

Bryce Bishop

From: Mary Anne Spradlin <spradlinmacn@hotmail.com>
Sent: Wednesday, July 25, 2018 3:51 PM
To: Bryce Bishop
Cc: lesliestreet345@googlegroups.com
Subject: Public Comment for the Meeting July, 25, 2018

RECEIVED

JUL 25 2018

COMMUNITY DEVELOPMENT

Case Number: CU-ADJ18-07
Address: 725 High Street SE
Zip Code: 97301
Case Manager: Bryce Bishop

We are Mary Anne Spradlin and Hugh Nelson and we live at 712 High Street SE, almost directly across High from the subject property. Our location has given us ample opportunity to observe the house since it was sold last year. We remain opposed to the granting of the conditional use permit and the adjustment for the parking. Kendra Mingo and the most recent letter from SCAN say it better than I ever could but I have a few more points. This historic neighborhood is irreplaceable, once it is gone it is gone forever. If this conditional use is granted it may well be the beginning of the end, all too soon there could be no actual residents living here but only short-term renters. It takes neighbors to be a neighborhood. The absentee owners and the property manager are not neighbors no matter what they are "hoping" for. They are absolutely NOT championing historic preservation by removing a single family home from our community and creating an unneeded and unwanted commercial enterprise in the heart of our historic neighborhood. And, as for the property being cared for by a professional property manager, the yard has never looked worse. The weeds were well over knee high before the front lawn was mowed for the first time this Spring. Branches were cut from the dogwood tree in the front yard and left piled around the tree for weeks. Today, 7/25, the sprinkler system has been turned on for the first time all year.

Owning and living in a house in the historic district is not like owning and living in a house in another residential district. We hold ourselves to a higher standard and so does the City. When a home is purchased in a historic district the status of the home is fully disclosed so the current owners of 725 High Street knew full well that they were buying a historic home in a historic district. The current owners of 725 have the ability to still earn money from this house without the granting of a conditional use permit and parking zone change. We strongly object to the commercialism of this single family home in our historic neighborhood. I am not able to attend the hearing tonight because I have to babysit my 4 year old grandson, otherwise I would surely be there.

Mary Anne Spradlin and Hugh Nelson
712 High Street SE Salem Oregon 97301

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, July 20, 2018 11:12 PM
To: Bryce Bishop
Cc: Lisa Anderson-Ogilvie
Subject: REQUEST FOR THE PUBLIC RECORD TO BE OPEN FOR A MINIMUM OF 7 DAYS TO EXAMINE THE MATERIALS SUBMITTED INTO THE PUBLIC RECORD FOLLOWING THE HEARING ON JULY 25, 2018 - CASE No. CU-ADJ18-07 for 725 High Street SE

RE: CASE No. CU-ADJ18-07

Dear Mr. Bishop (Bryce),

Presently the South Central Association of Neighbors (SCAN) Board of Directors may be revising Comments,

* following the submission by the Chair of the SCAN Land Use & Transportation Committee on July 6, 2018, review of the Committee Comments;

* a public meeting - open mutual meeting - of the SCAN Land Use & Transportation Committee with affected neighbors in Gaiety Hill and a representative of the owner of the property of 725 High Street SE at Pringle Community Hall;

* review of comments from 29 neighbors; and

* a work session by the SCAN Land Use & Transportation Committee on July 19, 2018.

I formally request, as a participant in the Case No. CU-ADJ18-07 Hearing proceedings, a minimum of 7 days as allowed under Oregon law ORS Chapter 197.763 (6) -- or longer, for the public record to remain open for a possible response -- the opportunity to review testimony and comments made at/entered into the record at the July 25, 2018, and to make additional Findings of Facts or Findings of Error in the Record, evidence, argument or comment.

Thank you.

Respectfully

Jon Christenson

Bryce Bishop

From: Jay Burr <jaybburr@gmail.com>
Sent: Monday, July 23, 2018 9:50 AM
To: Bryce Bishop
Subject: 725 High St. SE

My name is Jay Burr.

My wife, Nancy, and I live at 485 Leslie Street S.E.

I am writing in reference to Case no: CU-ADJ18-07 .

We have found that this neighborhood is a terrific place to live. Before moving here the longest I had ever lived in one house was 8 years, we have been at this house for 29 years. It is these characteristics that make this a great single family neighborhood but it would also make it an attractive area for VRBO homes. If the houses in this area start turning into these hotels it would destroy the character of this neighborhood. My wife and I are very much opposed to any change in city ordinances that would lead to this.

Sincerely,

Jay and Nancy Burr

Bryce Bishop

From: ashley carson cottingham <ashleybrey@gmail.com>
Sent: Tuesday, July 24, 2018 9:33 PM
To: Bryce Bishop
Subject: 725 High St. CASE NO: CU-ADJ18-07

To Whom It May Concern:

We respectfully request that the City of Salem Planning division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the historic, single family home at 725 High Street SE as a short-term, non-owner occupied rental.

We moved to this neighborhood specifically due to its designation as an historic district. As home owners we are held to high standards in order to preserve the look and feel of the neighborhood. A short-term, non-owner occupied rental is not in alignment with the intent of an historic district designation.

We also have two small children and are concerned that additional vehicles and multiple occupants coming and going may pose safety issues to our children and other children in the neighborhood.

Thank you for your consideration of our comments.

Sincerely,
Ashley Carson Cottingham
755 High Street SE
Salem, OR 97301

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"How far you go in life depends on your being tender with the young, compassionate with the aged, sympathetic with the striving, and tolerant of the weak and the strong -- because someday you will have been all of these."

George Washington Carver
US horticulturist (1864 - 1943)



July 25, 2018

City of Salem
Bryce Bishop
555 Liberty Street SE
Salem, Oregon 97301

Re: **Conditional Use & Class 2 Adjustment Application for 725 High Street SE**
Case No. CU-ADJ18-07

Dear Bryce,

Regarding the application for Conditional Use and Class 2 Application at 725 High Street SE, the SCAN Board offers the following comments and recommendations. This testimony comes from SCAN's Land Use & Transportation Committee which held a special meeting to hear from many Gaiety Hill neighbors. The neighbors were united in their opposition to the commercialization of their neighborhood, and many other concerns were expressed. After this special meeting of the Committee, the SCAN Board – by a vote of 17 in favor and none opposed – approved the below comments and recommendations.

The SCAN Board requests the Hearings Officer deny the proposed conditional use permit for short-term rental of 725 High St. SE.

The applicant has not met approval criteria (3): The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property, based on the following findings.

National Historic District Findings

The short-term rental use is a commercialization of a single family residence which conflicts with the expressed goal in the establishment of the residential Gaiety Hill/Bush's Pasture Park National Historic District – that “Gaiety Hill...provides the district with front line of defense against commercial encroachment...upon a distinctive intact residential neighborhood surrounding Bush's Pasture Park...”. (See *National Register* [“NR”] of *Historic Places – Gaiety Hill/Bush's Pasture Park Historic District*).

Commercial uses were specifically and intentionally excluded from the boundaries of the Gaiety Hill/Bush's Pasture Park National Historic District. “The boundaries of the...district were carefully drawn.” (NR). “A decision was made to exclude...properties primarily because of the intrusion of commercial uses.” (NR). Categories of uses within





South Central Scan Association of Neighbors Salem, Oregon

the District's carefully delineated boundaries were (a) museum; (b) park; (c) private residences; (d) religious; and (e) gardens. (NR). A specific use *not included* was commercial.

The District was created in 1986 by City Council after an extensive three-year review process to meet the standards of the State Historic Preservation Officer, the State Advisory Committee on Historic Preservation, and the U. S. National Park Service (Department of Interior, and the Keeper of the National Register of Historic Places). Properties were identified from the Statewide Inventory of Historic Sites and Buildings (1976); the Salem Landmarks Commission's Historic Salem: An Inventory of Historic Places (1984); historic resource inventories of the South Central Association of Neighbors (1983); and designated trees of the Salem Heritage Tree Program (1982).

"One of the primary benefits of National Register nomination is...to help stabilize a neighborhood, stimulate increased owner occupancy by making it a more distinct and desirable place to live...". (*State of Oregon Heritage Bulletin 6, June 2015, Planning a National Register Historic District, Oregon Parks and Recreation Department, see Oregon Heritage www.oregonheritage.org*). The proposed conditional use and class 2 adjustment does not stimulate increased owner occupancy or stabilize the neighborhood.

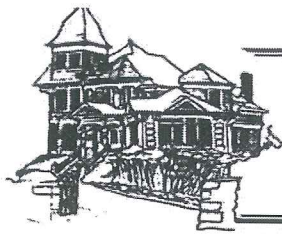
Overwhelming testimony from Gaiety Hill residents supports the finding and conclusion that commercialization of the property as a vacation short-term rental would not help to stabilize the neighborhood. Testimony finds the proposal undermines Gaiety Hill as a distinct and desirable place to live.

In addition to the Gaiety Hill testimony, there is broader concern about the impact of short term rentals. "Short-term rentals are not broadly in the public interest in cities," said David Wachsmuth, Assistant Professor of Urban Planning at McGill University (*see Nightly Business Report from July 4, 2018*). Evidence is that short-term rentals increase rental costs and decrease availability of affordable housing and standard long-term rental units in the marketplace. The proposal diminishes increased owner occupancy, "one of the primary benefits" of a National Register historic district nomination and designation.

The proposed conditional use is not compatible with and has unacceptable impact on the livability and appropriate development of Gaiety Hill as a residential National Historic District.

Livability Findings

The proposed conditional use cannot be found to be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.



South Central **SCAN** *Association of Neighbors*
Salem, Oregon

Short-term rentals are classified as commercial lodging. The applicant and staff report point to the superficial similarities of the proposed short-term rental to the surrounding single-family neighborhood. We believe this finding is in error.

"Livability" must be measured by the functionality of a neighborhood. Short-term renters come and go in quick succession without any involvement in the residential neighborhood. People living, sleeping, and eating in a house for a few days do not make neighbors. A single-family neighborhood of long-term owners and renters develops as a social and security network of neighbors helping neighbors; of neighbors watching out for each other's children and property. Neighbors do not speed in their own neighborhood. Neighbors volunteer to keep the streets and nearby parks clean; and to help the less-able maintain their property. As a result, neighborhoods become safer, friendlier, and more well-kept, which benefits all of the residents.

Every home converted to a short-term rental takes away a home for a neighbor, a potentially active community member, thereby eroding the ability of the neighborhood to serve those functions. As a result, the "livability" of the neighborhood declines. The loss of even one long-term neighbor impacts the Gaiety Hill neighborhood because it is a small, geographically defined neighborhood surrounded by commercial, public health, and public use zones.

SCAN requests the Hearings Officer accept these findings of fact and deny the conditional use permit.

Thank you for your consideration,

Jeff Schumacher
SCAN President, 2018-19

Bryce Bishop

From: Andrea Foust <andreafooust@gmail.com>
Sent: Wednesday, July 25, 2018 8:23 AM
To: Bryce Bishop; lesliestreet345@googlegroups.com
Subject: Public Comment: Response and Objections to CASE NO: CU-ADJ18-07
Attachments: Recommendation to Bd for 725 High St.docx; Mingo-CraigResponse_Case Number CU-ADJ18-07_071818.pdf

Dear Ms. Anderson-Ogilvie and Mr. Bishop,

I would like to update my previous letter regarding CASE NO: CU-ADJ18-07. My name is Andrea Foust and my daughter and I live at 565 Leslie St., SE. I am writing to state our continuing strong opposition to a conditional use permit for 725 High St. I join with my neighbors and their stated concerns and feel strongly that granting this conditional use permit would be extremely detrimental to our neighborhood. A non-owner occupied short term rental represents a commercialization of a single-family residence in one of only 2 residential historic districts in Salem, which provide a living and cherished anchor to Salem's past.

