

CITY OF SALEM

Written Testimony

City Council

555 Liberty St SE
Salem, OR 97301

Monday, February 25, 2019

6:00 PM

Council Chambers

4. a. [19-63](#)

City Council review of the Planning Commission's decision approving Class 3 Design Review / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Tree Regulation Variance Case No. DR-SPR-DAP-TRV18-07 for proposed development of a 111-unit apartment complex with frontage on Wiltsey Road SE and Candy Flower Court SE.

Ward(s): 4

Councilor(s): Leung

Neighborhood(s): SGNA

Result Area(s): Welcoming and Livable Community

Recommendation:

Staff recommends that the City Council AFFIRM the December 19, 2018 decision of the Planning Commission.

Attachments: [Vicinity Map](#)

[Planning Commission's Decision DR-SPR-DAP-TRV18-07](#)

[Revised Grading Plan from Applicant](#)

[Written Testimony received from W. Dalton](#)

Add - Written Testimony.

4. b. [19-71](#)

System Development Charge Methodology Update

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment Stewardship; Safe, Reliable, and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Adopt Resolution No. 2019-7, updating the System Development Charge Methodologies for Parks, Transportation, Water, Wastewater, and Stormwater, including the Majority Opinion from the System Development Charge Methodology Committee.

Attachments: [SDC Methodology Resolution](#)

[Exhibit 1: SDC Methodology Report - 2019](#)

[Notice of Public Hearing mailing](#)

[Written Testimony 1](#)

Add - Written Testimony.

6. a. [19-4](#)

Planning Commission Decision - Class 3 Design Review / Class 3 Site Plan Review / Replat / Property Line Adjustment / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-REP-PLA-ADJ-DAP18-08 - Approved - Mountain West Corporation - 2100 to 2300 Blocks of Lindburg Road SE and Strong Road SE - A consolidated application for a proposed 180-unit multiple family development on approximately 9.51 acres of the former Fairview Training Center site.

Ward(s): 3

Councilor(s): Nanke

Neighborhood(s): Morningside

Recommendation:

Information Only.

Attachments:

[Land Use Decision DR-SPR-REP-PLA-ADJ-DAP18-08](#)

[Written Testimony received from R. Berger](#)

Add - Written Testimony.

Page
Break

Amy Johnson

From: Dan Atchison
Sent: Monday, February 25, 2019 2:31 PM
To: Aaron Panko; Amy Johnson
Subject: Fwd: THIS EVENING'S COUNCIL AGENDA: ITEM 4.A) RE. PROPOSED DEVELOPMENT at WILSEY/CANDY FLOWER COURT

Begin forwarded message:

From: Matthew Ausec <MAUSEC@cityofsalem.net>
Date: February 25, 2019 at 2:09:16 PM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: THIS EVENING'S COUNCIL AGENDA: ITEM 4.A) RE. PROPOSED DEVELOPMENT at WILSEY/CANDY FLOWER COURT

From: daltfam@comcast.net
Sent: Monday, February 25, 2019 2:09:09 PM (UTC-08:00) Pacific Time (US & Canada)
To: Tom Andersen; jleung@cityofsalem.net
Cc: Chris Hoy; Cara Kaser; Sally Cook; Matthew Ausec
Subject: THIS EVENING'S COUNCIL AGENDA: ITEM 4.A) RE. PROPOSED DEVELOPMENT at WILSEY/CANDY FLOWER COURT

Dear Jackie, Tom and Colleagues.

Hi.

I cannot find any notice to the contrary, so I'm assuming Council will meet as planned this evening (i.e., even though apparently roads may get a bit 'dicey' as the evening progresses...)?

I am writing with concern regarding the above noted item on tonight's Agenda.

And my first question is regarding ***whether Public input will be allowed /Would I be allowed to testify??***

[I have just recently reviewed the Agenda and the background regarding this Development-related item; since I don't live in the immediate/adjacent 'neighborhood,' I was unaware earlier and so have not submitted any previous "objection"....].

