

## Quincy Miller

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**From:** Lucienne Scheltiens <koderain@gmail.com>  
**Sent:** Wednesday, April 2, 2025 10:24 AM  
**To:** Quincy Miller  
**Subject:** RE: Partition Tentative Plan Case No. PAR25-06

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Quincy,  
Thank you for your reply. I appreciate your time and attention to this matter.  
I am submitting my comments for consideration below.

I have reviewed the proposal and have the following comments:  
I have lived adjacent to the subject property for over 25 years and am deeply concerned about the impact of the proposed partition and potential subsequent development on our area. This quiet, rural setting is characterized by minimal traffic and a thriving natural environment - qualities that would be dramatically altered by increased noise and congestion.

Above all, I am especially troubled by the potential disruption to local wildlife, including Deer, bobcats, and numerous other species that rely on this habitat. Further development would permanently displace them, altering the ecosystem in ways that cannot be undone.

I appreciate the opportunity to express my concerns and urge careful consideration of the long-term consequences of this proposal. Thank you

Name: Lucienne Scheltiens  
Address: 2782 Kuebler Rd S Salem, OR 97306  
Email: [koderain@gmail.com](mailto:koderain@gmail.com)  
Date: 4/02/2025

On Apr 2, 2025 at 9:09 AM -0700, Quincy Miller <qmiller@cityofsalem.net>, wrote:

Good morning Lucienne! Apologies for the delay, I'd be happy to give you more information.

The proposal at this time is to Partition the existing property into three parcels along with public Right-of-Way dedication. While no development is proposed as part of this Partition, the resulting parcels will be of sufficient size and dimensions to allow future Subdivisions for single-family use. The properties will continue to be zoned RA (Residential Agriculture) and subject to the use and development standards of [SRC Chapter 510](#). If a Subdivision is proposed and subsequently approved, the zoning automatically changes to RS (Single-Family Residential). The use and development standards of the RS zone are within [SRC Chapter 511](#), wherein single-family and two-family uses are permitted outright, three- and four-family uses are permitted with special use standards, and multifamily uses (besides cottage clusters) are not permitted. The development permitted also depends on the resulting lot sizes following the Subdivision, as different uses have different required lot dimensions per [SRC 511.010](#).

Let me know if you have any other questions, thanks!

**Quincy Miller** | 503-584-4676

City of Salem | Community Planning and Development Department | Planning

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**From:** Lucienne Scheltiens <koderain@gmail.com>

**Sent:** Monday, March 31, 2025 11:45 AM

**To:** Quincy Miller <qmiller@cityofsalem.net>

**Subject:** Partition Tentative Plan Case No. PAR25-06

Hello,

I received a notice of a plan to partition a property at 2592 Kuebler Road S, which is adjacent to mine. I would like to know what is planned for these partitions, such as single-family homes, subdivisions, apartments, etc.

Thank you

Lucienne Scheltiens