

**From:** [Pamela Cole](#)  
**To:** [Amy Johnson](#); [Ruth Stellmacher](#)  
**Subject:** FW: Letter of approval for annexation ANXC-730 21-149  
**Date:** Thursday, April 15, 2021 8:37:46 AM  
**Attachments:** [Scan\\_0045.pdf](#)

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Testimony for ANXC-730, 21-149.

Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

**From:** Alex Castro <proguttersllc@gmail.com>

**Sent:** Wednesday, April 14, 2021 6:59 PM

**To:** Pamela Cole <PCole@cityofsalem.net>

**Subject:** Letter of approval for annexation

Good evening,

Attached is a signed letter for your reference regarding the hearing for annexation.

Please please free to contact me if you have any questions.

Thank you.

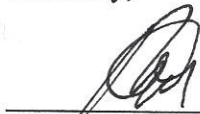
Alex Castro  
Pro- Gutters LLC  
Po Box 20086  
Keizer, Oregon 97307  
CCB # 205851

Dear Pamela Cole,

In reference to the annexation hearing :ANCX-730 (2527 and 2547 Robins Lane SE)  
Hearing date : 4/26/2021

I support the annexation approval that will provide the development of new residential lots in the City of Salem. We have a great need of new lots with the current housing shortage. As a benefit of not only providing additional housing, the new lots will create more work for my company , add to the revenue received by the city and strengthen the local economy. As a small business owner who relies on the new residential construction industry in Salem, I genuinely support this annexation approval and ask for your approval.

Sincerely,



---

Alex Castro

Thank you for your business.

April 16, 2021



To: Pamela Cole Planner II

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

Re: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

Hearing Date: Monday, April 26, 2021

*Please enter this letter into the record for the above referenced annexation hearing.*

We have concluded that the proposed annexation would have a substantial positive impact on the local community. With the current housing shortage these new lots are needed to allow access to affordable housing. In addition to providing additional housing options, the new lots create jobs, add to the tax base, and help strengthen the local economy. We are a local family owned business of 40+ years that values community.

We are so grateful for the opportunity to partner together for projects in Salem/Keizer. We truly value the trust our community members place in J/K Carpet and our subcontractors, and look forward to serving in future projects.

David Castronovo

A handwritten signature in black ink, appearing to read 'David Castronovo', is written over a horizontal line.

J/K Carpet Center: Vice President 503-363-6033

985 Broadway St NE Salem, OR 97301

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)  
**Date:** Thursday, April 15, 2021 2:40:55 PM  
**Attachments:** [image001.png](#)