- I agree with the updated SCAN Board request that the Hearings Officer **deny the proposed conditional use permit for short-term rental of 725 High St. SE.** (the complete document is included as an attachment).
 - "The applicant has not met approval criteria (3): *The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property*, based on the following findings."
- I also agree with Kendra Mingo and David Craig and their email to you dated July 21, 2018 (their complete letter is attached to this email) where they stated:
 - 1) The opinion that the proposed commercial use "is similar to a residential use" is insufficient to justify the rezoning from residential to commercial use.
 - 2) While the staff report cites uses that "have generally been found to be reasonably compatible" in a RS zone, it does not address the exceptions or regulations of a Historic District overlay zone, nor does it address what is "compatible with and appropriate within the context" of a Historic District overlay zone. We contend that the applicants and the City must meet higher regulatory standards in order to rezone single-family residential dwellings to commercial use in a Historic District overlay zone.
 - 3) The applicants have not provided evidence (i.e., case studies, legal findings, precedence, testimony from residents of the historic district, etc.) that commercial use in a Single-Family Residential zone that is ALSO a City of Salem Historic District overlay zone fulfills and/or complies with applicable policies and regulations.1,2,3,4
 - 4) The subject property is zoned RS (Single Family Residential) within a Historic District overlay zone. The SRC states that an overlay zone "establishes additional regulations beyond the base zone to address specific community objectives. In some cases, an overlay zone may provide exceptions to or supersede the regulations of the base zone." The findings of this report regarding applicable Salem Revised Code approval criteria for the conditional use permit do not address or even mention the regulations addressing Historic District overlay zones, nor do they reference the incorporating documents that created and govern the Gaiety Hill/Bush's Pasture Park Historic District by the National Register of Historic Places in 1986.
 - 5) Summary: The staff recommendation and findings do not provide compelling, factual evidence that rezoning an existing single-family dwelling in a Historic District overlay zone listed on the National Register of Historic Places for commercial use is consistent with the policies and guidance in the Salem Area Comprehensive Policies Plan and the City's Historic Preservation ordinance (SRC Chapter 230).
- Looking to the future, the owner's of 725 do have other options available to them rather than operating this as a short-term rental that is non-owner occupied with conditional use permits and parking zone changes. Many homes in our historic district have been rented out on a long-term basis successfully, with residents who actively participate in the preservation of Salem's historic districts and the fabric of our community.

Thank you for your consideration.

Sincerely,
Andrea Foust and Madeleine Carlson

FOR THE MEETING OF: July 25, 2018

CASE NO: CU-ADJ18-07

ADDRESS: 725 High Street SE

ZIPCODE: 97301

HEARD BY: Salem Hearings Officer

CASE MANAGER: Bryce Bishop

SUBJECT: Public Comment: Response and Objections to Recommendations and Finding of Lisa Anderson-Ogilvie, Deputy Community Development Director and Planning Administrator regarding CASE NO: CU-ADJ18-07

Dear Ms. Anderson-Ogilvie and Mr. Bishop:

Our names are Kendra Mingo and David Craig, and we live at 445 Leslie Street SE.

RESPONSE for Public Record regarding CU-ADJ18-07: We respectfully object to the recommendations and findings regarding to CU-ADJ18-07. We renew our request that the City of Salem Planning Division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment as a short-term, non-owner occupied rental for up to six, non-related tenants because:

- 1) The opinion that the proposed commercial use “is similar to a residential use” is insufficient to justify the rezoning from residential to commercial use.
- 2) While the staff report cites uses that “have generally been found to be reasonably compatible” in a RS zone, it does not address the exceptions or regulations of a Historic District overlay zone, nor does it address what is “compatible with and appropriate within the context” of a Historic District overlay zone. We contend that the applicants and the City must meet higher regulatory standards in order to rezone single-family residential dwellings to commercial use in a Historic District overlay zone.
- 3) The applicants have not provided evidence (i.e., case studies, legal findings, precedence, testimony from residents of the historic district, etc.) that commercial use in a Single-Family Residential zone that is ALSO a City of Salem Historic District overlay zone fulfills and/or complies with applicable policies and regulations.^{1,2,3,4}
- 4) The subject property is zoned RS (Single Family Residential) within a Historic District overlay zone. The SRC states that an overlay zone “establishes additional regulations beyond the base zone to address specific community objectives. In some cases, an overlay zone may provide exceptions to or supersede the regulations of the base zone.” The findings of this report regarding applicable Salem Revised Code approval criteria for the conditional use permit do not address or even mention the regulations addressing Historic District overlay zones, nor do they reference the incorporating documents that created and govern the Gaiety Hill/Bush's Pasture Park Historic District by the National Register of Historic Places in 1986.
- 5) Summary: The staff recommendation and findings do not provide compelling, factual evidence that rezoning an existing single-family dwelling in a Historic District overlay zone listed on the National Register of Historic Places for commercial use is consistent with the policies and guidance in the Salem Area Comprehensive Policies Plan and the City's Historic Preservation ordinance (SRC Chapter 230).

References to and comments on staff findings report:

Page 3: *"Based on these requirements, the proposed consolidated application is required to be reviewed by the Hearings Officer and processed as a Type III procedure."*

Procedural Objection: The application pertains to regulations of the Salem Revised Code that govern **both** a Single Family Residential Zone **and ALSO** a Historic District Overlay zone. Since this application pertains to two zone types with differing SRC standards, regulations, and policies, then we request that the Historic Landmarks Commission also review and render a decision on this application to conform to the judicial oversight required in a Type III procedure involving a property in a Historic District Overlay (SRC Section 300.100 – Procedural types). While the findings of this report discuss general zone regulations, they do not specifically address "additional regulations beyond the base zone to address specific community objectives" for Historic District overlay zones.

Page 5-6: *"While the proposed short-term rental is not a residential use where individuals reside on the property as their primary place of living, it is similar to a residential use in that it provides a place where living and sleeping accommodations are provided, albeit on a temporary basis, to persons for periods of less than 30 days."*

Objection/Rebuttal: The purpose of the consolidated application is to change the purpose of the dwelling **from a single-family residence to commercial use**. The opinion that the use *"is similar to a residential use"* is insufficient to justify the rezoning from residential to commercial use. One could apply the same claim to the Salem Grand Hotel whose use *"is similar to a residential use in that it provides a place where living and sleeping recommendations are provided"*; however, use that *"is similar to residential use"* is not sufficient to reclassify a hotel (whose purpose is clearly and primarily commercial) to residential use.

Further, one can just as easily assert that the intended use of the property is **commercial**, with the above phrasing defining a hotel: *"a business establishment with direct contact with paying customers where living and sleeping accommodations are provided for travelers and tourists, on a temporary basis, to persons for periods of less than 30 days."*

Page 6: *"Although a short-term rental is not classified as a residential use under UDC, short-term rentals and accessory short-term rentals are, along with a limited list of other non-residential uses, allowed in the RS zone because these uses have generally found to be reasonably compatible with and appropriate within the context of residential areas."*

Objection/Rebuttal: The staff report repeatedly states the above opinion above as support for the approval of consolidated application (See pages 5-6, 8, 8-9, 14, 15); however, this opinion is not consistent with the definition, purpose, **and regulations** of a single-family residential zone **that is ALSO** a Historic District overlay zone as specified by SRC Section 110.020⁴. While the staff report cites uses that "have generally been found to be reasonably compatible" in a RS zone, it **does not address** the exceptions or regulations of a Historic District overlay zone, nor does it address what is "compatible with and appropriate within the context" of a Historic District overlay zone. We contend that the applicants and the City must meet higher regulatory standards in order to rezone single-family residential dwellings to commercial use in a Historic District overlay zone.

Page 7: *"The majority of comments submitted express concerns about the conversion of the existing single family historic home with the Gaiety Hill/Bush's Pasture Park Historic District into a commercial*

use accommodating a non-owner occupied short-term rental and the negative effects it will have on the character of the surrounding neighborhood and the Historic District; thereby precluding the proposed use from conforming with the applicable conditional use permit and class 2 adjustment approval criteria.”

Objection/Rebuttal: Our original comments submitted to Mr. Bryce Bishop on July 3, 2018 did not merely “*express concerns about the conversion of the existing single family historic home with the Gaiety Hill/Bush’s Pasture Park Historic District into a commercial use.*” Instead, we outlined how the application’s purpose and rationale **failed to comply** with the policies and guidance in the Salem Area Comprehensive Policies Plan¹, the City’s Historic Preservation ordinance (SRC Chapter 230)², other Oregon land use planning guiding documents³, or the sections of the Salem Revised Code governing zones and **overlay zones** (SRC Chapter 110, Section 020)⁴.

In order to meet the third criteria for a consolidated application for a Conditional Use Permit and Class to , then the owners of the property at 725 High Street SE need to demonstrate how their application will meet the **four conditions of this criteria for both the RS and the Historic District overlay zones**, namely that the application:

- 1) Be reasonably compatible **with the livability** of surrounding property;
- 2) Have minimal impact **on the livability** of surrounding property;
- 3) Be reasonably compatible **with the appropriate development** of surrounding property;
- 4) Have minimal impact **on the appropriate development** of surrounding property.

To do this, then the owners **need to provide evidence** (i.e., case studies, legal findings, testimony, precedence, etc.) that **commercial use** (i.e., hotel) in a Single-Family Residential Zone **that is ALSO** a City of Salem Historic District Overlay zone and recognized by the National Register of Historic Places:

- Preserves the historic, **cultural** and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City’s land use¹;
- Limits uses that conflict with the historic resource¹;
- Preserves significant properties in the Gaiety Hill Historic District²;
- Is consistent with the Salem Comprehensive Policies Plan³;
- Preserves assets of particular interest to the community, i.e., the Gaiety Hill Historic District³;
- Will have minimal adverse impact on abutting properties and the surrounding area of the historic district, taking into account location, size, design, and **operation characteristics of the proposed use**³;
- Is appropriate development and compliant with regulations of a Historic District Overlay zone⁴.

The stated intention that “*the owners of the house and the Property Manager all hope to be engaged as residents in this neighborhood*” is welcomed. **However**, intention of good will does not replace the burden of evidence (i.e., case studies, legal findings, testimony, etc.) of how the proposed **commercial use** addresses, fulfills, and/or complies with the Salem Area Comprehensive Policies Plan¹, the City’s Historic Preservation ordinance², other Oregon land use planning guiding documents³, or sections of the Salem Revised Code governing zones and overlay zones⁴.

Page 12: *"The proposed use is allowed as a conditional use in the zone. Finding: The subject property at 725 High Street SE is zoned RS (Single Family Residential). Within the RS zone, short-term rentals are allowed as a conditional use pursuant to SRC 511.005(a). Table 511-1. Because short-term rental are specifically identified as being allowed as a conditional use with the RS zone, this criterion is met."*

Objection/Rebuttal: The subject property is zoned RS (Single Family Residential) **within a Historic District Overlay zone**. The Salem Revised Code states that an overlay zone *"establishes additional regulations beyond the base zone to address specific community objectives. In some cases, an overlay zone may provide exceptions to or supersede the regulations of the base zone."* The findings addressing applicable Salem Revised Code approval criteria for the conditional use permit **do not address** or even mention the regulations addressing Historic District overlay zones **nor do they reference** the incorporating documents that created and govern the Gaiety Hill/Bush's Pasture Park Historic District by the National Register of Historic Places in 1986.

Thanks very much for considering our further testimony.

Sincerely,
Kendra Mingo and David Craig
Member of Gaiety Hill/Bush's Pasture Park Historic District
South Central Association of Neighbors (SCAN)
445 Leslie Street SE
Salem, OR 97301

References:

1. Salem Comprehensive Policies Plan. November 2015. Page 48.
<https://www.cityofsalem.net/CityDocuments/salem-area-comprehensive-policies-plan.pdf>

"The historic, cultural and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City's land use shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource."

2. Salem Revised Code. Chapter 230. – Historic Preservation.
https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH230HIPR

The purpose of this chapter is to identify, designate, and preserve significant properties related to the community's prehistory and history; encourage the rehabilitation and ongoing viability of historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; encourage cultural heritage tourism; and promote the continued productive use of recognized resources, and to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources.

