

## WRITTEN STATEMENT IN SUPPORT OF PROPOSAL FOR TYPE III CONDITIONAL USE PERMIT [SRC 240.005(E)] and CLASS II ADJUSTMENT [SRC 250.005(D)(2)]

This proposal is to seek a conditional use permit for short-term rentals at 725 High St., SE, a single family residence:

**Account No.:** R89574  
**Situs Address:** 725 HIGH ST SE, SALEM, OR 97301  
**Map Tax Lot:** 073W27CA00200

**Owner:**  
PENSCO TRUST COMPANY LLC  
FBO STUART D KIRCHICK IRA 100%  
1560 BROADWAY #400  
DENVER, CO 80202

**ID:**  
**Legal Description:**  
SALEM SUBDIVISION BLOCKS 14 & 15, BLOCK 14, LOT 1, ACRES 0.108  
**Subdivision:**  
78772 SALEM SUBDIVISION BLOCKS 14 & 15

The proposed use is allowed as a conditional use in the zone.

**Zoning:** RS (Contact Local Jurisdiction)

Minimization of reasonably likely adverse impacts can be achieved with requiring only off street parking which driveway allows for four cars. Additionally, events will not be permitted and other similar terms to respect the neighborhood can be included in the short-term rental agreement.

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property for the same reasons stated above. The president of the neighborhood association, Jeff Schumacher, is aware of the proposed use and welcomed it indicating no concerns for the neighborhood impact. He intends to share the proposal at the next association meeting.

INFORMATION REQUESTED April 20, 2018:

Three Bedrooms in the home will all be utilized for rent. 6 people maximum. Owner will not occupy home. No multiple bookings expected.

**Local Representative:** Amy Goodman , Goodman Property Management  
1165 13<sup>th</sup> St NE  
Salem, OR 97301  
503-569-9337

**ADDITIONAL WRITTEN STATEMENT IN SUPPORT OF  
CLASS II ADJUSTMENT [SRC 250.005(D)(2)]**

The adjustment is allowed as a conditional use in the zone.

The driveway that exists that will fit the cars and presents no issue at all. As to the purpose underlying development standard proposed for adjustment is equally met given the adjustment doesn't change anything about the subject property. The property lines mandating the adjustment are fictitious on our street and do not match up with the realities of everyone's property from Mission to downtown.

Stuart D. Kirchick  
LAW OFFICE OF STUART D. KIRCHICK  
820 Bay Ave., Suite 248  
Capitola, CA 95010  
(831) 464-8340 phone  
(831) 464-8342 fax

July 17, 2108

Dear Bryce,

We hear the concerns from the SCAN neighbors and in the spirit of being neighborly and compliant, we have provided some responses in hopes of alleviating their concerns.

The owners of this house are Stu and Kym Kirchick and they live in Aptos, California. Stu is an Attorney and Kym is a Homemaker. Together they raised 4 boys. Their youngest, Bronson, is attending Willamette University. When Bronson broke his foot last year he couldn't care for himself, could barely move and couldn't travel due to the severity of his injury. His parents needed to come to Salem to take care of him but they couldn't find anywhere to stay where they could cook meals, do laundry and provide a home environment where they could all be together while they cared for their son.

After that ordeal Stu and Kym realized the need in Salem for such a short term rental. They viewed several houses around Bush Park, including one a block away. When they found 725 High Street they felt the heart of the neighborhood and the house. They knew right away that this was the right house even though it needed considerable work. After careful consideration, Stu and Kym decided to take their retirement fund and set up a self directed IRA (Pensco Trust), as required by law, and they bought the High Street house.

They were advised to flip the house and make a profit. They refused. They were advised to rent the house (likely to college students due to the proximity to the University). They refused. Instead they put \$150,000 into remodeling this house for safety, preserve its character and designed for elegance and warmth. Everyone told them they were crazy.

The vision for the house at 725 High St, apply named The Sanctuary on High, was born out of Stu and Kym's experience with their son. They want this house to be a high quality short term rental where people can come to just be together with family, sit on a real couch and watch a ball game, watch their college student graduate or bring grandparents out of assisted living for a weekend to spend family time in a real house with a real Christmas tree.

We agree that the relationship with the Property Manager is key. For that very reason I am personally and currently moving to Salem, only 6 minutes away from this house, in order to be responsive and attentive. I have 25 years experience managing property and I specialize in single family homes. In anticipation of keeping High Street in the highest caliber of homes, I have engaged cleaning, maintenance and landscaping professionals.

The proposed use will be reasonably compatible with the surrounding property as its guest will go about their day much as every other family in the neighborhood does. They eat, sleep, work, stroll through Bush Park and visit our restaurants. Further, the whole house will be rented each time. It will not be rented to strangers renting individual rooms. The anticipated cost of a stay at the house will likely deter the type of person we all want to avoid.

Not only will there be no detracting from the livability of the neighborhood as the owners of the house and the Property Manager all hope to be engaged as residents of this neighborhood. In addition, the neighborhood could potentially gain 3 more people championing the preservation of this historic area and the taxes generated will promote tourism and revenue for the community.

The owners spent an enormous amount of money (approx \$150k) bringing this house to code for safety and designed it for elegance and warmth, but it did so while preserving all it could of the character of the house with zero exterior changes.

The very concerns that are addressed by Roz Schirack in a letter dated 7-6-18 are the same as the concerns we have:

1. Our garage and driveway easily accommodates 4 vehicles which, much of the time, will be more than enough. On the occasion where on street parking may be needed it will be extremely limited.
2. No multiple bookings or subletting allowed.
3. No significant events will be allowed that are not common to a normal single family residence....(family BBQs are allowed, weddings are not).
4. The home sleeps 6 and will be advertised that way. If, for instance, a family has 4 parents, 4 grown kids and they want to collect Grandma from

the assisted living home, we will not turn them away providing they check out ok.

5. The neighbors shall be provided with the contact information of the Property Manager and that information shall be updated as needed.

In response to Ms Mingo and Mr Craigs concerns, our intended use of this home as a short term rental actually ***supports*** the Salem Comprehensive Policies Plan (Nov 2015) and the purpose of Chapter 230 of the Salem Revised Code. Not only have the owners invested nearly a half million dollars into this home to rehabilitate it and preserve it in a manner that limits it's use to that which it was built to be (a human residence) as stated in the Salem Comprehensive Policies Plan, but in doing so they have met the purposes of Chapter 230 by fostering civic pride in the beautiful condition of this home. By offering this historical beauty as a short term rental, it further meets the requirement to encourage cultural heritage tourism and promotes the productive use of this recognized resource.

In response to the concerns about vetting potential guests, it is currently common practice for short term rental websites like Airbnb, VRBO, etc to rate the guests and we can use that to accept or deny them. In addition, we plan to develop a recurring guest list for those folks who find our home their favorite place to stay when they come to Salem.

We hope this answers many of the questions you may have and alleviates the fears the neighbors.

Thank you kindly,

Susan Martin  
Susan Martin Property Management (for Stu and Kym Kirchick)  
503-709-9852