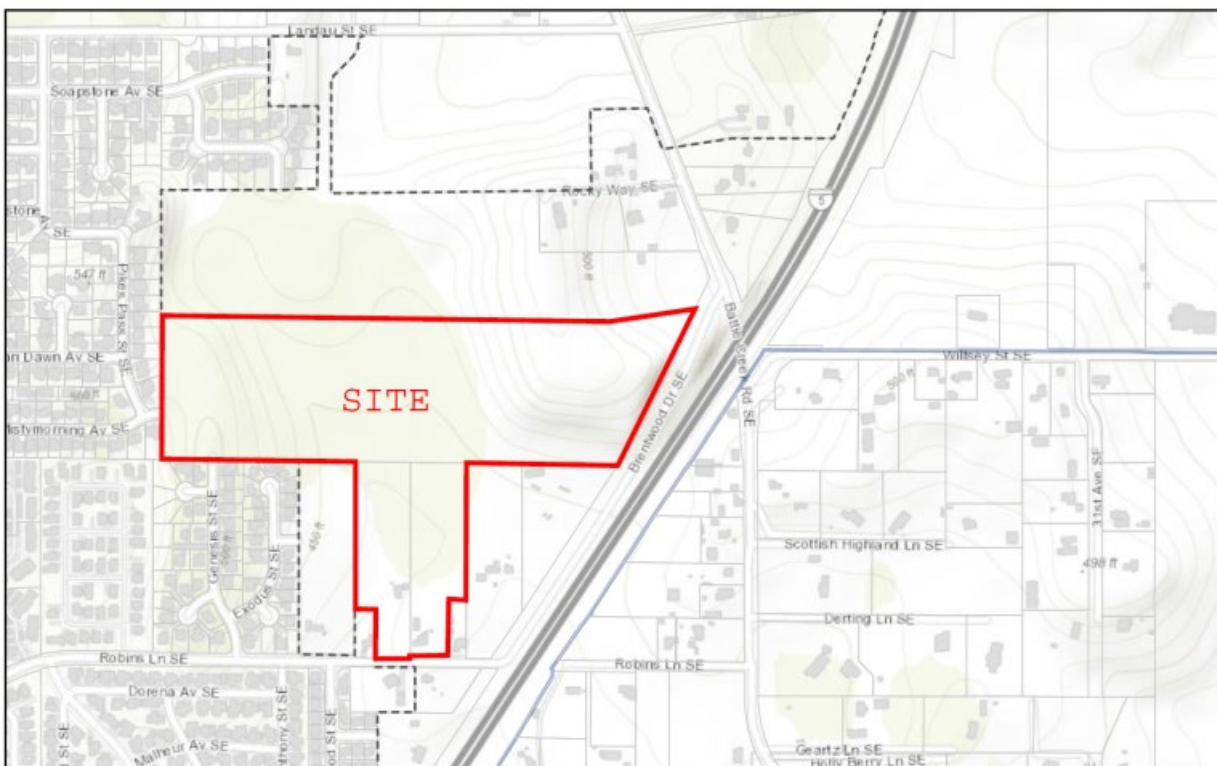
---

**From:** Ivy Chappelle <[ivy@traditionrep.com](mailto:ivy@traditionrep.com)>  
**Sent:** Thursday, April 15, 2021 2:35 PM  
**To:** Pamela Cole <[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)>  
**Subject:** Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

Hello,

I'm writing to Pamela Cole regarding the annexation approval that will result in the development of new residential lots in the City of Salem.

The property to be annexed is 42 acres located near Robbins Lane and Battle Creek Road SE in south Salem (see below).



The site is currently zoned Marion County UT (Urban Transition) and upon annexation will come into the City of Salem with an RA (Residential Agriculture) zone. The new City zone is consistent with the approved Salem Area Comprehensive Plan which, designates the site as being appropriate for low density residential use with detached single-family homes. We are not attempting to up-zone the site for higher-density residential or commercial uses.

The next step in the process is an annexation hearing with the Salem City Council scheduled for Monday, April 26, 2021. The letters of support need to be delivered asap to the address below, and no later than Sunday, April 25, 2021.

In summary, the proposed annexation I believe will help provide new housing stock in the area while helping to meet current housing needs with the Salem Urban Growth Boundary.

Sincerely,

**IVY CHAPPELLE**  
**BROKER | TRANSACTION COORDINATOR**  
*Licensed Broker in Oregon*

[WEBSITE](#)

[LISTINGS](#)

C: 503.507.6517  
[Ivy@TraditionREP.com](mailto:ivy@TraditionREP.com)

AGENCY DISCLOSURE

2195 Hyacinth St NE STE 111B Salem, OR 97301

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Support for Annexation Hearing ANCX-730 21-149  
**Date:** Monday, April 19, 2021 4:45:00 PM  
**Attachments:** [20210419182225.pdf](#)

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More testimony for 21-149 ANXC-730.

Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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---

**From:** Dean DeSantis <DeanD@desantislandscapes.com>

**Sent:** Monday, April 19, 2021 4:41 PM

**To:** Pamela Cole <PCole@cityofsalem.net>

**Cc:** jswan@livebsl.com

**Subject:** Support for Annexation Hearing ANCX-730

Ms. Cole,

Attached please find my letter of support for this upcoming Annexation Hearing.

Please let me know if I can answer any questions.