3. Oregon Department of Land Conservation and Development. Pages 10-11
https://www.oregon.gov/LCD/docs/publications/introductory_guide_to_land_use_planning_in_oregon.pdf

Conditional use criteria also vary from city to city and county to county, but they are normally contained in the same section of the zoning ordinance as the conditional use review procedures. Typically, the criteria will provide that:

- a. The proposal be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the city or county;*
 - b. The proposal have a minimal adverse impact on abutting properties and the surrounding area compared to the impact of development that is permitted outright, taking into account location, size, design, and operation characteristics of the proposed use;*
 - c. The proposal preserves assets of particular interest to the community; and*
 - d. The applicant has a bona fide intent and capability to develop, use the land as proposed and has some appropriate purpose for submitting the proposal.*
4. Salem Revised Code. Section 110.020 – Zones and overlay zones, generally.
https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH110GEZOPR_S110.020ZOOVZOG

Land in the City is zoned to provide areas suitable for certain types of development. Each zone provides a set of regulations governing the uses, lot size, building setbacks, height, and other development standards. Property may also be subject to an overlay zone. An overlay zone establishes additional regulations beyond the base zone to address specific community objectives. In some cases, an overlay zone may provide exceptions to or supersede the regulations of the base zone.

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JUL 24 2018

COMMUNITY DEVELOPMENT

July 24, 2018

Case Number: CU-ADJ18-07

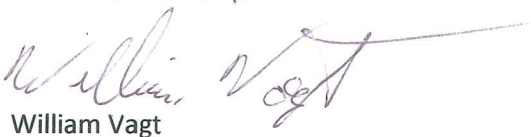
Subject: Testimony Against

Gaiety Hill is a unique historic neighborhood struggling to keep its residential nature. It is constantly being encroached upon by nonresidential uses, such as those requested by Pensco Trust Company.

Pursuant to the Conditional Use and Adjustment requested under SRC240.005 (d), the proposed use would significantly increase the traffic on the already dangerously congested High Street. Not only would there be guests (who would be unfamiliar with traffic flow of this dangerous street) coming and going, but there would be cleaning services and an increase in maintenance vehicles required for such an enterprise. There are no conditions that could mitigate this dangerous safety issue. This is also not a minimal impact on the livability of surrounding property. As requested in the Adjustment an increase in the parking would only exacerbate this already dangerous situation. Cars would increasingly be backing out across, a heavily use sidewalk, onto the dangerous congested High street. This would detract from the livability and appearance of the residential area and cause a cumulative effect that is not consistent with a residential zone.

In addition an increase of strangers, coming and going, who are unfamiliar with the needs and issues of our neighborhood, is an increased security issue for a community where the residents are familiar and look out for their neighbors. This is a cumulative and not reasonably compatible effect on the livability of the surrounding property and this residential zone.

It is unconscionable for the current residential property owners and residents to bear the inconvenience, the reduced security, the reduction in safety, and ultimately the financial burden of this ill-conceived enterprise.



William Vagt

690 Liberty St SE
Salem, OR 97301

RECEIVED

JUL 25 2018

WRITTEN COMMENTS FOR:

Conditional Use / Class 2 Adjustment Case No. CU-ADJ18-07

COMMUNITY DEVELOPMENT

FROM: Leonard P. Kelly
690 High Street SE
Salem, Oregon

TO: Salem Planning Division
Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

RE: Case No. CU-ADJ18-07 Hearing Scheduled for July 25, 2018

My name is Leonard Kelly and I live at 690 High Street SE, Salem, OR. Unfortunately, I will not be present at the hearing scheduled for July 25, 2018, at 5:30 PM in Council Chambers, Room 240, Civic Center, 555 Liberty Street Se, Salem Oregon 97301. I have a prior commitment which I could not avoid. In place of my presence, I am submitting the following comments.

I am writing this letter to protest the conditional use permit application for 725 High St., SE. This conditional permit is not in compliance with the conditions of the National Historic District guideline and intent of the District. It is not a compatible use within our District. It will also contribute to an already unsafe busy major route to Downtown with "out-of-towners" backing onto High Street causing more of a hazard.

I do not support any variance to allow four cars parking within the right of way.

I fully support SCAN's revised comments on the proposal in which it recommends denial of the conditional use as well as the adjustment for parking. I also support the other comments my neighbors have submitted, particularly the comments submitted by Kendra Mingo.

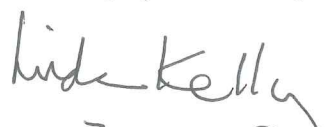
We are a residential neighborhood and do not want any commercial use within the Historic District.

I am surprised and disappointed and angry that the City Planning Staff made a recommendation without following the requirements and existing policies regarding National Historic Districts.

I am asking that this application for conditional use be Denied!

Respectfully,

Leonard Kelly

I concur with the above.

7.25.18

CU-APR18-07 Re: 725 High Street
FOR THE MEETING OF: July 25, 2018

CASE NO: CU-ADJ18-07

ADDRESS: 725 High Street SE

ZIPCODE: 97301

HEARD BY: Salem Hearings Officer

CASE MANAGER: Bryce Bishop

Dear Ms. Anderson-Ogilvie and Mr. Bishop:

cc Councilor Tom Andersen

RESPONSE for Public Record regarding CU-ADJ18-07: I respectfully object to the recommendations and findings regarding CU-ADJ18-07 and request that the City of Salem Planning Division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment as a short-term, non-owner occupied rental for up to six, non-related tenants.

As the former owner of 525 Leslie and a long-supporter of the historic district, I oppose the proposal to commercialize 725 High St.

Others have already addressed issues of:

- traffic and pedestrian safety
- congestion, already exacerbated by hospital expansion
- encroachment into the historic district
- and potentially setting a precedent that could damage the charm of the neighborhood and the value of nearby properties.

Those are all valid concerns and I concur.

But I also wonder whether the city is treating this new proposal differently –and not using the same rules applied to long-time homeowners, who have followed the regulations of the Historic Landmarks Commission and other city entities.

When I built a garage at 525 Leslie, I was required to hire an architect and appear before the Landmarks Commission, even tho my home was not “significant.” I made the modifications required before starting construction. I accepted that as the price and privilege of living in the Historic District.

During the years I was on the SCAN board, I saw homeowners being required to go thru the city’s processes—and change plans/rip out and replace inappropriate improvements, such as taking out vinyl windows and installing wooden ones.

Neighbors created the Bush’s Pasture Park/Gaiety Hill district to protect this beautiful oasis near downtown. It is part of the city’s charm to have well-kept (owner-occupied) historic homes so close to Bush Park, Deepwood and the art association. It makes the whole area walkable and attractive, which visitors can enjoy also.

Neighbors have made the commitment and kept it over the years, following city zoning, land use and landmark commission regulations.

Now the city needs to keep faith with residents who created and continue to maintain something of lasting value to Salem.

Please do not allow 725 High to become commercialized.

Carol Mitchell

1910 Saginaw 97302

Our names are Patricia Deminna and Roger Deminna, and we live at 635 Church St. SE.

Re: **Case Number CU-ADJ18-07**, we request the Hearings Officer deny the proposed conditional use permit of a short-term rental at 725 High St. SE. We respectfully submit that Criteria #2 and #3 have not been met.

We would like to address our testimony to the Staff's response to Public Comment (pgs. 8-9).

The Staff report describes the intent of the conditional use permit review process: that is, to give neighboring property owners the opportunity "to provide comments and identify additional conditions of approval to *help the use conform to the character* of a particular area and minimize potential impacts." In response to Public Comment, Staff has recommended placing limits and restrictions on the number of guests, the number of vehicles, the types of allowed activities, and the number of bookings. These conditions placed on short-term guests and their activities do not "*help the use conform to the character*" of the neighborhood. Commercial use of a home as a short-term rental, regardless of the conditions imposed, does not conform with the neighborhood's residential *character*, and is not reasonably compatible with "the livability...of surrounding property."

The *character* of our neighborhood – its identity, its distinctiveness, not solely its RS zoning – derives from its designation as a residential historic district in Salem. The intent of historic designation on the National Register of Historic Places was, and is, the historic district's preservation. Preservation of a residential historic district means to whatever extent possible, protecting it from encroaching commercialization and development. When Gaiety Hill/Bush's Pasture Park was listed on the National Register in 1986, the boundaries of the district were carefully drawn to exclude commercial enterprises, and "commerce" was excluded as a category of use within the district. A short-term rental, as an intrusion of commerce that removes from the neighborhood a residential dwelling, defies the intent of historic designation, which is to preserve and protect. Removal of residential housing stock by a short-term rental is incompatible with the livability – and by extension, the viability – of surrounding property because it would harm the neighborhood's *character* as a residential historic district.

Citing the Salem Area Comprehensive Plan and the City's Historic Preservation ordinance (Chapter 230), Staff report states that the proposed use as a short-term rental is consistent with the policies and purpose of the Plan and the ordinance. Chapter 230 cites as its purpose "to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources." That goal of preservation, cited in the Plan, "is achieved by limiting those uses that conflict with the historic resource." Staff, however, finds that although the "proposed use is not strictly residential in naturethe general characteristics of the use are similar to those of a single family residence in that there are people living in the structure,

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COMMUNITY DEVELOPMENT

albeit on a temporary basis.” Residential use is by definition long-term residency in the place you call home. Living in a *structure* on a short-term basis is not remotely residential use, nor does it fill a need in a residential zone. It’s commercial use on a temporary basis. It’s a use, as stated in the Comprehensive Plan, “that conflicts with the historic resource.”

In addressing impact on livability, Staff states that short-term renters “share similarities” with other families in the neighborhood, that they would “eat, sleep, work, stroll through Bush Park, and visit restaurants.” These broad “similarities” have no bearing on the proposed use being “reasonably compatible with” the livability of the neighborhood. Livability means a certain familiarity, engagement with the community, the ease and comfort of living next door to people you know. Livability means, by extension, viability over the long term. Short-term renters are not your neighbors next door.

Owner occupancy and long-term residency are what stabilize a neighborhood. Short-term rentals on the other hand, by their very nature, do not contribute to stability, nor to community engagement, or to long-term residency. They diminish the character and attractiveness of the neighborhood as a residential community, and they defy the intent of historic designation – to preserve and protect. Uses that conflict with the historic resource – commercial use of a single-family home – put an unreasonable burden on achieving historic preservation and are not reasonably compatible with the livability of our community.

Thank you for the opportunity to present our testimony.
Patricia and Roger Deminna

Resources cited above

Salem Comprehensive Policies Plan. November 2015. Page 48.

<https://www.cityofsalem.net/CityDocuments/salem-area-comprehensive-policies-plan.pdf>

“The historic, cultural and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City’s land use shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource.”

Salem Revised Code. Chapter 230. – Historic Preservation.

https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH230HIPR

The purpose of this chapter is to identify, designate, and preserve significant properties related to the community's prehistory and history; encourage the rehabilitation and ongoing viability of historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; encourage cultural heritage tourism; and promote the continued productive use of recognized resources, and to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources.

Bryce Bishop

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, July 18, 2018 9:15 AM
To: Bryce Bishop
Subject: Fwd: Comments for Public Record- Case CU-ADJ18-07 Conditional Use Permit for 725 High Street SE Comment #2

----- Forwarded message -----

From: **Roz Shirack** <rozshirack7@gmail.com>
Date: Wed, Jul 18, 2018 at 9:07 AM
Subject: Fwd: Comments for Public Record- Case CU-ADJ18-07 Conditional Use Permit for 725 High Street SE Comment #2
To: Brian Sund <sund60@icloud.com>, Carel De Winkel <cdewinkel@comcast.net>, Carol Snyder <snyder2858@comcast.net>, Curt Fisher <curtwfisher@gmail.com>, Jeff Schumacher <jeff.schumacher@gmail.com>, John Prohodsky <johnmpro@gmail.com>, Jon Christenson <edscannewsletter@gmail.com>, Joyce Judy <pacajoyce@sbcglobal.net>, Kathleen Moynihan <kmoynih425@aol.com>, Lorrie Walker <dakotalor@msn.com>, Mark Wigg <mark_wigg@hotmail.com>, Roger Heusser <rnheusser@earthlink.net>

----- Forwarded message -----

From: **Mary Anne Spradlin** <spradlinmacn@hotmail.com>
Date: Tue, Jul 17, 2018 at 5:01 PM
Subject: Comments for Public Record- Case CU-ADJ18-07 Conditional Use Permit for 725 High Street SE Comment #2
To: "bbishop@cityofsalem.net" <bbishop@cityofsalem.net>
Cc: "lesliestreet345@googlegroups.com" <lesliestreet345@googlegroups.com>, Roz Shirack <rozshirack7@gmail.com>

We are Mary Anne Spradlin and Hugh Nelson and we live at 712 High Street SE, almost directly across High Street from the subject property at 725 High Street SE.

