

FOR MEETING OF: JULY 17, 2018CASE NO: CPC-ZC-UGA18-04AGENDA ITEM: 6.1**TO: PLANNING COMMISSION****FROM: LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT
DIRECTOR AND PLANNING ADMINISTRATOR****DATE: JULY 17, 2018****SUBJECT: SUPPLEMENTAL STAFF REPORT FOR COMPREHENSIVE PLAN CHANGE /
ZONE CHANGE / URBAN GROWTH PRELIMINARY DECLARATION CASE
NO. 18-04; 4195 AUMSVILLE HIGHWAY SE
AMANDA NOS. 18-106238-ZO, 18-106836-ZO, & 18-106236-LD****BACKGROUND**

On June 12, 2018, staff made available a report recommending that the Planning Commission approve consolidated Comprehensive Plan Map Amendment and Zone Change and Urban Growth Preliminary Declaration Case No. 18-04 subject to recommended conditions of approval.

At 4:44 pm on June 19, 2018, staff received a nine-page letter from Mark Shipman of Saalfeld Griggs, PC, representing neighbors opposed to the application, and 111 pages of written testimony (Attachments A and B).

The hearing was opened on June 19, 2018 and continued to July 17, 2018, to allow staff and the Planning Commission time to review and respond to the written testimony submitted after the staff report was prepared and prior to the opening of the hearing on June 19, 2018.

After the hearing was opened and continued on June 19, 2018, staff determined that a portion of Joseph Street SE adjacent to the subject property is inside the city limits but outside the Urban Growth Boundary. To address this issue, the Public Works Department revised their findings, recommendations, and conditions of approval for the Urban Growth Preliminary Declaration (Attachment C).

SUPPLEMENTAL FINDINGS**Public Comments**

After the staff report was written and made available on June 12, 2018, comments were received from property owners, citizens, and Mark Shipman of Saalfeld Griggs, PC. These comments are summarized below and followed by staff responses.

1. Land use application submittal:

- (a) SRC 300.210(a)(5) requires a statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of

the contact. The applicant failed to contact the Southeast Mill Creek Association (SEMCA) or the Joseph Street neighbors regarding the proposed development. The applicant is avoiding interacting with the Joseph Street Neighbors due to their previously voiced opposition, contrary to Statewide Planning Goal 1.

Staff response: The Salem Revised Code does not require that applicants contact the affected neighborhood association(s) prior to application submittal. Staff recommended in the pre-application conference summary letter that the applicant contact SEMCA and provided contact information. The Joseph Street Neighbors are not a City-recognized neighborhood association. The land use application form includes a statement encouraging applicants to contact the affected neighborhood association(s) as early in the process as possible and includes space for the applicant to describe the contact. The applicant responded that the Neighborhood Association had not been contacted. On 4/16/2018, staff provided a courtesy notification of the UGA application to SEMCA and noted that the applicant has also requested a comprehensive plan change and zone change to Industrial Commercial. Staff sent a request for comments and Hearing Notice to SEMCA on May 22, 2018. SEMCA has not submitted comments. Staff sent the required hearing notice to the neighboring property owners within 250 feet of the subject property on May 22, 2018.

- (b) SRC 300.210(a)(5) requires a statement as to whether the Salem-Keizer Transit District was contacted and a summary of the contact. The applicant has not made any attempts to contact the transit district. Currently there is no bus service provided to the property and the closest bus stop is approximately eight miles away. The applicant does not address the need for alternative modes of transportation that would allow for safe and efficient movement of people to and from the subject property. Statewide Planning goal 12 requires amendments to comprehensive plans and land use regulations encourage the use of alternative transportation to minimize car travel.

Staff response: The Salem Revised Code does not require that applicants contact the transit district prior to application submittal. The land use application form includes a question whether the applicant has contacted the transit district and includes space for the applicant to describe the contact. The applicant responded that the transit district had not been contacted. The nearest transit stop is not eight miles from the subject property. Current route maps available online from the transit district indicate that Route 24 stops at the Marion County Correctional Facility on Aumsville Highway SE, approximately 6/10 of a mile from the subject property. Sidewalks and bike lanes are available on Aumsville Highway SE from the intersection with Joseph Street SE to the Marion County Correctional Facility property.

2. Comprehensive Plan Amendment Criteria

- (a) SRC 64.025(e)(2)(A)(i) allows the applicant to demonstrate that the amendment is justified based on alteration in the social, economic, or demographic patterns in the

vicinity. The applicant has provided no justification. The development would be out of sequence and higher intensity and would result in a substantial change in the social, economic, or demographic patterns of the vicinity. The burden is on the applicant to show that this criterion is satisfied. Staff suggests that the sale from Corban University to the applicant indicates that circumstances have shifted. However, the property was conveyed to Corban by the Department of Corrections (DOC) with the intent that Corban would hold the property as open space and recreational facilities as part of the DOC's "soft perimeter." The sale to the applicant was in opposition to the intent of the parties and the proposed development under the proposed designation will create additional difficulties for DOC as well as adversely impact the Joseph Street neighbors by creating the substantial change that the land use process is intended to avoid. Suggesting that the change in ownership of a property creates or indicates a change in circumstance would allow any property speculator to change the zoning and designation of a property to an inappropriate use based solely on the nature of the individual or entity purchasing the property.

Staff response: The applicant is required to demonstrate that the proposal meets only one of the justifications – alteration in circumstances, equally or better suited designation, or conflict between comprehensive plan map designation and zone designation. Staff concurred with the applicant that the proposal is justified based on the proposed designation being equally or better suited for the property than the current designation and, secondarily, stated that the sale of the property to a private party renders the "Community Service-Government" designation inappropriate. Staff has received no documentation from the applicant or other parties indicating that there are any deed restrictions or other recorded conditions that would require that the property be held in perpetuity as open space and/or recreational facilities as part of DOC's "soft perimeter" for security purposes. The Department of Corrections received notice of the application and has not provided comments.

- (b) SRC 64.025(e)(2)(A)(ii) allows the applicant to demonstrate that the amendment is justified because the proposed designation is equally or better suited for the property than the existing designation. The applicant states that the proposed designation is equally or better suited because it provides flexibility and marketability for the development of the parcel, but this does not demonstrate a need for the proposed change. Staff and the applicant point to the fact that property has yet to be developed under its current designation and this is an indication that greater flexibility is needed. However, the property has been purposefully maintained in its current state as open space and to provide a soft perimeter for the DOC. The property was partitioned in 2012 and conveyed to Corban with the intention that it remain as open space, suitable for recreational purposes and maintenance of the endangered Oak savanna. This use is appropriate under the existing designation and by failing to provide a proposed use for the property, under the new designation, it is not possible to determine if the proposed use is equally or better suited than the existing use of the subject property.

Staff points to the Regional Economic Analysis Report of May 2011 (EOC) stating that the proposed designation converts underutilized land to an available tract for needed commercial development or needed housing, depending on the ultimate development. However, the applicant has not demonstrated that it plans to develop the property under these permitted uses. Staff indicates that there is an anticipated need for health services as determined by the EOC. While approving the designation change to public health, this will decrease the inventory of land necessary for the identified need for public health services without any indication that the subject property will be used for one of staff's identified uses. Staff acknowledges that there is a surplus of industrial land in the City, making that argument that change to the proposed designation is necessary to address existing deficits that are highly questionable without a concrete proposal for the property to justify that the proposed change is equally or better suited. Again, it is the applicant's burden of proof, and not city staff, to show how the application meets the applicable mandatory approval criteria in all cases. In this case, it is a higher burden based on the impact to the surrounding area. This criterion has not been satisfied, and therefore the application must be denied.

Staff response: Staff has received no documentation from the applicant or other parties indicating that there are any deed restrictions or other recorded conditions that would require that the property be held in perpetuity as open space and/or recreational facilities as part of DOC's "soft perimeter" for security purposes or for maintenance of Oak savanna. Staff acknowledges that it is easier to determine that the proposed designations are equally or better suited for the property when the applicant has specified the proposed uses or submitted a development plan, but those items are not required for the current application. Needed commercial development and residential development would be allowed under the proposed designations, as well as light manufacturing and warehouse uses. The proposed designations would allow health services other than medical centers/hospitals.

- (c) SRC 64.025(e)(2)(B) requires the applicant to demonstrate that the property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed plan map designation. The subject property is not currently served by the necessary public facilities to serve the uses allowed by the proposed designation. The nearest sewer main available for connection is within Aumsville Highway SE approximately 3500 feet from the subject property. The subject property requires connection to a T or T+ water main and there are no public water mains currently available to serve the proposed development. There is not an existing park in the area to serve the proposed development, requiring an amendment to the Parks System Master Plan to establish a neighborhood park to service the subject property.

The lack of available public services demonstrate that the subject property is not currently capable of supporting uses under the proposed designation and the remote nature of the subject property from the existing public facilities shows that it is not feasible to develop the subject property to the appropriate service level at this time. The applicant has provided no evidence to show that the subject property is capable

of being served with the public facilities necessary to support the uses allowed by the proposed comprehensive plan change. As such, this criterion has not been satisfied and this application must be denied.

The applicant and the City of Salem have failed to include information sufficient to demonstrate that adequate stormwater facilities are available. The Mill Creek Industrial Park stormwater management plan separated the area into drainage basins and performed calculations of discharges and needed facilities to protect the final discharge point Mill Creek. Basin A included the applicant's parcel. The calculations, management plan, constructed facilities and associated discharge permits all fail to provide capacity for the applicant's parcel. The applicant and City of Salem have failed to analyze impacts the Action will have on the MCCC stormwater infrastructure, parties to the stormwater management plan and entities reviewing or permitting discharges.

Staff response: The applicant has submitted an application for an Urban Growth Preliminary Declaration, and the Public Works recommendations and conditions demonstrate how the property can be served with the necessary public facilities and services. The applicant is not required to submit utility plans for sewer, water, and stormwater with this application. The applicant or other future developer will be responsible for complying with the conditions and constructing the required facilities in order to develop the property. Detailed utility plans will be evaluated for compliance when site plan review applications are submitted.

- (d) SRC 64.025(e)(2)(C) requires the applicant to demonstrate that the proposed land use designation provides for the logical urbanization of land. As demonstrated by the lack of public services and the current uses in the vicinity, the proposed development of the subject property for any use beyond large acreage residential is out of sequence. The subject property is surrounded by large acreage residential properties as well as Corban and the DOC. The current use is decidedly rural in nature. This is further emphasized by the fact that public facilities are not available for the subject property. Development the subject property out of sequence is not a logical urbanization of land.

Allowing commercial uses along an arterial specifically out of character with the surrounding uses leads to sprawl. If it was advantageous to change zoning the land should have been included in the Mill Creek Corporate Center development district.

Staff response: The property is located within the Salem city limits and the Urban Growth Boundary. Nearby development includes educational, institutional, industrial, and commercial uses. The neighboring large acreage residential properties are located outside of the Urban Growth Boundary. The current "Community Service-Government" comprehensive plan designation of the subject property does not promote single-family residential development; the purpose of the designation includes "sites and facilities for such uses as health and medicine, religion, education, culture, government, including cemeteries, airports, and waste disposal."

The current PH (Public and Private Health Services) zoning prohibits single family dwellings other than a dwelling unit for a caretaker on the premises being cared for or guarded (permitted use) or a manufactured home as a dwelling for a caretaker (special use). The proposed designations would allow single family and duplex uses with conditional use approval. The applicant has submitted an application for an Urban Growth Preliminary Declaration, and the Public Works recommendations and conditions demonstrate how the property can be served with the necessary public facilities and services upon development.

- (e) SRC 64.025(e)(2)(D) requires the applicant to demonstrate that the proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development, including:

- **Goal 1: Citizen Involvement.** The application is not consistent with Goal 1. The applicant has not made an effort to reach out to SEMCA or the neighboring property owners and has been vague and non-committal as to the nature of the proposed use. Without a clear picture of the ultimate use of the property there cannot be meaningful engagement by citizens in the process.

Staff response: Goal 1 requires that citizens must be given the opportunity to participate in the land use process. The Salem Revised Code does not require that applicants contact the affected neighborhood association(s) or neighboring property owners prior to application submittal. Staff recommended in the pre-application conference summary letter that the applicant contact SEMCA and provided contact information. Staff provided a courtesy notification of the application to SEMCA, a request for comments and Hearing Notice to SEMCA, and the required hearing notice to the neighboring property owners within 250 feet of the subject property, and hearing notice was posted on the property. The applicant is not required to propose specific uses or submit a development plan for the current application for land use designations.

- **Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources.** The application is not consistent with Goal 5 because the application has not meaningfully addressed the goal. A substantial portion of the subject property is covered by White Oak Savanna. The State and City have recognized that White Oak is a protected tree and that the Oak Savanna is home to a variety of threatened and endangered species. The offer of a tree preservation plan at the building permit stage is insufficient to address the preservation of these protected natural resources. DOC had designated and preserved the property as open space, making up part of its soft perimeter. When the property was conveyed to Corban, it was the intent of the parties that the property remain a designated open space, to be used for recreation by members of Corban. The conveyance of the property to the applicant went against the intent of the parties to maintain the natural resources. Both staff and applicant's statements regarding the inability to develop the subject property under the current designation ignores the historical use of the subject property as dedicated open space.

Staff response: Staff has received no documentation from the applicant or other parties indicating that there are any deed restrictions or other recorded conditions that would require that the property be held in perpetuity as open space and/or recreational facilities as part of DOC's "soft perimeter" for security purposes or for maintenance of Oak savanna. The City's tree preservation ordinance protects Oregon white oaks of 24 inches or greater diameter, measured at 4.5 feet above grade, as significant trees. Removal of significant trees from properties other than those developed for single-family or two-family uses generally requires a tree removal permit or variance; significant tree removal for single-family or two-family uses may be accomplished through a tree conservation plan. However, removal of Oregon white oaks (*Quercus garryana*) is exempt from a permit where the removal is necessary in connection with construction of a commercial or industrial facility; a request for exemption would be processed through a Class 3 Site Plan Review at the time of development, and the applicant would have to demonstrate that removal is necessary. For removal of trees other than significant trees prior to development, a permit would be required to remove more than five trees or 15 percent of the trees, whichever is greater, within a single calendar year, or more than 50 percent of the trees within any five consecutive calendar years.

To ensure that the significant trees and existing, smaller oak trees within the savanna are preserved to the greatest extent possible, staff recommends the following additional conditions for the corresponding zone change:

- Condition 1:** Prior to development, the applicant shall submit a map and inventory of all trees 10 inches or greater in diameter.
 - Condition 2:** Removal of significant trees from the subject property shall require either a tree removal permit documenting that the trees are hazardous or a tree variance.
 - Condition 3:** The landscaped setbacks from the Joseph Street SE right-of-way and property line abutting the Acreage Residential zone shall be designed to maximize retention of existing trees and non-nuisance vegetation.
- **Goal 12: Transportation.** The application is inconsistent with Goal 12 because the applicant has failed to satisfy the requirements of the Transportation Planning Rule (TPR) and staff's proposal of a condition of approval does not excuse the applicant from the requirements set forth by the TPR. First, since the applicant has not proposed a use, it is not possible to determine whether the use of the subject property will significantly affect the transportation facilities. By applying the proposed trip cap, staff has determined that the development could potentially have a significant effect on the surrounding transportation facilities. This determination indicates that in order for this application to comply with the TPR the City should limit not only the potential trips, but should also designate the potential uses, designations, and design requirements in a way that will

mitigate an potential effect development may have on the transportation facilities. Failure to provide sufficient detail regarding the proposed development makes such findings more difficult; however, failure to make such determinations at this stage means that the application cannot satisfy the TPR.

Staff response: The determination of significant impact is based upon a comparison of potential trip generation from uses allowed under the current designations and uses allowed under the proposed designations; it is not based upon a comparison of trips generated from the current use -- undeveloped land -- to trips generated from potential uses under the proposed designations. The applicant is not required to specify the uses or provide a development plan for this application for land use designations, and the City is not required to impose conditions that will mitigate any potential effect development may have on transportation facilities.

The applicant submitted an analysis in consideration of the requirements of the Transportation Planning Rule (TPR) (OAR 660-012-0060). In order for the City to make a finding of “no significant effect,” either the City places a trip cap that limits the amount of traffic to the volumes allowed under the current land use designation, or the applicant provides traffic analysis that shows any additional traffic (beyond the amount allowed by the current designation) on the transportation system does not have a significant effect. The applicant’s traffic engineer did not provide supplemental traffic analysis that shows the additional 160 trips under the proposed designations is not significant. Therefore, Public Works staff evaluated the TPR analysis and recommended a condition that limits the total number of vehicle trips to the reasonable worst case of 5,948 trips in the original comprehensive plan and zoning designation.

- (f) SRC 64.025(e)(2)(E) requires that the applicant demonstrate that the amendment is in the public interest and would be of general benefit. The applicant has failed to provide evidence to show that this criterion can be satisfied. As the applicant has provided no proposed use, it is impossible for the applicant to argue that the change is necessary or that it provides a general benefit to the City; there is evidence that the change would be detrimental to the public at large by impacting not only the health and safety of the Joseph Street neighbors but creating potential hazards for the DOC by encroaching on the existing “soft perimeter” that the DOC has attempted to maintain surrounding its facility.

Staff response: Staff concurred with the applicant’s statement that the proposed designations would benefit the public. The proposed change will allow a wider range of uses including light manufacturing, office, retail, service, and residential uses. The potential uses will provide employment opportunities and services to the general public and support services for nearby residential development, institutional development, and industrial and commercial development. Development of the property would include linking and boundary street improvements and extensions of sewer mains that benefit the public. Staff has received no documentation from the applicant or other parties indicating that there are any deed restrictions or other

recorded conditions that would require that the property be held in perpetuity as open space and/or recreational facilities as part of DOC's "soft perimeter" for security purposes.

3. Zone Change Criteria

- (a) SRC 265.005(e)(1)(A)(iii) allows the applicant to justify the zone change based on the existence of a demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.

The applicant and staff note that the property is steeply sloped, making development of the property subject to geological surveying [assessment]. This, along with the close proximity of the property to the Joseph Street residential area, is likely part of the reason that the property has historically been used as a buffer between the existing residential properties and the DOC. As such, the development of the property as high density residential or intense commercial use is inappropriate. Thus, the proposed zone change is not equally or better suited but would represent a drastic and illogical shift in the development of the vicinity.

