

President and members of the planning commission,

My name is Aaron Felton. My wife and I live on Landaggard Dr NW. We have owned property and lived in West Salem for 20 years.

I'm pleased to appear before the commission tonight to testify on the application for the comp plan map amendment and zone change before you. In sum, I am opposed to the application and urge the commission to deny it in its present form. I also urge the commission to reject the staff report's recommendation to approve the application.

To be clear, I am not here in opposition to development of these properties. However, I do question and challenge the underlying assumption that an RM-2 zoning designation is appropriate for this parcel of land. In particular, I am concerned and I encourage you to ask staff to explain why a RM-1 zoning designation has apparently not been considered or discussed as an option.

Both the applicant and the staff report cite the 2015 Housing Needs Analysis to support the finding that the applicant has satisfied the criteria for a quasi-judicial zone change set forth in SRC 265.005(e)(1)(A) (ii), (iii). The 2015 statistic that Salem has a, "deficit of 2,897 dwelling units" in the multi family capacity is cited throughout both documents. However, there is absolutely no analysis presented which demonstrates that in 2022 Salem still has such an outstanding deficit. that would justify the number of potential multi family units that might be built within the RM-2 zone. In fact, since 2015, several multi family projects have been built in Salem, including the 300+ unit Acero complex in West Salem. To simply adopt a conclusory statement from over five years ago that is factually out of date both for the vicinity as well as the greater Salem area is deeply concerning and should be challenged.

Consequently, granting the application for a zone change to RM-2 as opposed to RM-1 with its lower density limits is arbitrary and without foundation. Especially given that the RM-1 designation will still meet the objectives outlined on p. 19 of the staff report: "allow for future multi-family development which will help to meet the changing needs of the Salem urban area."

In contrast to the developer, I am here tonight with my neighbors, my neighborhood association, and community partners who have an invested interest in the liveability of our city. We come in a spirit of both compromise and a solution-based approach. It would be easy to take a hard position against any development whatsoever, but that is not our stance. We want to be partners with the City and the developer in creating housing and homeownership opportunities that are truly compatible with the vicinity's development pattern. We are looking to support development that does not make the traffic, congestion, and other infrastructure problems that already challenge this part of West Salem even worse or untenable.

Thank you for your consideration.

— Aaron Felton

Salem Planning Commission

January 25, 2022

RE: Case No CPC-ZC21-06- Zone Change

My name is Jim Schiess, I was born and raised in West Salem and my family has lived at 1995 Landaggard Dr for 14 years and prior to that in 1998 we built our house at 1905 Landaggard Dr. I have a lot of history on Landaggard and this property which is made up of homes from different periods on larger lots has created a nice neighborhood, this property is well suited for a residential neighborhood and I strongly urge the planning commission to deny the zone change and leave the property zoning as Developing Residential.

Currently Landaggard Dr has 22 homes, and the street gets approximately 100 trips day, even now pulling out of Landaggard on to Orchard Heights can be time consuming and hazardous as it is directly across from West Salem High School, if as many as 500 units were added to the neighborhood there would be a twenty-fold increase of traffic for a street that already has safety concerns. The Salem Transportation Plan designates Landaggard Dr as a collector street, this is the same designation as High St, Fairview Industrial Dr and many other main streets in Salem, those streets are well suited for 2,000 trips a day Landaggard is not. Truth is most of street was built in the 70's as service road for the farm, it is not built to City of Salem specification and under no circumstances can it handle the amount of trips that city the staff report has in Condition 1 as part of its recommended approval.

In the staff report-Policy E.6 c. (1) and (2) Multiple family developments should be located in areas that provide walking to shopping centers and employment centers. The closet grocery store is a four-mile round trip to through the West Salem Hills, very few if any people will walk to store from Landaggard, it is not realistic, and they will need to drive. As it pertains to employment almost all residents will travel across the bridge, Orchard Heights Road and Wallace Road are already backed up for miles at certain times of the day, this rezoning will only add to the congestion that is already problematic.

Much of the criteria that the city staff is recommending seems to be only to check a box as the current municipal believe is there is a housing shortage and it can be solved by building more apartments, there are good areas available in the City of Salem for apartments, but the Landaggard neighborhood is not suitable. I urge you to go drive down Landaggard Dr and realize this area is in the countryside, surrounded by acreages and wildlife, it is remote with inadequate egress, it is no place for apartment complexes.

Respectfully Submitted,

Jim Schiess



January 25, 2022

City of Salem Planning Commission
555 Liberty ST SE
Salem OR 97301

RE: 21-114252-ZO & 21-114255-ZO

A request for a Minor Comprehensive Plan Map Amendment and Zone Change from RA (Residential Agriculture) and NCMU (Neighborhood Center Mixed Use) to RM-II (Multiple Family Residential).

Dear Commissioners:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

Both HLA and FHCO support 21-114252-ZO & 21-114255-ZO, and commend the staff for the thoughtful report containing detailed Goal 10 findings. This staff report will be used as a positive example to assist other cities and jurisdictions. Good luck with the continuation of this project!

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo".

Allan Lazo
Executive Director
Fair Housing Council of Oregon

Cc: Gordon Howard, DLCD