Cities all across America are struggling with the issue of non-owner occupied short-term rentals. These strictly commercial enterprises remove homes from the available housing stock of the neighborhood. It has a large impact because it reduces the number of people who live in the neighborhood and care about it and introduces people who have absolutely no long-term interest in the neighborhood. It's long-term interest and stewardship that contribute to the vitality, livability and sustainability of a neighborhood.

Therefore, it is our thought that there are NO conditions other than that the home to be used for a short-term rental be owner-occupied that will minimize the adverse impacts in this historic neighborhood. The proposed use as a short-term rental is not at all compatible with the liveability or the appropriate development of surrounding property.

We respectfully request that the City of Salem Planning division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the historic, single family home at 725 High Street SE as a short-term, non-owner occupied rental.

Mary Anne Spradlin and Hugh Neison
712 High Street SE Salem Oregon 97301
spradlinmacn@hotmail.com 208-305-6561

Bryce Bishop

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, July 18, 2018 9:15 AM
To: Bryce Bishop
Subject: Fwd: [Leslie List] 725 High St.

----- Forwarded message -----

From: Roz Shirack <rozshirack7@gmail.com>
Date: Wed, Jul 18, 2018 at 9:09 AM
Subject: Fwd: [Leslie List] 725 High St.
To: Brian Sund <sund60@icloud.com>, Carel De Winkel <cdewinkel@comcast.net>, Carol Snyder <snyder2858@comcast.net>, Curt Fisher <curtwfisher@gmail.com>, Jeff Schumacher <jeff.schumacher@gmail.com>, John Prohodsky <johnmpro@gmail.com>, Jon Christenson <edscannewsletter@gmail.com>, Joyce Judy <pacajoyce@sbcglobal.net>, Kathleen Moynihan <kmoynihan425@aol.com>, Lorrie Walker <dakotalor@msn.com>, Mark Wigg <mark_wigg@hotmail.com>, Roger Heusser <rnheusser@earthlink.net>

----- Forwarded message -----

From: Carlene Benson <bensonwc@mac.com>
Date: Tue, Jul 17, 2018 at 3:31 PM
Subject: Fwd: [Leslie List] 725 High St.
To: Roz Shirack <rozshirack7@gmail.com>

Roz, this is from Sylvia Strand who will not be able to make it tonight.

Begin forwarded message:

From: sylvia.strand@comcast.net
Subject: Re: [Leslie List] 725 High St.
Date: July 16, 2018 at 3:06:24 PM PDT
To: bensonwc@mac.com
Reply-To: sylvia.strand@comcast.net

Hi Carlene,

This weather and my allergies have me feeling "under the weather" and so if I can not attend Tuesday's meeting, would you mind reading my message, please? If you are not able to attend I could ask Susan or Mary Anne . Let me know.

"My name is Sylvia Strand and I live at 520 Leslie Street; my family has lived in the Historic District for 28 years. The privilege of living here comes with responsibilities. Changes to outside appearances must be kept historically correct and permission obtained for those changes, of which most of you are aware. I will not reiterate.

That being said, I would ask that you consider this Neighborhood to not only be important for Salem, it is also our home. Are we required to comply with existing rules and regulations and have no input on the changes that would affect our livability

It seems that we are becoming a rabbit warren, more and more people squeezing into one property, each property allowed to purchase three extra parking permits when their own driveway is full to capacity.

I am fortunate to have parking at the rear of our property with alley access between High and Church. However, with the very short green light at High and Mission, the increased traffic piles up at the light and I cannot exit to get in line. When I can, another red light.

The west alley exit is often blocked by maintenance workers, garbage pick-up etc.

To allow the proposed measure would not seem to be in line with single-family residence, owner to live on the property, more parking permits in an already difficult situation and certainly not improve the livability for the families already residing here.

Respectfully request that you not allow this change."

Sylvia Strand

Dear neighbors, on Thursday, before we left town for the weekend, I sent the below letter to the SCAN board. It seems they are listening and this Tuesday night is our chance to let them know how we feel about a short term rental in the neighborhood, and your feelings about the recent SCAN meeting. This meeting is for Gaiety Hill residents and the only item on the agenda is 725 High St. I hope you will plan to be there, or send your comments.

6:30PM Pringle Hall, 7/17

Dear SCAN board,

Please see the email below from one of my neighbors after last night's meeting- it's one sample of what I've been getting. Unfortunately, I was unable to attend, as I am on a regular basis due to another event on the same night.

Let me first say how much I appreciate all the efforts of all of you on behalf of SCAN. Volunteers are the life blood of a community and also the unsung heroes.

I work hard to promote SCAN to the Gaiety Hill neighbors and I'm afraid last night's meeting undid some of that. Since I wasn't there I'd be interested in hearing your perspective of what happened, particularly moving up the "neighborhood concerns" that was scheduled for 6:55 on the published agenda but was heard earlier before many of the neighbors got there, and then told they were late and not given a chance to speak. It was my mistake in not telling them the meeting started at 6:30 and only mentioned the time for comment was 6:55. That's on me.

Again, I thank you for your time and efforts on our behalf. SCAN has heard us and supported us on many occasions and I want that to continue.

Carlene Benson

Date: July 11, 2018 at 8:41:11 PM PDT

To: Leslie Street Group

Subject: [Leslie List] SCAN meeting at Lord & Schriver

Reply-To:

Unfortunately the Scan committee decided to move the appointed time for our discussion of the Conditional use permit for 725 High St. When neighbors arrived at the set time, we found the issue had already been heard. Later, the chairperson told the back of the room (neighbors) to be quiet and Linda Kelly inquired about the time change and Linda was told that she must have been late. Not true. She would not hear Linda out. I think she owes Linda an apology.

This was a pretty shifty move by Scan. It should have been very obvious to the board that with the meeting in our neighborhood and the issue impacting homeowners that those 30 some extra people wanted to address the conditional use permit I think the Scan board owes the neighborhood an apology too.

Sent from my iPhone

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You received this message because you are subscribed to the Google Groups "Leslie Street" group.

To unsubscribe from this group and stop receiving emails from it, send an email to lesliestreet345+unsubscribe@googlegroups.com.

To post to this group, send email to lesliestreet345@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

Bryce Bishop

From: ed scan <edscannewsletter@gmail.com>
Sent: Wednesday, July 18, 2018 9:14 AM
To: Bryce Bishop
Subject: Fwd: Conditional use permit at 725 High St SE

----- Forwarded message -----

From: **Roz Shirack** <rozshirack7@gmail.com>
Date: Wed, Jul 18, 2018 at 9:09 AM
Subject: Fwd: Conditional use permit at 725 High St SE
To: Brian Sund <sund60@icloud.com>, Carel De Winkel <cdewinkel@comcast.net>, Carol Snyder <snyder2858@comcast.net>, Curt Fisher <curtwfisher@gmail.com>, Jeff Schumacher <jeff.schumacher@gmail.com>, John Prohovsky <johnmpro@gmail.com>, Jon Christenson <edscannewsletter@gmail.com>, Joyce Judy <pacajoyce@sbcglobal.net>, Kathleen Moynihan <kmoynihan425@aol.com>, Lorrie Walker <dakotalor@msn.com>, Mark Wigg <mark_wigg@hotmail.com>, Roger Heusser <rnheusser@earthlink.net>

----- Forwarded message -----

From: **Phyllis Foust** <pjfoust@gmail.com>
Date: Tue, Jul 17, 2018 at 11:17 AM
Subject: Conditional use permit at 725 High St SE
To: Roz Shirack <rozshirack7@gmail.com>

As long time residents of 560 Leslie St SE, we are opposed to the conditional use permit to allow short-term rentals in our historic neighborhood. We feel strongly that this change would detract from the quality of single family residences and the historic quality of the area.

Phyllis and Jack Foust
560 Leslie St SE
Salem, OR 97301

Bryce Bishop

From: Mary Anne Spradlin <spradlinmacn@hotmail.com>
Sent: Tuesday, July 17, 2018 5:02 PM
To: Bryce Bishop
Cc: lesliestreet345@googlegroups.com; Roz Shirack
Subject: Comments for Public Record- Case CU-ADJ18-07 Conditional Use Permit for 725 High Street SE Comment #2

We are Mary Anne Spradlin and Hugh Nelson and we live at 712 High Street SE, almost directly across High Street from the subject property at 725 High Street SE.

Cities all across America are struggling with the issue of non-owner occupied short-term rentals. These strictly commercial enterprises remove homes from the available housing stock of the neighborhood. It has a large impact because it reduces the number of people who live in the neighborhood and care about it and introduces people who have absolutely no long-term interest in the neighborhood. It's long-term interest and stewardship that contribute to the vitality, livability and sustainability of a neighborhood.

Therefor, it is our thought that there are NO conditions other than that the home to be used for a short-term rental be owner-occupied that will minimize the adverse impacts in this historic neighborhood. The proposed use as a short-term rental is not at all compatible with the liveability or the appropriate development of surrounding property.

We respectfully request that the City of Salem Planning division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the historic, single family home at 725 High Street SE as a short-term, non-owner occupied rental.

Mary Anne Spradlin and Hugh Nelson
712 High Street SE Salem Oregon 97301
spradlinmacn@hotmail.com 208-305-6561

Bryce Bishop

From: Andrea Foust. <andreafoust@gmail.com>
Sent: Wednesday, July 11, 2018 4:06 PM
To: Bryce Bishop
Cc: lesliestreet345@googlegroups.com
Subject: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

My name is Andrea Foust and my daughter and I live at 565 Leslie St., SE. I am writing to state our strong opposition to a conditional use permit for 725 High St. I join with my neighbors and their stated concerns and feel strongly that granting this conditional use permit would be extremely detrimental to our neighborhood, as well as our property values and sets a precedent that moves our neighborhood away from being a residential area.

Thank you for your consideration.
Sincerely,
Andrea Foust and Madeleine Carlson

On Wed, Jul 4, 2018, 9:32 AM Leonard Kelly <leonard.kelly@gmail.com> wrote:
My name is Leonard Kelly and I live at 690 High St., SE along with my wife Linda. We are writing to state our opposition to a conditional use permit for 725 High St., SE.

We are in close proximity to the property and can visually see the house. High Street is a very busy traffic street to Downtown. There have been numerous accidents through this section as a result. With proposed "out of towners" backing out onto High Street traffic from this property poses a great risk for themselves and others. This will add to an already busy and unsafe neighborhood street. We ask that this Conditional Use Permit be denied.

We agree with the other comments submitted by our neighbors.

Thank you for helping to keep our neighborhood street safe.

Leonard and Linda Kelly

Sent from my iPad

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You received this message because you are subscribed to the Google Groups "Leslie Street" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

lesliestreet345+unsubscribe@googlegroups.com.

To post to this group, send email to lesliestreet345@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

Bryce Bishop

From: Robin Olsen <RGO2020@outlook.com>
Sent: Wednesday, July 11, 2018 2:12 PM
To: Bryce Bishop
Cc: Bacchus
Subject: [Leslie List] CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

My name is Robin G. Olsen. I reside at 525 Leslie St. SE, Salem, Oregon 97301.

I oppose the application for a Conditional Use Permit. All of us who live in this neighborhood abide by the current rules and have moved here with those in mind. High Street is already perilous with several blind spots, and considerable pedestrian traffic of children and mothers. I don't see the compelling reason for the permit to be granted, and ask the city to produce such. Moreover, I question the manner in which this process has been conducted. I concur with the other comments of my neighbors.

