



South Central *SCAN* Association of Neighbors
Salem, Oregon

September 28, 2022

To: City Council

From: Victor Dodier, President, South Central Association of Neighbors

Subject: October 10 hearing on MU-II Rezone (Code Amendment Case No. CA22-02)

SCAN's supports the proposed rezone of properties on both sides of Commercial Street SE from Superior Street S to Jerris Avenue SE and properties on only the east side of Commercial Street SE between Jerris Avenue SE and McGilchrist Street SE to Mixed Use-II (MU-II). Of the three mixed use zones considered for this section of Commercial St SE, MU-II best meets Council's goals to reduce the need for vehicles and vehicle emissions and encourage pedestrian-friendly development, while mitigating impacts on adjacent residential uses.

SCAN supports MU-II because it is a more human-scale,* and slightly less dense alternative to MU-I and MU-III that will be more compatible with adjacent residential uses. None of the current, adjacent residential uses are over 2-stories high.

SCAN believes MU-II is preferable to MU-III along this section of Commercial St SE, which is part of the Core Transit Network. MU-II *does not* include the vehicle-related uses allowed in MU-III, which do not need to be on the Core Transit Network. MU-II is consistent with the purpose of the Core Transit Network to support complete neighborhoods not dependent on vehicles.

Thank you for your support of MU-II zoning on this section of Commercial St SE.

*Human-scale as measured by maximum building height and *minimum* first floor height (MU-III: 70 feet maximum height with minimum 20-ft first floor; MU-I: 65 feet maximum height with minimum 14-ft first floor; MU-II: 55 feet maximum height with minimum 10-ft first floor).

Ruth Stellmacher

From: Zachary Sielicky <zachary@SalemChamber.org>
Sent: Monday, October 10, 2022 4:10 PM
To: CityRecorder
Subject: SACC Public Testimony on Zone Code Changes OCT22 1
Attachments: SACC Agenda Item 4.a Testimony OCT22.pdf

Good Afternoon,

I apologize for sending this so late. I wanted to submit written testimony on behalf of the Salem Chamber in regards to Agenda Item 4.a on tonight's city council agenda.

Thank you,

My best,

Zachary S.



Salem Chamber

Business | Culture | Community

10/10/22

Dear Mayor Bennett, Council President Hoy, and Salem City Councilors,

At the Salem Chamber, we believe in helping businesses prosper so our entire community may thrive. As an organization, we track key planning and code issues which may prove prohibitive to existing and future small business owners and their employees. One such zone change proposal, as a piece of the *Our Salem* project rollout, will have a significant impact on two of our multi-generational family car dealerships located on Commercial Street.

Throughout the community outreach stage of the *Our Salem* project, the Salem Chamber maintained an active role in information collection and information sharing within our Salem business community. We recognize that the *Our Salem* project code changes are designed to assist the Core Network in achieving more walkable and bike-friendly access.

Under the proposed zone changes in the Core Network, two family-owned and operated car dealerships would face significant changes to the futures of their properties under the proposed zone change to MU-II. Withnell Dodge and Skyline Ford have been pillars in our community for decades. Between the two companies, they have donated tens of millions of dollars to local non-profit organizations and philanthropic initiatives. Most importantly, both companies have provided thousands of families with well-paying, living-wage jobs.

By changing the portion of Commercial Street, South of Hoyt Street & North of Waldo Avenue, to MU-II, both Skyline Ford and Withnell Dodge would be constrained in their ability to consider future property development within the auto and service industry. Under MU-II requirements, motor vehicle sales and services would be prohibited, although the two companies would be allow to continue only their existing uses. Most notably, currently Skyline Ford utilizes a segment of their property with no existing physical building constructed on the premise. Under MU-II, they would be prohibited from expanding their physical footprint in the vehicular services category. Alternatively, under MU-III, each of these dealerships would not be constrained from future auto and service-related uses, and the intended outcome of a more walkable and bikeable network may still be achieved.

The Salem Chamber requests that the City Council kindly adjust the section of Commercial Street (South of Hoyt Street & North of Waldo Avenue) to MU-III, and refrain from utilizing the MU-II zone overlay. This will allow these two family-owned companies to maintain their ability to develop their property and expand services in their respected locations in the future.

Thank you for your consideration.

Sincerely,

Tom Hoffert
Chief Executive Officer
Salem Chamber of Commerce

Salem Area Chamber of Commerce

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Wendy Veit - President
Mytans General Broom

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