

## 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 Case No. SPR-ADJ23-17  
**PROJECT ADDRESS:** 3985 Lindburg Rd SE, Salem OR 97302  
**AMANDA Application No.:** 22-125120-PLN  
**COMMENT PERIOD ENDS:** June 5, 2023

**SUMMARY:** Proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements.

**REQUEST:** A Class 3 Site Plan Review application for a proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:

- 1) Allow the southeast corner of the building to exceed the maximum allowed 20-foot setback abutting Strong Road SE and allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line;
- 2) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street;
- 3) Allow the off-street parking area to the north of the proposed building to be setback less than the minimum required 20-foot setback abutting Lindburg Road SE and the private internal street; and
- 4) Allow the minimum required floor-area-ratio (lot coverage) of the development to be less than 0.75 FAR.

The subject property is approximately 1.2 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 3985 Lindburg Road SE (Marion County Assessor Map and Tax Lot Number: 083W11AB02900).

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. Monday, June 5, 2023,** 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:** Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: [bbishop@cityofsalem.net](mailto:bbishop@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: We disapprove of this proposal. This would be bring too much traffic to our area. There is no room for more cars. The nearby apartments need the space to park. Please do not bring businesses to our quiet residential neighborhood.

Name/Agency: Ryjee Aguilar

Address: 4085 Outward Rd SE Apt 144 Salem OR 97302

Phone: 503-385-3300

Email: smartyskirt24@gmail.com

Date: 05/29/23

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

## Bryce Bishop

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**From:** Random Davis <random.davis@gmail.com>  
**Sent:** Monday, June 5, 2023 11:30 AM  
**To:** Bryce Bishop  
**Subject:** Objection to Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-17 and Recommendations for Alternate Possibilities

Dear Mr. Bishop,

I am writing to express my strong objections to the proposed development detailed in the notice for Class 3 Site Plan Review / Class 2 Adjustment (Case No. SPR-ADJ23-17) for the property located at 3985 Lindburg Rd SE, Salem, OR, 97302. As a resident and homeowner living within a minute walk of the proposed site, I am deeply concerned about the potential negative impacts this development may have on our neighborhood, considering both the historical context of the site and the nature of the organization proposing the development.

The organization, which is primarily focused on aggressive evangelism such as "saturating communities" through festivals and events to spread their religious message, does not seem to be an appropriate choice for the development of this historically significant site. The land had previously housed an institution where individuals with mental health issues were held, which carries a complex history within our community. Considering the historical significance, it is disconcerting to contemplate how the organization's primary objectives fail to demonstrate sensitivity to the past and the surrounding community.

Regarding the requested Class 2 adjustments, I strongly believe that the justifications for these deviations are insufficient when considering the inherent purpose of the existing development standards:

1. Maximum allowed 20-foot setback abutting Strong Road SE and less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE occupied by buildings placed at the minimum setback line.

This restriction is intended to maintain consistency in landscape and neighborhood aesthetics. Allowing this deviation could disrupt these aesthetics and create a negative visual impact.

2. Maximum 20-foot side street setback abutting the private internal street.

This regulation helps to maintain adequate buffer zones between structures to ensure appropriate distances for fire safety concerns, natural light, and air circulation. Deviating from this standard could compromise these crucial concerns.

3. Minimum required 20-foot setback for the off-street parking area to the north of the proposed building abutting Lindburg Road SE and the private internal street.

This standard aims to minimize traffic congestion and maintain pedestrian safety.

If the proposed development is allowed to deviate from this setback, the safety of pedestrians and the flow of traffic might be compromised.

4. Minimum required floor-area-ratio (lot coverage) of the development to be less than 0.75 FAR.

This regulation ensures a balance between built-up areas and open spaces, as well as adequate provision for stormwater management and green spaces.

Allowing this deviation could result in environmental imbalances and increase the risk of flooding.

It is also clear that the proposed development's proximity to residential areas serves as a blatant infringement on the quality of life for residents living nearby. The organization's preference for large gatherings and festivals raises concerns about noise, privacy, and traffic patterns. Such activities could be invasive to the surrounding residents, highlighting the inadequacy of current zoning laws in providing protection and maintaining environmental quality for local residents.

I would also like to mention that every single neighbor and resident in the vicinity that I have discussed this proposal with has expressed shock and disbelief at the nature of the plans, the nature of the organization, the possibility of proselytization, the potential noisiness, and especially the extremely short notice provided for the comment period. This brief notice appears almost as a borderline insult and an afterthought, which further emphasizes the lack of consideration and respect for our community's input and the consequences that this development could impose on our neighborhood. Such unanimous concern should serve as a clear indication that a more thoughtful and inclusive approach must be (and should have been) taken in addressing the future of this site.

I strongly urge you to reconsider the current proposal and explore alternative possibilities that better respect the site's past and offer long-term benefits to our community while maintaining a high standard of living for the nearby residents. Rather than constructing an unrelated office building for an organization with aggressive evangelism tactics, the land could be better used for projects such as, say, preserving the history of the site by establishing a memorial, park, or community center with educational resources about mental health and the social history of the institution. Or even providing mental health resources and support services for the community, which would honor the site's legacy and promote learning and growth in our understanding of mental health care.

The very fact that the proposal has progressed to this stage seems tone-deaf to the concerns of local residents and the sensitivity required due to historical context. I strongly urge you to contemplate the implications of this development on the neighborhood and make a decision that respects the site's past and the interests of the community.

Thank you for taking the time to review our concerns, and please do not hesitate to reach out for further discussion or input.

Sincerely,

Random Davis  
2087 Legacy Heights Drive SE, Salem, OR 97302  
[random.davis@gmail.com](mailto:random.davis@gmail.com)  
(503) 515-1798

## Bryce Bishop

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**From:** nikki evans <novkid@yahoo.com>  
**Sent:** Wednesday, May 24, 2023 7:43 PM  
**To:** Bryce Bishop  
**Subject:** Class 3 Site

Hello, I'm a current tenant at the grove apartments. I recently received a "notice of filing" request in the mail. I'd like to share my input. I, as well as other tenants in my household thoroughly enjoy the current empty space that you are requesting to build on. It is a very nice empty field with lots of walking trails, wildlife and nature sounds. My favorite thing about these apartments is how quiet and isolated the streets are. Please do not fill the land here as it would eliminate all these amazing qualities.

Sent from my iPhone

Bryce Bishop, Planner III  
City of Salem Planning Division  
555 Liberty St. SE Room 305  
Salem OR 97301  
[bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net)

Dear City of Salem Planning Division,

I am writing to object to the proposed variance on parking requirements for the new construction planned at 3985 Lindburg Rs SE, Salem OR 97302. As a resident of the Legacy Heights neighborhood adjacent to this site, I am concerned that reducing the amount of parking required will exacerbate an already difficult parking situation for local residents.

Our neighborhood currently experiences a significant deficiency in the provision of sufficient street parking along Lindburg Rd due to 435 apartment units without sufficient parking. Moreover, the situation exacerbates when vehicles are parked on both sides of Lindburg road, resulting in limited visibility at the curve located at the intersection of Lindburg Rd and Shall St. Consequently, I have personally observed instances where vehicles have been forced to suddenly come to a complete halt in order to prevent collisions with the parked cars.

I am also concerned with adjustment number 3 of allowing the off street parking area to the north to be setback less than the 20-foot setback required. This will create an unpleasant view from the street which is inconsistent with the existing neighborhood and negatively impact the walking experience for pedestrians.

Sincerely,  
Evelyn Salinas