

Amy Johnson

From: Susann Kaltwasser <susann@kaltwasser.com>
Sent: Monday, October 28, 2019 2:21 AM
To: CityRecorder; Chris Hoy
Cc: Fowler, Sue
Subject: Testimony regarding Item 6.c. on agenda tonight CPC-ZC-PUD-SUB-ADJ19-08
Attachments: ELNA testimony on CPC-ZC-PUD-SUB-ADJ19-08 (255 Cordon Rd).pdf

Please find the testimony from the East Lancaster Neighborhood Association for item 6.c on the agenda pertaining to CPC-ZC-PUD-SUB-ADJ19-08 (255 Cordon Road NE)

Susann Kaltwasser
Co-President
East Lancaster Neighborhood Association



EAST LANCASTER NEIGHBORHOOD ASSOCIATION (ELNA)

October 28, 2019

To: Salem City Council
From: Susann Kaltwasser, East Lancaster Neighborhood Association
RE: CPC-ZC-PUD-SUB-ADJ19-08 Agenda Item 6.c.

The East Lancaster Neighborhood Association has been working on this proposal for many months and during that time it has changed several times. This final proposal is far better in our opinion than the original.

ELNA worked hard to include people who live outside the Salem city limits, but who will be impacted by this project. ELNA held a special joint meeting with East Salem Suburban Neighborhood Association (ESSNA) on June 25, 2019 which included staff from the City of Salem and Marion County. Many concerns were raised. However, it is important to note the willingness of the applicant to address those concerns. Also, it should be noted that the staff from both city and county who will have to make the final decision regarding drainage, street design and traffic issues were very helpful to resolve neighbor concerns.

At this time, ELNA feels that the conditions placed on the project by the Salem Planning Commission are the best that can be applied at this point. We feel that other concerns not conditioned have been documented and acknowledged enough to satisfy us. There are some unknowns, of course, that may arise as development takes place, but it seems that staff is aware and will be working on them to a good resolution.

Since this project is a six-phase development ELNA has recommended that removal of trees not take place until each phase of the development is to begin. This will allow the advantages of those trees for as long as possible and if over time, changes happen, the trees might even be saved. This is especially desired of the White Oaks on the property. While the Planning Commission left this as a recommendation only, the City Council could make it a condition of approval and not jeopardize the project or impact it significantly. We hope you will agree to this minor change.

Thank you for the consideration of our comments.