

## Shelby Guizar

---

**To:** Jamie Donaldson  
**Subject:** RE: CPC-ZC21-06 comment

---

**From:** William Chapman <[wchapman@email.arizona.edu](mailto:wchapman@email.arizona.edu)>  
**Sent:** Monday, January 24, 2022 12:23 PM  
**To:** Jamie Donaldson <[JDonaldson@cityofsalem.net](mailto:JDonaldson@cityofsalem.net)>  
**Subject:**

Hello there!

I am writing to you to express my concern about the proposed apartment complex in West Salem. I am very much against this development as the city is not prepared to support such a development from a public safety/fire protection/law enforcement perspective. Additionally this will cause major impacts to traffic and ultimately lower property values in the area. Keep this area as is and build the development more towards Dallas or south Salem.

Thank you.

Property Owner, West Salem.

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

## Jamie Donaldson

---

**From:** wqsternwheeler@aol.com  
**Sent:** Monday, January 24, 2022 12:37 PM  
**To:** Jamie Donaldson  
**Subject:** Comments Re: Zone Change Case No. CPC-ZC21-06  
**Attachments:** Scan\_0141.pdf

Good morning Jamie, My name is Richard Chesbrough and I live at 2277 Orchard Heights Rd. in West Salem. Also residing at this address is my wife Barbara and her brother Bruce Brownstein. Living next door to us but still on our property but in her own residence is 83 year old Sonja Goldman. Our property is at the northeast corner of Doaks Ferry and Orchard Heights. We have owned and resided here since the year 2000. Our business office for the "Willamette Queen" Sternwheeler is also located at this address.

I speak for all of us with the comments I make:

- 1) Our main concerns deal with safety and traffic impact. Being a licensed Coast Guard Captain the safety of our passengers is always of paramount importance.
- 2) Over the 22 years since we have lived at this intersection we have experienced well over 40 collisions at this intersection many with injuries, one fatality, and almost all causing property damage. One of these accidents involved my own daughter getting t-boned by a hit and run driver. Fortunately neither my daughter or her three children in the car with her were seriously hurt. Obviously, this intersection is a very dangerous one and over the years I have tried to get something done by the City and/or ODOT to mitigate the problems at this intersection with no success.
- 3) The two main problems with the design of this intersection are; First, the steep "ski jump" slope coming east on Orchard Heights past the West Salem High School right where Orchard Heights intersects with Doaks Ferry. Secondly, is the poor visibility for all cars approaching this intersection from any direction. I have witnessed the "ski jumpers" as I call them, a number of times. These kids "catch air" by accelerating up to 80 MPH down the hill, hit the steep slope and launch themselves skyward for the thrill only to land on one or two wheels throwing their car out of control and crashing into the bus shelter across the street from front of our house or into our yard taking out our fencing, gates and trees. Once, an out of control car careened on its roof through the Straub Middle School yard next door to us. The fatality was a car hitting a large tree on edge of our property and this school yard.
- 4) Building more single family and multifamily residences at this intersection is no doubt going to result in many more accidents, injuries and deaths if this intersection isn't redesigned. If the City and ODOT can't afford this redesign then we feel that the project developers should be required to cover this cost in the interest of safety for their customers.
- 6) All of us living on this corner are challenged trying to exit or enter our three driveways currently. All of us are seniors in our late 70's and 80's. We often have our business customers coming to our office here on the property who also experience the same difficulties with ingress/egress. The influx of many more cars coming out of Landegard which we understand will be the main exit for people coming in and out of this new development will further exasperate our access problems.

In conclusion, we are only asking the Planning Board to please consider a requirement for the approval of this rezoning request that the developers be required to include in their project plans a redesign of this dangerous intersection by eliminating the "ski jump" slope, improving visibility in all directions for drivers and the installation of cameras to slow down traffic around this intersection. These improvements will significantly improve the safety for everybody. I'd be happy to meet with you and any others you suggest to discuss these comments further.

You'll find attached a copy of the police accident reports from 2004 to present. I know there were more accidents prior to 2004 but they wouldn't go back any further for me when I requested all records. The latest injury crash where one car ended up in my front yard on October 26th of last year for some reason was not included.