Even if I cannot testify, I would like you and your fellow Councilors to be aware of my concerns:

.. First, I want to note that there appear to be a number of positive aspects to the proposal: more multi-family housing, plans to include open/common space, provisions for children's play equipment,

.. That said, I found myself amazed and appalled at the apparent cavalier approach – and the Planning Commission's apparent acquiescence—to the

elimination/removal of 320 of the 321 noted trees on the property (including 4-out-of-5 of the Heritage-eligible white oaks)!!

{{ I visited the property this past weekend (even took some photos...).

There are literally stands of magnificent (70-100 year old??) conifers lining three sides of the property (including two lines of stately

trees bordering both side of the dirt lane along the north boundary...).

Happily, there is a large, largely open space in the middle of the property, which appears ready-made for the development being proposed.}}

So my questions are:

1. ***Are any – and if so, How many—of these magnificent conifers proposed for “removal??***
2. ***If ‘many’, especially along the “borders” of the development – Why??***

I continue to observe that many (most...) developments here in South Salem proceed with literally NO regard for large trees.

[Very recently, a literal forest was completely removed from the area west of S. Commercial/north of Waln, just east of the new

Battlecreek Elementary School. There now stand hundreds of new apartments and a being-built senior retirement facility:

Lots of room both along the borders, and in the few open areas-- just begging for some beauty and shade and carbon sequestration.

Instead we have a number of scrawny ‘plantings’ (which likely reaped Planning Commission praise...).]

So (as with the Planning Commission’s approval of a Costco on our Kuebler ‘Parkway’/near the major S. Salem Freeway interchange/

in the midst of a largely- residential neighborhood/on the site approved for a ‘neighborhood shopping center’...) WHAT AM I MISSING??

There must be some reason that developers – encouraged by our City’s Planning (?) Commission – so blatantly ignore the possibilities of

actually protecting and utilizing what nature has gifted to Salem these past many years, include free enhancement for their new properties.

There has to be some good excuse for ignoring Salem’s status as a nationally-recognized “Tree City.”

There must be a solid rationale for destroying the mature vegetation cover that remains one of our last bastions for a threatened atmosphere.

But what if there isn’t?

What if it’s just for convenience – for ease of construction – for a few extra dollars in profit – or just because no one (including the City itself...)

thinks to raise (much less recognize/appreciate/reward) some additional sensitivity to what Nature has to gift Salem’s citizens.

We are so fortunate to have a Council that now has a majority of aware, sensitive, and caring Councilors. So please (continue to...) ask these questions, raise these concerns –

And maybe even address WHY the City’s taxpayer-paid Staff continue to ignore the best, broader interests of us taxpayers/citizens.

I will look forward to testifying as per the above tonight if possible.

And if not possible, maybe this note can be included in the record.

And if not, at least YOU are aware that someone else out here cares and will be there supporting you and your decisions.

Warmly,

William (Bill) Dalton, Ph.D.
6619 Huntington Circle SE
Salem 97306
(503) 371-4174
daltfam@comcast.net



MID-VALLEY ASSOCIATION OF REALTORS®

February 21, 2019

TO: Salem City Council

**FR: Kelly Martin, President
Mid-Valley Association of REALTORS®**

**Patrick Sieng, Chair
Government Affairs Committee**

**Holly Sears, Government Affairs Director
willamettevalleygad@gmail.com**

RE: Proposed Revisions to System Development Charges (SDC)

On behalf of the more than 1100 members of the Mid-Valley Association of REALTORS®, thank you for the opportunity to comment on the proposed revisions to the City of Salem's System Development Charges (SDC). We would like to thank City Staff and members of System Development Charge Methodology Committee for the countless hours and work committed to analyzing the methodologies and coming up with the proposed revisions. We appreciate your efforts.

