase the amount of litter on the streets including drug paraphernalia.

Homelessness is a problem best dealt by the local churches so as to spread out the cost and the burden of so many people in one area. We know Union Gospel has all the best intentions and we do regularly donate to them, but this is simply wrong for this area.

We have lived in Salem for many years and we don't want our community to experience an increase in crime. Our neighborhood is very peaceful but since we don't live in a gated community we are a target for the homeless which we do see now on a smaller scale. We can only imagine what 500 additional homeless men people would add to the problem.

Please don't approve the proposed Union Gospel Mission Men's Shelter.

Sincerely yours,

  
Donald Leary and Sally Leary

APR 20 2018

CITY OF SALEM  
CITY RECORDER

**LARRY GLASSOCK**  
**2587 BANDON COURT NW**  
**SALEM, OR 97304**  
**503-362-4723**

April 20, 2018

Mayor and City Council  
c/o City Recorder  
City of Salem  
555 Liberty Street SE  
Salem, OR 97301

Re: Union Gospel Mission

Mayor and City Council,

My name is Larry Glassock and I have lived in Salem since 1974. I was employed by the City of Salem for about 18 years and held several positions in the Community Development Department, including Real Estate Manager and Economic Development Manager. In 1992 I became President of what is now called the Strategic Economic Development Corporation (SEDCOR) and served until my retirement in 2007. During my tenure at SEDCOR I was a key participant in the retention and creation over 4000 basic sector jobs and over one billion dollars of investment in the greater Salem area.

While employed by the City I was intimately involved in all of the planning and execution of various downtown planning efforts including the Nordstrom Mall and Riverfront Park. Over the years there have been a great number of discussions, meetings, studies and adopted plans impacting the downtown area. As a matter of fact, what has historically been known as "downtown" has expanded perhaps three-fold during the past 30 years into a much larger vibrant core area. All of these efforts focused on one single element: Enhancing the business environment of the downtown area. To accomplish this goal there had to be a large variety of complementary uses and public facilities allowed. Although not clearly articulated it was understood that no single use could overwhelm a particular area.

As a long-time supporter of the Union Gospel Mission it is difficult to voice my opinion against this massive expansion. While I believe that a 70-100 bed facility is within reason and manageable by the UGM staff, the proposed expansion is just too much and at the wrong location. It is overwhelming!

Besides the massive size of the proposal – 300-500 beds – I have several major concerns:

1. Were the Council to make this dramatic decision believing that it may be a partial solution to the homeless issue, its scope would certainly implicate, and perhaps violate land use regulations, thus taking this issue out of public policy discussions to the legal arena.
2. Council should request staff to provide data on the number of ambulance/fire truck and police visits at the existing facility to determine the approximate number of visits to the proposed facility. I am certain the data will show there are significantly more ambulance/fire truck visits than police visits. Therefore, the argument that the proximity of the proposed facility to the new police headquarters is a benefit is not valid.
3. Commercial Street is a major transportation route carrying not only local traffic but statewide southbound traffic. The proposed UGM development at this particular location would be a visual deterrent to safe and orderly traffic movement. Additionally, traffic at this particular location is transitioning into the right lanes to access either the Front Street bypass or the Marion Street bridge creating confusion and congestion. This situation will be significantly aggravated with ambulance/fire trucks blocking the right hand lanes with lights flashing.

I suggest this hearing be held open until at such time the ambulance/fire truck and police visit data is available and evaluated by all parties.

I also suggest the proponents and the opponents of the UGM proposal hold a series of meetings to resolve the issues caused by this massive proposal.

Thank you for your consideration.

Sincerely,



Larry Glassock