Richard Chesbrough

Incident #	Report Subtype	Incident Type I	Incident Type II	Incident Type III	Event Location Cross Street 1	Event Location Cross Street 2	DATE	Time	Month	Day of Week
SMP04017464	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	4/10/2004	16:12	April	Sat
SMP05008467	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	2/24/2005	16:11	February	Thu
SMP05042696	RECKLESS DRIVING   100.331(D)	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	8/30/2005	23:39	August	Tue
SMP05053118	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	11/14/2005	17:39	November	Mon
SMP06002684	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	1/28/2006	14:36	January	Sat
SMP06011201	TRAFFIC/ROADS   02600	IMPOUND/TOW AUTO   01400	TRAFFIC/ROADS   02600		ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	4/27/2006	9:17	April	Thu
SMP06031409	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	9/22/2006	18:53	September	Fri
SMP07016025	TRAFFIC/ROADS   02600	TRAFFIC/ROADS   02600			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	4/8/2007	20:52	April	Sun
SMP07020121	TRAFFIC/ROADS   02600	TRAFFIC/ROADS   02600			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	5/3/2007	16:49	May	Thu
SMP07026999	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	6/12/2007	9:12	June	Tue
SMP08017360	TRAFFIC/ROADS   02600	TRAFFIC/ROADS   02600			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	4/24/2008	11:56	April	Thu
SMP09019467	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	5/7/2009	9:18	May	Thu
SMP10000612	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	1/5/2010	9:15	January	Tue
SMP10043596	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	10/30/2010	14:27	October	Sat
SMP10049720	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	12/17/2010	7:49	December	Fri
SMP12003663	MANSLAUGHTER II - COMMIT RECKLESSLY   163.125(A)	TRAFFIC ACCIDENT - FATAL   02300	IMPOUND/TOW AUTO   01400		ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	1/29/2012	1:04	January	Sun
SMP12015392	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	4/26/2012	19:55	April	Thu
SMP13035046	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	8/30/2013	20:54	August	Fri
SMP13035696	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	9/4/2013	7:30	September	Wed
SMP13038551	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	9/23/2013	1:30	September	Mon
SMP13042456	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW, SALEM	10/21/2013	14:36	October	Mon
SMP13047143	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	11/24/2013	14:36	November	Sun
SMP13048618	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	12/6/2013	12:44	December	Fri
SMP14051309	DRIVING UNDER THE INFLUENCE OF INTOXICANTS   100.331(I)	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	IMPOUND/TOW AUTO   01400	ORCHARD HEIGHTS RD NW, SALEM	DOAKS FERRY RD NW, SALEM	12/8/2014	0:10	December	Mon
SMP15013769	TRAFFIC ASSIST   02550	TRAFFIC ASSIST   02550			ORCHARD HEIGHTS RD NW, SALEM	DOAKS FERRY RD NW, SALEM	3/31/2015	3:26	March	Tue
SMP15031276	TRAFFIC ASSIST   02550	TRAFFIC ASSIST   02550			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	7/17/2015	7:33	July	Fri
SMP16006127	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	2/21/2016	4:37	February	Sun
SMP16006618	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	2/25/2016	6:01	February	Thu
SMP16013658	RECKLESS DRIVING   100.331(D)	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	4/21/2016	16:09	April	Thu
SMP16020642	DRIVING UNDER THE INFLUENCE OF INTOXICANTS   100.331(I)	IMPOUND/TOW AUTO   01400	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500		DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	6/15/2016	19:54	June	Wed
SMP16043061	TRAFFIC ASSIST   02550	TRAFFIC ASSIST   02550			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	12/7/2016	13:00	December	Wed
SMP18017034	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	5/9/2018	11:00	May	Wed
SMP18033330	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	9/6/2018	14:57	September	Thu
SMP19000910	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			DOAKS FERRY RD NW, SALEM	ORCHARD HEIGHTS RD NW, SALEM	1/8/2019	7:06	January	Tue
SMP20012257	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	5/14/2020	7:51	May	Thu
SMP21001616	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	1/23/2021	9:47	January	Sat
SMP21009748	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			DOAKS FERRY RD NW	ORCHARD HEIGHTS RD NW	5/10/2021	8:32	May	Mon
SMP21013509	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500	TRAFFIC ACCIDENT - NON INJURY PROPERTY   02500			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	6/27/2021	5:13	June	Sun
SMP21024633	TRAFFIC ACCIDENT - INJURY   02400	TRAFFIC ACCIDENT - INJURY   02400			ORCHARD HEIGHTS RD NW	DOAKS FERRY RD NW	11/14/2021	17:08	November	Sun

Latest accident - Oct. 26, 2021 with injuries and property damage

## Shelby Guizar

---

**To:** Jamie Donaldson  
**Subject:** RE: Proposed project to rezone 23 acres on the west side of Doaks Ferry

---

**From:** Steve & Denice Abel <[sd.r.us@comcast.net](mailto:sd.r.us@comcast.net)>  
**Sent:** Monday, January 24, 2022 4:25 PM  
**To:** Jamie Donaldson <[JDonaldson@cityofsalem.net](mailto:JDonaldson@cityofsalem.net)>  
**Subject:** Proposed project to rezone 23 acres on the west side of Doaks Ferry

My husband and I have lived in West Salem since 2006. We have seen it continue to grow with little concern on the part of the City for the traffic issues we all deal with on a daily basis.