Staff suggests that the proposed zoned change is a logical extension of nearby development. However, the majority of the vicinity is rural residential, Corban property, and property belonging to the DOC. There is no industrial development in the area other than the Home Depot and Amazon Distribution centers on Turner Road [Aumsville Highway SE]. Staff points to these distribution centers as justification for allowing this out-of-sequence development by asserting that the development of these facilities necessitate greater commercial and residential development in the area. However, in addition to the fact that the applicant has failed to demonstrate that this type of development is contemplated, there are several vacant properties as well as countless residential and commercial properties further along Turner Road and Lancaster Drive that have recently developed to or may be developed in the future to meet the needs of these facilities.

Staff also suggests that development of the subject property will provide better vehicular access for abutting properties, however, the staff report also notes that access to the subject property will need to come from Joseph Street SE, as the lowest classification of street in the area. Due to the mandatory distance from the intersection necessary for driveways, this will place the proposed driveway fairly close to the neighboring residential properties, creating potential queuing along Joseph Street SE for those individuals trying to access their homes. As the applicant has not provided a proposed use for the property, there is no way to accurately determine what the ultimate impact of the development will be on the surrounding residential properties.

Staff response: The property is steeply sloped. Approximately 50 percent of the property is mapped with areas of 2 and 3 landslide hazard points, and development of these areas would require a geological assessment or geotechnical report. This does not prevent development of the property, but will influence the location and configuration of buildings and other development. The slopes and landslide hazard points on the subject property are similar to those on the Corban property, which is developed with buildings and structures that are similar in size and bulk than those that are likely to be developed on the subject property under the proposed land use designations.

While the nearest adjacent properties are rural residential, those properties are located outside of the city limits and Urban Growth Boundary. The nearest properties within the city are occupied by the Department of Corrections and Corban University. The Mill Creek Corporate Center properties are available for industrial development within one-third of a mile on Deer Park Drive SE and one-half mile on Aumsville Highway SE.

The current zoning designation of the subject property does not allow single family residential development on large lots; the only allowed single-family uses are a dwelling unit for a caretaker on the premises being cared for or guarded (permitted use) or a manufactured home as a dwelling for a caretaker (special use). The proposed IC designations would allow the caretaker uses as well as conditional uses for other household living uses including single family detached dwellings, residential homes, manufactured homes on individual lots, duplexes, or multiple family. If the applicant or another party chooses to develop single family residences on large lots, the proposed designations would allow that with conditional use approvals, land divisions, and extensions of public water and sewer facilities as required under the UGA.

The current and proposed designations both allow (either as permitted or conditional uses) the following non-household living uses:

Residential care, nursing care, nonprofit shelters, drug stores and pharmacies, some types of offices, recreational and community services, parks and open space, outpatient medical services and laboratories, day care, education, governmental services, social services, emergency services, some types of warehousing and distribution facilities, aviation facilities, some types of waste-related facilities, some types of agriculture, forestry, and wildlife rehabilitation facilities.

The additional non-household living uses allowed under the proposed designations include the following conditional uses:

Room and board serving up to 75 persons, long-term commercial lodging, non-profit shelters serving up to 75 persons, nightclubs within 200 feet of a residential zone, firearms wholesalers, wood products and timber wholesalers, drinking water treatment facilities, power generation facilities, solid waste transfer

facilities, petroleum and natural gas production, indoor marijuana production, animal shelters, boarding kennels, animal training facilities.

The additional non-household living uses allowed under the proposed designations include the following permitted uses:

Eating and drinking establishments, retail sales, personal services, postal services and retail financial services, offices, audio/visual media production, laboratory research and testing, motor vehicle and manufactured dwelling and trailer sales, motor vehicle services, commercial parking, park-and-ride facilities, taxicabs and car services, heavy vehicle and trailer sales, heavy vehicle and trailer service and storage, commercial entertainment-indoor, commercial entertainment-outdoor, major event entertainment other than race tracks, nonprofit membership assembly, religious assembly, governmental maintenance services and construction, military installations, funeral and cremation services, general repair services, building and grounds services and construction contracting, cleaning plants, industrial services, general wholesaling, some types of heavy wholesaling, warehousing and distribution, self-service storage, some types of general manufacturing, printing, data center facilities, fuel dealers, recycling depots, agriculture and forestry services, animal services.

Any proposed development would be subject to the trip cap on the property. The Planning Commission could consider prohibiting certain uses to limit impacts other than traffic on the subject property and adjacent properties.

While Joseph Street SE abutting the subject property is inside the city limits, the westerly 850 feet of the Joseph Street SE frontage is located inside the UGB, and the remainder of the frontage is outside of the UGB. Street improvements along Joseph Street will vary based on the location of driveway approaches serving the development. If no access is taken from Joseph Street, then improvements will be limited to the portion of Joseph located within the UGB. If access is taken from Joseph Street, then improvements along the portion outside the UGB shall be limited to a pavement widening to 30 feet total width. This modification will ensure that Joseph Street outside the UGB will retain its rural character, but also provide safe access for vehicular and non-vehicular traffic in the area.

Chapter 804.025(a) would require a Class 2 driveway approach permit for a use on the subject property other than single family or two family. The Class 2 driveway approach criteria require, in part, that: the number of driveway approaches onto an arterial are minimized; the proposed driveway approach, where possible, shall be shared with an adjacent property or take access from the lowest classification of street abutting the property; the proposed driveway approach does not result in significant adverse impacts to the vicinity; the driveway approach minimizes impact to the functionality of adjacent streets and intersections; and the proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets. For the subject property, the criteria would generally require access from the local street, Joseph Street SE, rather than Aumsville

Highway SE, the minor arterial. Constructing a driveway on Joseph Street SE, even on the portion within the city limits and UGB, would create additional traffic on the section of Joseph Street SE that is outside the UGB and not developed to support urban uses. Therefore, staff recommends the following conditions:

Condition 4: No driveways shall be allowed from the subject property onto the section of Joseph Street SE that is inside the Urban Growth Boundary unless a variance is obtained from this condition.

Condition 5: No driveways shall be allowed from the subject property onto the section of Joseph Street SE that is outside the Urban Growth Boundary.

- (b) SRC 265.005(e)(1)(D) requires that the applicant demonstrate the zone change complies with the applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development. As stated previously, the application is not consistent with Goal 1, Goal 5, or Goal 12.

Staff response: Please see the staff response for each Goal in the findings for the Comprehensive Plan Amendment above.

- (c) SRC 265.005(e)(1)(F) requires that the applicant demonstrate that the zone change does not significantly affect a transportation facility, or if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change. The applicant provided a TPR Analysis prepared by Karl Birky. As the applicant has not proposed a use for the property, Mr. Birky compared several potential uses for the subject property under both the current and proposed zoning. The TPR analysis shows that the proposed zone change has the potential to add 160 trips to the transportation facilities surrounding the property. However, given that there is no proposed use for the subject property, it is impossible to know what the true impact a zone change might have on the surrounding transportation facilities. The Joseph Street neighbors are keenly aware that the existing transportation facilities in the area are already overtaxed. The nearby intersection of Joseph Street SE and Aumsville Highway is dangerous when there is minimal traffic present. Additionally, there are several families with young children in the area and countless residents that use the facilities in the area for recreational uses including walking, running, and bike riding. Adding even the minimum 160 trips to the vicinity will impact the existing residents' ability to safely use the existing transportation facilities.

The application fails to properly consider traffic impacts to all of Joseph Street. The TPR incorrectly derives a reasonable worst-case trip generation of 5,948 ADT for the existing zoning. It is nearly impossible much less reasonable to expect a 100,000 square foot medical office to fit the site given the needed improvements, streets on both sides, slopes which nearly reach landslide designation and an existing high voltage power line easement dissecting the property. The realistic worst case carried forward in a proposed condition of approval fails to properly address traffic impacts. The use of

upper Joseph to access Highway 22 has not been studied much less protected from increased traffic and the pollution it causes. There has been a significant increase in traffic, traffic noise and other pollution because of the development district. A TPR letter is far from ensuring our street remains safe and unimpacted by the development. A letter with faulty assumptions is insufficient to demonstrate compliance.

The lack of a direct connection to Highway 22 from the Mill Creek Corporate Center has led to the unintentional consequences of turning a rural road into a minor highway. The design of our rural driveways is not compatible with thousands of vehicles and the new truck/commercial traffic traveling at highway speeds. The proposed action could allow uses that may cause additional safety concerns. Wide or heavy loads, chemical or other industrial components, unsavory industry is all possible with a change.

Staff response: The determination of significant impact is based upon a comparison of potential trip generation from uses allowed under the current designations and uses allowed under the proposed designations; it is not based upon a comparison of trips generated from the current use -- undeveloped land -- to trips generated from potential uses under the proposed designations. The applicant is not required to specify the uses or provide a development plan for this application for land use designations, and the City is not required to impose conditions that will mitigate any potential effect development may have on transportation facilities.

The applicant submitted an analysis in consideration of the requirements of the Transportation Planning Rule (TPR) (OAR 660-012-0060). In order for the City to make a finding of "no significant effect," either the City places a trip cap that limits the amount of traffic to the volumes allowed under the current land use designation, or the applicant provides traffic analysis that shows any additional traffic (beyond the amount allowed by the current designation) on the transportation system does not have a significant effect. The applicant's traffic engineer did not provide supplemental traffic analysis that shows the additional 160 trips under the proposed designations is not significant. Therefore, Public Works staff evaluated the TPR analysis and recommended the condition that limits the total number of vehicle trips to the reasonable worst case of 5,948 trips in the original comprehensive plan and zoning designation.

- (d) SRC 265.005(e)(1)(G) requires that the applicant demonstrate that the property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone. As demonstrated above, the subject property is not currently served or capable of being served by public facilities at this time.

Staff response: The applicant has submitted an application for an Urban Growth Preliminary Declaration, and the Public Works recommendations and conditions demonstrate how the property can be served with the necessary public facilities and services. The applicant is not required to submit engineering plans with this application. The applicant or other future developer will be responsible for complying with the conditions and constructing the required facilities in order to develop the property.

- (e) SRC 265.005(e)(2) states, the greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied. The applicant has not provided a proposed or anticipated use for the subject property. The applicant's statement states that the application is for "uses permitted in the IC zone." Without providing a specified use for the subject property, the city is unable to accurately determine the impact that the proposed development will have on the vicinity. The land use process is designed to provide for flexibility while maintaining a systematic, long term development pattern that meet the needs and goals of the local community and the state. Without providing detail as to the proposed development of the subject property, the applicant is not able to demonstrate the need for the change and is therefore unable to carry its burden that the criteria are satisfied.

Staff response: A specific use and development plan are not required for the comprehensive plan change and zone change application. The staff analysis is based on an evaluation of the potential uses in the proposed zone.

4. Urban Growth Preliminary Declaration

SRC 200.025(c) requires that the applicant provide the proposed or anticipated use. The applicant has failed to provide an anticipated or proposed use. Without knowing the proposed use of the subject property, the City is unable to make an accurate determination regarding the impact of the proposed development and is therefore unable to determine the applicable infrastructure necessary to provide services. As the applicant is also submitting a zone change application and a comprehensive plan amendment, the applicant's failure to provide a proposed use suggests that the applicant either does not have a proposed use for the development, indicating that they fail to show the need to change either the comprehensive plan designation or the zoning for the property, or, in the alternative, the applicant is intentionally attempting to obfuscate the planned development thereby insulating the project from heightened scrutiny and denying the Joseph Street neighbors the opportunity to object based on the full weight of the proposed change. The former shows that the applicant fails to meet its burden and the latter is expressly contrary to Statewide Goal 1 which aims to provide affected parties with the opportunity to object to development plans that impact their community.

Staff response: The applicant stated that the proposed use is "uses permitted in the IC zone." While this is not specific, staff was able to determine the linking and boundary facilities that would be required for the uses that would be allowed in the IC zone.

5. Other Comments Not Addressing Specific Criteria

- (a) Development of this property would create conflict with farm uses on adjoining exclusive farm use (EFU) properties. Neighbors may have concerns about farm practices including application of lime, pesticides, herbicides, burning, propane cannons, etc. Marion County recently denied a conditional use and stated that "Non-farm dwellings generally create conflicts with accepted agricultural practices....The EFU zone is intended to be a farm zone...."

Staff response: The subject property abuts property zoned Acreage Residential and is across Joseph Street SE from properties zoned Special Agriculture. Under the proposed zoning, the minimum required landscaped setbacks would be 5 feet from the right-of-way on Joseph Street SE, planted with one plant unit per 20 square feet, and 30 feet from the abutting Acreage Residential zone, planted with one plant unit per 20 square feet and screened with a minimum 6-foot-tall sight-obscuring fence or wall. To reduce possible conflicts regarding agricultural practices on nearby properties, staff recommends increasing the landscaped setback on the Joseph Street side of the property through the following condition of approval:

Condition 6: The minimum setback from the Joseph Street SE right-of-way shall be 30 feet, landscaped with a minimum of one plant unit per 20 square feet.

- (b) Development of the property with apartments or commercial buildings would reduce property values on neighboring properties.

Staff response: The criteria for approval do not require evaluation of possible reduction of property value on nearby properties.

- (c) Development of the property could result in the neighboring properties being annexed into the city or forced to connect to city water/sewer, and increased taxes will create a financial burden.

Staff response: The properties in the Joseph Street neighborhood are outside of the Urban Growth Boundary and cannot be annexed or forced to connect to city water or sewer.

- (d) Traffic in the area has increased and vehicles exceed the speed limit, creating hazards for drivers, pedestrians, and bicyclists. Dense development on the subject property would make activities unsafe for children. There are no sidewalks on either portion of Joseph Street SE and many blind spots on the hills and corners.

Staff response: With the proposed conditions of approval, the requested comprehensive plan change and zone change will not have a significant effect on the existing transportation system beyond what the current land use designations would allow. The conditions of approval require right-of-way dedication and improvements on Aumsville Highway SE that will include a bike lane and sidewalk. The recommended conditions of approval require access from Aumsville Highway SE unless a variance is granted in the future. If access is allowed from Joseph Street SE, the conditions require street improvements including sidewalks on the portion of the street that is in the city limits.

- (e) Development on the property could increase vandalism and crime.

Staff response: The criteria for approval do not require evaluation of possible increases in crime rate.

- (f) The land is not suited for residential development. The land is rocky and steep. Developing the property would require major excavation and significant dynamite use. The best use of the land is for goat grazing and should be zoned as such.

Staff response: Keeping of livestock such as goats is not a permitted use under the current land use designations or the proposed land use designations.

- (g) The widening of Joseph Street SE and soil compaction could be fatal to large existing trees on neighboring properties on Joseph Street SE.

Staff response: The recommended conditions of approval would require a linking street improvement on the subject property's frontage on Joseph Street SE that is outside the Urban Growth Boundary only if a driveway is approved on the section of Joseph Street SE inside the Urban Growth Boundary through a variance.

REVISED FINDINGS RELATED TO JOSEPH STREET SE

Existing Conditions

Infrastructure

Streets: Aumsville Highway SE abuts the southern boundary of the subject property and is designated as a Minor Arterial in the Salem Transportation System Plan (TSP). The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

The abutting portion of Aumsville Highway SE ~~has an approximate 48-foot improvement for approximately 350 feet from the intersection with Joseph Street SE prior to tapering to a 20-foot turnpike improvement within a 64-foot-wide right-of-way for approximately 1,200 feet until an elevation of approximately 390, then the right-of-way reduces to 60-foot-wide abutting the subject property.~~ has a 20- to 48-foot-wide improvement within a 60- to 64-foot-wide right-of-way.

Joseph Street SE abuts the northern boundary of the subject property, and is designated as a Local street in the Salem Transportation System Plan (TSP). ~~Approximately 1,130 feet of it is under the jurisdiction of Marion County.~~ The westerly 850 feet of the street frontage is located within the Urban Growth Boundary with a standard of a 30-foot-wide improvement within a 60-foot-wide right-of-way. ~~The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.~~ The easterly portion of the street frontage is located outside the Urban Growth Boundary.

The abutting portion of Joseph Street SE currently has a varying width improvement with approximately 215 feet of 34-foot-wide improvement

prior to tapering to a 20-foot turnpike improvement within a 60-foot-wide right-of-way abutting the subject property.

Approval Criteria for Urban Growth Preliminary Declaration

SRC 200.055 – Standards for Street Improvements

Staff Finding: SRC 200.055 requires the proposed development to be linked by construction of and improvements to public streets which shall extend from the development to an adequate street or streets by the shortest pre-planned routes available. An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

~~No linking street improvements are required at this time because the subject property is adjacent to an adequate linking street. However, Boundary street improvements are required along Aumsville Highway SE and Joseph Street SE in order to meet the minimum street improvement requirements of SRC 200.055 and SRC 803.040.~~

Aumsville Highway SE adjacent to the subject property is an adequate linking street. Joseph Street SE does not meet linking street standards.

Boundary street improvements and right-of-way dedication are required along the entire frontage of Aumsville Highway SE to Minor Arterial standards. Additional pavement width may be required to provide a left-turn lane at each driveway approach proposed along Aumsville Highway.

Along the portion of frontage where Joseph Street SE is located within the Urban Growth Boundary, the applicant shall be required to convey land for dedication to equal a half-width right-of-way of 30 feet

Because a portion of Joseph Street SE abutting the subject property is located outside the Urban Growth Boundary, the scope of street improvements will vary depending on the location of driveway approaches serving the proposed development as follows:

- 1) If a driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development, then the applicant shall be required to dedicate right-of-way and construct Boundary street improvements to Local street standards along the entire frontage of Joseph Street SE. However, along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary, the applicant shall be required to construct only a 30-foot-wide linking street improvement.
- 2) If no driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development and access is provided exclusively from Aumsville Highway SE, then the applicant shall only be required to construct Boundary street improvements along the portion of frontage where Joseph Street SE is located

inside the Urban Growth Boundary. Because the transportation impacts to Joseph Street SE are limited in this scenario, the applicant has the option of paying a temporary access fee of \$85,000 pursuant to SRC 200.080 in lieu of constructing the Joseph Street SE improvements based on the following findings:

- a. Neither the City nor Marion County has planned to construct street improvements along Joseph Street SE in the vicinity of the subject property.
- b. Options for urbanizing Joseph Street SE outside the Urban Growth Boundary are limited.
- c. The proportional impacts of the proposed development are better mitigated by providing additional funding for improvements to the intersection of Deer Park Drive SE and Aumsville Highway SE rather than along Joseph Street SE abutting the subject property
- d. The temporary access fee is based on proportional share of 100 dollars per foot of Local street improvements along Joseph Street SE multiplied by 850 feet of Joseph Street SE frontage inside the Urban Growth Boundary, or 85,000 dollars total. The temporary access fee will be used to make improvements in or near the Deer Park Drive SE/Aumsville Highway SE intersection.

