

From: noreply@cityofsalem.net on behalf of davemckenna4@gmail.com
To: [CityRecorder](#)
Subject: Contact City Recorder
Date: Friday, March 25, 2022 12:32:41 PM
Attachments: [ATT00001.bin](#)

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|------------|--|
| Your Name | Dave Mc Kenna |
| Your Email | davemckenna4@gmail.com |
| Your Phone | 5034288249 |
| Street | 1670 Cinnamon Hill Dr. SE |
| City | Salem |
| State | OR |
| Zip | 97306 |
| Message | <p>Ref: Item 4d. File # 22-135(Case No. CPC-ZC21-04) 2900 Block Kuebler Blvd. SE (Kuebler Village property) Dear Mayor and members of the City Council: Thank you for your time and consideration of my concerns. I request that the City Council deny the application for zone change for this property from RA to CR. The site would be better suited as mixed use MU-I or MU-II. This would provide Salem additional needed housing. It would contribute retail sales and restaurants for residents of the property and the adjoining senior housing uphill from this development. It would also be desirable to have a portion of the property zoned as CR to furnish a grocery store and a skilled nursing facility for neighborhood residents. This combined zoning would be better suited to the area than the existing and developer's proposed zoning. It would create an enterprise zone in the City worth visiting. Have the developer submit a revised zoning proposal for the site that addresses these concerns. The existing plan shows infringement on the existing wetland buffer. The plan needs to be modified so that existing streets and sidewalks do not encroach on the buffer. This wetland also needs to be protected from stormwater runoff pollution from the large amount of parking area on the site. The existing plan does not show the required stormwater treatment facilities needed for the site. Since this will take up a significant portion of the site it should be included on any proposed plans for utilizing the property. Since conditions have changed including the density requirements for RA zoning, and there are errors noted by City staff, the TIA needs to be revised. Additionally the TIA needs to meet the mitigation requirements of OAR Chapter 660, Division 12-060 (3) b for the intersection of Kuebler Blvd and 36th Ave. The applicant's proposal is to contribute money toward the improvement, which is not constructing the improvement, which is needed to mitigate the impacts, therefore not meeting the decision criteria. Kuebler Blvd. already suffers from accidents and congestion. With Costco, this proposed development, the Morningstar Church proposed development, the Marietta St. proposal for Kuebler Station and other proposed housing developments in the neighborhood, this is an evolving traffic nightmare. Allowing drive-thru services for this proposed development with an entrance from a traffic circle is unrealistic. The potential for back-ups at peak usage will create hazardous conditions. Lastly can a fire engine make it around the island for egress</p> |

onto Boone Road. It looks awfully tight. Thank you for your consideration of these details.

This email was generated by the dynamic web forms contact us form on 3/25/2022.

From: [SGNA chair](#)
To: [CityRecorder](#); [Dave McKenna](#); [Glenn Baly](#); [Jake Krishnan](#); [Jerry Sachtjen](#); [John Ledger](#); [Kathlenn Lempka](#); [Mike Hughes](#); [Sylvia Machado](#); [citycouncil](#)
Subject: Testimony - Case No. ZPC-ZC21-04
Date: Monday, March 28, 2022 1:44:32 PM
Attachments: [SGNA Testimony for 3-28 Kuebler Village - Case No. ZPC-ZC21-04.pdf](#)

Dear Mayor and city councilors

Re: Testimony relating to SGNA appeal - **Case No. ZPC-ZC21-04**
File # 22-135 Agenda item 4.d – City Council meeting on 3/28/2022
Rezoning – 2900 Block of Kuebler Blvd SE

Please find attached SGNA's testimony relating to the above.
If there's a public hearing today 3/28/2022 (or any other day) we would like to present it at the city council meeting.

thank you

Yours sincerely
Jake Krishnan
Chair, South Gateway Neighborhood Association
503-444-6639



NEIGHBORHOOD ASSOCIATION
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March 28, 2022

The Salem City Council
Salem, OR

Dear Mayor and City Councilors

Re: Testimony relating to SGNA appeal - **Case No. ZPC-ZC21-04**
File # 22-135 Agenda item 4.d – City Council meeting on 3/28/2022
Rezoning – 2900 Block of Kuebler Blvd SE

The South Gateway Neighborhood Association would like to express their opposition to the Comprehensive Plan and Zone Changes proposed for the property located at the Southeast corner of the intersection of Kuebler Blvd. and 27th St. SE. (Case No. ZPC-ZC21-04). This property is currently zoned as RA (Residential Agricultural) and the developer has requested changing the zoning to CR (Retail Commercial) and via a revised proposal that was submitted recently, has asked for a combination of MU-II and CR.