Until another bridge is not approved and built, we do not want any more development, especially multiple housing properties.

The proposed project for 23 acres on the west side of Doaks Ferry to be rezoned from Residential Agriculture to RM-II and Multi-Use is unacceptable.

We already experience a lot of congestion to get onto Wallace from Orchard Heights and more cars would contribute to that mess.

We are absolutely against this proposal being approved.

Denice and Steve Abel  
1667 Mousebird Ave NW  
Salem, OR 97304

From: Robert & Christie Dalke, 2090 Landaggard Drive NW, Salem, OR 97304

To: Planning Commission, City of Salem

RE: The Request for Comments for Minor Comprehensive Plan Change and Zone Change Case No. CPC-ZC21-06 for 2100 Block of Doaks Ferry Rd NW

January 25<sup>th</sup>, 2022

To whom it may concern,

My name is Christie Dalke, my husband, Robert, and I own the property at 2090 Landaggard Drive. I am writing this letter to express our strong opposition to the plans to re-zone land and development in our area. HSF/Bonaventure is looking to have the 23-32 acres on the west side of Doaks Ferry rezoned from Residential to Multi-Use and have tentative plans to build an apartment complex in this area should the rezoning be approved. Our property is in the middle of the re-zone proposal and would become an island within the apartment complex. Aside from our personal concerns that new multistory development will have on our privacy, solar access, and general livability conditions for ourselves and current adjacent neighbors, we feel that maintaining livability in nearby residential areas is critically important and this reclassification should be considered carefully.

We believe the density of apartments in this area will have a tremendous impact on the surrounding neighborhood, traffic, and environment. As there are currently two other residential developments of twenty-seven and thirty-two lots within walking distance of the Doaks Ferry and Orchard Heights intersection, how will pedestrian safety concerns be addressed? Especially those of students walking to school at West Salem High, Straub Middle School, and Brush College Elementary?

This simple table compares the original subdivision proposal and the density and trip count for a RM-II zone.

	Acres	Acre Density	Dwellings	Trips Per Unit	Daily Trips
Multi-Family	24.836	22	546.392	4.4	2404.1
Single Family	22.858	4.634	106	9.55	1012.3
Other subdivision near Doaks and Orchard Heights			57	9.55	544.4

Note: The reduction from 5.6 to 4.4 trips per dwelling unit reflects the difference between low and mid-level apartment complexes. Were the Bonaventure land to remain RS rather than multi-family the estimated trip generation would be 1566.7. By changing to RM-II with a cap of 22 dwelling units per acre the updated trips per day almost double to 2948.5 trips per day.

When we purchased this property two years ago, we did so with the understanding that this area was zoned residential and there were plans in place for a housing development. We welcome homes being built that match the existing layout of the current neighborhood and provide an opportunity for new homeowners to join our amazing community. The RM-II classification proposed is not sympathetic to the surrounding neighborhood and will not only devalue residential property in this area, but it also does not provide a path to affordable homeownership for the next generation that wants to make West Salem their home.

Additionally, we do not feel the findings of the staff report are supported. The conditions do not adequately protect from the unreasonable detriment the density of RM-II zoning would bring to this already congested area and it should be considered carefully.

As indicated by the staff report, the surrounding properties are zoned Residential Agriculture in every direction. Even with conditions, why is RM-II, rather than RM-I being recommended? If keeping the RA status is not being considered, wouldn't RM-I, and the less density it would bring be most appropriate to align to the characteristics of the existing neighborhood? An RM-I classification, with conditions, would be a compromise between the city and the existing neighborhood, limiting the dwellings to 14 per acre, rather than 28 for an RM-II classification.

Even with the proposed condition of limiting development to a maximum of 500 units, it would make a complex of such size one of the largest in Salem. Given that there was a 300-unit apartment complex recently completed, and often advertising vacancies, built less than a mile away, an RM-II classification will only exacerbate an already extremely dense area, causing more congestion by schools and on roadways, forever altering the landscape of West Salem. Another apartment complex is not guaranteed to create more affordability, especially for neighbors that dream of owning their own home.

However, with deliberate and intentional planning on the part of the developer, this area could not only help the city meet the goal for affordable housing but also serve the community by providing a path to homeownership with townhomes, cottage clusters, and expanded housing choices, of which there are few options, rather than apartments, of which West Salem already has many to choose from, providing a project that the community can be proud of in terms of design, function, and fit with the community's character and current infrastructure limitations.

We ask that the city council vote against approving the zoning of RM-II, but rather, consider keeping the RA designation, or even RM-I, limiting the density and keeping the feedback of current residents in mind. Please do not allow this area to be re-zoned, forever altering the character of this area and having a negative impact on our community. Rather, partner with the current residents to find a resolution that meets everyone's needs in developing this area.

Thank you for your time, and consideration.

Robert and Christie Dalke