RECOMMENDATION:

APPROVE Comprehensive Plan Map Change, Zone Change, and Urban Growth Preliminary Declaration Case No. 18-04, subject to the following amended conditions:

COMPREHENSIVE PLAN MAP CHANGE AND ZONE CHANGE

- Condition 1:** Prior to development, the applicant shall submit a map and inventory of all trees 10 inches or greater in diameter.
- Condition 2:** Removal of significant trees from the subject property shall require either a tree removal permit documenting that the trees are hazardous or a tree variance.
- Condition 3:** The landscaped setbacks from the Joseph Street SE right-of-way and property line abutting the Acreage Residential zone shall be designed to maximize retention of existing trees and non-nuisance vegetation.
- Condition 4:** No driveways shall be allowed from the subject property onto the section of Joseph Street SE that is inside the Urban Growth Boundary unless a variance is obtained from this condition.
- Condition 5:** No driveways shall be allowed from the subject property onto the section of Joseph Street SE that is outside the Urban Growth Boundary.

Condition 4 6: Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

Condition 7: The minimum setback from the Joseph Street SE right-of-way shall be 30 feet, landscaped with a minimum of one plant unit per 20 square feet.

URBAN GROWTH PRELIMINARY DECLARATION

Condition 2 8: Convey land for dedication to equal a half-width right-of-way of 36 feet along on the development side entire frontage of Aumsville Highway SE.

Condition 3 9: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Joseph Street SE along the portion of frontage where Joseph Street SE is located within the Urban Growth Boundary.

Condition 4 10: Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side. Additional pavement width shall be required as set forth in the Public Works Design Standards (PWDS) to provide a left-turn lane at each driveway approach proposed along Aumsville Highway SE.

Condition 5 11: Along the entire frontage of Joseph Street SE, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12 feet wide on the opposite side. If a driveway approach is constructed along Joseph Street to provide vehicular access to the proposed development:

- a. Convey land for dedication to equal a half-width right-of-way of 30 feet along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary.
- b. Along the portion of frontage where Joseph Street SE is located inside the Urban Growth Boundary, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12-foot-wide on the opposite side:
- c. Along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary, construct a 30-foot-wide linking street improvement.

Condition 12: If no driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development and access is provided exclusively from Aumsville Highway, either:

- a. Along the portion of frontage where Joseph Street SE is located inside

the Urban Growth Boundary, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12-foot-wide on the opposite side; or

- b. Pay a temporary access fee of \$85,000 pursuant to SRC 200.080.

Condition 6 13: Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Condition 7 14: Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
- b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
- c. Construct S-2 main(s) from the pump station to the subject property; and
- d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to Public Works Design Standard.

Condition 8 15: As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:

- a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
- b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

Alternatives:

Modify the conditions of approval.

Deny the Application.

Attachments: A. Testimony Submitted by Mark Shipman
 B. Testimony Submitted by Neighboring Property Owners
 C. Revised Public Works Recommendations

Prepared by Pamela Cole, Planner II

June 19, 2018

VIA ELECTRONIC MAIL: PCole@cityofsalem.net

Original to follow via hand delivery



Rich Fry, President
 Planning Commission
 City of Salem
 555 Liberty Street SE | Room 305
 Salem, Oregon 97301

RE: Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE
 18-106238 ZO and 18-106836 ZO
Our File No: 29100

Mr. Fry:

Our office represents a group of neighbors (the "**Joseph Street Neighbors**") that live in the immediate vicinity of the property designated by the Marion County Tax Assessor's Map No. 08-2W-08 as Tax Lot 110 and commonly known as 4195 Aumsville Highway SE (the "**Subject Property**"). The Joseph Street Neighbors are strongly opposed to the Comprehensive Plan Change/Zone Change/UGA Application (the "**Application**") submitted on behalf of Cascade Legacy Properties, LLC, an Oregon limited liability company (the "**Applicant**"). After a review of the Application, the Joseph Street Neighbors believe that the Application fails to meet the mandatory approval criteria, as outlined in detail below.

I. Land Use Applications

Land Use Applications are subject to the mandatory approval criteria set forth in Section 300.210 of the Salem Revised Code (the "**Code**"). The applicable approval criteria has been excerpted below in bold and italics, followed by the Joseph Street Neighbor's response outlining Applicant's failure to satisfy the that criteria.

Sec. 300.210. - Application submittal.

(a) Land use applications shall be submitted on forms prescribed by the Planning Administrator. A land use application shall not be accepted in partial submittals. All of the following must be submitted to initiate completeness review under SRC 300.220. All information supplied on the application form and accompanying the application shall be complete and correct as to the applicable facts.

(5) A statement as to whether any City-recognized neighborhood associations whose boundaries include, or are adjacent to, the subject property were contacted in advance of

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filing the application and, if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact and who it was with (e.g., phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

The applicable neighborhood association is the Southeast Mill Creek Association (SEMCA). Applicant has not made an attempt to reach out to SEMCA or to the Joseph Street Neighbors regarding the Proposed Development. Prior to the sale of the Subject Property to the Applicant the Joseph Street Neighbors voiced opposition to high density development of the Subject Property, we believe the Applicant was made aware of these objections. It appears that the Applicant is avoiding interacting with the Joseph Street Neighbors due to this voiced opposition, contrary to Statewide Planning Goal 1.

(6) A statement as to whether the Salem-Keizer Transit District was contacted in advance of filing the application; and if so, a summary of the contact. The summary shall include the date when contact was made, the form of the contact, who it was with, and the result;

There is no indication that the Applicant has made any attempts to contact the Salem Keizer Transit District. Currently there is no bus service provided to the Subject Property; the closest bus stop is approximately eight miles away. Applicant does not adequately address the need for alternative modes of transportation that would allow for the safe and efficient movement of people to and from the Subject Property. As discussed in detail below, Statewide Planning Goal 12 requires that amendments to comprehensive plans and land use regulations encourage the use of alternative transportation to minimize car travel. Applicant has failed to provide any evidence that this aspect of Goal 12 has been addressed.

II. Comprehensive Plan Amendment

Comprehensive Plan Amendments are subject to the mandatory approval criteria set forth in Section 64.025 of the Code. The applicable approval criteria has been excerpted below in bold and italics, followed by the Joseph Street Neighbor's response outlining Applicant's failure to satisfy the criteria.

Sec. 64.025. - Plan map amendments.

(e) Criteria.

(2) Minor plan map amendment. The greater the impact of the proposed minor plan map amendment, the greater the burden on an applicant to demonstrate that the criteria are satisfied. A minor plan map amendment may be made if it complies with the following:

(A) The minor plan map amendment is justified based on the existence of one of the following:

(i) Alteration in circumstances. Social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate.

There has not been an alteration of the social, economic, or demographic patterns in the vicinity as to render the current designations inappropriate. Applicant has not provided any justification for the

development of the Subject Property under the proposed designation. The proposed development is out of sequence and development of a higher intensity use on the Subject Property would result in a substantial change in the social, economic, or demographic patterns of the vicinity. The burden is on the Applicant to show that this criterion has been satisfied.

Nonetheless, City Staff suggests that the change in designation is warranted due to the sale of the Subject Property by Corban University ("**Corban**") to Applicant. The City suggests that this change in ownership indicates that the circumstances in the vicinity have shifted and that the current designation is no longer appropriate. However, the Subject Property was conveyed to Corban by the Department of Corrections ("**DOC**") with the intent that Corban would hold the Subject Property for use as open space and recreational facilities as the Subject Property is an integral part of the DOC's "soft perimeter." Corban's sale to Applicant was in direct opposition to the intent of the parties and the proposed development of the Subject Property under the proposed designation will create additional difficulties for DOC as well as adversely impacting the Joseph Street Neighbors by creating the substantial change that the Land Use process is intended to avoid. Suggesting that the change in ownership of a property creates or indicates a change in circumstance would allow any property speculator to change the zoning and designation of a property to an inappropriate use based solely on the nature of the individual or entity purchasing the property.

(ii) Equally or better suited designation. A demonstration that the proposed designation is equally or better suited for the property than the existing designation.

Applicant states that the proposed designation is equally or better suited because it provides flexibility and marketability for the development of the parcel. The desire for flexibility and marketability does not demonstrate a need for the proposed change. Both City Staff and the Applicant point to the fact that the Subject Property has yet to be developed under its current designation and that this factor is an indication that greater flexibility is needed for the development of the Subject Property. However, the Subject Property has been purposefully maintained in its current state as open space and to provide a soft perimeter for the DOC. The Subject Property was partitioned in 2012 and conveyed to Corban with the intention that it remain as open space, suitable for recreational purposes and maintenance of the endangered Oak Savanna. This use is appropriate under the existing designation and by failing to provide a proposed use for the Subject Property, under the new designation, it is not possible to determine if the proposed use is equally or better suited than the existing use of the Subject Property.

Staff also points to the Regional Economic Analysis Report of May 2011 ("**EOC**"), stating that the proposed designation converts underutilized land to an available tract for needed commercial development or needed housing, depending on the ultimate development of the Subject Property. However, Applicant has not demonstrated that it plans to develop the Subject Property under these permitted uses. Staff also indicates in its statement that there is an anticipated need for health services in the future as determined by the EOC. While approving the designation change to public health, this will decrease the inventory of land necessary for the identified need for public health services without any indication that the Subject Property will be used for one of Staff's identified uses. Staff also acknowledges in its findings that there is currently a surplus of industrial land in the City of Salem,

making the argument that change to the proposed designation is necessary to address existing deficits that are highly questionable without a concrete proposal for the Subject Property in order to justify that the proposed change in the Comprehensive Plan and zoning of the property is equal or better suited. Again, it is the Applicant's burden of proof, and not City Staff, to show how the Application meets the applicable mandatory approval criteria in all cases. In this case, it is a higher burden based on the impact to the surrounding area. This criterion has not been satisfied, and therefore this application must be denied.

(B) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed plan map designation;

The Subject Property is not currently served by the necessary public facilities to serve the uses allowed by the proposed designation. The nearest sewer main available for connection is located within Aumsville Highway SE, approximately 3,500 feet from the Subject Property. The Subject Property requires connection to a T or T+ water main and there are no public water mains currently available to serve the proposed development. The closest available T+ water main is located within Turner Road, a minimum of approximately one and a quarter (1 ¼) miles from the Subject Property. There is not an existing park in the area to serve the proposed development, requiring an amendment to the Parks System Master Plan to establish a neighborhood park to service the Subject Property. The lack of available public services demonstrate that the Subject Property is not currently capable of supporting uses under the proposed designation and the remote nature of the Subject Property from the existing public facilities shows that it is not feasible to develop the Subject Property to the appropriate service level at this time.

More Importantly, the Applicant has provided no evidence to show that the Subject Property is capable of being served with public facilities necessary to support the uses allowed by the proposed comprehensive plan and zone change. As such, this criterion has not been satisfied and this application must be denied.

(C) The proposed plan map designation provides for the logical urbanization of land;

As demonstrated by the lack of public services and the current uses in the vicinity, the proposed development of the Subject Property for any use beyond large acreage residential is out of sequence. The Subject Property is surrounded by large acreage residential properties as well as Corban and the DOC. The current use is decidedly rural in nature as demonstrated by the attached photographs of the area. This is further emphasized by the fact that public facilities are not available for the Subject Property, as discussed in detail above. Developing the Subject Property out of sequence is not a logical urbanization of land.

(D) The proposed land use designation is consistent with the Salem Area Comprehensive Plan and applicable statewide planning goals and administrative rules adopted by the Department of Land Conservation and Development; and

Goal 1: Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

A member of the Joseph Street Neighbors reached out to the Land Use Chair of SEMCA to determine if they had discussed the Application. The Land Use Chair indicated that they did not have enough information regarding the proposed development to comment on the Application. Applicant had not made an effort to reach out to SEMCA or to the neighboring property owners regarding this Application or the proposed use of the Subject Property.

Several members of the Joseph Street Neighbors reached out to the Applicant to determine what the proposed use of the Subject Property would be under the Application. The Applicant was again vague and non-committal as to the nature of the proposed use. The purpose of Goal 1 is to allow citizens the opportunity to engage in the Land Use process, however, without a clear picture of what is being proposed for the ultimate use of the Subject Property there cannot be meaningful engagement by citizens in the process. This Application is not consistent with Goal 1.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources. To protect natural resources and conserve scenic and historic areas and open spaces.

Applicant has failed to meaningfully address the stated statewide goal designed for the preservation of natural resources and conservation of scenic and historic areas and open spaces. A substantial portion of the Subject Property is covered by White Oak Savanna. The State of Oregon and the City of Salem have recognized that the White Oak is a protected tree and that the Oak Savanna is home to a variety of threatened and endangered species. The offer of a tree preservation plan at the building permit stage is insufficient to address the preservation of these protected natural resources. Recognizing the sensitive nature of this parcel, DOC had designated and preserved the Subject Property as open space, making up part of its soft perimeter. In 2012, when the Subject Property was conveyed to Corban, it was the intent of the parties that the Subject Property remain a designated open space, to be use for recreation by members of Corban. The conveyance of the Subject Property to Applicant went against the intent of the parties to maintain the natural resources present on site. Both Staff and Applicant's statements regarding the inability to develop the Subject Property under the current designation ignores the historical use of the Subject Property as dedicated open space. This Application is not consistent with Goal 5.

Goal 12: Transportation. To provide and encourage a safe, convenient and economic transportation system.

Applicant and Staff argue that the proposed use will not have a significant effect on the transportation system as Staff has proposed a Condition of Approval that would place a trip cap on the Subject Property. Under the trip cap, future development of the Subject Property could not create an impact beyond what would be permitted under the existing designation and zoning. However, Applicant has failed to satisfy the requirements of the Transportation Planning Rule ("**TPR**") and Staff's proposal of a Condition of Approval does not excuse Applicant from the requirements set forth by the TPR. First, since the Applicant has not proposed a use for the Subject Property it is not possible at this time to determine whether the use of the Subject Property will significantly affect the transportation facilities. By applying

the proposed trip cap, Staff has determined that the future development of the Subject Property could potentially have a significant effect on the surrounding transportation facilities.

This determination that the potential development may have a significant effect indicates that in order for this Application to comply with the TPR the City should limit not only the potential trips generated by any future development, but should also designate the potential uses, designations, and design requirements in a way that will mitigate any potential effect development may have on the transportation facilities. Failure to provide sufficient detail regarding the proposed development makes such findings more difficult; however, failure to make such determinations at this stage means that the Application cannot satisfy the TPR. Therefore, this Application is not consistent with Goal 12.

This Application is inconsistent with Statewide Planning Goals 1, 5, and 12, this criterion is not satisfied, and therefore this application must be denied.

(E) The amendment is in the public interest and would be of general benefit.

There is no indication in the Applicant's narrative statement that a change in the comprehensive plan designation for the Subject Property would benefit anyone other than the Developer. As the Applicant has provided no proposed use for the Subject Property it is impossible for the Applicant to argue that the change is necessary or that it provides a general benefit to the City of Salem at large.

In fact, there is evidence that this change would be detrimental to the public at large by impacting not only the health and safety of the Joseph Street Neighbors but creating potential hazards for the DOC by encroaching on the existing "soft perimeter" that the DOC has attempted to maintain surrounding its facility. As such, Applicant has failed to provide evidence to show that this criterion can be satisfied.

III. Zone Change

Zone Change Applications are subject to the mandatory approval criteria set forth in Section 265.005 of the Code. The applicable approval criteria has been excerpted below in bold and italics, followed by the Joseph Street Neighbor's response outlining Applicant's failure to satisfy that criteria.

Sec. 265.005. - Quasi-judicial zone changes.

(e) Criteria.

(1) A quasi-judicial zone change shall be granted if all of the following criteria are met:

(A) The zone change is justified based on the existence of one or more of the following:

- (iii) A demonstration that the proposed zone is equally or better suited for the property than the existing zone. A proposed zone is equally or better suited for the property than an existing zone if the physical characteristics of the property are appropriate for the proposed zone and the uses allowed by the proposed zone are logical with the surrounding land uses.***

Both Applicant and Staff note that the Subject Property is steeply slopped, making development of the Subject Property subject to geological surveying. This, along with the close proximity of the Subject Property to the Joseph Street residential area, is likely part of the reason that the Subject Property has historically been used as a buffer between the existing residential properties and the DOC. As such, the development of the Subject Property as high density residential or intense commercial use is inappropriate at this location. Thus, the proposed zone change is not equally or better suited but would represent a drastic and illogical shift in the development of the vicinity.

Staff suggests that the proposed zone change is a logical extension of nearby development. However, the majority of the vicinity is rural residential, Corban property, and property belonging to the DOC. There is no industrial development in the area other than the Home Depot and Amazon Distribution centers on Turner Road. Staff points to these distribution centers as justification for allowing this out-of-sequence development by asserting that the development of these facilities necessitate greater commercial and residential development in the area. However, in addition to the fact that Applicant has failed to demonstrate that this type of development is contemplated, there are several vacant properties as well as countless residential and commercial properties further along Turner Road and Lancaster Drive that have recently developed to or may be developed in the future to meet the needs of these facilities.

Staff also suggests that development of the Subject Property will provide better vehicular access for abutting properties, however, the staff report also notes that access to the Subject Property will need to come from Joseph Street SE, as the lowest classification of street in the area. Due to the mandatory distance from the intersection necessary for driveways, this will place the proposed driveway fairly close to the neighboring residential properties, creating potential queuing along Joseph Street SE for those individuals trying to access their homes. As Applicant has not provided a proposed use for the Subject Property, there is no way to accurately determine what the ultimate impact of the development will be on the surrounding residential properties.

(D) The zone change complies with applicable statewide planning goals and applicable administrative rules adopted by the Department of Land Conservation and Development.

Goal 1: Citizen Involvement. To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

As stated previously, Applicant has failed to reach out to the impacted neighborhood association or any of the neighboring property owners. This Application is not consistent with Goal 1.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources. To protect natural resources and conserve scenic and historic areas and open spaces.

