

## Olivia Glantz

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**From:** Lisa Anderson-Ogilvie  
**Sent:** Tuesday, April 02, 2019 9:54 AM  
**To:** Olivia Glantz  
**Subject:** FW: Salem Heights development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

For the record.

- Lisa | 503-540-2381

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**From:** Norman Wright  
**Sent:** Tuesday, April 02, 2019 9:29 AM  
**To:** Dan Atchison <DAtchison@cityofsalem.net>; Steve Powers <SPowers@cityofsalem.net>; Sally Cook <SCOOK@cityofsalem.net>  
**Cc:** Robert Chandler <RChandler@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>  
**Subject:** RE: Salem Heights development

You're right, Dan. This is an active application. Sally, I've copied Lisa so she can see the broader context and give you further details as needed.

**Norman Wright, AICP**

*Community Development Director*

City of Salem | Community Development Department

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**From:** Dan Atchison  
**Sent:** Tuesday, April 2, 2019 8:12 AM  
**To:** Steve Powers <[SPowers@cityofsalem.net](mailto:SPowers@cityofsalem.net)>; Sally Cook <[SCOOK@cityofsalem.net](mailto:SCOOK@cityofsalem.net)>  
**Cc:** Norman Wright <[NWright@cityofsalem.net](mailto:NWright@cityofsalem.net)>; Robert Chandler <[RChandler@cityofsalem.net](mailto:RChandler@cityofsalem.net)>  
**Subject:** RE: Salem Heights development

Councilor:

Norm can confirm this, but the development Mr. Eachus refers to appears to be a pending application, and therefore ex parte rules apply, because an appeal or review could eventually make its way to council. Norm can include your email exchange in the record of the application to "cure" the ex parte contact, however, please remember that you should avoid responding to the substance of a communication regarding a pending land use application.

In these cases, you are welcome to respond to a constituent by letting them know you need to avoid ex parte contacts and can't comment on the substance, and that their comments are being forwarded to the planning division.

Please let me know if you have any questions or concerns regarding that.

Dan

Dan Atchison  
Salem City Attorney  
503-588-6003

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**From:** Steve Powers  
**Sent:** Tuesday, April 02, 2019 8:03 AM  
**To:** Sally Cook <[SCOOK@cityofsalem.net](mailto:SCOOK@cityofsalem.net)>  
**Cc:** Norman Wright <[NWright@cityofsalem.net](mailto:NWright@cityofsalem.net)>; Dan Atchison <[DAtchison@cityofsalem.net](mailto:DAtchison@cityofsalem.net)>; Robert Chandler <[RChandler@cityofsalem.net](mailto:RChandler@cityofsalem.net)>  
**Subject:** RE: Salem Heights development

Thank you for sharing Mr. Eachus's concerns and comments. Our Salem will help bring forward issues like connectivity and street improvements. Any code changes that may result from Our Salem are several years away.

The development application will be evaluated against current conditions and existing Salem Revised Code.

Steve Powers  
[spowers@cityofsalem.net](mailto:spowers@cityofsalem.net)  
503-588-6255  
City Manager  
City of Salem  
Salem, Oregon

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**From:** Sally Cook  
**Sent:** Monday, April 01, 2019 5:26 PM  
**To:** Ron Eachus <[re4869@comcast.net](mailto:re4869@comcast.net)>; Steve Powers <[SPowers@cityofsalem.net](mailto:SPowers@cityofsalem.net)>  
**Cc:** Bill Dixon <[bill.r.dixon@gmail.com](mailto:bill.r.dixon@gmail.com)>  
**Subject:** Re: Salem Heights development

The Our Salem meeting on Wednesday may be what you are looking for? I am including Steve in this email to make sure this is the right meeting and any land use conversions that may come before council are included in the record.

Thanks,  
~Sally

On Apr 1, 2019 5:19 PM, Ron Eachus <[re4869@comcast.net](mailto:re4869@comcast.net)> wrote:

Hi Sally, as you may know, a new application, very similar to the old one, for the Wren Heights development on Salem Heights has been submitted to the City Planning Administration for approval. I thought I'd pass along my understanding of what is happening on our end. It's not an ask for anything on your part. Only passing along my personal observations.

Some of us who met with you earlier plan on submitting comments. One issue that we will bring up is the contradiction between Salem Heights Ave's designation as a collector street and the condition of the street, which is well below collector standards. Consequently there will be comments to the effect that development ought to be denied and delayed until Salem Heights is improved to the standard of a collector street. There will be other comments as well since the impact is of concern to the neighborhood. In the event the application is approved by the planning administrator I expect there will be an appeal, if for no other reason than to have a public hearing on the application. An effort is being made to get SWAN to submit comments on this particular application in a more credible way than they did on the recent related land validation case affecting part of the Wren Heights development property. But I don't know if they will since they've already sent something in, though it was on the wrong case.

The application and concern over the development will again call attention to the need to improve Salem Heights and should provide an opportunity to engage people in the creation of a Master Plan as we previously talked about with the city. Some of us are going to approach Anthony Gamallo, who's been assigned by the city to work with us, on getting residents together to help develop a Salem Heights plan for the next bond measure. We will be seeking help on a couple of fronts. One is to help establish a portal where people can sign up to be notified of any meetings or developments on the Master Plan (not the current development application). The ability to establish a list specific to the Master Plan meetings is important to us. It will make it easier for people to express interest and get notification. Another is to set up a target schedule for meetings between the city and neighborhood residents on the Master Plan. This will also help us plan and focus neighborhood apprehensions about the Wren Heights development toward the longer term issue of a Master Plan. The city has said they think it should only take a couple of meetings to get a Master Plan for Salem Heights. I think they are optimistic in that regard and believe it may take more than that. But with the interest in the Wren Heights development now is a good time to start talking with the city about concrete efforts to get the Master Plan meetings going.