Thank you,

Dean DeSantis

President

[503-932-1348](tel:503-932-1348) Mobile

[503-364-8376](tel:503-364-8376) Salem

[503-639-0151](tel:503-639-0151) Portland

[www.desantislandscapes.com](http://www.desantislandscapes.com)









April 19, 2021

Pamela Cole, Planner II

City of Salem – Community Development Department

555 Liberty St SE, Suite 305

Salem, OR 97301

RE: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

Hearing Date: Monday, April 26, 2021

Ms. Cole,

I am writing to you in support of the annexation approval for the above referenced property. I believe with the current housing shortage these new lots would be a welcome addition to the City of Salem. As I understand the proposal this does not change any zoning and is consistent with the Salem Area Comprehensive Plan designating the site as low density residential use. In addition, a development of this nature will create jobs, add to the tax base and help small businesses like mine to continue to grow and provide living wage jobs for Salem residents.

Please enter this letter into the record for the above referenced annexation hearing.

Thank you for your service to the betterment of our City.

Sincerely,

Dean DeSantis

President

DeSantis Landscapes

503-364-8376 - deand@desantislandscapes.com



**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: ANXC-730 21-149 Testimony  
**Date:** Tuesday, April 20, 2021 9:06:30 AM  
**Attachments:** [Epson\\_04202021085731.pdf](#)

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Testimony for 4/26 hearing on ANXC-730 21-149.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

---

**From:** Luba Franchuk <I\_stakhov@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 9:03 AM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Subject:** ANCX-730

Hello Pamela,  
Please find the attached letter for hearing # ANCX-730.  
Thank you so much!  
Viktor Stakhov  
503.810.9661

Sent from my iPhone

4/6/2021

To : Pamela Cole

In reference to the annexation hearing :ANCX-730 (2527 and 2547 Robins Lane SE) Hearing date : 4/26/2021

I support the annexation approval that will provide the development of new residential lots in the City of Salem. We have a great need of new lots with the current housing shortage.

As a benefit of not only providing additional housing, the new lots will create more work for my company , add to the revenue received by the city and strengthen the local economy. As a small business owner who relies on the new residential construction industry in Salem, I genuinely support this annexation approval and ask for your approval.

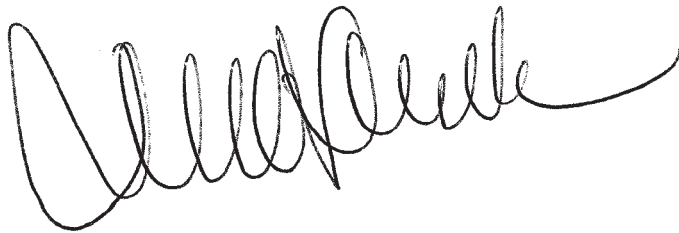
Please submit this letter into the record for the above reference annexation hearing.

Sincerely,

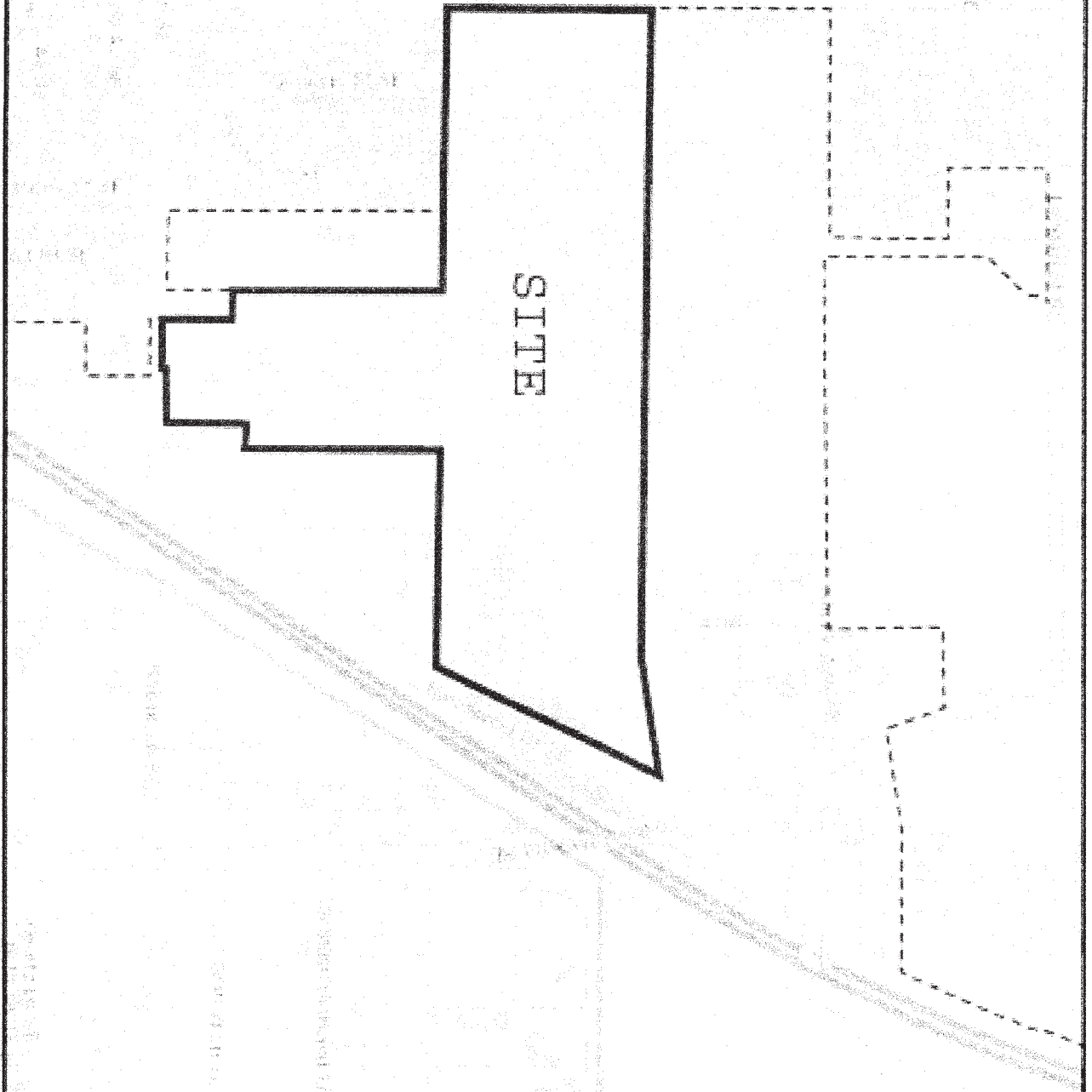
Viktor Stakhov

Vics Masonry, LLC

503-810-9101



SITE



## Amy Johnson

---

**From:** Pamela Cole  
**Sent:** Thursday, April 15, 2021 8:33 AM  
**To:** Amy Johnson; Ruth Stellmacher  
**Subject:** FW: Robins Lane/Battle Creek ANXC-730

Testimony for April 26 Council hearing on ANXC-730, 21-149.

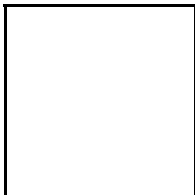
### Pamela Cole

*Planner II*

City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

**From:** Steve Hurley <[steve@bannerhomes.net](mailto:steve@bannerhomes.net)>  
**Sent:** Wednesday, April 14, 2021 10:57 AM  
**To:** Pamela Cole <[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)>  
**Subject:** Robins Lane/Battle Creek

Good morning Palema, my name is Steve Hurley with Banner Homes. We will be one of the main general contractors on this site. I've heard that there are some negative feelings regarding this site being developed. We are a local builder, use local subs, work with neighbors and take pride in building quality/reasonably priced homes. We truly care about our product and sincerely care about our neighbors. My cell is 503-932-1982 if you have any questions. I've built over 500 homes in Salem over the last 25 years under Banner and Providence Homes and have never had a complaint or issue. I'm just throwing that out there, because I'd like to help be an asset if needed. Thanks for your time.