As stated previously, Applicant has failed to meaningfully address the stated statewide goal designed for the preservation of natural resources and conservation of scenic and historic areas and open spaces. This Application is not consistent with Goal 5.

Goal 12: Transportation. To provide and encourage a safe, convenient and economic transportation system.

As stated previously, Applicant has failed to adequately address the impact of the proposed use on the transportation facilities in the area. This Application is not consistent with Goal 12.

As this Application is inconsistent with Statewide Planning Goals 1,5, and 12, this criterion is not satisfied.

(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Applicant provided the City with a TPR Analysis prepared by Karl Birky (the “TPR Analysis”). As Applicant has not proposed a use for the Subject Property, Mr. Birky compared several potential uses for the Subject Property under both the current and proposed zoning. The TPR Analysis shows that the proposed zone change has the potential to add 160 trips to the transportation facilities surrounding the Subject Property. However, given that there is no proposed use for the Subject Property, it is impossible to know what the true impact a zone change might have on the surrounding transportation facilities.

The Joseph Street Neighbors are keenly aware that the existing transportation facilities in the area are already over taxed. The nearby intersection of Joseph Street SE and Aumsville Highway is dangerous when there is minimal traffic present. Additionally, there are several families with young children in the area and countless residents that use the facilities in the area for recreational uses including walking, running, and bike riding. Adding even the minimum 160 trips to the vicinity will impact the existing resident’s ability to safely use the existing transportation facilities.

(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

As demonstrated above, the Subject Property is not currently served or capable of being served by public facilities at this time.

(2) The greater the impact of the proposed zone change on the area, the greater the burden on the applicant to demonstrate that the criteria are satisfied.

Applicant has not provided a proposed or anticipated use for the Subject Property. Applicant’s narrative statement states that the Application is for “uses permitted in the IC zone.” Without providing a specified use for the Subject Property the City is unable to accurately determine the impact that the proposed development will have on the vicinity. The Land Use process is designed to provide for flexibility while maintaining a systematic, long term development pattern that meets the needs and the goals of the local community and the State. Without providing detail as to the proposed development of the Subject Property, Applicant is not able to demonstrate the need for the change and is therefore unable to carry its burden that the criteria are satisfied.

IV. Urban Growth Preliminary Declaration and Amendment

Urban Growth Preliminary Declaration Applications are subject to the mandatory approval criteria set forth in Sections 200.025 and 200.030 of the Code. The applicable approval criteria has been excerpted below in bold and italics, followed by the Joseph Street Neighbor's response outlining Applicant's failure to satisfy that criteria.

Sec. 200.025. - Urban Growth Preliminary Declaration.

(c) Submittal requirements. In addition to the submittal requirements for a Type II application under SRC chapter 300, an application for an Urban Growth Preliminary Declaration shall contain the following:

(3) The proposed or anticipated use;

As stated above, Applicant has failed to provide an anticipated or proposed use. Without knowing the proposed use of the Subject Property, the City is unable to make an accurate determination regarding the impact of the proposed development and is therefore unable to determine the applicable infrastructure necessary to provide services. As the Applicant is also submitting a zone change application and a comprehensive plan amendment, Applicant's failure to provide a proposed use suggests that Applicant either does not have a proposed use for the development, indicating that they fail to show the need to change either the comprehensive plan designation or the zoning for the Property, or, in the alternative, the Applicant is intentionally attempting to obfuscate the planned development thereby insulating the project from heightened scrutiny and denying the Joseph Street Neighbors the opportunity to object based on the fully weight of the proposed change. The former shows that Applicant fails to meet its burden and the latter is expressly contrary to Statewide Goal 1 which aims to provide affected parties with the opportunity to object to development plans that impact their community.

Applicant has failed to establish that the change in designation and zoning are necessary and has not demonstrated that the Application meets the mandatory approval criteria. As such, the Joseph Street Neighbors respectfully request that the Planning Commission deny the Application.

Sincerely,



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

MDS/MYG:hst
cc: Client



HERITAGE

seedlings, inc.

Unusual Deciduous Species

18 June 2018

To: City Planning Staff; Attn: Pamela Cole
555 Liberty Street SE
Room 305
Salem, OR 97301

CPC-ZC-UGA18-04

Ms. Cole and staff:

Jolly, my wife, and I operate a wholesale nursery tree nursery www.heritageseedlings.com. Our farms are located east of Salem and also 5 miles east of Stayton along Hwy. 22. We started our business in 1982 from scratch, and employ about 70 year round, including management staff whose average tenure with us exceeds 14 years. Our crop diversity includes nursery stock, hazelnuts, and a wholesale wildflower seed endeavor that is a great resource for private landowners, non-profits and agencies. For example, we collaborate with the Department of Corrections on habitat restoration on their property that adjoins our 100 acre farm on the lower end of Joseph Street. Our wildflower seed business has been based for 15 years on this EFU-zoned acreage that also adjoins the 15 acres which is up for your re-zoning approval, case number above.

Jolly and I urge you to reject this application:

1. It would create inevitable conflict with our adjoining exclusive farm use (EFU) activities on our farm. I can cite specific, real examples, but in a nutshell, if we apply lime to our fields, it creates dust. Neighbors may not understand. They sometimes have real, if uninformed, fears about pesticides or residues. If we burn, apply herbicide to fence rows or weeds, if we use propane cannons to scare away thousands of geese that trample and eat our flower seed or cover crops, it just inevitably results in misunderstanding and potential conflict. Quoting from recent Marion County recommendation to DENY conditional use (CU 17-043-36): *"Non-farm dwellings generally create conflicts with accepted agricultural practices. The EFU zone is intended to be a farm zone consistent with OAR 660, Division 033, and ORS 215,283."* Brief copies of these rules/statutes are attached.
2. It's important to know how we got to this point on the 15 acres up for rezoning. DOC Director Peters sold it in August '12 to Corban University with the implicit understanding that Corban would **USE** this 15 acres and another 80 or so acres to the south, not become property flippers. However, Corban did not approach any neighbors and the realtor failed to consult any neighbors pre-listing. Neighbors have had to reach out, even beg to meet with Corban leadership, the Realtor, and Rasmussen. This is not the "professional standard" by which other developers collaborate with neighbors in other Salem housing/commercial projects. In some sense, we are all developers of some kind. We are farm "developers" in a sense. But any major changes on a farm that might affect neighbors, we'd be the first ones knocking on doors to ask neighbors, *"Tell me about your concerns if we were to do X, Y, or Z."* It is not only good business, it's **the right thing to do**. That moral standard has not been met, not by anyone involved in this ever since it was listed for sale.
3. The 15 acres was included before DOC in the Salem SE Area Plan before DOC sold it to Corban. (<https://www.cityofsalem.net/CityDocuments/salem-comprehensive-plan-map.pdf>) Early in Director Colette Peters' tenure, she and DAS created Rule setting aside the 100+ acres of oak savannah on the eastern rim of the Santiam Minimum Security Prison that adjoins oak savannah acreage on our farm. We're restoring wildlife habitat on our side of our shared fence line and facilitating DOC's energetic efforts to enhance and protect this rare habitat in perpetuity. If you wish more detailed information on



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exactly HOW imperiled this habitat is, consult the Oregon Conservation Strategy:

<http://oregonconservationstrategy.org/strategy-habitat/oak-woodlands/> This 15 acres was included in her Departmental Rule until she deeded it to Corban for their campus needs, assuming they would also "do the right thing" and use it for university facilities or educational purposes (personal communication, Director Peters), especially with their incipient ag program. Now that opportunity has become remote.

4. Now that the vast tract of DOC farmland down on the flat is up in its entirety for development, and we already contend with far more truck and auto traffic on Joseph Street due to Amazon, FedEx etc., the wildlife refuge that it was always listed on the fence labels for many generations is essentially all going or gone. This rare habitat on the rim is all the oak habitat that is left, in addition to what Corban still owns and that of the Mill Creek Corrections facility. If Cascade is granted an essentially unrestricted development privilege on this 15 acres it could include anything from "I may gravel the whole upper area to store our mobile office units; we're out of space down here in our Aumsville plant." (Ken Rasmussen, personal communication during 5/31/18 meeting with 3 Joseph Street neighbors) to, "PH zoning does me no good; the infrastructure costs are too great to develop it minimally." So bottom line, if there are hundreds of new apartments next door, in ADDITION to the enormous impact of thousands of employee trips up and down Aumsville Hwy. (already a hazardous route by any measure) it will press the traffic safety issues over the edge of any reasonable assessment and sacrifice a major chunk of this habitat set aside 6 years ago as protected by DOC and DAS Rule from development.
5. There is no like kind development of multi-family housing anywhere near this site. Nearest is at Cordon and Lancaster, a full mile away. Generally, the progress of development proceeds gradually, not abruptly and in isolated tracts far from like-kind development. (OAR Chapter 660-009-003) As such, this proposal merits rejection on that principle alone, being totally out of character with the rural, single family residential acreage of this Joseph Street, Marion County neighborhood. Does the City promote fragmented development at the cost of community goodwill and support in the surrounding County? This does not foster goodwill between the County and City. This developer "plan" by Cascade lacks any sort of comprehensive plan whatsoever. It is a crap shoot that the City is being asked to sanction, lacking in almost any details, rushed through in hopes of minimal scrutiny. I and several dozen neighbors will challenge this before the City Council and any other jurisdictions that have to approve it. Let's get this right from the get-go, not rush to change zoning that has too little prep work.
6. I believe others will address the major unresolved questions of traffic/highway requirements on not just one but two through streets: Joseph and Aumsville Hwy. and the City limit/County boundary that bisects these two major by-pass roads. I am unaware that there is any effective communication between City and County planning staff in this major safety and infrastructure issue for the site. More specifically, even if Rasmussen "improves" Aumsville and Joseph by cutting a large number of road-edge trees, all the way uphill to the City Limit boundary, where their property ends, who is left with the balance of "improvements" and their million\$ in additional costs? Neighbors? Nobody? Do we go from gravel on Joseph to wider "improved" roads along both sides of this 15 acres? That's just ridiculous; it is a paper solution looking for common sense on all fronts. This application must be rejected on this one unresolved question alone. No driver will care where the City boundary is, thousands of daily trip drivers will experience hazardous current road conditions on both roads' length **east of this 15 acres even if the lower portion is widened considerably.** Traffic engineering must be a comprehensive solution all the way up Joseph Street to the top of the hill and onto Hwy. 22, or hundreds of new apartments and commercial offices will simply ADD to existing limited out traffic problems.



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Unusual Deciduous Species

This is no shovel-ready site, and if Salem City planners assume that a carte-blanche zone change, a comprehensive plan change from PH to essentially unrestricted commercial/multi-family residential zone change will have a beneficial outcome, it's simply a short-sighted permission slip. Ken Rasmussen told us himself, he's simply applying for the zone change to see what happens. He has no over-arching strategic development plan, he says told us neighborhood representatives in his office on May 31.

- Should the City have a much more thoughtful dialogue with County planners about traffic ramifications of this proposed zoning change adjacent to EFU and with all its inherent knot of traffic problems?
- Should the developer engage with the neighborhood **residents** who will have to live with out of character development in the area?
- Must Joseph Street neighbors sacrifice not only their property values, but also their children's safety, and the community/City/Corban goodwill? We are County residents, but we have to deal with City issues on this shared boundary, and we want to be good neighbors. But stakeholders so far in this fiasco have either ignored us or worse, blown us off.
- Will City planners be the next in the series of stakeholders who only see tax revenue, more housing, and a panacea in unbridled development? Dating back to Governor Tom McCall, to Oregon's rich tradition of sensitivity to the environment and wildlife habitat, and to our very character as Oregonians, this zoning change and comprehensive plan change is ill-conceived and poorly detailed, deficient from the outset.

City Planners, please take our concerns seriously. Deny this application. Respect us and our need to work with Cascade Legacy so that we can begin a more respectful dialogue to include Corrections, Corban, and Cascade on this development prospect. We are reasonable people; we aim only to be heard and our safety and wildlife habitat concerns dealt with in a business-like fashion.

As it is, incomplete in many regards, this rezoning application must be rejected. Then, Joseph Street neighbors are willing to engage in a dialogue with the Cascade Legacy, and perhaps even Corban University (Rasmussen's alma mater) to develop a reasonable plan for this 15 acres, one that should have happened even before the property was ever listed for sale. Everyone can then come out a winner, but not on this hasty proposal for rezoning as it is, so unrestricted and poorly planned.

We urgently, respectfully, request that you reject this rezoning proposal.

Sincerely,

Mark Krautmann, cell 503-932-3920

Jolly Krautmann

4194 71st Avenue SE
Salem OR 97301

phone (503) 585-9835

June 11, 2018

Pamela Cole

Planner

City of Salem Community Development Department

555 Liberty St. SE

Room 305

Salem, OR 97301

Dear Ms. Cole:

I am writing you this letter to voice my opposition to the recent Land Use Application for Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Hwy SE. My home is located at 6455 Joseph St. SE Salem and I have lived here for 13 years. I am concerned that the proposed development of the parcel at this time would be inconstant with the neighborhood as it currently exists and likely to naturally develop in the future.

My main concern is the traffic increase on our street. We have already seen a drastic increase on our road in the past couple of years. We have 3 small children and they take the bus home from the school daily. The traffic is a major concern for their safety as they get off of the bus, as well as other children on Aumsville Hwy that take the bus and have to cross the road. We also like to take walks in the summer evenings and with the amount of traffic that will increase, we will no longer be able to do that. Our neighborhood has been very desired Real Estate wise residentially. We have been in the process of investing a large amount of money to add onto our home which would ideally increase the value. By adding the proposed planning of apartments, this will drastically lower our property value. It also drastically puts the neighborhood of being annexed into the city, or potentially widening the road to keep up with traffic and safety and the force potentially to be on city water/sewer. Should either of these items come to pass it will put a very large financial burden on many of the neighbors including us especially taxes alone. It has also become more and more dangerous for us to pull out of our driveway as we have to pull out backwards into traffic to exit out driveway. We are on a partial blind hill that does not allow us to see very well. This has become more and more dangerous the past couple of years as traffic has increased. Not to mention the speed cars normally drive is 55mph at least. This makes it unsafe for us and our 3 small children.

The concern for the current infrastructure in the area will not support this many people. Our roads are neighborhood roads. MANY children live in this neighborhood and get off the bus. The added density of the development would make activities unsafe for the children and also potentially increase the crime rate.

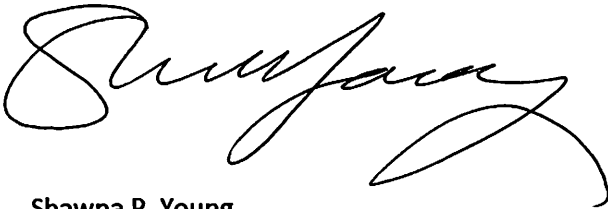
Additionally, the proposed development interferes with what I understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses as safety and security risk not only to me and my family, but to my neighbors and the greater community. It also is my understanding that the

Police Academy uses this soft perimeter for training operations and given my past interactions with personnel operating trainings in this area, it is my understanding that the police academy is very serious about not having their trainees being photographed or videoed. I am concerned that the proposed development will interfere with this historic use of the property and I worry about this impact this will have on the readiness of the police force generally.

Finally I am concerned about the wildlife that freely roams this area that we have all grown to enjoy. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

I am greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area and families that live here (mostly the children). I urge the City of Salem to reject this proposed application!

Sincerely

A handwritten signature in black ink, appearing to read 'Shawna P. Young', with a large, stylized loop at the end.

Shawna P. Young

6455 Joseph St. SE

Salem, OR 97317

June 9, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

I am writing to you to voice my opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. My home is located at 4441 Sky Lane SE and I have lived here for ten years. I believe the proposed development of this parcel would be inconsistent with the neighborhood as it currently exists.


My home is on about 2 acres. It is a quiet and peaceful area in which to live. I enjoy having the big yard area for our pets and the wildlife that wander in. I live on a no outlet road and at this time it is very easy to get access to the main road with very little traffic. Enhancing this area, while maintaining the country atmosphere, would not include a high density development.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, I am concerned the current infrastructure in the area will not support this many people. Our neighborhood roads are where many of us walk, bike and run so adding a high density development in this area would make it unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for this drastic increase in population.

Finally, I am concerned about the impact the proposed development will have on the wildlife habitat in the area. I understand the property is currently covered by Oak Savannah which is protected under the Salem City Code and provides critical habitat for many species.

I am apprehensive about the developer's plan for use of the property and the impact it will have on the surrounding area and our neighborhood community. I urge the City of Salem to reject this proposed application.

Sincerely,



Linda Brown
4441 Sky Lane SE
Salem, Oregon 97317

June 10, 2018
Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to state our opposition to the Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for the property located at 4195 Aumsville Hwy SE. We have lived at 6366 Joseph Street for 21 years. The property has been in our family since the early 50's. We are concerned that the proposed development would impact the neighborhood in a very negative way.

Our home is on 32 acres which we raise cattle on. The neighborhood consists of single family dwellings, some parcels have acreage that is used for agriculture use. The proposed multifamily buildings do not fit with the neighborhood. That property also has a lot of Oak trees on it that adds to the neighborhood feel. Putting a few single family homes on that property would make much more sense and not impact the neighborhood or the property negatively.

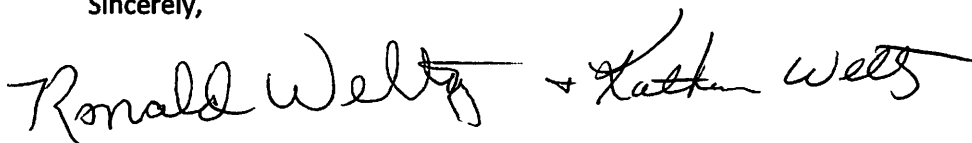
The main Joseph Street is busy enough now. People from the proposed buildings will use Joseph Street to go east increasing the traffic considerably. Adding a large influx of cars and people to the mix would make the road dangerous for Walking, Biking, and driving. There are no sidewalks on either portion of Joseph Street and many blind spots with the hills and corners. The school bus has many stops on Joseph Street. There is also no city water or sewer available on site to support these proposed buildings. It has always been a concern about water in the area when new homes are built.

Also the proposed development interferes with having a "soft perimeter" around the nearby corrections facility. This poses a risk to our neighborhoods safety and security. Putting more people close to the Corrections facility and the police academy is not a good choice for more Salem housing.