We acknowledge the efforts of the developer's representative to have informal discussions with Board members of SGNA, in advance of submission of the revisions but we have not been able to arrive at an agreement that meets the vision for a safe and livable neighborhood. We are therefore submitting this testimony to express our opposition to the developer's plans including the revised plans.

We would argue that in the process of determining what is an "equally or better suited" designation for a piece of land, residents who rent or own property and need to live and move around in the neighborhood should have at least as much stake in that determination, like that of a landowner or business that is seeking to develop that property. If the proposed developments do not contribute to the betterment of the neighborhood, it would ultimately detract from the overall value of the city and impact the value of their own development. It is therefore in their own interest that developments tie into the vision of the neighborhood.

While we agree that the RA designation may no longer be appropriate since characteristics of much of the surrounding land has changed due to development in the last 15 or so years, only a portion has been changed to commercial use. The property immediately to the west was sold to/developed for Costco and a number of significant white oak trees were destroyed after PacTrust assured the neighborhood (verbally) that it would be developed as a community hub "similar to Orenco Station". The property immediately to the north, across Kuebler Blvd. was

zoned to CR in 2016 after showing a conceptual plan for a shopping center but to date nothing has been done there other than illegally destroying another 48 oak trees.

The I-5 southbound on ramp is immediately to the east of the property. The land immediately to the south was rezoned as Multifamily with single-family beyond that and also to the southwest. There are two churches as well as hundreds of existing single and multifamily households. In the last two years, plans have been submitted for over 250 lots of RS and RM 2 housing developments with parks and multi-modal trails in the nearby surrounding neighborhood within a half-mile radius.

While we would prefer the subject property be rezoned to MU-I or MU-II, which would allow single and multiple family residential as well as retail, dining, office, entertainment and a number of other uses, we would be willing to accept a change to CO as recommended by city staff. The CO designation would help to mitigate some traffic issues since the peak demand times would tend to be different. CO would also allow single and multiple family residential as well as nursing care but would limit some retail sales and gas stations. However, it would limit retail sales to newsstands, caterers and retail sales of agricultural products. Retail sales would not be limited under the MU designations.

In the Staff responses prepared for the December 21, 2021 Planning Commission meeting, it was pointed out that there were some major issues with regard to the Transportation Planning Rule Analysis if the property were to be zoned CR. It was also pointed out that the proposed Comprehensive Plan/Zone change would not be consistent with the Transportation System Plan, Comprehensive Transportation Policy 6 because, under the proposed zone change, the site alone is projected to generate 20,000 vehicle trips which would be in addition to the traffic generated by Costco. The mitigation proposed would create seven lanes of travel which pedestrians would be required to cross and, again, would not be consistent with the Transportation System Plan.

As indicated earlier, we have been meeting with Mosaic development to discuss our issues and reasons for desiring different zoning designations and they have been very willing to work with us on a compromise. In our most recent discussions, they have indicated a willingness to consider partitioning the area into more than one parcel with different zone designations which would allow more flexibility in things such as peak traffic periods, maintaining walkability and standalone surface parking. However, we have been unable to arrive at a mutually agreeable proposal due to a divergence in our vision for the neighborhood and their conceptual plan.

As a result, we remain strongly opposed to granting the CR zoning designation to the entire property or to a major portion thereof, as it would have an adverse effect on a number of things including traffic, safety and neighborhood livability.

In addition, we would like to propose the following restrictive conditions on the use of this property, to be incorporated into any approvals being communicated to the applicant. We believe these restrictions are necessary to meet the above stated objectives of traffic, safety and neighborhood livability. We have seen in the past that, absent specific restrictions, there is a wide latitude for the type of development to be done, not just by the present owners but any future owners. We wish to ensure that these restrictions remain in place for current and future development plans.

These restrictions are:

1. Motor Vehicle, Tire & Motor Home Sales & Services (gas stations, commercial parking, etc.)
2. Recreation, Entertainment and Cultural Services (except parks and open space and religious assembly)
3. Construction, contracting, repair, maintenance and industrial services (general repair, landscape, lawn and garden, etc.)
4. Wholesale sales, storage and distribution
5. Manufacturing
6. Transportation facilities
7. Utilities
8. Farming, forestry and animal services (except small vet services)
9. No commercial building with a buildout of over 50,000 sq. ft. - Average footage of a Whole Foods is around 40,000 square feet.
10. No drive-throughs

Last, we have requested the developers to present their final revised proposal at the next SGNA meeting on April 14, 2022 and request the city council for an opportunity for a public hearing after that, where residents could provide their testimony, opinions and feedback.

Thank you for this opportunity to provide our testimony. We look forward to playing a collaborative role in the development of our city and neighborhoods.

Sincerely
Jake Krishnan
Chair
South Gateway Neighborhood Association