

# APPLICATION FORM – APPEAL



## 1. GENERAL DATA REQUIRED [to be completed by the appellant]

1600 to 1700 Wain Drive SE

ADDRESS OF SUBJECT PROPERTY

ZC-dr-spr-adj-dap15-01

August 4, 2015

Case # Being Appealed

Decision Date

1480 Madras St SE Salem, OR 97306

503-705-8594

(Appellants Mailing Address with ZIP Code)

(Day-time Phone / Cell Phone)

rodger\_clawson@hotmail.com

(Appellant's E-mail Address)

(Fax Number)

- Appellant's Representative or Professional to be contacted regarding matters on this application, if other than appellant listed above:

➤ RODGER CLAWSON

(Name)

RODGER\_CLAWSON@HOTMAIL.COM

(E-Mail Address)

SEE ABOVE

(Mailing Address with ZIP Code)

503-705-8594

(Phone / Cell / Fax)

## 2. SIGNATURES OF ALL APPELLANTS

Rodger Clawson

Printed: Rodger Clawson

1489 Madras St SE Salem OR 97306

(Mailing Address with ZIP Code)

Printed: \_\_\_\_\_

(Mailing Address with ZIP Code)

3. **REASON FOR APPEAL** Attach a letter, briefly summarizing the reason for the Appeal. Describe how the proposal does not meet the applicable criteria as well as verification establishing the appellants standing to appeal the decision as provided under SRC 300.1010.

See attached

AUG 19 2015

COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY		
RECEIVED BY: <u>ADD</u>	DATE: <u>8/19/15</u>	RECEIPT NO. <u>15-107459</u>
Appeal Deadline: <u>8/20/15</u>	Case Planner: <u>B. Bishop</u>	

Rodger Clawson  
1480 Madras St SE  
Salem Oregon 97306  
August 19, 2015

Mayor Anna M. Peterson	
Councilor Chuck Bennett	Councilor Diana Dickey
Councilor Tom Anderson	Councilor Daniel Benjamin
Councilor Brad Nanke	Councilor Warren Bednarz
Councilor Steve McCoid	Councilor Jim Lewis

My appeal (Case No. ZC-DR-SPR-ADJ-DAP15-01) is based on the fact there is not enough parking. Due to my mother's memorial service in Portland, I was not at the planning commission meeting on August 4, 2015. I did however submit written comments. Please do not grant the zone change.

So as to not "take" land value from the current owner my suggestion is to only allow the number of units permitted under RM-I, removing the three buildings on the west side. As public transportation becomes more effective in Salem and the parking ration of 1.5 per unit becomes realistic then the additional units should be built. Allowing them to be built now only exacerbates our parking problem due to a false ratio in our code.

This area has very few employment opportunities and public transportation has not proven to be effective in removing automobiles as a form of transportation. The apartments just east of this approved complex do not have adequate parking. The current project will cause the existing street parking to become unusable for those currently living in the area.

This project "takes" existing parking from the neighborhood. While you or I can not fix the current 1.5 parking space per unit, I'm asking you to mitigate the condition rather than exacerbate the condition. While the 1.5 per unit may be applicable in the Pearl district of Portland, a survey of the current apartment complexes indicates it does not work in this South Salem location.



Rodger Clawson

## Page 41 of our comprehensive plan indicates:

1. The Salem Transportation System Plan shall contain goals, objectives, policies, plan maps, and project lists that will guide the provision of transportation facilities and services for the Salem Urban Area. Local governments shall cooperatively develop the Salem Transportation System Plan to serve as the transportation planning component of the Salem Area Comprehensive Plan. The Salem Transportation System Plan should contain the following plan elements:

- Street System
- Intercity Passenger Travel
- Local Street Connectivity
- Transportation Demand Management
- Transportation System Management
- Parking Management
- Neighborhood Traffic Management
- Freight Movement
- Bicycle System
- Transportation System Maintenance
- Pedestrian System
- Transportation Finance
- Transit System

The current approach to approving zone changes is in conflict with parking management. If the actual number of cars exceeds 1.5 per unit in apartments, each time an apartment is built parking management becomes worse. Not worse for the developer but worse for the neighborhood in which the project is built and for those who will be occupying the units.

I believe the 1.5 ratio needs to be adjusted and in the mean time scale this project back to RM-1.



## **(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:

**(i)** A mistake in the application of a land use designation to the property;

**There was no Mistake**

**(ii)** A demonstration that there has been a change in the economic, demographic, or physical character of the vicinity such that the proposed zone would be compatible with the vicinity's development pattern; or

**There has been no recent change**

**(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.

**With the current disconnect between our parking ration of 1.5 per unit and what is actually happening the zone change makes it worse not better.**

**(C)** The zone change complies with the applicable provisions of the Salem Area Comprehensive Plan.

**Not as I see it.**

**(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.

**There is currently not enough off street parking which will be generated.**

## Neighborhood Traffic Management Element

While I'm not an expert on our documents, I found no place where residential parking was addressed. This means the only avenue open to current residents to mitigate the parking situation is this appeal.



555 Liberty St SE  
Room 305 - receipt  
Salem OR 97301

Sequence #: 15-107459-ZO

Payment #: 10302722

Date: Aug 19, 2015

Check #: 719134

## ZONING

## RECEIPT

### Customer

RODGER CLAWSON  
1480 MADRAS ST SE  
SALEM OR 97306

Payment for Address: **6161 COMMERCIAL ST SE**

Description	Billed Fees	Previously Paid	Today's Payment	Balance Due
Appeals	\$250.50			
Automation Surcharge	\$5.00			
Processing Fee - PL	\$12.50			
<b>Total for Bill # 873934:</b>	<b>\$268.00</b>	<b>\$0.00</b>	<b>\$268.00</b>	<b>\$0.00</b>

<b>RECEIPT TOTAL:</b>	<b>\$268.00</b>	<b>\$0.00</b>	<b>\$268.00</b>	<b>\$0.00</b>
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**Total Paid: \$268.00**

PAY ONLINE: Have you heard about SPLASH? That is Salem's Permitting, Licensing, and Application Services Home website. You can make this payment online using your VISA or MasterCard if you become a registered SPLASH user. If you are interested, go to <http://splash.cityofsalem.net>