There are other properties that are already in the Salem Water and Sewer area that would better suit this kind of development.

I urge the City of Salem to reject this proposed application. We are sure there would be a Permanent negative impact on our neighborhood.

Sincerely,

Handwritten signatures of Ronald Welty and Kathy Welty in black ink. The signatures are written in a cursive, flowing style. Ronald's signature is on the left and Kathy's is on the right, separated by a small plus sign.

Ron and Kathy Welty
6366 Joseph St SE
Salem OR 97317

Brent Stevenson, Carolyn Strom
6365 Joseph St SE

6-19-2018

Salem Planning Commission

Comp Plan Change/ Zone Change/ Urban Growth Preliminary Declaration
File CPC-ZC-UGA 18-04

Dear Planning Commissioners:

Please find submitted herewith for the record the written testimony of Brent Stevenson and Carolyn Strom 6365 Joseph St. SE. Salem, Oregon. Please consider this as part of the record for the Land Use File #18-04 Kenneth Rassmussen- Comprehensive Plan Change/ Zone Change/ Urban Growth Preliminary Declaration

We respectfully oppose the approval of this land use action (Action or Plan change). I bought the property specifically due to the rural neighborhood, surrounding farmland and quiet roads. We are concerned with the potential impacts the Plan change will have on our property, our health and our rural way of life. The development of the Mill Creek Corporate Center (a.k.a. MCCC a.k.a. Mill Creek Industrial Park) is having real impacts to our way of life, and this application has the potential to compound those issues. Our neighborhood grew up with Corban college and the Department of Corrections facilities buffering us the "city" and from urban sprawl. We have been concerned with the impacts of the Mill Creek Corporate Center and the failure of the Mill Creek Industrial Park Master Plan (MCCC Master Plan) to anticipate and plan for the negative impacts we have been experiencing. The proposed Action would eliminate our buffer and would allow the commercial growth of the corporate center to infringe on the surrounding rural neighborhood. The proposed action would encourage strip development following Aumsville highway.

Current Comp plan designation:

Salem Revised Code(SRC) 64.025(e)(2) – The Minor Plan Map Amendment is not justified. The property has been in the ownership of the Department of Corrections and Corban University until 2018. The applicant states "The subject property has been zoned PH for years with no interest in development, and the zone and comp plan designation make the development and marketing difficult". The truth is neither previous owner had a desire to develop or they would have. It is suspicious at best that Corban sold the property for 10 dollars and immediately a land use change was applied for, citing current designations limited development and the property had been on the market for years. The MCCC has a multitude of commercial and industrial parcels and buildings available, all available on the market much longer than the subject parcel. See Mill Creek Industrial Park plan (MCCC Master Plan)

Public Services Available:

SRC 64.025(e)(2)(B)- The current property is Not served or capable of being served by Stormwater facilities. The applicant and the City of Salem have failed to include information sufficient to demonstrate adequate storm water facilities are available. The MCCC land use action and subsequent Salem permits identified the need to link to adequate facilities. The Mill Creek Industrial Park (also MCCC) completed a Master Plan as part of its land use process DD/02-05. The Master plan included a separate engineered stormwater Master Plan (Mill Creek Industrial Park Stormwater Management Plan Otak project # 12155) and was adopted by Salem and made a part of the MCCC development documents. The stormwater management plan separated the area into drainage basins and performed calculations of discharges and needed facilities to protect the final discharge point Mill Creek. Basin A included the applicants parcel. The calculations, management plan, constructed facilities and associated discharge permits all fail to provide capacity for the applicant's parcel. The applicant and City of Salem have failed to analyze impacts the Action will have on the MCCC stormwater infrastructure, parties to the stormwater management plan and entities reviewing or permitting discharges.

The proposal provides for the logical urbanization of land:
SRC 64.025(e)(2)(C)- The proposed plan map designation Does not provide for logical growth. The staff finding might convey it best "The surrounding area is developed with a mix of residential, agricultural, educational and institutional uses." Allowing commercial uses along an arterial specifically out of character with the surrounding uses leads to sprawl. If it was advantageous to change zoning the land should have been included in the MCCC development district.

The proposed land use designation is consistent with comp plan and statewide goals

The applicant has not provided any detail or plans for the site, this makes it difficult to ascertain consistency with planning goals. A change in zone could very well allow for uses that would be contrary to local and statewide goals. It is the applicants' responsibility to demonstrate the need for the changes. There is no plan or concept for the site, so it is impossible to articulate the range of issues the change could cause. I question how a true analysis of compliance and need was made. Some of our specific concerns include;

TRAFFIC IMPACTS:

We are specifically concerned with increased traffic occurring to our street and the likelihood that a commercial zone change would lead to additional increases. The City of Salem has failed to understand the traffic impacts that the Mill Creek Corporate Center (MCCC) has had on Joseph St. The traffic plan for that project failed to study impacts to Joseph street and limited its analysis to the Aumsville highway.

Application 18-04 specifically fails to properly consider traffic impacts to all of Joseph street. The Traffic analysis (TPR) incorrectly derives a reasonable worst-case trip generation of 5948 ADT for the existing zoning. It is nearly impossible much less reasonable to expect a 100,000 sq. ft medical office to fit the site given the needed improvements, streets on both sides, slopes which nearly reach landslide designation and an existing high voltage power line easement dissecting the property! The realistic worst case carried forward in a proposed condition of approval (conditions) fail to properly address traffic impacts. The use of upper Joseph to access highway 22 has not been studied understood much less protected from increased traffic and the pollution it causes. There has been a significant increase in traffic, traffic noise and other pollution because of the development district. A TPR letter is far from ensuring our street remains safe and unimpacted by the development. A letter with faulty assumptions is insufficient to properly demonstrate compliance with SRC 265.005(e)(1)(F)

SAFETY IMPACTS:

The surrounding rural and special ag character of the area invokes a slower pace of life. Tractors, families and livestock are commonplace along our rural road. The lake of a direct connection to highway 22 from the MCCC has lead to the unintentional consequences of turning a rural road into a minor highway. The design of our rural driveways is not compatible with thousands of vehicles and the new truck/commercial traffic traveling at highway speeds. The proposed action could allow uses that may cause additional safety concerns. Wide or heavy loads chemical or other industrial components, unsavory industry is all possible with a change.

RURAL WAY OF LIFE IMPACTS:

Our Rural way of life is already being impacted by Salem growth. The extension of the commercial zone to the very fringe boundary of the UGB impacts us and our property negatively. We enjoy gardening and spending time in our yard. Hearing the drone of traffic whizzing by, inhaling the fumes of exhaust continues to intensify.

Sincerely



Brent Stevenson, Carolyn Strom

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Dept.
555 Liberty Street SE
Room 305
Salem, OR 97301

Dear Ms. Cole,

My wife and I reside at 5455 Joseph St. SE Salem, OR 97317 directly across the street from subject property 4195 Aumsville Highway SE. Thank you for returning my call earlier this week and sorry we haven't been able to connect personally thus far. We are opposed to the proposed zone change and suggested use of the subject property as it would be inconsistent with the current neighborhood.

When we purchased our home 2.5 years ago, we contacted the owner at the time Corban University and were assured no development would occur for 8-10 years and when it did, would be consistent with the current feel of the neighborhood. Obviously that is not what is currently being proposed. We have 4 small children and are very concerned with safety issues among others that the proposed development would bring.

We do understand there is a housing shortage, as property owners ourselves of several rental properties in the Salem area. We've seen the rise in the number of applicants and rental rates as a result. However, as a community, we need to consider how and where we build additional housing to meet the need, while having an overall good plan and flow to our city.

Here are a few thoughts and concerns as I've looked over the application:

- Bottom of page 10 of the developers application says "the rezoning of the site will be consistent with the existing and future uses within this neighborhood" which is not true. High density right next to rural acreage properties doesn't mix well. Location of that many apt units out in the country doesn't make sense. The application goes on to state that "the residential development will be consistent with the neighborhoods, while providing a higher density of a needed housing type in the area." It would not be consistent with the area being farm land and rural living. This would feel like a huge commercial operation towering over the neighborhood. Also there is not a need for higher density of this type in this area although I do understand of the need in the city. That would be appropriate closer on the North side of Kuebler/Cordon Road where there are city services available and where the city zoning plan currently has it.
- This would be a leap frog development with no city services out to the subject property. The area is not ready for it. Sewer is 2/3 of a mile away, Water isn't out here and to bring it out so far a pump station would need to be installed. There are no city parks nearby because the city plan is not to make this a high density residential area.

It doesn't fit with the city development goals.

- The developer states that this would not have a significant impact on traffic, but it would have a tremendous impact on traffic. The intersection of Joseph and Aumsville highway is already a fairly dangerous intersection with the current traffic flow. Adding the Amazon employee traffic will make it even more dangerous. Adding high density apartments on the hill at the subject property will make the situation absolutely deadly with people being forced to take chances to get out onto Aumsville highway or to cross on to Deerpark from Joseph. The developer proposes to use Joseph Street to access the 15 acre site which also further amplifies the problem of rural living on one side of the road and high density living on the other.
- We and others in the area believe we will take a significant loss in property value because this type of proposal, if granted, wouldn't fit the area. For many of us, this could be difficult to overcome.
- There are many protected Oak trees on the site (Oak Savannah).
- This doesn't fit with Department of Corrections and Police Academys need for privacy for their facility and operations. The police academy is very serious about not having their trainees being photographed or videoed. The subject property borders their property. Also, the prison needs a soft boundary to be able to control it's own borders and manage prisoner behavior.

We did have a meeting with current owners, Ken Rasmussen, Jim Rasmussen, and Ryan Rasmussen and they didn't seem to care too much about some of the issues at hand. It makes me nervous for them to be granted the IC Zone change as a result. Their lack of real plans for the property make it difficult for us to give them any sort of an "open door" for development with the zone change. Therefore we are opposing the application for zone change and hope you consider some of the issues at hand.

Thank You and Sincerely,



AJ and Amanda Acker

Pamela Cole Planner

June 16, 2018

City of Salem Community Development Department

555 Liberty Street SE

Room 305

Salem, Oregon, 97301

Dear Ms. Cole

I am writing to voice my opposition to the City of Salem Community Development Department Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5765 Joseph Street SE Salem, Oregon 97317. My grandparents purchased property on Joseph street in 1918 and lived here from 1949 until their deaths. My parents also lived here from 1970 until their deaths, and it is now where I and part of my own family live. My home is on 2.9 acres.

My largest concern is that this is an inappropriate use of the land, which is not suited for residential development. I will describe with words how this is the case, but I specifically ask that you and others considering this Plan/Zone Change/UGA for 4195 Aumsville Highway SE drive up and down both Aumsville Highway and Joseph Street yourselves and imagine where along the way you would be willing to turn your car into this property that others propose to develop. You will see that the land slopes down sharply throughout the whole property.

This property was created in the 1940's when only Joseph Street ran from the bottom of the hill, near the edge of the property, to what is today the second exit off Aumsville Highway to the upper part of Joseph Street. Joseph Street was a dirt road at the time and was very steep and turned sharply as it climbed the hill. As a result, a bypass was built with a gentler slope and fewer sharp turns for safer travel. Today this bypass is called the Aumsville Highway. Despite the improvements, my grandparents were also one of the first to encounter ice on the Aumsville Highway and run off the road to plummet 50 feet down the embankment.

As the purpose of the new Aumsville Highway was to reduce slope and make gentler turns the distance between the two roads is irregular and always slopes between 5 and 20 degrees downward from Joseph Street to Aumsville Highway. Along most of the Aumsville Highway the property is sharply inclined, disallowing access. Along most of Joseph Street access is possible but immediately takes you down a slope with few if any places flat enough to park a car safely. Long-wise the property also has a steep slope, between 5 and 30 degrees, with a difference of at least 250 feet in elevation between the highest point to the lowest point. You can walk on it, but it is steep in all directions.

Land, of course, can be changed by a determined developer, but that presents problems also. When my grandparents built our home, which is just a few hundred yards from the edge of this property in question, they planned to build a full basement. When basement excavation began we hit rocks too big to remove one to two feet below the surface under 50% of the house. We encountered the same type of rocks six to seven feet down under the other 50% of the house. The only way to remove the rocks was with dynamite, but that was deemed too disruptive in that it would cause uneven settling of nearby soil and endanger the foundations of the house. So today we have a half-basement five feet deep and a first floor that begins three feet above the surface. It is not easy to excavate land in this area and our land was less sloped than 4195 Joseph Street. In a nutshell, developing the property in question would require major excavation and likely significant dynamite use.

This story of my grandparent's basement is not unique. The whole area is extremely rocky. My Grandfather made many trips for dynamite and likely blasted at least 50 large rocks near the surface in his fields to clear them for cultivation. A good friend and neighbor nearby was killed in a dynamite blast accident as he was clearing his own fields. Blasting rocks in this manner was commonplace. It is not accidental that there are only a few single-family homes in this area and that they are on much flatter and thus more desirable locations than on this land proposed to be developed.

When you visit and drive up Aumsville Highway, please also turn left onto Joseph Street a short distance past the property in question. To me, that is a suicide corner as your visibility to turn is less than 100 feet. Great care is needed

even with a responsive car but add a slow moving long-bed truck and accidents are inevitable. More traffic equals more accidents.

Accidents are already too common in this area. Driving downhill Joseph Street is a relatively flat, straight road and then it slopes downhill before turning to the left at 25-mph. That was fine when the road was a dirt road, but in the late 1950's that part of Joseph Street was paved, and in the first three months after paving vehicles failed 11 times to make the turn and crashed through our pasture fence, leaving our livestock to roam both Joseph Street and Aumsville Highway. We had to move our pasture fence 40 feet off the road, effectively giving up 40 feet of our property, to keep our fence intact to contain our livestock. Since then we have had cars crash, damaged, burned regularly. Since then, we have never had a mail box survive for longer than three months, not until we recently moved the mailbox to the lower part of Joseph Street, far removed from our actual driveway. In the area of the curve we used to have seven old trees along the edge of our property, and all but two are now totally gone due to automobile accidents, and the two remaining are ailing stubs just waiting for the next car to run over them again. The last incident occurred only two weeks ago when the sharp turn sign, was struck, uprooted, and tossed along our driveway. The sign still lays there, and has not been replaced. Clearly neither Joseph Street nor Aumsville Highway are capable of safely handling the traffic of today, let alone the additional traffic this development would bring. Improvements, of course, could be made, but these curves and slopes are intrinsic to the land, and are therefore the root problem remains no matter what. Even the local survey marker, mounted upon a 3 x 1.5-foot concrete block, was struck and uprooted in a traffic accident, right there in the same spot. You can still see it if you stop and look into the gulley about halfway around the curve from the 25-mph curve. That must have been a terrible accident, and I can't imagine that either the vehicle or its passengers survived.

It is not accidental there are no businesses anywhere between Highway 22 and Aumsville. People don't shop in that area, they go to Highway 22 and go to town at first opportunity. If there were businesses they would go out of business as they would be too small to compete. Even the old Lancaster Mall struggles. 4195 Aumsville Highway SE is neither desirable for business nor housing due to topography and location.

If you would get permission to walk the property, you would see the beautiful old trees, but also that the best use of the highly sloped property is for grazing goats. Sheep maybe, but even cows would struggle with the topography.

Another big problem that you may not have considered is that you will need to supply water to the whole property, which will be more difficult than it appears. Our first water well was hand-dug and about 45 feet deep. It dried up in the 1930's. The second was drilled to about 125 feet deep, and it also went dry in the 1950's. The third was drilled 227 feet deep and is now dry in the summer. Our fourth well is 445 feet deep and its capacity is diminishing. Water head pressure loss or gain is about 1 PSI per 2 feet of elevation, which is an ongoing challenge. With 4195 Aumsville Highway max to min elevation being something like 250 feet, supplying water to that property will be extremely challenging, especially when there are so many rocks to dig through when trenching.

Finally, there is a high-power line crossing the property.

Please come tour the property and see it for yourself. You will see that the best use of the land is for goat grazing and should be zoned as such.

Please reject this proposed application for zoning change.

William E. Meade

William E. Meade
5765 Joseph Street SE
Salem, Oregon, 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 16, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5305 Joseph St SE and I have lived here for 27 years. My home is on a little more than 1 acre and we use our property for frequent visits by grandkids, our family, where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I know the current infrastructure will not support the many people who would soon be living here.

About a year ago, after I saw a for sale sign on the property, I went to see Corban's VP of Finance, Patricia Sheldon. Patricia suggested I contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry Hancock, Corban's and Sheldon Nord's designated surplus real estate head administrator and Nord's personal close buddy, realtor Terry Hancock advised me the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood.

Note: See final major topic, **The Root Of Distrust and Deception**, to learn about the breakdown of integrity.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direction intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both in and outside the city limits. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also..

Since all of our properties on lower and upper Joseph are in Marion County, we would paying fo what is the developer's responsibility, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection.

- According to one reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact is, they do not cooperate well with each other.

All of our homes and properties on lower and upper Joseph are in Marion County, not the city. We would have to foot the costs which the developer doesn't address. This includes the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is totally inadequate.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established the precedent by telling our for setting boundaries without encroaching on spots needed to protection of habitat and wildlife. Do you really want Salem to be another city like those around the Bay area in San Francisco

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts to my knowledge.
- Please see a very short poem by one of my favorite authors Wendell Berry entitled "The Dream" I labeled it as Addendum and placed it after my signature page.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic, congestion and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. My home is would probably sell for \$450,000 to \$500,00 today. I don't believe I could get more then \$300,00 for it my home if this development is allowed.

The Root Of Distrust and Deception: The prior president Reno Hoff, before he died, committed to our neighborhood complete access to the property. He committed to us that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed to us that we wouldn't be negatively impacted by what Corban did with that 15 acre property. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where I had to brow-beat and demand for Sheldon Nord to come to a Joseph Street community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage our neighborhood's displeasure with he and Hancock. Concurrent with his prayer, he promised to find a mutually positive solution to meet our needs and Corban's. Sheldon Nord never communicated with us again after his promise.

From a slightly different perspective, when Sheldon Nord relented and finally came to our community meeting in January 2018 accompanied by his buddy Terry Hancock, he said he was unaware (blindsided) and moved by the issues and the devastating effect a 15 acre development would have on each of our Joseph Street Neighbors. He had never given our neighborhood any thought.

