

To Planning Division

City of Salem Room 305 Attn: Peter Domine
555 Liberty St. S.E., Salem, Oregon 97301-9907

Reference: Subdivision Tentative Plan Case# SUB-ADJ25-02

- ① I am against having a duplex 5 feet from my property line and also against it being two story.
The neighborhood has been single family homes with reasonable backyard spacing. With the six foot fence between our property and proposed lot number 5 we have privacy in our backyard.
Building a two story duplex would take that from us.
- ② I also believe putting this in would have a negative affect on the value and livability of our property.
- ③ I am concerned about the water table rising on our property from this project. When the homes to the east of our property were built, it had an effect on our property and I know the neighbor had water under his house.
- ④ The road (driveway) along the back of the properties seems to close, adding noise and exhaust to our backyards.

- ⑤ Where the proposed driveway would meet Tierra is already backing up at the stop sign, I don't know how many units are planned but it could add to the traffic problem there.
- ⑥ There are two large trees on lot 5 I think one is a cedar and the other could be a sequoia, if construction takes place on the property, these trees need to be removed, they have grown into my fence, but the real problem is they have a large root systems and any excavation on these lots where their roots are could weaken the trees and cause them to fall on my house when the next north wind comes. It will be very important to hire an expert to remove them as they are very large.

KELLY McDERMOTT
 4265 GLENCOE ST. NE
 SALEM, OR. 97301
 503-971-2827

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ25-02

PROJECT ADDRESS: 4208 and 4258 Market St NE, Salem OR 97301

AMANDA Application No.: 25-103980-PLN

COMMENT PERIOD ENDS: April 9, 2025, at 5:00 p.m.

SUMMARY: A subdivision to create five new lots, including three flag lots.

REQUEST: A subdivision tentative plan to divide three lots totaling 0.72-acres in size into a five lots ranging from approximately 4,948 to 9,673 square feet in size, three of which will be flag lots. The consolidated application includes a Class 2 Adjustments to exceed the maximum number of units served by a flag lot accessway from four to six. The subject properties are zoned RS (Single Family Residential) and located at 4208 and 4258 Market Street NE (Marion County Tax Lot and Assessor's Map Numbers 072W19AC / 400; 500; 600).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, April 9, 2025, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☒ 1. I have reviewed the proposal and have no objections to it.
☒ 2. I have reviewed the proposal and have the following comments: SEE ATTACHED

Name/Agency: KELLY M^CDERMITT
Address: 4265 GLENCOE ST NE
Phone: 971 218 2827
Email: _____
Date: APRIL 7, 2025

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

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PLEASE CHECK THE FOLLOWING THAT APPLY:

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☒ 2. I have reviewed the proposal and have the following comments: I am opposed to this development plan. Please refer to the included document for more detail

Name/Agency: Caleb Hollingsworth
Address: 4275 Glencoe SE NE
Phone: 971-275-0252
Email: hollingsworthc@Cobalt&Sabre.com
Date: 8 April 2025

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

FROM:
Caleb Hollingworth

TO:
City of Salem Planning Division Attn: Peter Domine, Planner II
555 Liberty Street SE
Room 305
Salem, OR 97301
Phone: 503-540-2311
Email: pdomine@cityofsalem.net

Subject: RE: Land Use Request

Address: 4208 Market St NE Salem, OR 97301

I am writing in response to the notice of land use request for the address listed above. I am opposed to the plan outlined in the notice on several key factors:

1. The development will negatively impact my homes value
2. The proposed driveway easement will run along my fence line, encroaching on my privacy and negatively impacting my peace and solitude
3. My main bedroom is on that side of my house, facing the proposed housing. My privacy will be further significantly impacted
4. Having high density housing will increase the amount of noise with the increase of people in that space, further affecting the peace and enjoyment of my own property
5. The new development has significant safety concern that are not adequately addressed
6. The new properties will have significant impact to the water table; we already have a high-water table and receive significant runoff from neighboring properties. Adding new structures will negatively impact waterflow with a high potential to send water onto my property, further complicating my water management issues
7. The proposed development is being given waivers for property line offset, allowing the builder to construct houses closer to the fence line than is normally allowed

We have lived in our home for over 12 years and are very familiar with the neighborhood. Currently most of the homes immediately adjacent to me are owned and not rented. I am aware of a couple of rental properties, which I am ok with as they are the minority. The proposed plan will add a minimum of 4 additional rental properties bordering mine (one of the 3 proposed houses being a duplex). If I were to sell my home, the amount I could sell it for will be severely impacted as not many home owners want to live adjacent to rental properties.