Sincerely,

Robin Olsen

Bryce Bishop

From: ed scan <edscannewsletter@gmail.com>
Sent: Tuesday, July 10, 2018 3:16 PM
To: John Prohodsky
Cc: Roz Shirack; Bryce Bishop; Brian Sund; Carel De Winkel; Carol Snyder; Jeff Schumacher; Kathleen Moynihan; Lorrie Walker; Mark Wigg; Roger Heusser
Subject: Re: Comments on 725 High St. SE

John, I will respond to your email later today or tomorrow. I believe we should oppose the Class 2 Adjustment and the Conditional Use: the feedback I sent to the Committee was from a key person in the NEN Neighborhood. Experience in NEN.

Right now I am preparing for the Memorial service this evening for Ken Hetsel Jr.

Ken thrived in Salem from his initial experience on the SCAN Board. Very giving individual.

SCAN is a living workshop in civic affairs at the grassroots level. Comes from everyone's contribution.

JOnC

On Tue, Jul 10, 2018 at 2:50 PM, John Prohodsky <johnmpro@gmail.com> wrote:

If the adjustment and conditional use for 735 High St. SE is granted, the key to compatibility with the neighborhood is the local property manager. If the property manager uses a service that allows renters to be evaluated by the landlord, there might be hope that the tenants will be courteous to the neighbors and there will be a good relationship with the property manager.

The owner is a trust in Denver, CO and the lawyer advising the trust is from Capitola, CA. If it becomes a short term rental I'm anticipating there will be complaints from the neighbors. We have friends who live on the coast and their stories from having had a short term rental two doors down from their home, having dealt with other short term rentals in their neighborhood and stories from friends who have short term rentals close by support what Jon has said about the horrible experience others have had with short term rentals. Their experience with property managers has not been good. The property managers have not returned phone calls and have lied.

John

On 7/6/2018 4:20 PM, Roz Shirack wrote:

Comments from the SCAN Land Use & Transportation Committee are attached.

Roz Shirack, Chair

Bryce Bishop

From: John Prohodsky <johnmpro@gmail.com>
Sent: Tuesday, July 10, 2018 2:50 PM
To: Roz Shirack; Bryce Bishop
Cc: Brian Sund; Carel De Winkel; Carol Snyder; Jeff Schumacher; Jon Christenson; Kathleen Moynihan; Lorrie Walker; Mark Wigg; Roger Heusser
Subject: Re: Comments on 725 High St. SE

If the adjustment and conditional use for 735 High St. SE is granted, the key to compatibility with the neighborhood is the local property manager. If the property manager uses a service that allows renters to be evaluated by the landlord, there might be hope that the tenants will be courteous to the neighbors and there will be a good relationship with the property manager.

The owner is a trust in Denver, CO and the lawyer advising the trust is from Capitola, CA. If it becomes a short term rental I'm anticipating there will be complaints from the neighbors. We have friends who live on the coast and their stories from having had a short term rental two doors down from their home, having dealt with other short term rentals in their neighborhood and stories from friends who have short term rentals close by support what Jon has said about the horrible experience others have had with short term rentals. Their experience with property managers has not been good. The property managers have not returned phone calls and have lied.

John

On 7/6/2018 4:20 PM, Roz Shirack wrote:

Comments from the SCAN Land Use & Transportation Committee are attached.

Roz Shirack, Chair

Bryce Bishop

From: Roz Shirack <rozshirack7@gmail.com>
Sent: Friday, July 06, 2018 5:58 PM
To: Bryce Bishop
Cc: Brian Sund; Carel De Winkel; Carol Snyder; Jeff Schumacher; John Prohodsky; Jon Christenson; Kathleen Moynihan; Lorrie Walker; Mark Wigg; Roger Heusser
Subject: 725 High St. SE Comments
Attachments: 725 High St. Short-Term Rental.docx

Hi Bryce,

I realized I attached the wrong file to the email I sent to you at 4:20 pm today. Attached are the comments from the SCAN Land Use and Transportation Committee that I meant to attach. I hope you will accept our comments even though they are arriving past the 5:00 pm deadline.

Thank you,

Roz Shirack, Chair

Land Use & Transportation Committee
South Central Association of Neighbors (SCAN)

7/6/2018

Comments on Conditional Use for Short Term Rental at 725 High St. SE, CU-ADJ18-07

The applicant has not met approval criteria **(3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.**

The short-term rental use is a commercial use in a single-family zone because the house is not also owner-occupied. This detracts from the residential nature of the neighborhood and livability for the surrounding residents. Renters will come and go in quick succession without any involvement in the residential community. This detracts from the residential nature of the neighborhood and the livability for surrounding residents.

The application does not meet approval criteria (2), unless the following conditions are imposed:

1. Off street parking in the existing driveway is limited to a maximum of two vehicles at any one time.
2. No multiple books are allowed.
3. No events are allowed.
4. Rental is limited to a maximum of six people, including children, at any one time.
5. The owner shall provide surrounding property owners the contact information of the current property manager and update the information as needed.

If the application is approved with the above conditions, then the Committee supports the adjustment request to allow the driveway to serve as the required off street parking, even though it is in the right of way.

The Committee wants to correct the applicant's statement that Jeff Schumacher, President of SCAN, welcomed the proposed use and had "no concerns for the neighborhood impact." This is not correct. Jeff had a phone conversation with Stuart Kirchick on March 2 and there is no written transcript. Jeff says he did not discuss any concerns he did or did not have about the impact of a short-term rental on the neighborhood.

The SCAN Board remains opposed to the short-term rental of housing that is not also occupied by the owner or long-term renter of the house.

Thank you,

Roz Shirack, Chair
SCAN Land Use & Transportation Committee

Bryce Bishop

From: coleen vandreal <cvandreal@yahoo.com>
Sent: Friday, July 06, 2018 3:43 PM
To: Bryce Bishop; lesliestreet345@googlegroups.com
Subject: [Leslie List] Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

We are John and Coleen VanDreal and we live at 595 Leslie Street SE. We request that the City of Salem deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the single family home at 725 High Street as a short term, non-owner occupied rental.

Thank you,
John and Coleen VanDreal
595 Leslie St SE
Salem, OR 97301

Bryce Bishop

From: Phyllis Foust <pjfoust@gmail.com>
Sent: Friday, July 06, 2018 2:38 PM
To: Bryce Bishop
Subject: Hearing Notice - Case No. CU-ADJ18-07, 725 High St SE

Mr Bryce Bishop, Planner II for City of Salem,

As a long time resident of 560 Leslie St SE, I am opposed to the conditional use permit to allow short-term rentals in this neighborhood. I feel strongly that this would detract from the quality of single family residences and be a detriment to the historic district we live in.

I agree with all the points made in the letter to you from Kendra Mingo.

Sincerely,

,
Phyllis and Jack Foust
560 Leslie St SE
Salem, OR 97301

Bryce Bishop

From: Kelly Hadley <kellyrhadley@hotmail.com>
Sent: Wednesday, July 04, 2018 12:53 PM
To: kmingo@willamette.edu
Cc: Bryce Bishop; lesliestreet345@googlegroups.com; David Craig
Subject: Re: [Leslie List] Comments for Public Record - Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

We are Hans and Kelly Hadley and live at 425 Leslie Street SE. We agree with the statements made in this email.

We respectfully request that the City of Salem Planning Division **deny** the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the single-family home at 725 High Street SE as a short-term, non-owner occupied rental for up to 6 non-related tenants.

Thank you,

Hans and Kelly Hadley
425 Leslie Street SE
Salem, OR 97301
503-566-7376

On Jul 3, 2018, at 4:15 PM, Kendra Mingo <kmingo@willamette.edu> wrote:

CASE NO: CU-ADJ18-07
AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO
ADDRESS: 725 High Street SE
ZIPCODE: 97301
HEARD BY: Salem Hearings Officer
CASE MANAGER: Bryce Bishop

Dear Bryce,

Our names are Kendra Mingo and David Craig, and we live at 445 Leslie Street SE, four houses west of the Gaiety Hill home that has applied for a Conditional Use Permit and Class 2 Adjustment to allow an existing single-family dwelling at 725 High Street SE to be used as a short-term rental.

REQUEST: We respectfully request that the City of Salem Planning Division **deny** the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the single-family home at 725 High Street SE as a short-term, non-owner occupied rental for up to 6 non-related tenants.

Public Statement: We oppose the conditional use permit for two reasons: (1) the proposed land use is not consistent with the historic and cultural character of the Gaiety Hill Bush Pasture Park Historic District, and; (2) the request does **NOT meet two of the three criteria necessary for approval** as outlined in Section 240.005 of the Salem Revised Code:

The reasonably likely adverse impacts of the use on the immediate neighborhood **CANNOT** be minimized through the imposition of conditions.

The proposed use will **NOT** be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

As you know, the Gaiety Hill Bush Pasture Park Historic District is **one of only four historic districts** listed in the National Register of Historic Places in Salem. The home in question, 725 High Street SE, was built in 1939 and is a *contributing building* to the Gaiety Hill Bush Pasture Park Historic District. As such, 725 High Street SE contributes to our *historic district*, described in Chapter 230 of the Salem Revised Code as:

"a geographically definable area containing a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united historically or aesthetically by plan or physical development, and listed as a historic district in the National Register of Historic Places."

The home is also immediately adjacent to numerous other *contributing buildings* (all single-family residences) of the historic district (Table 1.)

Table 1. Proximity of 725 High St. SE to Contributing Buildings of Gaiety Hill/Bush's Pasture Park Historic District (Source: National Register of Historic Places (NHRP) Historic Districts – Contributing Buildings)

Name of Contributing Historic Building	Address	Yr Built	Relation to 725 High St.
French Renaissance Residence - 490 Leslie St SE	490 Leslie St SE	1938	Next door
Bungalow Residence - 712 High St SE	712 High St SE	1920	Across the street
Bungalow Residence - 750 High St SE	750 High St SE	1920	Across the street
David W. and Beryl Eyre House	505 Mission St SE	1926	Across the street
Dr. & Mrs. A. D. Woodhmansee House	695 High St SE	1935	2 houses north
Pearce House	490 Oak St SE	1924	3 houses north
Smith-Fry House	606 High St SE	1859	4 houses north
Colonial Residence – 670 High St SE	670 High St SE	1923	3 houses north
Norman Farmhouse Residence	470 Leslie St SE	1938	1 house west
Cape Cod Residence - 460 Leslie St SE	460 Leslie St SE	1938	2 houses west
English Cottage Residence - 475 Leslie St SE	475 Leslie St SE	1930	3 houses west
Cape Cod Residence - 440 Leslie St SE	440 Leslie St SE	1938	3 houses west
Elizabeth Lord House – Lord and Schryver Conservancy	545 Mission St SE	1932	2 houses east
Bungalow Residence - 555 Mission St SE	555 Mission St SE	1920	3 houses east
Bungalow Residence - 535 Leslie St SE	535 Leslie St SE	1920	3 houses east
English Cottage Residence - 525 Leslie St SE	525 Leslie St SE	1935	2 houses east
Bungalow Residence - 545 Leslie St SE	545 Leslie St SE	1921	4 houses east
John A. Hetzel House – Cape Cod Residence	560 Leslie St SE	1937	4 houses east
Bungalow Residence - 565 Leslie St SE	565 Leslie St SE	1920	5 houses east
Colonial Residence - 595 Leslie St SE	595 Leslie St SE	1920	6 houses east
Norman Farmhouse Residence	470 Leslie St SE	1938	1 house west
Cape Cod Residence - 460 Leslie St SE	460 Leslie St SE	1938	2 houses west
English Cottage Residence - 475 Leslie St SE	475 Leslie St SE	1930	3 houses west
Cape Cod Residence - 440 Leslie St SE	440 Leslie St SE	1938	3 houses west
Walter and Della Smith House	460 Mission St SE	1938	4 houses south

Virgil Pringle House	883 High St SE	1880	5 houses south
Italianate Residence – 975 High St SE	975 High St SE	1880	7 houses south

The Salem Comprehensive Policies Plan (November 2015) states that *"the historic, cultural and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City's land use shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource."*

If the City of Salem were to approve the conditional use permit and allow a *contributing building* in the historic district to be used as a non-owner occupied, short-term rental unit, then you would subvert both the policies and guidance put forth in the Salem Comprehensive Policies Plan, as well as the purpose of Chapter 230 of the Salem Revised Code, which is to

"to identify, designate, and preserve significant properties related to the community's prehistory and history; encourage the rehabilitation and ongoing viability of historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; encourage cultural heritage tourism; and promote the continued productive use of recognized resources, and to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources."

Furthermore, converting a single-family residence into non-owner occupied, short-term rental unit for up to six adult, non-related tenants is unlikely to encourage preservation of the resource.

Thanks very much for considering our testimony and request.

Sincerely,
Kendra Mingo and David Craig
Member of Gaiety Hill/Bush's Pasture Park Historic District
South Central Association of Neighbors (SCAN)
445 Leslie Street SE
Salem, OR 97301

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You received this message because you are subscribed to the Google Groups "Leslie Street" group.

To unsubscribe from this group and stop receiving emails from it, send an email to lesliestreet345+unsubscribe@googlegroups.com.

To post to this group, send email to lesliestreet345@googlegroups.com.

For more options, visit <https://groups.google.com/d/optout>.

Bryce Bishop

From: Leonard Kelly <leonard.kelly@gmail.com>
Sent: Wednesday, July 04, 2018 9:32 AM
To: Bryce Bishop
Cc: Baccaus
Subject: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

My name is Leonard Kelly and I live at 690 High St., SE along with my wife Linda. We are writing to state our opposition to a conditional use permit for 725 High St., SE.

We are in close proximity to the property and can visually see the house. High Street is a very busy traffic street to Downtown. There have been numerous accidents through this section as a result. With proposed "out of towners" backing out onto High Street traffic from this property poses a great risk for themselves and others. This will add to an already busy and unsafe neighborhood street. We ask that this Conditional Use Permit be denied.

We agree with the other comments submitted by our neighbors.

Thank you for helping to keep our neighborhood street safe.

Leonard and Linda Kelly

Sent from my iPad

Bryce Bishop

From: jacqueheavey@gmail.com
Sent: Tuesday, July 03, 2018 8:06 PM
To: Bryce Bishop
Subject: Re: [Leslie List] Comments for Public Record - Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

CASE NO: CU-ADJ18-07

AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

ADDRESS: 725 High Street SE

ZIPCODE: 97301

HEARD BY: Salem Hearings Officer

CASE MANAGER: Bryce Bishop

Dear Bryce- We are the Dolan's at 747 Church St. S.E.. We are in agreement with our neighbors and their subsequent reasoning to deny the conditional use permit for 725 High Street as a short term, non- owner occupied rental for up to six unrelated tenants. Thank you for considering the livability of our historic residential neighborhood and making decisions to sustain it for future generations.

Sincerely,

Jacque Heavey and Mark Dolan

Sent from my iPhone

Bryce Bishop

From: Brent Koester <bckoester@gmail.com>
Sent: Tuesday, July 03, 2018 4:40 PM
To: Bryce Bishop; leslie new
Subject: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

Brent and Teri Koester
625 Church St. SE

We oppose.

Brent and Teri Koester

Bryce Bishop

From: Kendra Mingo <kmingo@willamette.edu>
Sent: Tuesday, July 03, 2018 4:15 PM
To: Bryce Bishop; lesliestreet345@googlegroups.com
Cc: David Craig
Subject: Comments for Public Record - Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

CASE NO: CU-ADJ18-07
AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO
ADDRESS: 725 High Street SE
ZIPCODE: 97301
HEARD BY: Salem Hearings Officer
CASE MANAGER: Bryce Bishop

Dear Bryce,

Our names are Kendra Mingo and David Craig, and we live at 445 Leslie Street SE, four houses west of the Gaiety Hill home that has applied for a Conditional Use Permit and Class 2 Adjustment to allow an existing single-family dwelling at 725 High Street SE to be used as a short-term rental.

REQUEST: We respectfully request that the City of Salem Planning Division deny the consolidated application for a Conditional Use Permit and Class 2 Adjustment to use the single-family home at 725 High Street SE as a short-term, non-owner occupied rental for up to 6 non-related tenants.

Public Statement: We oppose the conditional use permit for two reasons: (1) the proposed land use is not consistent with the historic and cultural character of the Gaiety Hill Bush Pasture Park Historic District, and; (2) the request does **NOT meet two of the three criteria necessary for approval** as outlined in Section 240.005 of the Salem Revised Code:

The reasonably likely adverse impacts of the use on the immediate neighborhood **CANNOT** be minimized through the imposition of conditions.

The proposed use will **NOT** be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

As you know, the Gaiety Hill Bush Pasture Park Historic District is **one of only four historic districts** listed in the National Register of Historic Places in Salem. The home in question, 725 High Street SE, was built in 1939 and is a *contributing building* to the Gaiety Hill Bush Pasture Park Historic District. As such, 725 High Street SE contributes to our *historic district*, described in Chapter 230 of the Salem Revised Code as:

"a geographically definable area containing a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united historically or aesthetically by plan or physical development, and listed as a historic district in the National Register of Historic Places."

The home is also immediately adjacent to numerous other *contributing buildings* (all single-family residences) of the historic district (Table 1.)

Table 1. Proximity of 725 High St. SE to Contributing Buildings of Gaiety Hill/Bush's Pasture Park Historic District (Source: National Register of Historic Places (NHRP) Historic Districts – Contributing Buildings)

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The Salem Comprehensive Policies Plan (November 2015) states that *"the historic, cultural and architectural character of structures identified in the National Register of Historic Places and structures designated as historic buildings pursuant to the City's land use shall be preserved. Preservation is achieved by limiting those uses that conflict with the historic resource."*

If the City of Salem were to approve the conditional use permit and allow a *contributing building* in the historic district to be used as a non-owner occupied, short-term rental unit, then you would subvert both the policies and guidance put forth in the Salem Comprehensive Policies Plan, as well as the purpose of Chapter 230 of the Salem Revised Code, which is to

"to identify, designate, and preserve significant properties related to the community's prehistory and history; encourage the rehabilitation and ongoing viability of historic buildings and structures; strengthen public support for historic preservation efforts within the community; foster civic pride; encourage cultural heritage tourism; and promote the continued productive use of recognized resources, and to implement the policies contained in the Salem Area Comprehensive Plan for the preservation of historic resources."

Furthermore, converting a single-family residence into non-owner occupied, short-term rental unit for up to six adult, non-related tenants is unlikely to encourage preservation of the resource.

Thanks very much for considering our testimony and request.

Sincerely,
Kendra Mingo and David Craig
Member of Gaiety Hill/Bush's Pasture Park Historic District

South Central Association of Neighbors (SCAN)
445 Leslie Street SE
Salem, OR 97301

Bryce Bishop

From: kmoynihan425@aol.com
Sent: Tuesday, July 03, 2018 12:56 PM
Subject: Fwd: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

Sent to all - however I think it did go through :) Thanks Sylvia :)

-----Original Message-----

From: sylvia.strand <sylvia.strand@comcast.net>
To: kmoynihan425 <kmoynihan425@aol.com>
Sent: Mon, Jul 2, 2018 7:58 pm
Subject: Fwd: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

Kathleen, I sent this to bishop and Bacchus but dont think it went through. I'm hopeless with technology Would you forward it for me, please?
Sylvia

----- Original Message -----

From: sylvia.strand@comcast.net
To: bbishop@cityofsalem.net
Date: July 2, 2018 at 7:21 PM
Subject: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

My name is Sylvia Strand and I currently live at 520 Leslie Street. My former home for twenty- eight years was the "Lord and Schryver house at 545 Mission Street. When my husband died, we chose to sell the property to The Lord and Schryver Conservancy to preserve the integrity of our neighborhood.

Not only do I oppose the proposal set forth but it saddens me to think this is even being considered. Changes are inevitable but we rely on the integrity of those making decisions for our neighborhood to consider how we have to constantly adapt to changes to what we thought were established rules.

Parking has already encroached in our neighborhood, allowed by the use of parking permits for residents only. Three permits per address allowed.

I believe there is already more than one dwelling not complying with single-family residence rules..

I request consideration be given to protecting the very small Historic District that Salem has, protection for it's residents and renewal of our trust in those planning our future.

Respectfully,
Sylvia Strand

Bryce Bishop

From: Patricia Deminna <patdex@comcast.net>
Sent: Monday, July 02, 2018 8:00 PM
To: Bryce Bishop; Leslie List; Tom Andersen
Subject: [Leslie List] Case number CU-ADj1807 Conditional use permit for 725 High Street SE

My name is Patricia Deminna. My husband Roger and I live at 635 Church St. SE. We are strongly opposed to the granting of the conditional use permit for the property at 725 High St. SE. We are concerned about the adverse consequences — in practical terms, to the immediate neighbors; and most importantly, to the residential character of our historic neighborhood. Gaiety Hill & Bush's Pasture Park is a historic district valued by the city and the community at large, and loved by its residents. Preservation is always a challenge, but it's crucial. Allowing one of our homes to be turned into what amounts to a business enterprise to profit an out-of-state owner runs counter to what this neighborhood is about, its significance to Salem, and why we live here. I hope this permit is not approved. Thank you for the opportunity to voice my concern.

Bryce Bishop

From: Patricia Deminna <patdex@comcast.net>
Sent: Tuesday, July 03, 2018 1:17 PM
To: Bryce Bishop
Subject: Re: [Leslie List] Case number CU-ADj1807 Conditional use permit for 725 High Street SE

Hello Bryce,

Thanks for the advance notice on the timing of the public hearing. Also for including my comments and for adding my name to the public notification list.

As you're no doubt aware, this ordinance that allows for short-term rentals in single-family homes in our neighborhood came as a complete surprise to many of us. I had no idea. And what the ordinance appears to allow as conditional use, frankly I find disturbing.

I hope you can address the following:

Is this a recent ordinance or one that's been in place for some time?

Roz Shirack, in her email asking for comments, mentioned that you will supply the approval criteria for conditional use. If it's possible, I'd like to be a recipient.

Because Gaiety Hill is a historic district, there is a high value placed on the preservation of its historic character, ambiance, and physical appearance. Will the Historic Landmarks Commission have a voice in this process?

Thanks again! Have an enjoyable 4th!
Pat

On Jul 3, 2018, at 7:42 AM, Bryce Bishop <BBishop@cityofsalem.net> wrote:

Good Morning Patricia,

Thank you for your comments. This is to confirm they were received and will be included in the record of the proceeding. Public notice for the case will be mailed this week and a public hearing is scheduled for July 25, 2018, @ 5:30 p.m. before the City's Hearings Officer. You'll also be added to the public notification list to ensure you'll receive a copy of the hearing notice when it is sent out. If you have any questions, please let me know.

Thanks,
Bryce

Bryce Bishop – Planner II
City of Salem Community Development Department
555 Liberty Street SE / Room 305
Salem, OR 97301
503-540-2399
bbishop@cityofsalem.net
[FaceBook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

From: Patricia Deminna [<mailto:patdex@comcast.net>]
Sent: Monday, July 02, 2018 8:00 PM
To: Bryce Bishop <BBishop@cityofsalem.net>; Leslie List <lesliestreet345@googlegroups.com>; Tom

Andersen <htandersen@aol.com>

Subject: [Leslie List] Case number CU-Adj1807 Conditional use permit for 725 High Street SE

My name is Patricia Deminna. My husband Roger and I live at 635 Church St. SE. We are strongly opposed to the granting of the conditional use permit for the property at 725 High St. SE. We are concerned about the adverse consequences — in practical terms, to the immediate neighbors; and most importantly, to the residential character of our historic neighborhood. Gaiety Hill & Bush's Pasture Park is a historic district valued by the city and the community at large, and loved by its residents. Preservation is always a challenge, but it's crucial. Allowing one of our homes to be turned into what amounts to a business enterprise to profit an out-of-state owner runs counter to what this neighborhood is about, its significance to Salem, and why we live here. I hope this permit is not approved. Thank you for the opportunity to voice my concern.

Bryce Bishop

From: sylvia.strand@comcast.net
Sent: Monday, July 02, 2018 7:21 PM
To: Bryce Bishop
Subject: CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO

My name is Sylvia Strand and I currently live at 520 Leslie Street. My former home for twenty- eight years was the "Lord and Schryver house at 545 Mission Street. When my husband died, we chose to sell the property to The Lord and Schryver Conservancy to preserve the integrity of our neighborhood.

Not only do I oppose the proposal set forth but it saddens me to think this is even being considered. Changes are inevitable but we rely on the integrity of those making decisions for our neighborhood to consider how we have to constantly adapt to changes to what we thought were established rules.

Parking has already encroached in our neighborhood, allowed by the use of parking permits for residents only. Three permits per address allowed.

I believe there is already more than one dwelling not complying with single-family residence rules..

I request consideration be given to protecting the very small Historic District that Salem has, protection for it's residents and renewal of our trust in those planning our future.

Respectfully,

Sylvia Strand

Bryce Bishop

From: Bruce Hoffman <bruhof@gmail.com>
Sent: Monday, July 02, 2018 6:29 PM
To: Bryce Bishop
Cc: Bacchus
Subject: Conditional Use Permit Hearing

CASE NO: CU-ADJ18-07 AMANDA NO'S.: 18-106982-ZO & 18-109847-ZO
ADDRESS: 725 High Street SE ZIPCODE: 97301
HEARD BY: Salem Hearings Officer CASE MANAGER: Bryce Bishop

Our names are Bruce and Erma Hoffman and we live at 370 Leslie Street, SE approximately one block from the Gaiety Hill home that is being considered for a conditional use permit. We are also board members of the CanDo neighborhood association and Bruce is the chair of the land use committee for CanDo.

We oppose the conditional use permit because it is not in keeping with the preservation of this neighborhood. This is a historic neighborhood which requires that residents obtain permits to make any improvements in their homes. Requiring full time residents to seek permission to replace their windows or gutters but allowing a non-resident to turn their house into a motel with on-street parking is wrong on every level. This is one of the best neighborhoods in Salem. Please do not allow non-residents to reduce the quality and desirability of our neighborhood. Please do not allow this conditional use.

Bruce and Erma Hoffman

Bryce Bishop

From: kmoynihan425 <kmoynihan425@aol.com>
Sent: Monday, July 02, 2018 6:30 PM
To: spradlinmacn@hotmail.com; Bryce Bishop; lesliestreet345@googlegroups.com
Subject: Re: [Leslie List] Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

Excellent t Mary Anne !!!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mary Anne Spradlin <spradlinmacn@hotmail.com>
Date: 7/2/18 5:22 PM (GMT-08:00)
To: bbishop@cityofsalem.net, lesliestreet345@googlegroups.com
Subject: [Leslie List] Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

My name is Mary Anne Spradlin. I live with my husband, Hugh Nelson, at 712 High Street SE. We are almost directly across the street from the subject property. We are strongly opposed to the granting of this conditional use permit. The qualifier that the home owner must live in the home to be used for short term rentals is the only reason we agreed to the ordinance allowing short term rentals. Allowing long distance land lords to make short term rentals will destroy the residential quality of our neighborhood and is absolutely not what we want in our neighborhood. I believe that granting conditional use permits for this use will only encourage more out of town buyers to do the same thing. Thank you for considering our input.

Mary Anne Spradlin and Hugh Nelson 712 High Street SE 208-305-6561

Bryce Bishop

From: Irene LONGAKER <IRELON@msn.com>
Sent: Monday, July 02, 2018 5:51 PM
To: Bryce Bishop; Leslie Street Group; htandersen@aol.com
Subject: Case number CU-Adj1807 Conditional use permit for 725 High Street SE

My name is Irene Longaker and I live at 975 High Street SE. I am also strongly opposed to the granting of this conditional use permit. I agree with Mary Anne Spradlin on all points.

In addition, we are a part of the Gaiety Hill/Bush Park Historic District which was put in place over 30 years ago with the sole purpose to preserve this Gaiety Hill neighborhood and protect Bush Park. Both the Gaiety Hill neighborhood and Bush Park are valuable assets to the City of Salem and are vulnerable to development that would be detrimental to the character of both the neighborhood and park. Allowing this type of short term rental would undermine the integrity of our neighborhood. Parking is already a problem.

Thank you for asking my input and I am hoping this permit will not be approved.

Sent from Mail for Windows 10

Bryce Bishop

From: Mary Anne Spradlin <spradlinmacn@hotmail.com>
Sent: Monday, July 02, 2018 5:22 PM
To: Bryce Bishop; lesliestreet345@googlegroups.com
Subject: Case number CU-ADJ18-07 Conditional use permit for 725 High Street SE

My name is Mary Anne Spradlin. I live with my husband, Hugh Nelson, at 712 High Street SE. We are almost directly across the street from the subject property. We are strongly opposed to the granting of this conditional use permit. The qualifier that the home owner must live in the home to be used for short term rentals is the only reason we agreed to the ordinance allowing short term rentals. Allowing long distance land lords to make short term rentals will destroy the residential quality of our neighborhood and is absolutely not what we want in our neighborhood. I believe that granting conditional use permits for this use will only encourage more out of town buyers to do the same thing. Thank you for considering our input.

Mary Anne Spradlin and Hugh Nelson 712 High Street SE 208-305-6561

Bryce Bishop

From: Carlene Benson <bensonwc@mac.com>
Sent: Saturday, July 07, 2018 2:11 PM
To: Bryce Bishop
Subject: 725 High ST. SE

Bryce, you have been sent comments prepared by Roz Schirak, Chair of the SCAN Land Use Committee. Unfortunately those comments aren't representative of the many emails you received from independent Gaiety Hill residents, nor were they vetted by the entire SCAN board. Somehow things got crossed and SCAN forgot to give notice to and check in with the actual neighbors of this property. People are busy, and any volunteer is to be commended for the time they put in and we thank them for that, but you should in no way take those comments and conditions into any consideration regarding this proposal. As you can tell by those emails the neighbors do not want this.

Because the hearing is in the middle of summer, many people affected by this are away and unable to attend the hearing. The comments are recorded, but we've been to hearings many times and know that numbers matter. How can we address this?

Thank you,
Carlene Benson

Bryce Bishop

From: Carlene Benson <bensonwc@mac.com>
Sent: Monday, July 02, 2018 3:28 PM
To: Bryce Bishop
Cc: Tom Andersen
Subject: 725 High St.

Bryce, I am writing in opposition to any short term rental use by this property. This is the first our Gaiety Hill neighborhood has heard about this.

Parking 4 cars in that driveway is unreasonable, given that you have to jockey them around when you have to back out on to an increasingly busy High St., and this would be by people unfamiliar with the traffic patterns. It's not safe for pedestrians, bikers, or drivers.

One of the main concerns unrelated to parking is that short term rentals remove one more family home from a family neighborhood. Short term renters aren't going to be involved as neighbors, etc. We've had several houses go to student housing as well-same problem. If the city cares about this as a historic district we have to keep it family friendly. A rental management company and a long distance corporate owner are not going to do anything positive as neighbors helping neighbors, etc. This neighborhood is constantly being squeezed by outside pressures and it's because of the people who LIVE here that we can keep our historic district sound and viable.

I lived for 20+ years across from 725 and now live 3 doors down on Leslie. This is not in the best interest of this neighborhood.

Thank you,
Carlene Benson
545 Leslie St. SE

Bryce Bishop

From: Carlene Benson <bensonwc@mac.com>
Sent: Monday, July 02, 2018 5:31 PM
To: Bryce Bishop
Subject: Re: 725 High St.

Thank you. I understand that Jeff Schumacher really did not say he was in favor despite what is in the request. SCAN has always been opposed to short term rentals. How does that factor in?

> On Jul 2, 2018, at 4:06 PM, Carlene Benson <bensonwc@mac.com> wrote:

>

> Thank you. Although I'm early, will my comments still be recorded or do I need to resend?

>

> Sent from my iPhone

>

>> On Jul 2, 2018, at 3:53 PM, Bryce Bishop <BBishop@cityofsalem.net> wrote:

>>

>> Good Afternoon Carlene,

>>

>> Thank you for your comments regarding the conditional use permit for the short-term rental proposed for the property at 725 High Street SE. The public hearing notice for the proposal has not yet been provided, but information about the proposal was forwarded to the SCAN Neighborhood Association. The public notice for the case will be mailed to property owners within 250 feet of the subject property on July 5th and public notice will also be posted on the property between 10 and 14 days prior to the public hearing as required under the City's development code.

>>

>> A public hearing on the proposal will be held before the City's Hearings Officer on Wednesday, July 25th at 5:30 p.m. I'll make sure to add you to the notification list to ensure you receive a copy of the official public notice when it is mailed out this Thursday. In the meantime if you have any other questions, please let me know.

>>

>> Thanks,

>> Bryce

>>

>> Bryce Bishop – Planner II

>> City of Salem Community Development Department

>> 555 Liberty Street SE / Room 305

>> Salem, OR 97301

>> 503-540-2399

>> bbishop@cityofsalem.net

>> FaceBook | Twitter | YouTube | CityofSalem.net

>>

>> -----Original Message-----

>> From: Carlene Benson [mailto:bensonwc@mac.com]

>> Sent: Monday, July 02, 2018 3:28 PM

>> To: Bryce Bishop <BBishop@cityofsalem.net>

>> Cc: Tom Andersen <TAndersen@cityofsalem.net>

>> Subject: 725 High St.

>>

>> Bryce, I am writing in opposition to any short term rental use by this property. This is the first our Gaiety Hill neighborhood has heard about this.

>>

>> Parking 4 cars in that driveway is unreasonable, given that you have to jockey them around when you have to back out on to an increasingly busy High St., and this would be by people unfamiliar with the traffic patterns. It's not safe for pedestrians, bikers, or drivers.

>>

>> One of the main concerns unrelated to parking is that short term rentals remove one more family home from a family neighborhood. Short term renters aren't going to be involved as neighbors, etc. We've had several houses go to student housing as well-same problem. If the city cares about this as a historic district we have to keep it family friendly. A rental management company and a long distance corporate owner are not going to do anything positive as neighbors helping neighbors, etc. This neighborhood is constantly being squeezed by outside pressures and it's because of the people who LIVE here that we can keep our historic district sound and viable.

>>

>> I lived for 20+ years across from 725 and now live 3 doors down on Leslie. This is not in the best interest of this neighborhood.

>>

>> Thank you,

>> Carlene Benson

>> 545 Leslie St. SE

>>

Bryce Bishop

From: SUSAN MILLER <gsmilleror@msn.com>
Sent: Monday, July 02, 2018 3:06 PM
To: Bryce Bishop
Subject: 725 High St. SE property conditional use

Dear Bryce,

I am a neighbor of this property. I live around the corner at 540 Leslie St. SE. I had this application for conditional use emailed to me by another neighbor. I don't understand why I did not receive this information as I will be impacted by this change.

First of all, what does short term-rental mean? Will this be an air B&B?

Second, will the number of cars be limited to 4 since that is what the driveway will hold? Parking is a particular problem in this neighborhood and we only have permit parking on the street. Will renters be given permits or will they be required to park in that driveway?

There is very little time for responding to this application with the July 4th holiday. I've spoken to some other neighbors who are unfamiliar with this case. I would like to ask that the deadline for input be extended.

Thank you,

Susan Miller
503-881-7056

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, July 06, 2018 8:04 PM
To: Bryce Bishop
Subject: 725 High Street RE: Adjustment Class 2 and Conditional Use

Dear Mr. Bishop (Bryce):

I do want to add, the conclusions of incompatibility are correct:

however, the conditions proposed in the Committee Chair submission were not discussed by the full Committee or circulated to Committee members prior to submission or to the full SCAN Board or affected neighbors in Gaiety Hill.

It is why I have concern.

I concur with the conclusion of incompatibility and do not find commercialization of the residence to short-term rental to be in the public interest, best interest of the utilization and assignment of the public right-of-way or the residential National Historic District or the Gaiety Hill community.

This has been a very tight review and turnaround time for comment: too tight with the holiday.

Thank you for the opportunity to provide comment to you.