Did Corban's and Sheldon Nord's designated surplus real estate head administrator and Nord's buddy, realtor Terry Hancock never communicate our neighborhood's and my concern from the first time Terry and I met about 6 months earlier? Either the answer is No, or Sheldon Nord was lying. Did Sheldon Nord ever read the petition our Joseph Street Neighbors extended to he and Hancock in early January 2018? He was either lying or he didn't read it. I know he got it because I hand delivered it to his office.

Many of us believe Sheldon Nord, his close personal friend realtor Terry Hancock (who see each other 4 or 5 times a week according to what Terry once told me); and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I've known many wonderful people who work or study at Corban. I've long admired Corban's purpose.

- However, I strongly question the present leadership's honesty and integrity. I question Sheldon Nord's over-concern with Corban stewardship while ignoring the needs others have. I'm deeply concerned because Corban isn't practicing what they preach, "Love your neighbor as yourself".

I have a brother who graduated from Corban back when it was called Western Baptist. He remembers it fondly. He was proud of it. I haven't told him yet of my observations because I'm too embarrassed.

I urge the City of Salem to reject this proposed application

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Black', with a long horizontal line extending to the right.

Thomas Black
5305 Joseph St SE
Salem, Oregon 97317

Addendum: The Dream by Wendell Berry

I dream an inescapable dream in which I take away from the country the bridges and the roads, the fences, the strung wires, ourselves, all we have built and dug and hollowed out, our flocks and herds, our droves of machines.

I restore then the wide-branching trees. I see growing over the land and shading it the great trunks and the crowns of the first forest. I am aware of the rattling of their branches, the lichen channels of their bark, the saps of the ground flowing upward to their darkness. Like the afterimage of a light that only by not looking can be seen, I glimpse the country as it was. All it's being belongs wholly to us. They flourish in dying as in being born. It is the life of its deaths.

I must end, always, by replacing our beginning there, ourselves and our blades, the flowing in of history, putting back what I took away, trying always with the same pain of foreknowledge to build all we have built, but destroy nothing.

My hands weakening, I feel on all sides blindness growing in the land on its peering bulbous stocks. I see that my mind is not good enough. I see I'm eager to own the earth and to own men. I find in my mouth a bitter taste of money, a gaping syllable I can neither swallow nor spit out. I see all that we have ruined in order to have, all that was owned for a lifetime to be destroyed forever.

Where are the sleeps that escape such dreams?

Per the Staff Report the "Salem Urban Area Goals and Policies, Growth Management Goal". (Page 27, Salem Comprehensive Policies Plan):

"To manage the growth in the Salem urban area through cooperative efforts of the City of Salem and Marion and Polk Counties, **to insure the quality of life of present and future residents of the area**, and to contain urban development to preserve adjacent farm land."

This recommendation does not insure the quality of life of the present residents and does not have any comments or statements from Marion and Polk Counties as mentioned in the plan.

CPC-ZC-UGA18-04
Planning Commission Meeting of June 19, 2018
Page 11, Par 2

The report also states "Conditions of approval limit the trips any new development can generate, thereby not creating any new traffic that will need to be mitigated." It later mentions the trips per day shall be limited to 5,948.

This is/would be a significant increase for this already high traffic area.

I am also concerned that the staff report and the above statement does not take into consideration the impacts the new Amazon warehouse will have on traffic for this area. It is my opinion that the existing roadways are significantly lacking in safety and infrastructure to absorb the increase traffic that Amazon will create. Even if the conditions are met per the above statement, the improvements addressed in the report speak to such a small area of roadway, that the traffic impacts are really being significantly understated.

CPC-ZC-UGA18-04
Planning Commission Meeting of June 19, 2018
Page 11, Par 4

The report also states "The required street improvements will provide better vehicular access for abutting properties." And it appears to assume that "existing commuters" are all coming from the west or will potentially live in the "re-zoned" space and work in the Mill Creek Corporate Center.

I beg to differ. It is my strong opinion that a large amount of traffic will be coming from the east, as people from the small towns throughout the canyon such as Detroit, Mill City, Lyons, Aumsville and Stayton, seek higher wages and better benefits that Amazon has stated they will provide. No where in this proposal is the additional mile of Joseph Street to the east that intersects with Hwy 22, nor is Aumsville Hwy heading east addressed. And though outside of the City Limits, it would be irresponsible not to take this area into consideration in your evaluation, as per the cooperative efforts stated in the Salem Comprehensive Policies Plan. This is just another reason why the Staff Report is significantly deficient in its analysis and recommendation.

I could go on and on but you'll stop reading. I beg you to take that time to tour the area so that you can see and understand that this lot and area is not desirable for Industrial Commercial zoning.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be "Timothy", is written over the "Sincerely," text.

June 13, 2018

Salem Planning Commission
Room 305
555 Liberty Street SE
Salem OR 97301

Dear Commissioners,

My name is Aimée Ortiz. I live at 6175 Joseph St SE, Salem OR 97317. I am a Salem resident, tax payer and voter and I am writing to express my opposition to the Land Use Application requesting a zone change to the property located at 4195 Aumsville Hwy SE.

It is my strong opinion that the change in zoning violates the "Salem Urban Area Goals and Policies, Growth Management Goal" document.

I urge the commission to please take the time to go in person and see the area and the lot in questions. Drive at least a mile on all the roads in the area. Go to Aumsville from Mill Creek Corporate Center via Aumsville Hwy. Come back via Joseph St from Hwy 22. Drive down Deer Park to Gath Rd. Regardless of the direction you take, what you'll find is that the Industrial Commercial does not fit within the area. It may someday but it does not today nor will in the near future.

By visiting the area, you will understand how special it really is. Those of us that live here are well aware of how rare it is to live in the country while also living just off a highway and really close to the City. I've been living in this area for four years. When I moved, I couldn't believe my luck and though I grew up not far from here in Stayton, I was unaware how spectacular Joseph St was. It truly is a little slice of heaven. I jumped at the opportunity to own three quarters of an acre across the street from a 16 acre filbert farm, which is located next to a 32 acre cattle farm. How did I get so lucky!

Four years later, I still love it. I have concerns, which I've raised with the Sheriff, about how fast people drive on Joseph St. He stated that it's designated as a highway therefore the speed limit is 55mph, which is way too fast in my opinion for the types of traffic and the volume that comes through every day. Not only do you find passenger vehicles but semi-trucks, tandem dump trucks, small lawn mowers and tractors only going 15mph (which I love), delivery vehicles, as well as, Sheriff's patrol vehicles lights and sirens a blazing going upwards of 100 mph at all times of day. The majority of passenger vehicles tend to be people using Joseph St as the "back way" to get to Turner or Kuebler Blvd, and to get to work at Fed Ex, Marion County, the correctional facilities and many more.

To add any traffic to these already dangerous and congested roads of Joseph St and Aumsville Highway would really negatively impact the quality of life, safety and environment for this area.

Please come see where we live to really understand why we object so strongly to the change in zoning. A map does not reflect how out of character an Industrial Commercial designation is for this plot of land. A map can not depict the severity and consequence this decision will have on those of use that live here. It's not only a quality of life issue but an environmental and safety one too, not to mention the negative financial impact it will have on our property values.

I have read the Staff Report and understand the findings and reasonings behind the recommendation. However, the staff report is severely flawed. The lens used is so narrow and does not in any way take into consideration the area immediately adjacent to the property, nor all areas within a mile radius of the lot, Corban University, Corrections Department and Mill Creek Corporate Center being the exception. The report only addresses the area within the City Limits, which the lot in questions is in, however, it also borders the Urban Growth Boundary. The report speaks to easy access and infrastructure that is currently non-existent.

From: Vickie Ivey
5502 Juntura Ave SE off of Aumsville Highway
Salem, Oregon

June 18, 2018

To: Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my opposition to the City of Salem Community Development Department, regarding the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5502 Juntura Ave SE off of Aumsville Highway. I have lived here for 18 years. My home is on a 1/2 acre and we use our property for frequent visits by our family and our home to live in.

Attached to this letter is my hand written letter which partially details my opposition to a zone change. I signed the hand written letter.

Thank you, Vickie Ivey

Dear Mr. Cole

I'm writing a letter in opposition of the Zone Change 4195 Aumsville Hwy SE. This is not a good idea. Aumsville Hwy is a dangerous 2 Lane Hwy with Hills & Curves & Cliffs & no guard rails. When the Hwy is icy Tow truck won't come up the hill because of the danger.

Corkan College - six dorms off of Aumsville Hwy Also being built

I understand a two Hundred Family Complex will be built right off of the Hwy, This means Children will on the roadside waiting for the school buss's, This is another danger, Amazon is being built, - more Traffic,

Property Values will go down, There has been several wrecks in the 18 yrs I've lived here.

one car ended up upside down
in my front yard.

With more traffic on the Hwy
there will be Fatalities.

I'm Asking City of Salem to
reject this proposed Application

Sincerely, Vickie Juie

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. Our homes are within the residential neighborhoods in the neighborhood of the proposed development. We are concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it currently exists and is likely to naturally develop in the future. Our homes are on lots ranging in size from a half acre to several acres. This application appears to propose development that will result in high density residential or commercial uses that would be inconsistent with the area.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, we are concerned that the current infrastructure in the area will not support this many people. Our roads are neighborhood roads where children often play and where we often walk, run, and ride bikes. Adding high density development in this area would make these activities unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for such a drastic increase in population.

Additionally, the proposed development interferes with what we understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses a safety and security risk not only to us and our families, but to our neighbors and the greater community. It is also our understanding that the Police Academy uses this soft perimeter for training operations, and, given our past interactions with personnel operating trainings in this area, it is our understanding that the police academy is very serious about not having their trainees being photographed or videoed. We are concerned that the proposed development will interfere with this historic use of the property and we worry about this impact this will have on the readiness of the police force generally.

Finally, we are concerned about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

May 29, 2018

Page 2

We are greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

Sincerely,



Diane Cardoza
5710 Joseph Street SE
Salem, Oregon 97317

Dear ms. Cole,

P2 of 3

my name is Diane Cardoza.

I have lived on the other end of Joseph St. where they want to develop for over 26 years.

After swimming at the little North Fork one day, we saw a 4-Sale Sign From Hwy. 22 and followed it to our current home, 5710 Joseph St.

We ~~feet~~ Fell in love immediately and here we are 26 years later!

We've raised 2 boys here that have wonderful country memories, quiet, safe, area all our years here.

House is paid off last October, so now we can finally update it. Which is what we have always dreamed of, now we can do it but are scared of what the proposed owners of the 15 acre's will do?

That property has housed, cows, horses, etc. and just a beautiful area to walk and enjoy.

Will be lose on our house, which is suppose to be our retirement!

They will put in roads, sidewalks,

Sewer, water and even have to remove century old trees on our property to make room for the apartment 51

That's so not fair to us on Joseph St.

Losing part of our property in front and back of it!

all because a developer wants to make money for himself and his family, not caring about us!

We bought out here because of the 5m. acreage and dirt roads!

Please I invite you to take a drive along Joseph St. and see what I mean!

I've walked this street quietly for over 26 years with no issues, but now if the apartments go in, never again.

Just imagine 300 + people living there, walking by my house, traffic all the time! my animals will for sure get hit! Vandalism for sure!

Please don't bring the city out any further!

Isn't all the construction on Aumsville Hwy. enough! Stop it there please, I beg of you,

Sincerely, Diane Cardoza

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. Our homes are within the residential neighborhoods in the neighborhood of the proposed development. We are concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it currently exists and is likely to naturally develop in the future. Our homes are on lots ranging in size from a half acre to several acres. This application appears to propose development that will result in high density residential or commercial uses that would be inconsistent with the area.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, we are concerned that the current infrastructure in the area will not support this many people. Our roads are neighborhood roads where children often play and where we often walk, run, and ride bikes. Adding high density development in this area would make these activities unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for such a drastic increase in population.

Additionally, the proposed development interferes with what we understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses a safety and security risk not only to us and our families, but to our neighbors and the greater community. It is also our understanding that the Police Academy uses this soft perimeter for training operations, and, given our past interactions with personnel operating trainings in this area, it is our understanding that the police academy is very serious about not having their trainees being photographed or videoed. We are concerned that the proposed development will interfere with this historic use of the property and we worry about this impact this will have on the readiness of the police force generally.

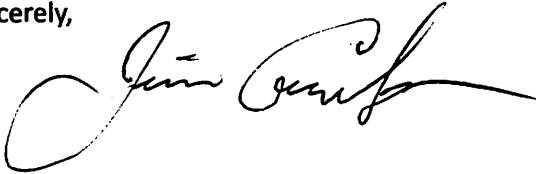
Finally, we are concerned about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

May 29, 2018

Page 2

We are greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Cardoza", with a large, stylized initial "J" and a long, sweeping horizontal stroke at the end.

Jim Cardoza
5710 Joseph Street SE
Salem, Oregon 97317

DEAR MS COLE,

I would first like to apologise for not being able to attend the hearing on June 19th as my family and I will be out of the country.

My name is Jim Candora and I live at 5710 Joseph St. SE. along with my wife (Diane) and our son (Korben). I purchased my home some 30 years ago. Diane and I fell in love with the area. it was quiet, beautiful a great place to raise kids and pets. Its a wonderful place, small. only 1/4 acre but its all I have! and its next to heaven to me.

When we first moved here we were a little frightened being so close to the prison. But as time went by the fear seemed to disappear. But now I am Terrified! I am Terrified that our little slice of heaven will turn into a living hell with a zone change. As it is right now. We look down hill and see a one million sq' Amazon building, concret, black top parking lots, construction every - where. This is where we used to see thousands of Canadian geese on grassy fields, its gone and ^{NEVER} will be the same (EVER!). I know that there is a need for commercial property and I except that. But also there should be green spaces -

Not man made, but natural and our OAK SAVANNA provides a little of that. We should stop the Urban Sprawl. Our ex Governor and great Oregonian Tom McCall wanted green spaces and development kept within its borders. He knew what was best for Oregon and us Oregonians. I believe it's called Urban Growth boundary.

There is 117 Acres on the corner of State and Cordon Rd with infrastructure already in place and many more suitable for building.

I am a landscape construction professional licensed with the State of Oregon #14869. I have more than 40 years experience. Some of my concerns are the widening of the road and soil compaction which could be fatal to some of my fir trees. These trees are not old growth but called 1st growth and they are several hundred years old. These trees have seen wagon trains, been nurseries for many birds and Owls who hoot just last night. The trees are 10-12' across the butt. Soil compaction could be a death sentence to them.

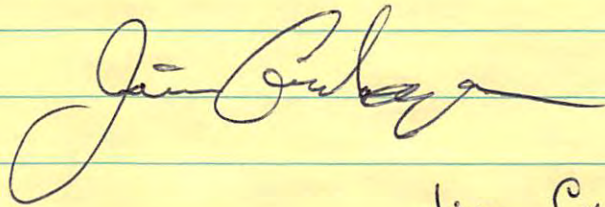
Joseph St. is a wonderful place. we enjoy our surrounding, we enjoy our neighbors, we enjoy watching deer in our yard all so Quail, Pheasants, Foxes Cooper hawks which mate every year in our trees we have even seen a cougar across the fence. This will all be gone with the passing of a zone change.

~~3~~

I fear for my trees, my grand kids, my neighbors children and their grand kids. I fear the loss of wild life. I fear my property value drop. I fear encroachment. Tom McAll wanted urban growth boundary lines preserved in its natural state.

PLEASE listen to the people of Joseph street and surrounding neighbors. This is not the place or the need to change zoning.

There is a few things that are important to me. my family, thier health, and thier safty. All will be in jeopardy if zoning change. just to fill somebodys pocket.



Jim Cardoza

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5545 Joseph St SE and I have lived here for 45 years. My home is on 7 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning. The costs should fall on the shoulders of the developer or it will have to be paid by Marion County property owners. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Vera Burroughs

Signature

Vera Burroughs

Printed Name

Vera Burroughs

Address

5545 Joseph St SE

To Whom it may concern

In my opinion the City/County already made a bad traffic decision when they shortened Joseph St and joined Joseph St across from Deer Park and made an unsafe intersection crossing.

With the increase of 1000 employees at Amazon and the new housing of Hundreds of new homes and retirement units in Turner adding multiple units on Joseph St will increase the danger Hundreds fold.

There will be serious car accidents and fatalities. And the council will be responsible with their negligence in allowing a Zone Change.

As someone who has survived a head on car accident with 3 family member fatalities and up to 3 month in Hospital for the survivors I most certainly don't want any more family injuries or fatalities

To put multiple housing on Joseph St is ignorance and arrogance with greed to increase your tax base.

Stop Signs - blinding lights - Red lights will not solve the problems.

Uma Dunsajko 6/12/18

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE

Room 305

June 12, 2018

Salem, Oregon 97301

Dear Ms. Cole *We are especially concerned with how increased traffic will increase accidents on Aumsville Hwy + Joseph St. See Back page.*
I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5508 Juntura Ave. SE and I have lived here for 22 years. My home is on 5.14 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both in and outside the city limits. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

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Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature

Margery Pries - James Pries

Printed Name

MARGERY PRIES AND JAMES PRIES

Address

5508 JUNTURA AVE. SE, SALEM, OR 97317

* Note: Our daughter-in-law was broadsided when turning onto Aumsville Hwy from Juntura, was seriously injured & car was totaled

The embankment down Annsville Hwy is carved out in grooves from vehicles, driving off the road. Car parts from crashes litter our property that is adjacent to Annsville Hwy.

The road is narrow, windy, has very narrow (1ft) shoulders in places.

It is already very dangerous.

What casualties will occur when one thousand to three thousand more people travel Annsville Hwy and Joseph Streets going to and from work and their homes?

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 16125 Joseph St. SE. and I have lived here for 13 yrs years. My home is on _____ acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

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Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

A Short Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

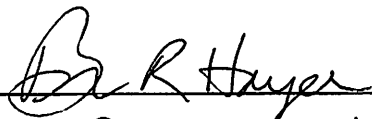
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I urge the City of Salem to reject this proposed application

Sincerely,

Signature



Printed Name

Brian R Hayes

Address

6425 Joseph St SE.

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

DD Foster Home for Adults
I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at *5675 Lentura Way SE* and I have lived here for *3* years. My home is on *1* acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both in and outside the city limits. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
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Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

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The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
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- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature

Lisa Jones

Printed Name

Lisa Jones

Address

503-881-3343

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

DD Foster Home For Adults
I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at *5662 Juntura Way SE* and I have lived here for *16* years. My home is on *5* acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both in and outside the city limits. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

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Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature

Lisa Jones

Printed Name

Lisa Jones

Address

503-881-3343

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 5702 Jupiter St^{SE} and I have lived here for 45 years. My home is on 4 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
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- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
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- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

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Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Mary C King
 Signature MARY C KING

Printed Name _____

Address P.O. Box 13724

Salem, OR 97309

PHY ADD:
 5702 JUNTURA ST SE
 SALEM, OR 97301

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4618 Medina Ln SE and I have lived here for 30 years. My home is on 3/4 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

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- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

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Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

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A Short Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

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Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Signature

Neal Rush

Printed Name

Neal Rush

Address

4618 Medina Ln SE, Salem, OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4618 Medina Ln SE and I have lived here for 30 years. My home is on 3/4 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.
- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22.

Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

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Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

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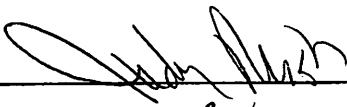
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Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Signature



Printed Name

Judy Rush

Address

4618 Medina Ln. S.E. Salem, OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4461 Medina Ln. SE and I have lived here for 16 years. My home is on 5 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden and raise beef.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

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- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.
- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22.

Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes.

Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

A Short Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.


- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Signature



Printed Name

Sue Howell

Address

4461 Medina Ln. SE Salem 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4625 Dean Ln. and I have lived here for 136 years. My home is on 2.2 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both in and outside the city limits. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

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Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature 

Printed Name Lee PRANTLE

Address 4625 Dean Ln. SE. Salem, OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

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Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

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- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
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Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

A Short Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

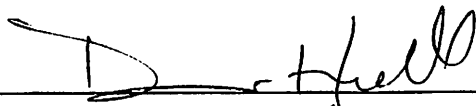
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Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Signature



Printed Name

DAVID HOWELL

Address

4461 MEDINA LN SE

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. Our homes are within the residential neighborhoods in the neighborhood of the proposed development. We are concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it currently exists and is likely to naturally develop in the future. Our homes are on lots ranging in size from a half acre to several acres. This application appears to propose development that will result in high density residential or commercial uses that would be inconsistent with the area.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, we are concerned that the current infrastructure in the area will not support this many people. Our roads are neighborhood roads where children often play and where we often walk, run, and ride bikes. Adding high density development in this area would make these activities unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for such a drastic increase in population.

Additionally, the proposed development interferes with what we understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses a safety and security risk not only to us and our families, but to our neighbors and the greater community. It is also our understanding that the Police Academy uses this soft perimeter for training operations, and, given our past interactions with personnel operating trainings in this area, it is our understanding that the police academy is very serious about not having their trainees being photographed or videoed. We are concerned that the proposed development will interfere with this historic use of the property and we worry about this impact this will have on the readiness of the police force generally.

Finally, we are concerned about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

May 29, 2018

Page 2

We are greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

Valerie Matthews

Valerie Matthews
6255 Joseph Street SE
Salem, Oregon 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

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My home is at 5690 Joseph St SE and I have lived here for 12 years. My home is on 2/3 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

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Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

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- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
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The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature



Printed Name

EUGENE E. HESS

Address

5690 Joseph ST SE SALEM OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

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The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature

Debi Fulton

Printed Name

Debi Fulton

Address

5690 Joseph St S.E. Salem Or

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

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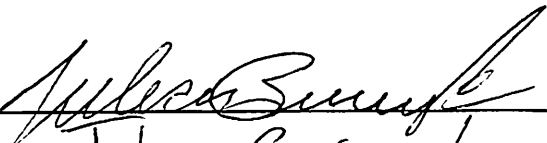
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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature 
 Printed Name Julian Burroughs
 Address 5545 Joseph St SE

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

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Sincerely,

Signature Christopher Burroughs
 Printed Name Christopher Burroughs
 Address 5545 Joseph st. S.E. Salem OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

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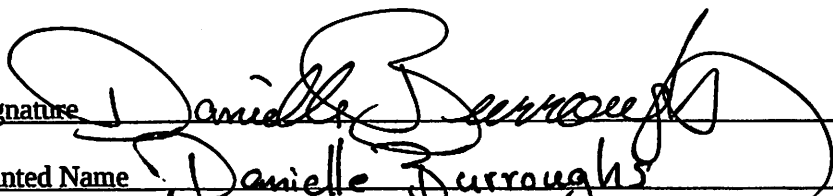
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Signature

Printed Name

Address


 Danielle Burroughs
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Printed Name

Erika L. Radke

Address

5505 Joseph St SE Salem, OR 97317

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Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature

Matthew Burroughs

Printed Name

Matthew Burroughs

Address

5505 Joseph St SE Salem, OR 97317

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. Our homes are within the residential neighborhoods in the neighborhood of the proposed development. We are concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it currently exists and is likely to naturally develop in the future. Our homes are on lots ranging in size from a half acre to several acres. This application appears to propose development that will result in high density residential or commercial uses that would be inconsistent with the area.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, we are concerned that the current infrastructure in the area will not support this many people. Our roads are neighborhood roads where children often play and where we often walk, run, and ride bikes. Adding high density development in this area would make these activities unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for such a drastic increase in population.

Additionally, the proposed development interferes with what we understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses a safety and security risk not only to us and our families, but to our neighbors and the greater community. It is also our understanding that the Police Academy uses this soft perimeter for training operations, and, given our past interactions with personnel operating trainings in this area, it is our understanding that the police academy is very serious about not having their trainees being photographed or videoed. We are concerned that the proposed development will interfere with this historic use of the property and we worry about this impact this will have on the readiness of the police force generally.

Finally, we are concerned about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

May 29, 2018

Page 2

We are greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

A handwritten signature in black ink that reads "Diane Black". The script is cursive and fluid.

Diane Black
5305 Joseph Street SE
Salem, Oregon 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4626 Deer Lane and I have lived here for 8 years. My home is on 2 1/2 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.
- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22.

Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes.

Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

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- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Signature

Arie Jongeneel

Printed Name

~~422~~ Arie Jongeneel

Address

4226 Daon Ave

Salem, OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305
Salem, Oregon 97301

June 12, 2018

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4686 Deen Ln. and I have lived here for 8 years. My home is on 2 1/2 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

- This is a "leap frog" effort at development with no road or safety infrastructure adequate or prepared to protect for our safety. The development plan (or lack of it) will not provide for our safety.

According to a very reliable source, who works with a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating and working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established and well known. I wish I could divulge his name but without his permission I won't put his career in jeopardy. Maybe later.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.

Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?

- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

We in this neighborhood, the county and the city will all be greatly diminished if the Oak Savanna is allowed IC Zoning and development.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.
- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22.

Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes.

Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many of these folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

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Many believe Sheldon Nord, his close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application

Sincerely,

Joan Jongeneel

Signature

Printed Name

JOAN JONGENEEL

Address

*4626 DEAN LN, SE Salem OR
97317*

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 6845 Joseph St and I have lived here for 50 years. My home is on 1.25 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

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- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning, including the approximately 2 miles of road in Marion County. The costs should fall on the shoulders of the developer or it will have to be paid by tax payers both inside and outside the Salem city limits. The City of Salem won't want to pay these costs. This same issue applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to provide payment developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

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- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
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Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

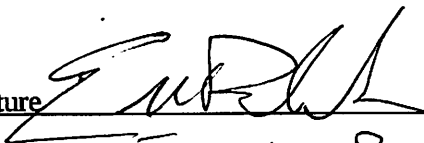
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I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature



Printed Name

Eric M. Bakke

Address

6595 Joseph St. SE Salem

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018

Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4498 64th Ave SE and I have lived here for 59 years. My home is on 2 acre and we use our property for frequent visits by grandkids, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

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- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning. The costs should fall on the shoulders of the developer or it will have to be paid by Marion County property owners. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
- Additionally, the abundance of White Oak Trees lining the North side of the 15 acre Savanna next to Joseph Street has up to two dozen very, very old White Oak trees. These would be cut down if lower Joseph Street road is widened; or they'll be killed by soil compaction if they survive being culled out as cut down trees. Once destroyed, a White Oak tree or a White Oak Savanna can never be restored again.
- Who even knows the possible artifacts that might be found on this 15 acre White Oak Savanna? It has never been meticulously explored and evaluated for archaeological artifacts.

Wildlife Habitat in the 15 acres. The wildlife includes the Oregon State bird, the Western Meadowlark specified by the state of Oregon as a sensitive species live here.

It's also a home for an abundance of bats that live in the hollows of trees, many Great Horned Owls, Pileated, Acorn and Redheaded Woodpeckers, lots of deer, coyotes, a large abundance of very small, sweet singing songbirds, and a plethora of other species which we never got to see because the 15 acre property was posted by Corban.

The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

- Safety and traffic would be major catastrophes imminently waiting to happen as vehicles proceed up from Aumsville Highway or lower Joseph Street and onto upper Joseph Street to meet Highway 22. Either way, lower Joseph Street or Aumsville Highway would be equally treacherous.

Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

- The current president, Sheldon Nord and his administration lied and manipulated facts starting from the time the property first came on the market about a year ago, through January of 2018 where The lower Joseph Street neighbors practically had to force Sheldon Nord to come to a community meeting. He and Terry Hancock ended up lying to everybody there. Sheldon Nord offered a prayer to assuage the neighborhood's displeasure with he and Hancock, and following Nord's prayer, he promised to find a mutually good solution for the Joseph Street neighbors and Corban.. Sheldon Nord never communicated with the Joseph Street neighbors again after his promise.

Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature



Printed Name

Craig L. Tubor

Address

4488 64th Ave SE Salem OR 97317

Pamela Cole Planner
City of Salem Community Development Department
555 Liberty Street SE Room 305

June 12, 2018
Salem, Oregon 97301

Dear Ms. Cole

I am writing this letter to voice my strong opposition to the City of Salem Community Development Department, in that I oppose the recent Land Use Application for a Comprehensive Plan/Zone Change/UGA for 4195 Aumsville Highway SE.

My home is at 4488 64th Ave SE and I have lived here for 59 years. My home is on 2 acres and we use our property for frequent visits by ~~grandkids~~, our family, and where we live and garden.

Beyond the significant impact this influx of people would have on our quiet community that so many of us love, I am concerned the current infrastructure will not support the many people who would possibly be living here.

About a year ago, right after the folks on lower Joseph Street saw a for sale sign on the property, one of the neighbors on lower Joseph Street went to see Corban's VP of Finance, Patricia Shelton. Patricia told him to contact Terry Hancock because Terry was in full charge of disposing Corban's surplus real estate. Terry advised him the future development of the property would likely be for large residential parcels, consistent with the existing homes in the neighborhood."

Those neighbors on lower Joseph Street also delivered petitions to Corban's Sheldon Nord and Terry Hancock in early January 2018 stating they would fight hard to reject any development except possible large lot residential parcels and asking that Corban work with the neighborhood. This was before Terry or Sheldon acknowledged they were entertaining a possible offer, which they had been since Fall of 2017.

Most Developers are desirous of community input and consider integrity vital: Yet, Corban's Sheldon Nord and realtor Terry Hancock were pushing through a sale of the property at the same time they were lying about where they were in that process. They submitted a Pre Ap Rezoning plan with the Rasmussens in 2017 to explore rezoning the property to IC. Asking no input – just creating deception. Giving no feedback that the property wouldn't be large residential parcels, consistent with the existing homes in the neighborhood. Terry Hancock was Rasmussen's realtor as well as Corban's,

- Lower Joseph Street and upper Joseph Street are Marion County with the exception of the lower Joseph Street road adjacent to the 15 acre savanna. I believe that is city. The 15 acre property is Salem urban growth boundary. Joseph Street from the East boundary of the 15 acres is all Marion County. The Welty home is contiguous to the 15 acres and it's in Marion county. All the road portion from the Welty home East through lower Joseph Street, the hazardous 5 direct intersection of Aumsville Highway through upper Joseph Street is Marion County out to Highway 22.
- This appears to be incomplete and naive planning on the part of the developer. It's incomplete because the developer is presenting a plan that doesn't address his responsibility for traffic, congestion, safety, and the infrastructure for every aspect of the development and the rezoning. The costs should fall on the shoulders of the developer or it will have to be paid by Marion County property owners. The City of Salem won't be paying the costs. This probably applies to Aumsville Highway also.
- According to a very reliable source, who works for a municipality and doesn't want his identity disclosed; we can not count on the city and the county cooperating or working together to solve dangerous, grid lock or life threatening issues. The fact that they do not cooperate with each other is well established. I wish we could divulge the source name but we can't without permission.

Since all of our properties on lower and upper Joseph are in Marion County, we would have to foot the developer's bill, including the upper part of lower Joseph Street outside the city limits and in Marion County which is gravel up to the hazardous 5 way gravel intersection. This is simply not right.

- This is a "leap frog" effort at development. The rezoning plan (or lack of it) is not adequate.

There is no infrastructure to accommodate an exponential increase in traffic to insure safety for vehicles, property owners, children and pedestrians in any of these areas.

The Rare White Oak Savanna. One reads that White Oak Savannas are now less than 5% of what they were about 150 to 200 years ago when white settlers first came into this area. Prior to that time this 15 acre and the DPSST 100 + acre White Oak Savanna property was inhabited by Kalapuya Indians, an indigenous tribe of the Willamette Valley.

- The property is currently covered by Oak Savanna which is a protected species under Salem City Code and provides critical habitat for many sensitive and endangered species. Loss of additional trees is contrary to Oregon's state wide land use goals.
- Governor Tom McCall once established a precedent by demanding we set boundaries without encroaching on spots needed to protection of habitat and wildlife. Do we really want Salem to be another city like those around the Bay area in California? Does the Planning Commission?
- The lower Joseph Street existing neighborhood homes do not harm the existing numerous old White Oaks. It's a neighborhood of houses plopped inconspicuously among numerous 140 to 200 year old White Oak trees.
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The Traffic and Safety. There would be huge overwhelming numbers of major traffic and safety issues on upper and on lower Joseph Street, and Aumsville Highway along side the 15 acre White Oak Savanna.

- On an already hugely over crowded upper Joseph Street back to lower Joseph Street or Aumsville Highway next to the 15 acre Savannah; adding a proposed 200 + apartment development and the very heavy future traffic soon coming from Amazon and the new buildings going in between Cordon Road and Deer Park, a frequent near grid lock situation would be created.

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Our roads are neighborhood roads where children often play and where most adults walk or ride bikes. Many very young children playing in yards right next to the present lower Joseph Street or on upper Joseph Street would be in a severe danger. This doesn't even address the danger to adults or pets. Walks along the side of upper Joseph Street would be impossible. School bus stops on Aumsville highway, lower Joseph Street and upper Joseph Street would be major concerns as children get off the school buses or need to cross the road.

- Property owners backing onto or entering upper Joseph Street before it reaches Highway 22 would be entering a very severe danger zone already far too heavily traveled with large semi trucks and cars.

Stated emphatically again, the road infrastructure from lower Joseph Street and Aumsville Highway running through upper Joseph Street to Highway 22 will not support the exponential increase in traffic that a 200 + apartment complex would create.

Property Values. Changing the zoning to IC which allows for the proposed development of apartments and / or commercial buildings will dramatically lower every home owners' property values. It will have such a strong impact on many family pocketbooks in our community. Many folks will probably never financially recover. Home value could decrease by 30% to 40% or more.

Background: The prior president Reno Hoff, before he died, committed complete access to the property. He committed that for many years to come there would be nothing but a trail around the perimeter and maybe a picnic table. He committed that there wouldn't be a negative impact to the community by what Corban did with that 15 acres. After Sheldon Nord became President, Corban closed the property with no trespassing signs.

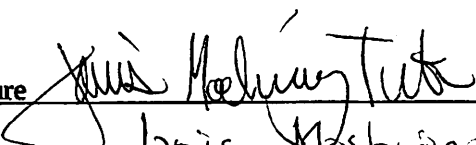
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Many believe Sheldon Nord, his very close personal friend realtor Terry Hancock, and the Rasmussens connived a very friendly agreement to get the property rezoned to IC and developed. A friendly agreement where Corban will financially reap significant benefit from developing it.

I urge the City of Salem to reject this proposed application for zoning change.

Sincerely,

Signature



Printed Name

Janis Hobering Tutor

Address

4488 64TH Ave SE Salem

June 14th, 2018

Pamela Cole
Planner
City of Salem Community Development Department
55 Liberty Street SE
Room 305
Salem, OR 97301

Dear Ms. Cole:


We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone/UGA for 4195 Aumsville Highway SE Salem OR 97317. Our home is located at 5500 Joseph St SE Salem OR, 97317. Our property borders the 4195 property. We have lived here for a little over 2 years. Our house sits on $\frac{3}{4}$ acre which we watch our children play, grow a garden, host family get togethers, and most of all enjoy the beauty of God's creation. Beautiful sunsets, trees and wildlife. We have done extensive updating of the inside of the house and are now working hard to make improvements to the outside of our home.

We have 3 young children and one on the way in September. We moved here 2 years ago to be apart of the quiet country neighborhood. I am concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it exists. We are highly concerned with the amount of traffic this type of development would bring to our neighborhood. We are also concerned with Safety. We feel our kids would no longer be safe riding bikes and going for family walks on our what is now quiet street.

There is also the concern about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code. There are also several large fir trees that have historical meaning. We have heard that these trees were used to help lower the Oregon Trail Wagons down the steep hillside with ropes. This property is also the home to countless animal species.

We urge the City of Salem to reject this proposed application.

Sincerely,


Raymond and Brittany Welty
and Family

Salem Planning Commission
555 Liberty St. SE
Salem, OR 97301

April 24, 2018 (Revised June 18, 2018)

Dear Commission Members:

I am a resident of Southeast Joseph Street with concerns about a zoning change request for a portion of our neighborhood.

This neighborhood is an urban fringe area with single family homes on multi-sized properties. It has the advantage of proximity to highways with the sense (and wildlife) of rural living. The proposed zone change would, in my opinion, greatly degrade what I love about living on this fringe.

My objections to the proposed zone change and development:

1. The proposal would open the area to high density housing, thus destroying the current low density development.
2. This is an inappropriate placement for commercial development.
3. This change would increase traffic issues on the hazardous section of the Aumsville Highway and along the quiet residential section of Joseph St., negatively impacting current residents, the children and the grandchildren.
4. Until the City of Salem and Marion County renovate the roadway infrastructure, the increase in traffic due to the opening of the Amazon facility and, possibly, the development of this property puts all of us in this area at much greater personal risk.
5. This proposal continues the practice of habitat and ecosystem destruction, increasing predation in nearby areas (pets and livestock in more jeopardy).
6. The subsequent increase in population would contribute to further degradation of the environment due to additional refuse from through traffic.
7. This area was selected by residents for the unique characteristics it offers. Multi-family construction would destroy the essence of this uniqueness.
8. ***This proposal ignores and violates the spirit of the Urban Growth Boundary.***

It is my hope that the zoning change will not happen. This is a very unique fringe neighborhood which would be totally altered and degraded under a Commercial and Multi-family designation. Please preserve the uniqueness of our neighborhood.

Sincerely,



Linda R. Rhoten
6226 Joseph St. SE
Salem, OR 97317 - 9197

June 11, 2018

Pamela Cole

Planner

City of Salem Community Development Department

555 Liberty St. SE

Room 305

Salem, OR 97301

Dear Ms. Cole:

I am writing you this letter to voice my opposition to the recent Land Use Application for Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Hwy SE. My home is located at 6455 Joseph St. SE Salem and I have lived here for 13 years. I am concerned that the proposed development of the parcel at this time would be inconstant with the neighborhood as it currently exists and likely to naturally develop in the future.

My main concern is the traffic increase on our street. We have already seen a drastic increase on our road in the past couple of years. We have 3 small children and they take the bus home from the school daily. The traffic is a major concern for their safety as they get off of the bus, as well as other children on Aumsville Hwy that take the bus and have to cross the road. We also like to take walks in the summer evenings and with the amount of traffic that will increase, we will no longer be able to do that. Our neighborhood has been very desired Real Estate wise residentially. We have been in the process of investing a large amount of money to add onto our home which would ideally increase the value. By adding the proposed planning of apartments, this will drastically lower our property value. It also drastically puts the neighborhood of being annexed into the city, or potentially widening the road to keep up with traffic and safety and the force potentially to be on city water/sewer. Should either of these items come to pass it will put a very large financial burden on many of the neighbors including us especially taxes alone. It has also become more and more dangerous for us to pull out of our driveway as we have to pull out backwards into traffic to exit out driveway. We are on a partial blind hill that does not allow us to see very well. This has become more and more dangerous the past couple of years as traffic has increased. Not to mention the speed cars normally drive is 55mph at least. This makes it unsafe for us and our 3 small children.

The concern for the current infrastructure in the area will not support this many people. Our roads are neighborhood roads. MANY children live in this neighborhood and get off the bus. The added density of the development would make activities unsafe for the children and also potentially increase the crime rate.

Additionally, the proposed development interferes with what I understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses as safety and security risk not only to me and my family, but to my neighbors and the greater community. It also is my understanding that the

Police Academy uses this soft perimeter for training operations and given my past interactions with personnel operating trainings in this area, it is my understanding that the police academy is very serious about not having their trainees being photographed or videoed. I am concerned that the proposed development will interfere with this historic use of the property and I worry about this impact this will have on the readiness of the police force generally.

Finally I am concerned about the wildlife that freely roams this area that we have all grown to enjoy. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

I am greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area and families that live here (mostly the children). I urge the City of Salem to reject this proposed application!

Sincerely

A handwritten signature in black ink, appearing to read 'Dustin D. Young', with a long horizontal line extending to the right.

Dustin D. Young

6455 Joseph St. SE

Salem, OR 97317



HERITAGE

seedlings & liners, inc.

Unusual Deciduous Species

WHOLESALE CATALOG 2017-2018



Magnolia Black Tulip®



✓
RECEIVED

JUN 26 2018

COMMUNITY DEVELOPMENT

June 14, 2018

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

Dear Ms. Cole:

We are writing to you to voice our opposition to the recent Land Use Application for a Comprehensive Plan Change/Zone Change/UGA for 4195 Aumsville Highway SE. Our homes are within the residential neighborhoods in the neighborhood of the proposed development. We are concerned that the proposed development of the parcel at this time would be inconsistent with the neighborhood as it currently exists and is likely to naturally develop in the future. Our homes are on lots ranging in size from a half acre to several acres. This application appears to propose development that will result in high density residential or commercial uses that would be inconsistent with the area.

Beyond the significant impact this sudden influx of people would have on the existing quiet community that so many of us value, we are concerned that the current infrastructure in the area will not support this many people. Our roads are neighborhood roads where children often play and where we often walk, run, and ride bikes. Adding high density development in this area would make these activities unsafe. The neighborhood also doesn't have access to the City of Salem water infrastructure or the other utilities necessary for such a drastic increase in population.

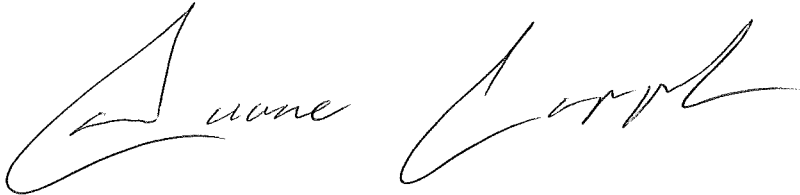
Additionally, the proposed development interferes with what we understand to be a policy of holding a "soft perimeter" around the nearby corrections facility. This poses a safety and security risk not only to us and our families, but to our neighbors and the greater community. It is also our understanding that the Police Academy uses this soft perimeter for training operations, and, given our past interactions with personnel operating trainings in this area, it is our understanding that the police academy is very serious about not having their trainees being photographed or videoed. We are concerned that the proposed development will interfere with this historic use of the property and we worry about this impact this will have on the readiness of the police force generally.

Finally, we are concerned about the impact the proposed development will have on the wildlife habitat in the area. The property is currently covered by Oak Savannah which is a protected species under the Salem City Code and provides critical habitat for many critical and endangered species. Loss of additional trees is contrary to Oregon's state-wide land use goals.

We are greatly concerned about the developer's overall lack of consideration and thought regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

Duane Copple

Sincerely,

A handwritten signature in cursive script that reads "Duane Copple". The signature is fluid and stylized, with the first name "Duane" and last name "Copple" clearly legible.

Date 7/3/18

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

RECEIVED

JUL - 9 2018

Dear Ms. Cole:

COMMUNITY DEVELOPMENT

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We are greatly concerned about the developer's overall lack of consideration and diligence regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application.

Sincerely,

Signature Carl Matthey

Printed Name CARL MATTHEY Date 7/3/18

Address 6345 JOSEPH ST SE, SALEM, OR 97317

Date 7-1-18

Pamela Cole
Planner
City of Salem Community Development Department
555 Liberty Street SE
Room 305
Salem, Oregon 97301

RECEIVED

JUL - 9 2018

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We are greatly concerned about the developer's overall lack of consideration and diligence regarding the current use of the property and the impact on the health and safety this development would have on the surrounding area. We urge the City of Salem to reject this proposed application. Sincerely,

Signature

Vickie Ivie

Printed Name

Vickie Ivie

Date

7-1-18

Address

5502 Juntura Ave SE



MEMO

TO: Pamela Cole, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: July 10, 2018

SUBJECT: **REVISED PUBLIC WORKS RECOMMENDATIONS**
CPC-ZC-UGA 18-04 (18-106236-LD)
4195 AUMSVILLE HIGHWAY SE
PROPOSED MIXED USE AND POSSIBLE MULTI-FAMILY

PROPOSAL

An application to change the Comprehensive Plan Map designation and zoning from "Community Services-Government" with PH (Public and Private Health Services) zoning to "Industrial-Commercial" with IC (Industrial Commercial) zoning and an Urban Growth Preliminary Declaration to determine the public facilities required to serve the subject property. The subject property is approximately 15 acres in size, zoned PH (Public and Private Health Services) and located at 4195 Aumsville Highway SE (Marion County Assessor Map and Tax Lot Number 082W0800110).

RECOMMENDED CONDITIONS FOR CPC/ZC

Transportation impacts from the 15-acre site shall be limited to a maximum total of 5,948 vehicle trips per day.

RECOMMENDED CONDITIONS FOR UG PRELIMINARY DECLARATION

1. Convey land for dedication to equal a half-width right-of-way of 36 feet along the entire frontage of Aumsville Highway SE.
2. Convey land for dedication to equal a half-width right-of-way of 30 feet along the portion of frontage where Joseph Street SE is located within the Urban Growth Boundary.
3. Along the entire frontage of Aumsville Highway SE, construct a three-quarter street improvement to Minor Arterial standards of 23 feet from centerline on the development side and 12 feet wide on the opposite side. Additional pavement width shall be required as set forth in the Public Works Design Standards (PWDS) to provide a left-turn lane at each driveway approach proposed along Aumsville Highway SE.

4. If a driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development:
 - a. Convey land for dedication to equal a half-width right-of-way of 30 feet along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary.
 - b. Along the portion of frontage where Joseph Street SE is located inside the Urban Growth Boundary, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12-foot-wide on the opposite side;
 - c. Along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary, construct a 30-foot-wide linking street improvement.
5. If no driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development and access is provided exclusively from Aumsville Highway, either:
 - a. Along the portion of frontage where Joseph Street SE is located inside the Urban Growth Boundary, construct a three-quarter street improvement to Local street standards of 15 feet from centerline on the development side and 12-foot-wide on the opposite side; or
 - b. Pay a temporary access fee of \$85,000 pursuant to SRC 200.080.
6. Construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property. The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.
7. Construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:
 - a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
 - b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
 - c. Construct S-2 main(s) from the pump station to the subject property; and
 - d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to Public Works Design Standard.

8. As a condition of residential use, the applicant has two options for providing park facilities to serve the subject property:
 - a. Convey or acquire 2 acres of property for dedication of neighborhood park facility NP-41, NP-44, or equivalent; or
 - b. Pay a temporary access fee of \$72,450 pursuant to SRC 200.080(a).

FACTS

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060). The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer concurs with the TRP analysis findings and recommends a condition to limit the development on the 15-acre site to 5,948 vehicle trips per day.

Streets

1. Aumsville Highway SE

- a. Existing Conditions—This street has a 20-to-48-foot-wide improvement for approximately within a 60-to-64-foot-wide right-of-way.
- b. Standard—This street is designated as a Minor Arterial street in the *Salem Transportation System Plan*. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.

2. Joseph Street SE

- a. Existing Conditions—This street has a varying width improvement with approximately 215 feet of 34-foot-wide improvement prior to tapering to a 20-foot Turnpike improvement within a 60-foot-wide right-of-way abutting the subject property.
- b. Standard—This street is designated as a Local street in the *Salem Transportation System Plan*. The westerly 850 feet of the street frontage is located within the Urban Growth Boundary with a standard of a 30-foot-wide improvement within a 60-foot-wide right-of-way. The easterly portion of the street frontage is located outside the Urban Growth Boundary.

Storm Drainage

1. Existing Condition

- a. The subject property is within the Mill Creek Drainage Basin.

Water

1. Existing Conditions

- a. The subject property is located in the S-1, T, and T+ water service levels.
- b. A 12-inch S-1 water line is located in Aumsville Highway SE and Deer Park Drive SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. No T or T+ water mains are currently available to serve the proposed development.

Sanitary Sewer

1. Existing Sewer

- a. The nearest adequate linking facility appears to be an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property.

Parks

The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) are planned near the subject property. No existing parks facilities are available within ½ mile of the subject property.

CRITERIA AND FINDINGS

PRELIMINARY DECLARATION FOR URBAN GROWTH AREA PERMIT

SRC 200.055—Standards for Street Improvements

Findings: An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Major streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

Aumsville Highway SE adjacent to the subject property is an adequate linking street. Joseph Street SE does not meet linking street standards.

Boundary street improvements and right-of-way dedication are required along the entire frontage of Aumsville Highway SE to Minor Arterial standards. Additional pavement width may be required to provide a left-turn lane at each driveway approach proposed along Aumsville Highway SE.

Along the portion of frontage where Joseph Street SE is located within the Urban Growth Boundary, the applicant shall be required to convey land for dedication to equal a half-width right-of-way of 30 feet.

Because a portion of Joseph Street SE abutting the subject property is located outside the Urban Growth Boundary, the scope of street improvements will vary depending on the location of driveway approaches serving the proposed development as follows:

- 1) If a driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development, then the applicant shall be required to dedicate right-of-way and construct Boundary street improvements to Local street standards along the entire frontage of Joseph Street SE. However, along the portion of frontage where Joseph Street SE is located outside the Urban Growth Boundary, the applicant shall be required to construct only a 30-foot-wide linking street improvement.
- 2) If no driveway approach is constructed along Joseph Street SE to provide vehicular access to the proposed development and access is provided exclusively from Aumsville Highway SE, then the applicant shall only be required to construct Boundary street improvements along the portion of frontage where Joseph Street SE is located inside the Urban Growth Boundary. Because the transportation impacts to Joseph Street SE are limited in this scenario, the applicant has the option of paying a temporary access fee of \$85,000 pursuant to SRC 200.080 in lieu of constructing the Joseph Street SE improvements based on the following findings:
 - a. Neither the City nor Marion County has planned to construct street improvements along Joseph Street SE in the vicinity of the subject property.
 - b. Options for urbanizing Joseph Street SE outside the Urban Growth Boundary are limited.
 - c. The proportional impacts of the proposed development are better mitigated by providing additional funding for improvements to the intersection of Deer Park Drive SE and Aumsville Highway SE rather than

along Joseph Street SE abutting the subject property.

- d. The temporary access fee is based on proportional share of 100 dollars per foot of Local street improvements along Joseph Street SE multiplied by 850 feet of Joseph Street SE frontage inside the Urban Growth Boundary, or 85,000 dollars total. The temporary access fee will be used to make improvements in or near the Deer Park Drive SE/Aumsville Highway SE intersection.

SRC 200.060—Standards for Sewer Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060). The nearest adequate linking facility is currently an existing 15-inch sewer line in Aumsville Highway SE, approximately 0.64 miles northwest of the subject property. The applicant shall construct a minimum 8-inch sewer main from the nearest adequate sewer to the subject property.

As a condition of sewer service, all developments will be required to provide public sewers to adjacent upstream parcels. This shall include the extension of sewer mains in easements or rights-of-way across the property to adjoining properties, and across the street frontage of the property to adjoining properties when the main is located in the street right-of-way. This shall include trunk sewers that are oversized to provide capacity for upstream development (PWDS Sewer Division 003).

SRC 200.065—Standards for Storm Drainage Improvements

Findings: The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities. The applicant shall link the on-site system to existing facilities that are defined as adequate under SRC 200.005(a). By complying with the flow control and water quality requirements of SRC Chapter 71, the applicant shall meet the requirements of this chapter.

SRC 200.070—Standards for Water Improvements

Findings: The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070). The applicant shall provide linking water mains consistent with the *Water System Master Plan* adequate to convey fire flows to serve the proposed development as specified in the Water Distribution Design Standards.

No existing S-2 facilities are available to serve the proposed development. The

applicant shall construct the following water facilities consistent with the *Water System Master Plan* and as approved by the Public Works Director:

- a. Construct an S-2 pump station to serve the S-2 water service area in the vicinity of the subject property; and
- b. Construct S-1 main(s) from the existing S-1 water system to the new S-2 pump station; and
- c. Construct S-2 main(s) from the pump station to the subject property; and
- d. Construct S-2 main(s) along the boundary of the subject property to serve adjacent properties pursuant to PWDS.

SRC 200.075—Standards for Park Sites

Findings: The applicant shall reserve for dedication prior to development approval that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the *Salem Comprehensive Parks System Master Plan*.

The Comprehensive Parks System Master Plan shows that future Neighborhood Parks (NP 41 and NP 44) are planned near the subject property. Given the zoning and allowed uses in the vicinity of the subject property, the Master Plan may allow a separate, smaller park be acquired to serve the proposed development. The minimum neighborhood park size is 2 acres; therefore, the applicant shall acquire and convey a 2-acre property for dedication of neighborhood park facility NP-41, NP-44, or equivalent based on sizing established in the Master Plan.

In lieu of acquiring and conveying park land pursuant to SRC 200.075, the applicant has the option of paying a temporary access fee pursuant to SRC 200.080(a). The temporary access fee is a reasonable alternative to conveyance of park land from within the subject property because the topography and location of the subject property is not desirable for a neighborhood park. The temporary access fee amount is \$72,450 based on the following analysis:

- Acquisition and development of 2-acre parks are estimated to cost a total of \$663,200 according to Table E-1 of the Master Plan. City staff estimates that acquisition costs account for approximately 40 percent of the total cost, or \$265,280.
- The park size shall be 2.25 acres per 1,000 population (SRC 200.075(b)).

- Single-family residential development density is 6.3 dwelling units per net acre (Table 5 of draft *Salem Housing Needs Analysis* dated December 2014).
- According to the U.S. Census, the average household size in Salem in 2010 was 2.55 people (p16 of draft *Salem Housing Needs Analysis* dated December 2014).
- The park service area is 55 acres based on a 2-acre park divided by 2.25 acres of park size per 1,000 population divided by 6.3 dwellings per acre divided by 2.55 people per dwelling.
- The proportional share of the park acquisition is \$4,830 per acre based on \$265,280 in acquisition costs divided by 55 acres of park service area.
- The temporary access fee is \$72,450 based on \$4,830 per acre multiplied by the 15-acre parcel.

COMPREHENSIVE PLAN CHANGE/ZONE CHANGE

Criteria: SRC 265.005(e)(1)(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Finding: The applicant has submitted a TPR analysis that is required to address Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060 by limiting the total number of vehicle trips to the reasonable worst case of 5,948 trips in the original comprehensive plan designation.

Criteria: SRC 265.005(e)(1)(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

Finding: The subject property is capable of being served through extension of City infrastructure as described in the findings for the Preliminary Declaration.

RESPONSE TO CITIZEN COMMENTS:

- 1) Traffic safety: Street improvements along Joseph Street SE will vary based on the location of driveway approaches serving the development. If no access is taken from Joseph Street SE, then improvements will be limited to the portion of Joseph Street SE located within the UGB. If access is taken from Joseph Street SE, then improvements along the portion outside the UGB shall be limited

to a pavement widening to 30 feet total width. This modification will ensure that Joseph Street SE outside the UGB will retain its rural character, but also provide safe access for vehicular and non-vehicular traffic in the area.

Prepared by: Jennifer Scott, Project Coordinator
cc: File