One of the main factors that I oppose this proposal is the planned easement against my fence line. Currently, there is a buffer of other properties that surround mine, significantly limiting access to my own property. Adding the driveway easement eliminates that buffer, allowing unrestricted access right to my property line. Having such isolation is what makes my property so attractive; furthermore we have been isolated from much of the crime and activities that permeate the area and is something I refuse to lose.

Due to the layout of my house, my main bedroom is on that side of the property. Because of the buffer of other homes between us and Market Street, we aren't affected by traffic noise all that much. However, because we are surrounded by so many neighbors by being on a flag lot, we deal with a lot of noise pollution from having people so close to us on every side of our home. If the houses in the proposal are built, a minimum of 4 more families will be added to a very small space. With new families comes vehicles, kids, and pets all concentrated in a relatively small area. This will greatly increase the noise pollution and make living here intolerable.

There is minimal yard for families within these plans, sending kids onto Tierra and Market Street, endangering them due to the amount of traffic in the area. A kid was struck by a vehicle at the crosswalk near the property in question, despite a flagger being present and performing their duties admirably.

Adding enough vehicles for an additional 4 families will make traffic worse as there is not enough room in the proposal for all vehicles to be parked off the street. Many of them will need to be parked on Tierra, increasing congestion on a blind corner where people often speed coming off of market street. This creates a significant safety hazard for not only the new families, but also and especially for the existing residents of the neighborhood.

Additionally, it appears that the houses may be multi-story. This will give them views into my private and personal space. Even if they are single story, I am investing a lot of time and money to revitalize that space to be a social gathering spot and a general hang-out space for my enjoyment. Having neighbors right there impedes on my privacy, which is critically important to me.

We already have significant issues with a high-water table on our property. During heavy rains, standing water builds up and floods our crawlspace, requiring investments into drainage and other controls. Adding these houses will severely impact the flow and control of water. I don't have confidence in the proposal that the measures being taken will address the water flow issues sufficiently, given the amount of roof coverage and hard-pack being added to the area. This will result in more water runoff onto my property, further complicating my own water management efforts.

One thing that really bothers me is that the city is considering giving a waiver for number of units served by a flag lot access way, and what appears are plans to offer waivers for property line offsets. I once enquired about adding a shop to my property, one of the driving factors to me purchasing it. I gave the dimensions, offsets and other necessary information and was informed that due to city ordinance, I couldn't build a shop the size I wanted. This construction flies in complete opposition to any of those ordinances, property line offsets, distance from fences, and similar restrictions that I was given no wiggle room for. If I am being held to those limitations, I refuse to accept any waivers for this plan and for the builder to be held to the same restrictions I am.

It is for the reasons I outlined and discussed above that I am very strongly, almost vehemently opposed to the development plan in its entirety. The plan only benefits the builder while negatively impacting everyone surrounding them, myself especially.

Should the construction move forward, I offer a compromise in removing 2 of the 3 proposed structures: the duplex, easement and one of the other houses be dropped from the plan. Build one addition house next to the existing house with space enough for parking and a yard, accessible from Market Street. This allows the developer to add a new house to rent or sell without significantly impacting traffic, water table, noise, and similar factors discussed throughout this letter.

Should the easement still happen, I demand that a 10-foot concrete barrier on the property line be built to preserve my privacy and security.

Thank you for your time and consideration,

Signed

Caleb Hollingsworth

REVISED REQUEST FOR COMMENTS

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PROJECT ADDRESS: 4208 and 4258 Market St NE, Salem OR 97301

AMANDA Application No.: 25-103980-PLN

COMMENT PERIOD ENDS: ~~April 9, 2025~~, April 21, 2025, at 5:00 p.m.

SUMMARY: A subdivision to create five new lots, including three flag lots.

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- ☒ 2. I have reviewed the proposal and have the following comments: I think that this proposed project does not leave room for parking with the new 10 plex across the street and not enough parking to support the vehicles it has forced cars to park

Name/Agency: MIKE Sobieski
Address: 4368 Market ST NE
Phone: 503 302 4390
Email: mike_s_97301@yahoo.com
Date: 4/11/25

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Down Market Street for overflow, Any additional cars will start to impede school traffic. We don't need more on street parking especially on this busy street.



Case Number: SUB-ADJ25-02

Permit Number:25 103980 00 PLN

Name: Sarah Tedrick

Submission Date: 4/9/2025

Comment:

I disagree with the plans to develop this area more than it is because this is next to a school bus stop as well as in an area where elementary school children have to walk to school. Adding more homes will impact the safety of children walking to school. This area is already heavily trafficked and more traffic would put small children in danger.