**Steve Hurley**

[Visit Our Website](#) | 971-599-3125 | CCB#204108

**From:** [Pamela Cole](#)  
**To:** [Amy Johnson](#); [Ruth Stellmacher](#)  
**Subject:** FW: Annexation Hearing: ANXC-730 (2527 and 2547 Robins Lane SE)  
**Date:** Thursday, April 15, 2021 8:35:22 AM  
**Attachments:** [image001.png](#)

---

Testimony for April 26 Council hearing on ANXC-730, 21-149.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

---

**From:** Melissa Juarez <Melissa.Juarez@amerititle.com>  
**Sent:** Wednesday, April 14, 2021 11:14 AM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Subject:** Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

April 14, 2021

To: Pamela Cole  
Community Development Department  
City of Salem  
555 Liberty Street SE, Suite 305  
Salem, Oregon 97301  
[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)

RE: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)  
Hearing Date: Monday, April 26, 2021

Pamela:

Please enter this letter of support into the record for the above referenced annexation hearing. Salem needs more residential lots and, this will provide more housing.

I'm an escrow assistant at AmeriTitle and I am constantly hearing from folks that we have a shortage of available homes for sale and that we need quite a bit more inventory for today's Buyers to choose from.

Sincerely,



**Melissa Juarez | Assistant to Tasha Walery  
AmeriTitle, Inc.**

320 Church St NE | Salem, OR | 97301  
Phone 503-581-1431 | Fax 503-364-8716

**[melissa.juarez@amerititle.com](mailto:melissa.juarez@amerititle.com) | [www.amerititle.com](http://www.amerititle.com)**

**[Online Ordering](#) | [Online Tools](#) | [Find an Office Near You](#)**

**ALERT:** Unfortunately, email and banking fraud are current issues in today's society. Please call our branch and verify wire transfer instructions verbally with your escrow officer prior to wiring funds.

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Pamela Cole

Planner II

City of Salem / Community Development Department

555 Liberty St SE, Suite 305

Salem Oregon 97301

Re: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

Hearing Date: April 26, 2021

Please enter this letter into the record for the above referenced annexation hearing. **I support this annexation approval** which will result in the development of new residential lots in the City of Salem. With the current housing shortage these new lots are badly needed. In addition to providing additional housing options, the new lots will create jobs, add to the tax base, and help strengthen the local economy.

I understand the property to be annexed is 42 acres located near Robbins Lane and Battle Creek Road SE in South Salem.

Thank you



Ken L Jundt

301 Church St N E

Salem Oregon 97301

RECEIVED

APR 19 2021

COMMUNITY DEVELOPMENT



**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE) 21-149  
**Date:** Monday, April 19, 2021 2:27:28 PM  
**Attachments:** [Letter in support of annexation.pdf](#)

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Testimony for item 21-149, ANXC-730.

Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

---

**From:** Tom Rohlifing <TROHLFING@co.marion.or.us>  
**Sent:** Monday, April 19, 2021 2:26 PM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Subject:** Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

Pamela,

Please see the attached document regarding:  
Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

- Hearing Date: April 26, 202
- Please enter this letter into the record for the above referenced annexation hearing.

Thank you,

---

Tom Rohlifing  
Marion County Assessor  
[trohlifing@co.marion.or.us](mailto:trohlifing@co.marion.or.us)  
503-588-5144



**Marion County**  
OREGON  
**ASSESSOR'S OFFICE**

4/19/2021

**Letter in support of: ANCX-730 (2527 and 2547 Robins Lane SE)**

**Hearing Date: April 26, 2021**

**Please enter this letter into the record for the above referenced annexation hearing.**

**ASSESSOR**  
Tom Rohlifing  
(503) 588-5144  
(503) 588-7985 (FAX)

**CHIEF DEPUTY  
ASSESSOR**  
Nathaniel Combs  
(503) 588-5144  
(503) 588-7985 (FAX)

**BOARD OF  
COMMISSIONERS**  
Kevin Cameron  
Danielle Bethell  
Colm Willis  
(503) 588-5212

**CHIEF  
ADMINISTRATIVE  
OFFICER**  
Jan Fritz  
(503) 588-5212

**WEBSITE**  
[www.co.marion.or.us](http://www.co.marion.or.us)

A constituent discussed with me recently, my thoughts on city annexations. As it turns out this annexation hearing seems like an opportunity to very briefly share my thoughts regarding not only this particular group of properties, but also other similar groups of properties. Discussions occur in my office frequently about properties on or near district boundaries. When I think about these properties, as your assessor I think about, what appears to make sense, the taxing districts and the services provided, and I think about values.

If the City of Salem were to annex any of the properties in the same unincorporated island as the subject property or the other unincorporated islands of properties that come to my mind, such as the East Salem Service District, the annexation would appear logical to me.

Marion County has many taxing districts. These districts are most efficient to administer for property taxes (and probably also other services) when district boundaries make sense. When we have unincorporated islands we usually have different property tax rates, sometimes there are fees instead of taxes, and services are less predictable from the perspective of both the district personnel and the property owners. Assessors get many of these questions from all perspectives.

When reviewing our market value estimates we have to consider is the estimate reasonable, and can we explain and defend our value estimate. Unincorporated islands are not consistent. Consistency usually provides real estate professionals with more comparable data which makes value estimates more accurate for any purpose whether it is assessment, private lending, sales listings, etc.

I would be happy to discuss further,

Tom Rohlifing, Assessor

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Annexation in South Salem ANXC-730 21-149  
**Date:** Tuesday, April 20, 2021 1:55:43 PM  
**Attachments:** [20210420134629190.pdf](#)

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Testimony for April 26 Council hearing on ANXC-730 21-149.

Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

---

**From:** Dave Mercer <DaveMercer@UmpquaBank.com>  
**Sent:** Tuesday, April 20, 2021 1:50 PM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Cc:** Lillian Weaver <LWeaver@livebsl.com>  
**Subject:** Annexation in South Salem

Please read the letter I have composed in favor of the annexation to property in south Salem near Battle Creek Rd and Robbins Lane. Thank you for the opportunity to express my humble opinion. This is a **personal opinion** and not based in any way or expressed in any way by or for Umpqua Bank. Thank you!

**Dave Mercer**  
AVP Store Manager  
Salem Main  
NMLS #839440  
O: 503-588-5770  
F: 503-588-7455

[www.UmpquaBank.com](http://www.UmpquaBank.com)

This message, including any attachments, may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

To Whom It May Concern:

This note is concerning a possible annexation of the land in South Salem by the I-5 interchange. The proposal is for annexing land to build more housing in south Salem. I would wholeheartedly endorse such a proposal. Salem is in dire need of more buildable land to accommodate future growth. Having lived right next to this annexation I believe this would be a compatible use of such land.

In addition to providing additional much needed housing options the new lots will create more jobs, add to the tax base and help to strengthen the local economy.

The property to be annexed is 42 acres located near Robbins Lane and Battle Creek Rd SE in south Sale.

I appreciate the ability to state my opinion on this matter.

A handwritten signature in black ink, appearing to read "David R Mercer". The signature is fluid and cursive, with a long horizontal stroke at the end.

David R Mercer

5692 Mt. Rushmore St SE

Salem, OR 97306

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Robins lane subdivision ANXC-730 21-149 public testimony  
**Date:** Friday, April 16, 2021 10:43:57 AM

---

**From:** Kevin Nunn <kevin@traditionrep.com>  
**Sent:** Friday, April 16, 2021 10:38 AM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Subject:** Robins lane subdivision

Hi Pamela,  
I'm reaching out about this future subdivision, as I am understanding there is some pushback from the adjoining neighborhood.

I can appreciate the concerns that you have probably received, but there are a few things I want to address that I believe enhance the area.