We are pleased to see that the proposed revisions to the SDC methodology will provide the benefit of improving our city parks by funding them 100 percent with SDCs and by collecting them from all users of the park system (both residential and non-residential projects). Additionally, we support the elimination of the costly connection fee. Spreading out the cost of the connection fee through a slight increase in SDCs for all projects greatly reduces the barrier for infill development.

Housing affordability in Salem is a real issue. We urge the City Council to not lose sight of cumulative impacts that fees and other cost increases have on the overall impact of affordable housing in Salem. These costs get passed on to homebuyers and renters, many of whom are on fixed incomes and the slightest increase in housing costs is the difference between having a home and being homeless. Our members understand the importance of System Development Charges and their positive contribution to the cost of necessary infrastructure, such as water, wastewater, parks and transportation, but cost reduction and minimization measures must be an integral part of any discussion on fees, including SDCs.

Thank you for your consideration of our comments and for your service to the City of Salem.

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Amy Johnson

From: Susann Kaltwasser <susann@kaltwasser.com>
Sent: Monday, February 25, 2019 4:34 AM
To: citycouncil
Cc: CityRecorder
Subject: SDC Methodologies

I want to make you all aware that at no time did the minutes of the committee working on the System Development Charges Methodologies get posted on the City webpage as required by Oregon Open Meetings Laws. I brought this to the attention of the City manager months ago and was assured that staff would respond.

Even if there were a technical problem with one of the meetings, there could not have been such problems for the entire process that lasted months. If no one took actual minutes, then a recording could have been posted.

The lack of minutes throughout the process means that people like myself had no way to monitor the discussion or interact with the process other than to attend 7 a.m. meetings. That is part of the reason minutes are required by law.

I do not recall staff offering to make presentations to the Neighborhood Associations. Did I miss a workshop that might have been held for the public? Was it assumed that the primary way in which the City funds our infrastructure was of no interest to the general public?

I hope that this does not happen with other important City decision making processes in the future.

Susann Kaltwasser

February 21, 2019

Salem City Council
555 Liberty St. SE. Rm. 220
Salem, OR 97301
Delivered via e-mail to: citycouncil@cityofsalem.net

Honorable Mayor Bennett and Members of the Salem City Council:

On behalf of Heritage School and Mountain West Investment, we formally request that you NOT call up Case No. DR-SPR-REP-PLA-ADJ-DAP18-08, which was unanimously approved by the Planning Commission on February 12, 2019.

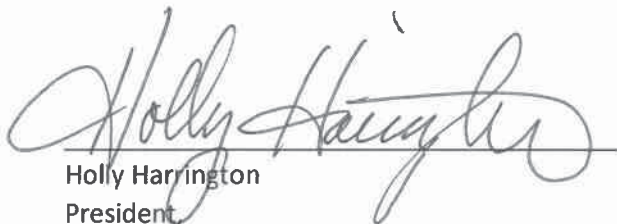
This development will serve as an anchor to the core of the Fairview development area and has the support of both Heritage School and the Morningside Neighborhood Association.

At the first Planning Commission hearing, Heritage School opposed the application. Since that time, Mountain West and Heritage School have worked collaboratively to address concerns about the project. The result of this collaboration was a reopening of the Planning Commission record and the two sides jointly proposing additional conditions on the project. These conditions were discussed and approved by the Planning Commission and make the project a success for all concerned.

This collaborative effort is a model for opposing sides coming together on a complicated land use issue. The result of this effort is that there is no need for the Council to weigh in on this decision and all sides request that the Council not call up the Planning Commission's Decision.

Thanks you for your service and for your hard work on behalf of the citizens of Salem.

Sincerely,

A handwritten signature in cursive script, reading "Holly Harrington".

Holly Harrington
President
Heritage School Board of Directors

A handwritten signature in cursive script, reading "Richard F. Berger".

Richard Berger
Director of Acquisitions and Development,
Mountain West Investment Corporation