

Case Number: PAR-SPR-ADJ-DAP-DR-PLA25-04

Permit Number:24 121106 00 PLN

Name: Josh Urban

Submission Date: 3/21/2025

Comment:

Josh and Shelley Urban

JollyU LLC

11550 S. Wildcat Rd.

Molalla, OR 97038

503-829-5001/surben64@gmail.com

March 21, 2025

To Whom it May Concern,

We recently received the letter regarding a Notice of Filing of a Land Use Request at 3021 – 3027 D St, NE in Salem, 97301. Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04

We own the home across the street at 3020 D St., NE and have concerns particularly around parking, traffic flow, and safety.

- General guidelines/regulations require 2 parking spaces per two-bedroom unit. This proposal shows what appears to be 11 parking spaces for the 12 units proposed. There is also a duplex and a single-family home that require parking. Street parking is minimal. Eleven parking spaces plus a couple of street parking spaces make parking insufficient. This lack of parking space will directly impact all of the surrounding home.
- There appears to be parking, out of the 11 new spaces in the drawing, for 1 handicapped and 5 Electric cars. This adds to the lack of available parking spaces, especially for gas and diesel cars and trucks.
- The filing is requesting a reduction in the driveway width from what would be the new parking lot to the exit/entrance onto D Street. This kind of reduction in the driveway would create increased congestion on the street.
- The increased volume of traffic on D Street coming in and out of the newly proposed driveway creates a significant safety issue.
- The lack of parking spaces in the newly developed lot plus street parking creates a significant parking issue for all of the single resident homes in the direct vicinity. Many of those home have one off street parking space and rely on street parking for that second space.
- The lot size reduction for 3021 and 3027 D Street NE of 2,000 square feet will create an additional loss of parking space and increased safety issues.

Please take these concerns under consideration. A smaller building of 4 or 6 units could be more appropriate for this space.

Sincerely,

Josh and Shelley Urban/JollyU LLC

Case Number: PAR-SPR-ADJ-DAP-DR-PLA25-04

Permit Number:24 121106 00 PLN

Name: Shelley Urban

Submission Date: 3/21/2025

Comment: