

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-45

PROJECT ADDRESS: 4345 Sunnyside Rd SE, Salem OR 97302

AMANDA Application No.: 22-107215-RP, 22-107216-ZO, 22-108312-ZO, 22-107217-DR

COMMENT PERIOD ENDS: November 18, 2022

SUMMARY: A proposal for a new 24-unit multi-family housing development.



BY:

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a multi-family apartment building consisting of units, parking, and associated site improvements. The Class 2 adjustments requested are:

- (1) Reduce the 12-foot setback abutting a street to 6 feet from the special setback;
- (2) Reduce the 10-foot landscaped setback along the south property line to 6 feet;
- (3) Reduce the 20-foot setback for a vehicle use area abutting the RS zone to 10 feet;
- (4) Reduce the minimum required tree canopy spacing along the perimeter of the property to 702.020(b)(7)); and
- (5) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Sunny SE, a Minor Arterial street (SRC 804.035(d)).

The subject property is approximately 1 acre in size, zoned CO (Commercial Office), and located at 4345 Sunnyside Road SE - 97302 (Marion County Assessors Map and Tax Lot number: 083W10AC / 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. Friday, November 18, 2022, 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.

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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: I AM WELL ACQUAINTED WITH THIS LOCATION HAVING LIVED IN SOUTH SALEM FOR 32 YEARS. THE 104L WOOD TO HILFIER INTERCHANGE IS ALREADY HAZARDOUS. THIS PLAN WOULD SEEM TO ONLY INCREASE RISK AND REDUCE PUBLIC SAFETY.

Name/Agency: LOREN VICKERY

Address: 2699 SW REDMOND HILL RD MC MINNVILLE 97128

Phone: 503 931 9130

Email: LORENVICKERY@HOTMAIL.COM

Date: 11-10-22

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

REQUEST FOR COMMENTS

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COMMENT PERIOD ENDS: November 18, 2022

RECEIVED
NOV 21 2022
BY: KLL

SUMMARY: A proposal for a new 24-unit multi-family housing development.

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- (3) Reduce the 20-foot setback for a vehicle use area abutting the RS zone to 15 feet (SRC 702.020(d)(3));
- (4) Reduce the minimum required tree canopy spacing along the perimeter of the parking area (SRC 702.020(b)(7)); and
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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: We all purchase property based upon the expectation that the values of said properties are affected by City rules and regulations. When a developer requests to change those rules for monetary gain - and to the monetary detriment

Name/Agency: Pete Itale
Address: 755 Idylwood DR SE
Phone: 503-873-1291
Email: pete@2hsystems.com
Date: 11-10-22

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

of other property owners who still must abide by the original rules - that tells us that we are playing on an unbalanced field. Reducing setbacks for the gain of a developer has lasting effects in loss of property values surrounding the development. Is that fair and equal application of the rules?

REQUEST FOR COMMENTS

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CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

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☒ 2. I have reviewed the proposal and have the following comments:

Please see
Enclosed letters and documents

Name/Agency: _____

Address: _____

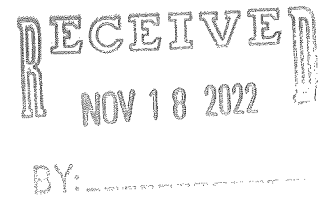
Phone: _____

Email: _____

Date: _____

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

November 15, 2022



Jamie Donaldson, Planner II
City of Salem Planning Division
555 Liberty Street SE, Room 305
Salem, OR 97301

4345 Sunnyside Rd SE, Salem OR 97302
Proposal for 24 Unit Housing Complex
Case No: SPR-ADJ-DAP-DR22-45
Application: 22-107215-RP, 22107216-ZO, 22-108312-ZO, 22-107217-DR

Dear Mr. Donaldson & City of Salem:

My wife and I have resided for over 30 years at 4343 Sunnyside RD SE, directly adjacent to the property which is seeking to build a three story multi-family housing along the South side of our property on the upward slope. I am retired, and my wife is looking to retire in the next year.

In October of 2019, Mr. Buckendorf, the new owner of this lot, conducted a required public meeting to discuss his planned use of the land and seeking approval to rezone the Westerly side of his property from residential to commercial use. In this meeting he made several statements that he felt needed to be said and which influenced our response to the rezoning request. These statements included:

1. His initial desire was to develop or build a Commercial Office building and that if this proved unattainable he would develop it into several single family homes.
2. He would **NOT** build apartments here as it would not be fair to the neighbors as it would affect their homes and quality of life.
3. That he wanted to be a good neighbor and that we could contact him if we had questions, concerns, or problems.

Yet, we find ourselves exactly where we didn't want to be. Facing a development of 24 apartments directly against the South side of our home and receiving no response from the owner to our calls over the last three years concerning property damage, utility damage, and etc. As such we offer the following concerns, including those presented back in November 2019 (copies of letters, **Pictures**, and city responses enclosed).

These are the major concerns that we have yet to see addressed.

1. The West side of this property includes Wetlands, Flood Plain, Floodway, and a natural bioswale, all of which protect our property and the properties downstream from flooding. The initial report from the **City of Salem made an error** by not indicating there

were in fact water issues here. After making the City aware of this, and after their own research, they acknowledge that the property did include flood plain, wetland, and streams. The City said they that they would correct their error in their findings and would include the correction in their final report. They failed to reflect this correction in their final report as well, but then indicated it was in the minutes from their meetings. However, we have yet to see any written reports or documents indicating this correction. (see letters and emails dated November 13, 2019, November 12, 2019, and November 20, 2019).

At minimum, there should be a Wetlands inventory and study completed by the city and the Division of State Lands to determine the impact of a development of this size which seeks to make over 80% of the exposed land into impervious surface affected by rain and run off. The development should also be required to adequately provide a retention basin or bioswale to insure that water does not flow into the creek at such a rate as to change water levels higher and quicker than it currently does. We have already seen a dramatic change and increase in flood risk from the development of flag lots upstream. It is yet to be seen how the creek will be affected from apartments being developed at the corner of Idylwood and Sunnyside, as it appears this development didn't include a retention system.

2. There are several year round springs on this property. The largest is along the Northly 20 feet of the property in question and runs year round from Sunnyside before feeding into the West Fork of Pringle Creek. In addition, there is one that runs from the South West corner parallel to the creek and then dumps into the natural bioswale and then into Pringle Creek.
This natural spring along the Northern line is significant. It caused structural damage to the home that was originally built on this lot prior, to it being demolished. When this Spring wasn't maintained in its natural flow the water threatened to run under our home until it was corrected back to it's natural state. Any set backs for apartments should be far enough back to not impede this year round spring. In addition, this spring and the creek it feeds provides habitat for native Crawfish, the Giant Pacific Salamander (Newt) that inhabit this wetland and creek. Not to mention the Blue Heron, Ducks, Cutthroat trout, Barred Owl, Deer, etc.. that rely on this wetland and tributaries.
3. That any structures built should not impede our current and future use of Solar Power. We are on the downhill side of the property being proposed for development and suspect that a 41+ foot structure on the South East side of our property (N.E. of adjacent lot) will significantly diminish access to sunlight which we use for gardens and solar power. Additional setbacks and shorter buildings should be considered.
4. That any external lighting installed should not add to the current light pollution problem of this area. That the lighting on buildings, parking lots, and proposed common area be established so that it does not trespass onto our property along the Southern side of our

home. Similar to what you see in your Sec. 800-060 rules regarding exterior lighting. This is where we sleep.

5. That the proposed structures do no interfere with current cell or satellite service. This service is needed for life and safety and impeding the quality or reliability of access is of concern.

It is our understanding that the developer is requesting several variances, including reducing setbacks for buildings and parking. In addition he seeks a reduction in amount of tree canopy and driveway spacing.

We oppose all of these requests. Setbacks are needed to insure adequate line of sight of ingress and egress of not only our property, but the property of the developer and those entering from Idylwood to Sunnyside (Traffic routinely travels at and in excess of 40 MPH and this is a very busy intersection.. Maybe a traffic study is in order. I understand Hilfiker St at Commercial may see changes as well).

Trees and shrubs are needed to keep the West Fork of Pringle Creek cool in support of aquatic and wildlife dependent on cold water, shade, and protective habitat.

Trees and shrubs are needed help keep temperatures down during the summer and warmer during the winter. We have direct experience to this change in climate and temperature when the commercial building to the North of us was developed. While there isn't a variance requested here, the plan seems to show only 36 parking spaces for a 24 unit complex. Our observation, and personal experience is that this will be substantially insufficient parking for residents with no real viable on street parking in or around this area.

We ask that the Developer, the City, and the State help establish a good use of this land to meet not just the need for housing, but the need for a good quality of life for existing residents, wildlife, and community. This is a small parcel that supports natural springs, that feed a natural stream, that protects our home from flooding, that provides habitat for both common and unique wildlife. When it's gone, its' gone.

Sincerely,



Russ & Lisa Kittrell

4343 Sunnyside Rd SE

Salem OR 97302

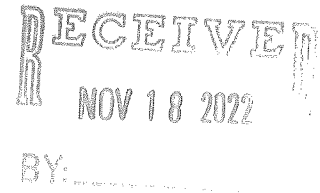
503-370-7272

Cell: 503-779-8270

CC: Faye Wright Neighborhood Association

November 13, 2019

City of Salem Planning Division
Community Development Department
555 Liberty Street SE, Room 305
Salem, OR 97301



Subject: Plan Change to Commercial and Zone Change
4345 Sunnyside Road SE, Salem, OR 97302

Zone Change Case No: CPC-ZC19-11

Dear Planning Commission:

My name is Russell Kittrell. My wife, Lisa and I have resided at 4343 Sunnyside Rd SE , Salem OR 97302 since May 1990. Our property is directly adjacent to the North side of the property being considered for a zoning change. At the time we moved into our home, the property in question was actually comprised of three (3) lots. Two of which had frontage to Sunnyside Road and one of which was part of a lot that faced Idylwood. There was a residence directly next to ours at that time, which was a single story home. Overtime, these three parcels were purchased, house torn down, and adjustments done to the lots to create the 1+ Acre being discussed.

The lower part of this one acre currently zoned as Residential and being asked to be rezoned to commercial was originally part of the lot that faced Idylwood, which is residential as well. Our property is zoned both commercial and residential.

On October 10, 2019 we attended the Open House offered by the developer/owner to share information regarding the proposed zoning change. While many things were discussed, we came away with these initial understandings.

1. The Developer had not yet decided on how to develop the property, either Commercial or Residential, however there was a desire to develop commercially.
2. That the zoning request was being made by the developer as the City would not let the parcel be developed with its current split zoning.
3. That the Developer was willing to work with neighbors to address any development concerns.

In this open house, there was good discussion about concerns surrounding the use or development of the property and its potential impact to not only our property but to those of neighbors adjacent to and downstream of the creek (West Fork of Pringle Creek) running through this property.

It was and is unclear to us as to what a zoning change from residential to commercial will allow the developer to do that can't be done under its current zoning, given consideration to the fact that a good portion of the residential portion is directly adjacent to and includes a portion of the creek, which acts as a floodway, flood plain, and wetland to this area. The retention of this area without development is critical to maintaining and managing the water that flows through the creek, which is also considered part of the City's Storm Management system, and to prevent flooding or damage to our home.

It is unclear to us as to how the City's staff report (page 9, statewide planning goal number 7) found that there was no water issue given what I've described. It is also clearly contrary to a copy of an old flood plain, flood way map that was given to me by the City back in the early 1990's as well as the numerous letters I've received from the City over the past 10 years advising me that our property is adjacent to flood plains and flood ways.

It has already been our observation that the creek now rises faster and higher in normal rainfalls than in years past. A good portion of the parcel in question acts as a bio-swale or retention basin for the increase in water flow. We believe this change in water levels is due to the numerous number of flag lots that have been allowed to be built above stream without consideration to where and how the water runoff will be managed for the increase in impervious land. In addition, there is a proposed subdivision on Idylwood which will utilize the creek for its storm runoff as well as huge new construction at Judson Middle School which also uses the creek for its runoff. These past and future developments, if not managed correctly with regards to storm water, will jeopardize our property and potentially those around us.

In addition, there are numerous springs on this property which flow from the Sunnyside Frontage down to the creek. These springs if not managed correctly, pose a problem for our home in that water has in the past flowed underneath our house when the neighbor failed to managed or maintain the drainage system. While it may not be of interest or importance, these springs, wetlands, and creek support some very diverse wildlife, including Blue Herons, Baird Owls, Black Tail Deer, Crawfish, Cutthroat trout, Raccoons, Wide range of Song Birds, Red Tail and Coopers Hawks, Nesting Mallard Ducks, and maybe less desirable Opossum and Nutria..

Enclosed with this letter are a few pictures that show how the property considered for rezoning handles water from the creek during periods of rain.

To be clear, we are not opposed to the rezoning of this small portion of the parcel provided that the rezoning from residential to commercial does not allow for development of the land that could create a greater risk to our property than the current zoning affords. In either case, we hope that the City of Salem will work with the developer and us to insure that any development that transpires does not have a negative effect on the use, value, and enjoyment of our property. With that said, I wish to share the following concerns as well.

1. That Development does not jeopardize our home with regards to the flow of all water from all sources as it travels down the creek and the City's Storm Water system.
2. That Development doesn't change current floodplain and wetland maps.
3. That Development Does not impede Sunlight to our property, which is essential to the enjoyment of our home given how it is situated on a down slope.
4. That Development doesn't interfere with use of Solar Power, which we use to support use of our home.
5. That Development doesn't interfere with Cell or Satellite service. Please note that we loss Aerial Television service when the property to the North of us was developed into commercial offices. This caused us to incur additional expenses to secure television service.
6. That Development give consideration to how parking and traffic noise and lights might affect our home. The underground or below ground parking in the development of commercial office to the North of us created a significant increase in noise and caused headlight to shine directly into the windows of our home.

I apologize if our questions, concerns, and information are outside the scope of this hearing. I also want to thank the Developer/Owner and City for the opportunity to share information, concerns, and ask questions.

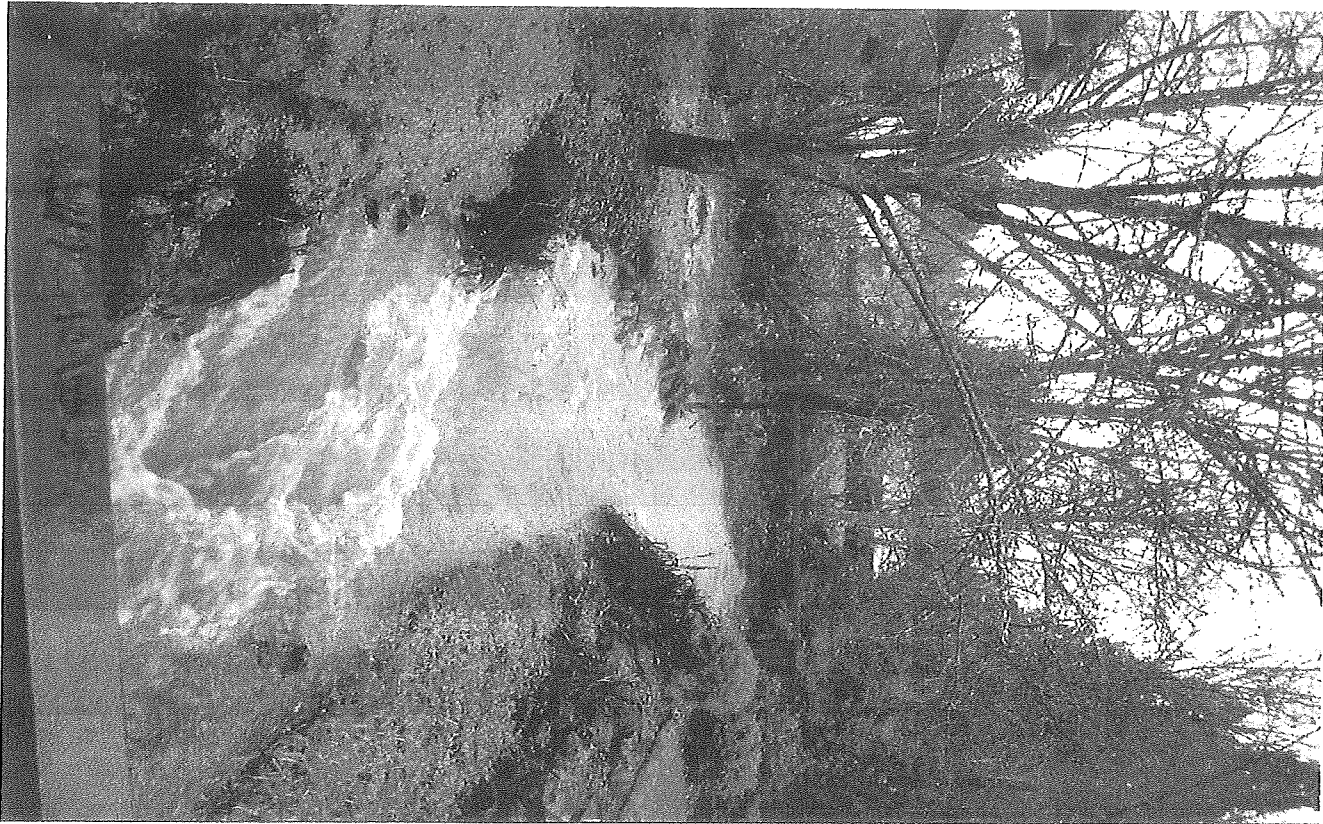
Sincerely,

Russ and Lisa Kittrell
4343 Sunnyside Rd SE
Salem, OR 97302

Telephone: 503-370-7272

Enclosures

CC: Fay Wright Neighborhood Association



Subject
property



Subject
property
→



Subject
Property
→

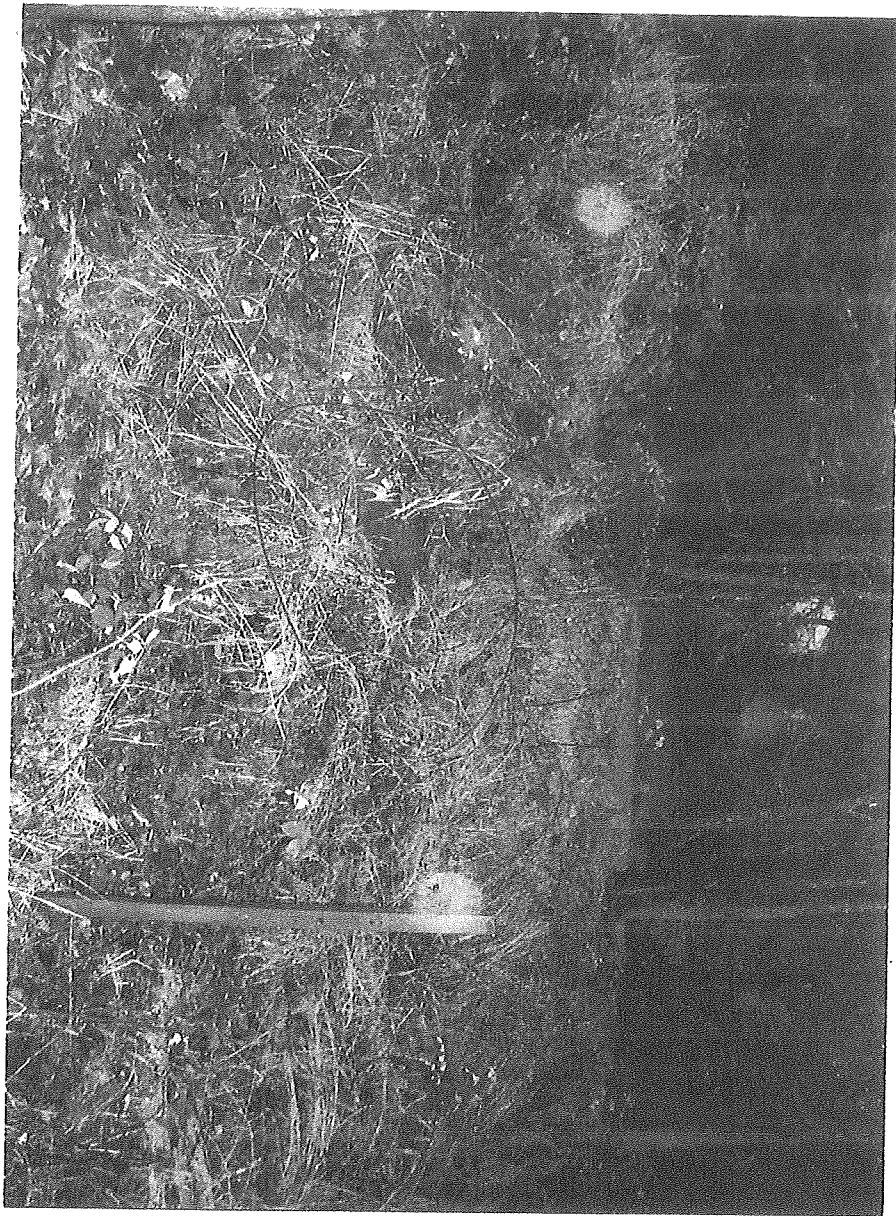


Looking
South to
Subject
Property
past tree
on left



Flooded Area is subject property ↓





Substrate
↓



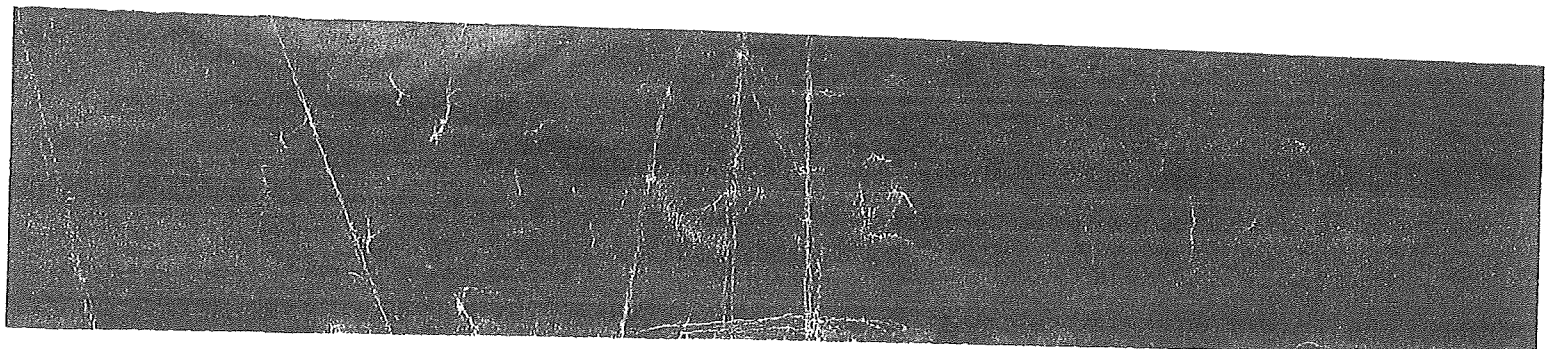


4

50' From

Floodway

Floodplain



Floodway, Floodplain, Waterway map received from City of Salem in early 1990's. Dotted and greyed areas represent floodways; flood plains.

Russ

From: Olivia Glantz <OGlantz@cityofsalem.net>
Sent: Wednesday, November 13, 2019 10:33 AM
To: Russ Kittrell
Cc: Jennifer Scott; Glenn Davis
Subject: RE: Staff Report for Comprehensive Plan Change / Zone Change Case No. VUL19-11 for 4345 Sunnyside Rd SE - 97302

RECEIVED
NOV 18 2022
BY: _____

Good Morning,

After some research, you are correct portions of the subject property are designated on the Federal Emergency Management Agency floodplain maps as floodplain. Development within the floodplain area requires a floodplain development permit and is subject to the requirements of SRC Chapter 601. Staff will be making this correction to the record at the public hearing next week. The zone change does not propose any development at this time, which would not require review of the Floodplain chapter. Any future development would need to address the Salem Revised code for Floodplain (SRC 601). If a land use application is received in the future that requires notice, you will receive that notice in the future.

Hope this helps, if you any other questions please feel free to contact me.

Olivia Glantz

Planner III

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

oglantz@cityofsalem.net | 503-540-2343

[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

From: Russ Kittrell <russkittrell@comcast.net>
Sent: Tuesday, November 12, 2019 2:41 PM
To: Olivia Glantz <OGlantz@cityofsalem.net>
Subject: Staff Report for Comprehensive Plan Change / Zone Change Case No. VUL19-11 for 4345 Sunnyside Rd SE - 97302

Dear Olivia Glantz. It is my intention to submit some written testimony or comments regarding this proposal. It is unclear if I will be able to attend the hearing in person. As such, would it be proper to include pictures of the property in question in support of my concerns. Of particular note is the staff report which appears to find that there is no concerns with natural hazards such as flooding as there wasn't found to be a floodway or floodplain in the subject property. This raises questions for me and is of serious concern as a good percentage of the 1/4 acre in question handles many springs as well as back flow from the creek during times of rain, all of which help protect my property from flooding. Sincerely, Russell Kittrell, 4343 Sunnyside Rd SE, Salem OR 97302. 503-779-8270

Su

Russ

RECEIVED
NOV 18 2019

From: Olivia Glantz <OGlantz@cityofsalem.net>
Sent: Wednesday, November 20, 2019 11:45 AM
To: Janiel Rae-Ryan; Russ Kittrell
Subject: RE: Decision for Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC19-11 - 4345 Sunnyside Rd SE

Sorry, I did miss that but it is addressed in response to you comments near the top.

Olivia Glantz
Planner III
City of Salem | Community Development Department
555 Liberty St SE, Suite 305, Salem OR 97301
oglantz@cityofsalem.net | 503-540-2343
[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

From: Janiel Rae-Ryan <JRae-Ryan@cityofsalem.net>
Sent: Wednesday, November 20, 2019 11:08 AM
To: Olivia Glantz <OGlantz@cityofsalem.net>
Subject: FW: Decision for Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC19-11 - 4345 Sunnyside Rd SE

I'm not sure what he is referring to.

From: RUSSELL KITTRELL <russkittrell@comcast.net>
Sent: Wednesday, November 20, 2019 11:01 AM
To: Janiel Rae-Ryan <JRae-Ryan@cityofsalem.net>
Subject: Re: Decision for Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC19-11 - 4345 Sunnyside Rd SE

Thankyou, but this final report still didn't include a fix to the error for item 7.

Sent from Xfinity Connect Application

-----Original Message-----

From: JRae-Ryan@cityofsalem.net
To: JRae-Ryan@cityofsalem.net
Cc: OGlantz@cityofsalem.net
Sent: 2019-11-20 10:41:59 AM
Subject: Decision for Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC19-11 - 4345 Sunnyside Rd SE

Good morning,

The Notice of Decision for the Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC19-11 - 4345 Sunnyside Rd SE is attached for your information. Hard Copies go out in the mail today for those of you who are to receive one.

Application Summary: A comprehensive plan change to Commercial and Zone change to CO (Commercial Office).

Please direct questions or comments to the CASE MANAGER:

Olivia Glantz

oglantz@cityofsalem.net

503-540-2343

J.R Ryan

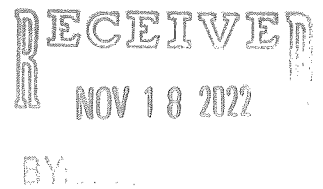
Staff Assistant

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

jrae-ryan@cityofsalem.net | 503-540-2313

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March 12, 2022

To: Eunice Kim, Case Manager City of Salem Planning Division

Re: Case File, Code Amendment Case No. CA21-04

Subject: Propose Zoning Changes to 4343 and 4345 Sunnyside Rd SE, Salem OR 97302

We oppose the proposed re-zoning of the above addresses as the allowance of high-density housing or development would have an adverse effect on the traffic safety of this block, the livability of the neighborhood and more importantly the watershed and wildlife corridor surrounding the West Fork of Pringle Creek.

These properties include frontage on or near the West Fork of Pringle Creek. This is a wildlife corridor, which provides habit for a variety of wildlife, including but not limited to fish (cutthroat trout, bull head), blue heron, waterfowl, native crayfish, native giant newt/salamander, deer, etc.. It is a natural spring feed creek which offers cold water and habitat to support this wildlife. In addition, these properties include substantial flood plains, flood ways, and a natural bioswale which helps to reduce flooding from yearly rainfall and run off which dumps into the creek as part of the city's stormwater system.

The geography of these parcels reflects steep hillsides to the East which have a number of freshwater springs which flow downhill to the creek. These springs support the health of the stream as well as provide shelter for various animals.

Traffic concerns exist here as there very poor visibility for these parcels as Sunnyside splits from commercial here into one way traffic until reaching the cross street, Idylwood. Speed limit is currently 40 MPH until reaching Idylwood, and if surveyed would find that much of the traffic exceeds this speed. Pulling into or onto this section from these parcels poses serious safety issues. Increasing the number of vehicles that would result from Mixed Use development would be irresponsible.

Allowing Mixed Use zoning and use for these two parcels would only increase the amount of impervious area which in turn would increase the amount of direct run off into the creek thereby increasing the rise of the stream faster and higher than has been seen in the past. This is already evident by this owner who sees the creek daily and has seen a direct negative effect from upstream development of flag lots, small subdivisions, and even the expansion of Judson Middle School. The amount of water contamination would increase as well, again we have seen this increase significantly over the past two years with little ability of the City to locate and address the problem. The most recent being in late 2020 where some kind of pollutant came through making my family ill from the fumes, and killing off or displacing much of the aquatic wildlife. This last year little to no fish, crawdads, ducks, or blue heron along this section of the creek were seen, which was very different than from past years where we enjoyed seeing much of this wild life on a regular basis.

Zoning should be such that it limits building along this waterway and limits covering of soil so that water can enter system at a more natural rate. Better yet, the City should reconsider the use of this small section of land to allow for some reasonable use, like small office or single family residential along with taking steps to protect this watershed, which I believe the City has a responsibility to do. Development needs to occur, but it should not occur at the sacrifice of those who already live along this stream, both people and wildlife.

I oppose zoning to Mixed Use.

Sincerely,

Russ & Lisa Kittrell
4343 Sunnyside Rd SE
Salem, OR 97302

Jamie Donaldson

From: Susan Hecox <SJHecox@msn.com>
Sent: Friday, November 18, 2022 2:27 PM
To: Jamie Donaldson
Cc: bev.ecklund@gmail.com; bshelide@gmail.com; sally.cook@gmail.com; strange306@gmail.com
Subject: FWNA Comments on Design Review Case NO SPR-ADJ-DAP22-45
Attachments: FWNA Comments for Case NO. SPR-ADJ-DAP-DR22-45.docx

Hi Jamie,

Attached are FWNA's comments on the proposed development at 4345 Sunnyside RD SE.

Please give a call at 503-763-7210 if you have any questions.

Susan Hecox



Faye Wright Neighborhood Association

Date: November 18, 2022

To: Jamie Donaldson, Planner II
City of Salem – Planning Division
555 Liberty St SE, Room 305, Salem OR 97301

From: Susan Hecox, FWNA Board Member and Land Use Chair

Re: Faye Wright Neighborhood Association Comments
Design Review Case No SPR-ADJ-DAP-DR22-45

The Faye Wright Neighborhood Association provides the following comments regarding the proposed development of a new 24-unit multi-family housing development at 4345 Sunnyside Rd SE, Salem, OR 97302.

1. Although the driveway intersection with Sunnyside Rd is as far south on the property as possible, it is very close to the point where traffic exiting South Commercial enters Sunnyside and begins to pick up speed. Also, just beyond the adjacent property to the south, there is the intersection with Idylwood Dr. Cars heading both north and south on Sunnyside may turn west on Idylwood. This creates an increased risk of collisions in that area. Although there are no apparent alternatives for the location of the driveway for the property, there needs to be an effort to identify a way to address the increased risk of collisions that result from the traffic entering and exiting the property.
2. The five requested Class 2 adjustments, although they apparently would benefit the development of the property, most of them - especially the reduced setbacks - will have a negative effect on adjacent properties. Since the property is currently vacant, the developer has ample opportunity to develop a plan that does not require the adjustments listed in the request.

In summary, the Faye Wright Neighborhood Association recommends that the application for the development of 4345 Sunnyside Rd SE be denied.

Please feel free to contact me or Bev Ecklund, Board Chair, should you have any questions.

Jamie Donaldson

From: Titus McDermeit <trustytitus@yahoo.com>
Sent: Wednesday, November 16, 2022 9:14 AM
To: Jamie Donaldson
Subject: Land use proposal 4345 Idylwood Case #SPR-ADJ-DAP-DR22-45

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jamie Donaldson,

My understanding you are the case manager for Case Number SPR-ADJ-DAP-DR22-45 the land use proposal at the 4345 Sunnyside location. I live on Idylwood Dr SE near the proposed site. I have issues with it.

1- SRC 521.010(b): Reducing the 12ft set back abutting a street. Would be a small area to input a side walk for access to the apartment which one would believe would be a severe safety issue for those on foot and in turn those drive on the road in that area.

2- SRC 521.010(b): Reducing landscaping setback from south property line making it 6ft. Appear that would not allow sufficient standard separation between properties.

3- SRC 702.020 (b)(3): Reducing set back distance for a vehicle use area to 15ft, again seems to sub standard and a compromise to Salem's standard codes. Also with the creek that is located just west of the location and would appear to be at a lower elevation then the proposes site, it would be a large concern and risk or vehicle run off and, motor oil, antifreeze/ coolant, other chemicals. I understand it is a small creek but is still a site for wildlife.

4- SRC 702.020 (b)(7): Reducing the tree canopy spacing along the perimeter. So why is this to reduce and leave at that and not purposed to reduce and then replant to reconfigure the tree canopy around the perimeter to the standard code? As with substandard tree canopy at the perimeter that would I think really just mean it would be visible and seen by locations around it. This code seems to be for this type of situation as the area now is mostly a green space and a large site going in there would effect all those around to have something other then tree to look at. And more road traffic noise to bleed through.

5- SRC 804.035(D): Reducing the standard driveway spacing standard of 370 for an approach on Sunnyside. Seems to be changing a standard to make fit a driveway and large lot that really shouldn't fit there. So it is 24 units and approximately 34 parking spaces so that mean quite a bit added traffics right around a interchange that already has it own issues. There proposed driveway location sits just barely south of a turn around where heading N on Sunnyside make you go south then. So every vehicle exiting the sites driveway has to head south on Sunnyside to Hilfiker which becomes a waiting mess around busy times of day, or even in event of wreck on Commercial south of there to Kuebler people use Sunnyside N to by pass. The other option is Idylwood to Liberty so then a residential street is transformed into an arterial street which zoned residential is not designed for.

It appears the proposal involves too many adjustments to city codes to allow it to move forward. It seems there would be a lot of adjustment made to standards set out by Salem that I would have to believe that are set that way for a reason.

Which would then make this site substandard and compromise the surroundings. I can understand a minimal amount of adjustments involved for proposed sites but these 5 proposed which would then lead to some of there very own major issues would be a problem for all us in the neighbor hood and all those that come to and use the interchange there at Commercial and Sunnyside and also at the Sunnyside Idylwood intersection, and the Sunnyside Hilfiker intersection, the Sunnyside Kegler intersection. Also the intersection around Idylwood and Jones would be effected with the traffic going over to Liberty, with Judson there would be a concern with safety and the extra traffic. Also would be encroaching closer on an area zoned residential which should avoided just for a simple land use proposal. I believe the proposal would be a major issue for all living near by, and logistical nightmare around the area. My wife and I would say the proposal would need to be denied.

Titus McDermeit
Concerned Resident on Idylwood Dr. near proposed site

Jamie Donaldson

From: David Fridenmaker <FRIDENMAKER_DAVID@salkeiz.k12.or.us>
Sent: Thursday, November 17, 2022 9:10 AM
To: Jamie Donaldson
Cc: David Hughes; David Jorgenson; Kevin Baker; Marek Eaton; Michael Cape; Mitchell Hamilton; Robert Silva; T.J. Crockett
Subject: Salem Case No. SPR-ADJ-DAP-DR22-45 at 4345 Sunnyside Rd SE
Attachments: 2022-11-17_SPR22-45_comments.pdf

Hi Jamie,
Please find attached comments regarding Salem Case No. SPR-ADJ-DAP-DR22-45 at 4345 Sunnyside Rd SE.
Thank you.

David Fridenmaker
Planning and Property Services
3630 State St. Salem OR 97301
[Salem-Keizer Public Schools](#)
O: 503-399-3335 C: 503-932-4727

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-45

PROJECT ADDRESS: 4345 Sunnyside Rd SE, Salem OR 97302

AMANDA Application No.: 22-107215-RP, 22-107216-ZO, 22-108312-ZO, 22-107217-DR

COMMENT PERIOD ENDS: November 18, 2022

SUMMARY: A proposal for a new 24-unit multi-family housing development.

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a multi-family apartment building consisting of 24 units, parking, and associated site improvements. The Class 2 adjustments requested are to:

- (1) Reduce the 12-foot setback abutting a street to 6 feet from the special setback line (SRC 521.010(b));
- (2) Reduce the 10-foot landscaped setback along the south property line to 6 feet (SRC 521.010(b));
- (3) Reduce the 20-foot setback for a vehicle use area abutting the RS zone to 15 feet (SRC 702.020(d)(3));
- (4) Reduce the minimum required tree canopy spacing along the perimeter of the parking area (SRC 702.020(b)(7)); and
- (5) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Sunnyside Rd SE, a Minor Arterial street (SRC 804.035(d)).

The subject property is approximately 1 acre in size, zoned CO (Commercial Office), and located at 4345 Sunnyside Road SE - 97302 (Marion County Assessors Map and Tax Lot number: 083W10AC / 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. Friday, November 18, 2022, 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.*

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

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

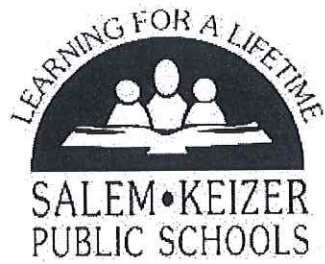
PLEASE CHECK THE FOLLOWING THAT APPLY:

☐ 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: _____
Address: _____ Salem-Keizer Public Schools, Planning and Property Services
3630 State Street, Salem OR 97301
Phone: _____ David Fridenmaker, Manager
503-399-3335
Email: _____
Date: 11.17.22

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



DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

November 17, 2022

Jamie Donaldson, Planner
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. SPR-ADJ-DAP-DR22-45, 4345 Sunnyside Rd. SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Wright	Elementary	K thru 5
Judson	Middle	6 thru 8
Sprague	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Wright	Elementary	378	510	74%
Judson	Middle	860	1,059	81%
Sprague	High	1,857	2,248	83%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	24	MF	0.164	4
Middle			0.085	2
High			0.096	2

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Wright	Elem.	378	0	4	4	510	75%
Judson	Mid.	860	167	2	169	1,059	97%
Sprague	High	1,857	60	2	62	2,248	85%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Wright	Elementary	Walk Zone
Judson	Middle	Walk Zone
Sprague	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	4	\$64,220	\$256,880
Middle	2	\$76,882	\$153,764
High	2	\$89,544	\$179,088
TOTAL			\$589,732

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2022 First Quarter.

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation