

**From:** [Olivia Dias](#)  
**To:** [Lisa Anderson-Ogilvie](#); [Thomas Cupani](#); [Kevin Hottmann](#); [Amy Johnson](#)  
**Subject:** FW: Planning Case No. CPC-ZC 21-04 for 2900 Block of Kuebler Blvd. SE  
**Date:** Wednesday, May 4, 2022 4:21:41 PM  
**Attachments:** [image001.png](#)  
[Letter to Olivia Dias re Split Zoning, 4853-6326-0702, 3.pdf](#)

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For Monday's Hearing.

**Olivia Dias** (she/her)

*Current Planning Manager*

City of Salem | Community Development Department

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

[odias@cityofsalem.net](mailto:odias@cityofsalem.net) | 503-540-2343

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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](mailto:Planning@cityofsalem.net)**

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**From:** Mark D. Shipman <MShipman@SGLaw.com>

**Sent:** Wednesday, May 4, 2022 4:17 PM

**To:** Olivia Dias <ODias@cityofsalem.net>

**Cc:** Shelby Guizar <SGuizar@cityofsalem.net>; Hannah F. Stevenson <HStevenson@sglaw.com>

**Subject:** Planning Case No. CPC-ZC 21-04 for 2900 Block of Kuebler Blvd. SE

Olivia,

Please see attached letter regarding the upcoming council hearing on this CPC/ZC application.

Thank you,

**Mark D. Shipman**

Lawyer – Real Estate & Land Use Practice Group



Park Place, Suite 200 | 250 Church Street SE | Salem, Oregon 97301

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May 4, 2022



**VIA ELECTRONIC MAIL:** ODias@cityofsalem.net

Olivia Dias, Planning Manager  
City of Salem | Community Development Department  
555 Liberty St. SE, Rm. 305  
Salem, OR 97301

RE: Planning Case No. CPC-ZC 21-04 for 2900 Block of Kuebler Blvd SE  
Our File No: 40800-00001

Dear Olivia:

This letter is intended to clarify our application before the City Council. As noted in your supplemental staff report, we did ask for the split zone concept for the Kuebler Village project. However, that was predicated on SGNA agreeing to the split zone concept and supporting our CP/ZC application. As of the date of this letter, they have not gotten back with us regarding the proposed split zone concept for the property, nor have they been able to communicate any questions, concerns or support for the split zone request. I understand they are working on a response and hope to get it to the Mosaic Group this evening, but frankly, it is getting late in this process.

If SGNA is not able to get on board for the split zone concept, then the Applicant and Property Owner will have no choice but to stay with the CR approval for the property and articulate why this is still appropriate. I realize this may be a bit confusing for the Council, but I will be able to explain to them why we took the steps we did, and how we meet the approval criteria for the CPC/ZC to CR.

Let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Shipman".

MARK D. SHIPMAN  
mshipman@sglaw.com  
Voice Message #310

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