Most importantly; this is being developed by a local company and development team, with the current intention having a local builder presence in this subdivision. Which carries over to also using local subcontractors and materials vendors. They are not planning to develop and sell to the highest bidder which usually comes from the Portland/National builders, and also typically brings a very high "cut and paste" feel to the type of homes being built.

I represent Banner Homes, and have known that builder personally for almost 25 years. They are the only builder I will represent, as I know their heart and integrity to be at the highest level. They have proven to me over the years that they care about producing a quality product that is visually conducive to the surrounding environment, which is the intention for this subdivision as well.

I suspect the ideal solution for the adjoining neighborhoods is to keep this land bare and unimproved, but that isn't a sustainable long term plan. The need for lots and new home inventory is obviously in high demand, and I firmly believe that the development and builder teams lined up on this project are about as good of a solution as the neighbors can hope for.

I really appreciate your attention with this matter.

Thank you,

Kevin

**KEVIN NUNN**  
**PRINCIPAL BROKER | PARTNER**  
*Licensed Principal Broker in Oregon*

**C: 503.409.9222**  
[Kevin@TraditionREP.com](mailto:Kevin@TraditionREP.com)

[WEBSITE](#)

[LISTINGS](#)

[AGENCY DISCLOSURE](#)

[2195 Hyacinth St NE STE 111B Salem, OR 97301](#)

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Annexation Support -ANXC-730 (2527 and 2547 Robins Lane SE) 21-149  
**Date:** Tuesday, April 20, 2021 7:40:19 AM

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Testimony for the April 26 hearing on ANXC-730 Legistar 21-149.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

**From:** Trevor Scharer <trevor@traditionrep.com>  
**Sent:** Monday, April 19, 2021 10:01 PM  
**To:** Pamela Cole <PCole@cityofsalem.net>  
**Subject:** Annexation Support -ANCX-730 (2527 and 2547 Robins Lane SE)

Hello Pamela,

Please enter this email into the record for the above referenced annexation hearing.

It is my belief that with the housing shortage that we are currently facing, this new annexed 42 acre parcel will provide Salem with additional housing options, many new jobs, add to local & state tax revenue, and provide strength for the Salem economy.

I am in strong support of the annexation & changing of the current zoning to RA of the 42 acres located near Robbins Lane being approved by the city of Salem. This zoning change is in line with the Salem area comprehensive plan.

Thank you for your consideration,

**TREVOR SCHARER**

**BROKER | PARTNER**

*Licensed Broker in Oregon*

**C: 503.881.3455**

**Trevor@TraditionREP.com**

[WEBSITE](#)

[LISTINGS](#)

[AGENCY DISCLOSURE](#)



2195 Hyacinth St NE STE 111B Salem, OR 97301

**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** Testimony for Annexation Hearing: ANXC-730 (2527 and 2547 Robins Lane SE) 21-149  
**Date:** Tuesday, April 20, 2021 5:17:51 PM  
**Attachments:** [Outlook-TT-25 .png](#)  
[Outlook-http f.t.png](#)

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Testimony for 21-149 hearing on April 26.

Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309

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

---

**From:** Tim Temple <[timtemple@bhhsnwrep.com](mailto:timtemple@bhhsnwrep.com)>  
**Sent:** Tuesday, April 20, 2021 3:31 PM  
**To:** Pamela Cole <[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)>  
**Cc:** [jswan@livebsl.com](mailto:jswan@livebsl.com)  
**Subject:** Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)

This letter is in reference to:

- Annexation Hearing: ANCX-730 (2527 and 2547 Robins Lane SE)
- Hearing Date: Monday, April 26, 2021

Hi Pamela Cole,

My name is Tim Temple and I'm a Realtor with Berkshire Hathaway HomeServices Real Estate Professionals in here in Salem. I have no doubt you have heard the rumors of how unbelievable hot our market is. In some cases, we are getting 15 offers and 10% over asking. While this is astonishing and never seen before in our industry, it is also extremely volatile. In summary we have 1/12 of the supply of to meet the buyer's current needs. (.56 months of inventory, 6 months inventory is considered stable - WVMLS statistics). The lack of inventory increases home values, but it also prices out a large percentage of the buyers. This is known as buyer fatigue in our industry. What our industry needs more than anything is more inventory, I support the annexation and I pray that this unbalance of supply and demand doesn't end badly like the credit crunch of 2007.

Sincerely,

Tim Temple



*Tim Temple Cell 503-551-8322*

*Broker Licensed in the State of Oregon*

*Oregon's Initial Agency Disclosure*



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HomeServices  
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**From:** [Pamela Cole](#)  
**To:** [CityRecorder](#)  
**Subject:** FW: Annexation Hearing – ANXC-730 (2527 and 2547 Robins Lane SE) Hearing Date April 26, 2021 21-149  
**Date:** Thursday, April 22, 2021 8:25:36 AM  
**Attachments:** [image001.png](#)  
[21.04.21 - E&S Letter - Annexation Hearing ANCX-730.pdf](#)

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Testimony for 21-149 ANXC-730 (2527 and 2547 Robins Lane SE) Hearing Date April 26, 2021.  
Thanks.

**Pamela Cole**

*Planner II*

City of Salem | Community Development Department  
555 Liberty St SE, Suite 305, Salem OR 97301  
[pcole@cityofsalem.net](mailto:pcole@cityofsalem.net) | 503-540-2309  
[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

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**From:** Dan Vannoy <[Dan.Vannoy@emeryandsons.com](mailto:Dan.Vannoy@emeryandsons.com)>  
**Sent:** Wednesday, April 21, 2021 4:07 PM  
**To:** Pamela Cole <[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)>  
**Cc:** Vince Makinson <[Vince.Makinson@emeryandsons.com](mailto:Vince.Makinson@emeryandsons.com)>  
**Subject:** Annexation Hearing – ANCX-730 (2527 and 2547 Robins Lane SE) Hearing Date April 26, 2021

Hi Pamela,

Please find the attached letter in support of the upcoming annexation hearing. Feel free to give me a call if you have any questions.

Thank you,



**Dan Vannoy | Member / General Manager**

Main: 503.588.7576 | Fax: 503.371.6637 | Cell: 503.551.8889  
[Dan.Vannoy@EmeryandSons.com](mailto:Dan.Vannoy@EmeryandSons.com)

**Emery & Sons Construction Group, LLC**

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4/21/2021

Pamela Cole  
Community Development Department  
City of Salem  
555 Liberty Street SE, Suite 305  
Salem, OR 97301  
[PCole@cityofsalem.net](mailto:PCole@cityofsalem.net)

RE: Annexation Hearing – ANCX-730 (2527 and 2547 Robins Lane SE) Hearing Date April 26, 2021

Pamela,

Please enter this letter of support into the record for the above referenced upcoming annexation hearing. Supporting this annexation is a huge benefit to the City of Salem and all of us who live here.

Salem is in desperate need of more residential lots for home construction. We see every day the demand for homes in this area increasing exponentially and the supply decreasing even faster.

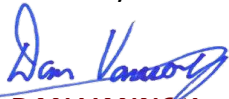
Emery & Sons Construction Group is a local company that employs more than 100 people and has been doing so for over 50 years. As a local business, we feel now more than ever, the importance in assuring the growth of our community, supporting the stability of our local economy and maintaining the sustainability and viability of the place we call home. We ask this of you as well.

I encourage your department to get behind and support this annexation and realize the many benefits of a project like this, including:

- Continued creation of high paying sustainable jobs
- Economic support for local businesses and vendors who will be involved with this project
- Provide much needed housing inventory
- Increased tax revenue for the City of Salem

Let's do this!

Sincerely



**DAN VANNOY**

MEMBER/MANAGER

(503) 551.8889

[Dan.Vannoy@emeryandsons.com](mailto:Dan.Vannoy@emeryandsons.com)



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