Jon Christenson

----- Forwarded message -----

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Date: Fri, Jul 6, 2018 at 7:36 PM
Subject: 725 High Street RE: Adjustment Class 2 and Conditional Use Requests
To: Bryce Bishop <BBishop@cityofsalem.net>

Dear Mr. Bishop (Bryce):

The amazing work of Roz Shirack, chair of the SCAN Land Use & Transportation Committee: despite the short time for the regulatory review, the tough scheduling and individual schedules during a long national holiday, extended 4th of July vacations. Ms. Shirack was able to secure comments from her Committee members for your review.

Extraordinary volunteer work on the grass roots level.

Jon Christenson

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From: Howard Hall <friendsofhistoricsalem@gmail.com>
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Jon Christenson

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, July 06, 2018 4:56 PM
To: Bryce Bishop
Subject: Feedback from short-term rental experience in Salem: RE: Adjustment Class 2 Conditional Use Request 725 High Street SE

Dear Mr. Bishop (Bryce):

Informal feedback I have received on experience elsewhere in the City: respective to livability, compatibility, appropriate development -- in a residential neighborhood - actual experience -

I quote

-it is "like a hotel" in a residential neighborhood

-even with owner occupied, there are problems.

When an owner is not present, the neighbors end up needing to handle the issues that will come up if the manager or owner is not responsive.

And unlike a tenant in a long term rental, there is no chance to develop a relationship or work out the problems with the person living there.

-These properties remove housing stock from the neighborhood and raise rents. Some cities are reconsidering them.

-Some of the owners live out of the area; it is a business and degrades the sense of community.

-The Conditional Use Permit is passed on to the next owner if the building is sold. We especially were concerned about this.

-Salem has a housing shortage and we need housing.

These rentals can make as much as 4x the income than renting to a tenant who is part of the community.

Problems in our neighborhood with the owner living in the same house:

A kitchen fire that caused damage to the counters.

A renter who got drunk, would not leave and had to be removed by law enforcement.

Loud parties.

Parking problems that upset the neighbors. And this is an owner who is very very careful with selecting tenants.

In this location, 725 High Street, given the congestion, parking, the ambiance of the historic residential district, Gaiety Hill, the proposed use will be conflicting, and, at times, disruptive. Even with on site owner, behavior problems can arise.

Submitted
respectfully

Jon Christenson

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, July 06, 2018 4:04 PM
To: Bryce Bishop
Subject: Comment - Case No.CU-ADJ18-07 725 High Street SE

Dear Mr. Bishop (Bryce):

The proposed commercialization of residential property, converting a residence in the National Historic District, into a "de facto" hotel, with accompanying parking pressures, at this congested street location, impacts on livability and appearance does not meet the threshold of SRC 250.005(2)(B) for a Class 2 Adjustment.

The proposed Conditional Use, commercialization of the residential property, does not meet the threshold of SRC 240.005(d)(3) of compatibility on the livability or appropriate development of surrounding property.

This "intact inner city neighborhood is associated with a segment of the city's development over a period of 1878 to 1938. The area maintains the feeling and sense of an early residential area in its streetscapes and architecture..retains the scale and ambiance of an early Salem area..a sense of connected and united space" (National Register documentation).

"Gaiety Hill also provides the district with a front line of defense against commercial encroachment ..upon a distinctive intact residential neighborhood surrounding Bush's Pasture Park.", (National Register documentation).

Commercialization of residential property in Gaiety Hill is not compatible with the historic district.

Not a good fit.

Also, the applicant's comment to SCAN may be misunderstood.

The proposal has not been reviewed by SCAN Board of Directors: has not been placed on the SCAN Board agenda by the president; the SCAN Land Use & Transportation Committee has not met nor the SCAN Historic Preservation, Parks & Gardens Committee to discuss the proposal: it is not on the published SCAN Board agenda for July 11, 2018, and the SCAN Board does not, as a practice, meet in August.

Mr. Bishop, there is significant opposition in Gaiety Hill to commercialization of the residential property, a "de facto" hotel.

The Gaiety Hill/Bush's Pasture Park National Historic District was the first to be established in Salem, when residents of Gaiety Hill led the effort in the 1980s, in part, to protect the area from commercial encroachment, receiving approvals after detailed reviews and meeting high architectural, human and cultural standards, from the Salem Historic Landmarks Commission, City Council, the State Historic Preservation Office (SHPO) and advisory committee, the U. S. Secretary of Interior, U. S. National Park Service and Keeper of the National Register.

The Gaiety Hill community collectively is very attentive, dedicated to maintaining the ambiance and historical quality, livability, compatibility of the area consistent with the period of significance 1878-1938, gardens, frontal exterior appearance, a connected unified space, suitable, appropriate - worthy - for an area of national,

state and local recognition. A sense of civic responsibility to maintain a historical residential ambiance. A lot of personal investment of resources, time, attention to detail, parking limitations. A very fine -- small - neighborhood - of many modest homes, well maintained, some small bungalows, mostly 1-2 level, single family households. Lot of civic pride.

Respectfully submitted

—

Jon Christenson

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Friday, July 06, 2018 3:30 PM
To: Lisa Anderson-Ogilvie
Cc: Bryce Bishop
Subject: Re: CU-ADJ18-07 how is this Case brought before City Council ?

yes, it does help

I would like to bring to your attention, sharing professionally, on July 4 - two days ago - on national television, PBS Nightly Business Report, there was a segment on short-term rentals, including an interview with a leading academic from McGill University School of Urban Planning.

McGill has also published two recent major studies on short-term rentals, (2017)[Montreal, Vancouver, Toronto - 81,000 in 2017 - 55% increase over the year before]: (2018)(New York City):

short-term rentals are viewed as "de facto hotels", are removing rental units from the standard market, escalating housing costs, "profit-seeking" operations: "increasing amounts of housing are being taken by profit-seeking short term rentals" "

and the short-term rental market is moving further and further away from the idea of home sharing"

High regards to all of you

Jon

On Fri, Jul 6, 2018 at 11:01 AM, Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net> wrote:

Jon,

This case will have a public hearing before the Hearings Officer. Once he issues a decision there will be a 15-day appeal period where the decision can be appealed by neighbors, the applicant or the neighborhood association. An appeal would be heard by the Planning Commission.

The Hearings Officer's decision will be placed on the City Council's agenda as an information item. The Council could, by majority vote, choose to call up the decision for review and have their own public hearing. Their decision would be the final local decision. The Council could call the decision up regardless of an appeal; if they do that it cannot be appealed to the Planning Commission.

Since the case is reviewable by the City Council, Councilors will probably not speak to neighbors about it or stay at neighborhood meetings where it is being discussed, due to ex-parte rules.

I hope this helps.

Lisa | 503-540-2381

From: Howard Hall [mailto:friendsofhistoricsalem@gmail.com]
Sent: Thursday, July 05, 2018 3:05 PM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: CU-ADJ18-07 how is this Case brought before City Council ?

How does Council review this conditional use - adjustment request ? What is process, should citizens be concerned

Jon Christenson

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Monday, July 02, 2018 1:13 PM
To: Bryce Bishop
Cc: Sally Long
Subject: Re: Request for Comments - Case No. CU-ADJ18-07 for 725 High Street SE

RE: CU-ADJ18-07 Attn: Bryce Bishop, Case Manager

Dear Mr. Bishop (Bryce),

Thank you for the opportunity to comment. Please advise us to what are the approval criteria for this Conditional Use. Also to SRC 240.005(d)(3) application standards to livability.

Is there a previous application of SRC 240.005(d)(3) to an approval or decline to approve.

This is a fragile residential, somewhat rectangular area - part of a National Historic District - bound on three sides by commercial and institutional development. On the north is the campus of SAIF. On the east is Salem Health. On the west is the major corridor of Commercial Street, millions of day trips per year on Commercial and Liberty Streets SE. The stability of this historic residential area is founded on long term owner occupied residency. This supports the the attention you will find to detail, historical nuances, gardens, lawns, flowers, exteriors, upkeep and the tidy historic appearance of the properties, parking, and neighbor-to-neighbor communication, safety, traffic. The area has out-of-the ordinary use, limited parking and street parking pressure from the commercial properties, the hospital, events at Bush's Pasture Park, Pringle Park, the Let's All Play area, so on-site ownership and presence supports the cohesion among neighbors and livability.

Residents of Gaiety Hill would be concerned to a short-term rental operation, certainly without owner on site.

The South Central Association of Neighbors (SCAN) also holds the position that such short term rental operations should have an owner on site, not absentee.

Experience has been absentee landlords or off site owners are often non-responsive, sometimes reside out-of-state, do not maintain grounds and do not monitor short-term rental behavior, negatively affecting the livability of the nearby residences.

This would be a particular poor area for a bad apple.

Thank you.

Jon Christenson

On Fri, Jun 22, 2018 at 2:41 PM, Sally Long <SJLong@cityofsalem.net> wrote:

Good Afternoon,

The Request For Comments for Conditional Use / Class 2 Zone Adjustment Case No. CU-ADJ18-07 is attached for your information. Comments are due by **5:00 P.M., Friday, July 6, 2018.** Hard copies go out in the mail today to those of you who are to receive one.

Application Summary: A request to allow an existing single-family dwelling to be used as a short-term rental.

Please address questions or comments to the **CASE MANAGER:**

Bryce Bishop, Planner II

BBishop@cityofsalem.net

503.540.2399

Regards,

Sally Long

Planning Staff

City of Salem

Community Development Depart.

555 Liberty St SE - Room 305

Salem, OR 97301

503-540-2311

Sjlong@cityofsalem.net

www.cityofsalem.net/planning

Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Monday, July 02, 2018 10:25 PM
To: Bryce Bishop
Subject: Clarifications please Re: Request for Comments - Case No. CU-ADJ18-07 for 725 High Street SE

RE: CY-ADJ18-07

Dear Bryce,

I would also ask please: is this Conditional Use, an administrative decision or administratively approved adjustment ?

Is it a report or recommendation that goes to a Hearing Officer or the Planning Commission ?

Is it a Staff administrative decision that can be appealed to an administrative officer or Administrator or Hearings Officer

Trying to understand the pathway because folks are asking: what the process is, what are the criteria and standards.

Thank you.

Jon Christenson

On Mon, Jul 2, 2018 at 1:12 PM, Howard Hall <friendsofhistoricsalem@gmail.com> wrote:
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Regards,

Sally Long

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Bryce Bishop

From: Howard Hall <friendsofhistoricsalem@gmail.com>
Sent: Tuesday, July 03, 2018 9:52 AM
To: Bryce Bishop
Subject: Re: Clarifications please Re: Request for Comments - Case No. CU-ADJ18-07 for 725 High Street SE

Bryce,

so the Staff report will be available 7 days in advance

and the hearing in the Council Chambers on the 25th

is that accurate

Jon

On Tue, Jul 3, 2018 at 6:59 AM, Bryce Bishop <BBishop@cityofsalem.net> wrote:

Good Morning John,

The Conditional Use Permit and Class 2 Adjustment will be heard by the City's Hearings Officer. Notice for the public hearing will be mailed this week and the public hearing will be held on July 25th at 5:30 p.m. The approval criteria for the Conditional Use Permit are included under SRC 240.005(d). The approval criteria for the Class 2 Adjustment are included under SRC 250.005(d)(2).

If you have any other questions, please let me know.

Thanks,

Bryce

Bryce Bishop – Planner II

City of Salem Community Development Department

555 Liberty Street SE / Room 305

Salem, OR 97301

503-540-2399

bbishop@cityofsalem.net

[FaceBook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

From: Howard Hall [<mailto:friendsofhistoricsalem@gmail.com>]

Sent: Monday, July 02, 2018 10:25 PM

To: Bryce Bishop <BBishop@cityofsalem.net>

Subject: Clarifications please Re: Request for Comments - Case No. CU-ADJ18-07 for 725 High Street SE

RE: CY-ADJ18-07

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Thank you.

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This would be a particular poor area for a bad apple.

Thank you.

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BBishop@cityofsalem.net

503.540.2399

Regards,

Sally Long

Planning Staff

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To: Bryce Bishop
Subject: Re: Clarifications please Re: Request for Comments - Case No. CU-ADJ18-07 for 725 High Street SE

can I also assume there is no available Case discussion or decision on what constitutes livability or impacts from short term rentals

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