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June 6, 2021

Salem Planning Commission
c/o Bryce Bishop
555 Liberty St SE Rm. 220
Salem, OR 97301
Delivered via email to: BBishop@cityofsalem.net

Dear Salem Planning Commission:

We are writing this letter to express our gratitude to Mountain West Investment Corporation and Neighborly Ventures (Mountain West) for working with us to mitigate the impact of their Grove Phase 2 development on Heritage School.

Grove Phase 2 will be located adjacent to Heritage School in the Fairview sustainable community where our school has been located since 2004. We support Mountain West's plan to maintain a significant open space southeast of the School property and to maintain several significant Oaks in that area. We believe the walking path Mountain West has planned through this area is preferred over another vehicle entrance on Lindburg Road. We are also supportive of improvements to Strong Road that will likely occur with this development. Strong Road is currently dangerous and badly in need of improvements.

We appreciate Mountain West's willingness to engage with us in this process and to be proactive in addressing our concerns about their project. Mountain West has worked hard to be a good neighbor during their Grove Phase 1 project. They have responded to concerns raised, consulted us on their plans, and welcomed our students into their community to enjoy their facilities. We expect and look forward to their neighborly approach and collaborative planning continuing during Grove Phase 2.

Thank you for your service and for your hard work on behalf of Salem residents.

Sincerely,



Kaaren Burnett
President, Heritage School Board of Directors



Morningside Neighborhood Association

June 13, 2021

To: Bryce Bishop and Salem Planning Commission

From: Morningside Neighborhood Association

RE: Case No. FRPA-DR-SPR-ADJ-DAP21-02 - Phase II - The Grove at Fairview

At our June 9, 2021 meeting, Morningside Neighborhood Association Board was given a presentation by The Grove developer Richard Berger's representatives, Laura Peterman and David Jacobson. The presentation outlined plans for Phase II of the development, which will add another 180+ units to the multifamily development. In their presentation, they reiterated their proposal to make certain improvements to Reed Road in advance of commencement of Phase II construction to both sides of Reed Road which would extend from existing improvements at the intersection with new Strong Road and extend some 50 feet south beyond the intersection with Lindburg Road.

Throughout MNA's participation in the planning for the Fairview development, we have been adamant about NOT approving any construction in the development until Reed Road has been improved to handle the added as well as pre-existing traffic loads. We are very pleased with the developer's commitment to do such improvement, and the board voted at this meeting to APPROVE this plan with the caveat the road improvement commitment is met as presented. Board members in attendance agreed in their pleasure of both how the development has progressed, and in the way the developer has kept us informed.

We ask that the City make sure this commitment is met before Phase II construction begins, and that same conditions are imposed upon any further development impacting Reed Road traffic. Thank you.

Sincerely,
The MNA Board
Pamela Schmidling
Chair of MNA

Morningside Neighborhood Assoc.
555 Liberty St SE Room 305
Salem, OR 97301
P - (503) 588-6207
W - MorningSideNA.org
E - MNAShared1@Gmail.com

Bryce Bishop

From: Davis, Bret <BDavis220203@republicservices.com>
Sent: Friday, June 11, 2021 3:00 PM
To: Zachery Cardoso
Cc: Bryce Bishop; Shelby Guizar; Sorensen, Heather; Barreras, Tino; Jackson, Julie
Subject: RE: Request for Comments - Case No. FRPA-DR-SPR-ADJ-DAP21-02 for 4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE
Attachments: FRPA-DR-SPR-ADJ-DAP21-02 RFC.pdf

Sorry for the late response. Republic services is NOT in favor of....

h) Allow the proposed trash/recycling areas to be developed without on-site turnaround areas for waste collection service vehicles (SRC 800.055(f)(2)).

In a brief review of the site maps, the trash/recycle locations don't allow for a smooth "in one entrance and out another" without turning around outside the facility and re-entering because of how the enclosures are oriented. Backing is our number one safety concern for our drivers and contribute to 90% of all our incidents. So, in a development with carports, additional parking, and tighter access, not having a place to turnaround is not something we are in favor of. Unless, as we circle the facility we can pull straight into an enclosure, back out of the enclosure, proceed to the next enclosure and again pull straight into the enclosure.

We appreciate the opportunity to give our feedback. In fact, we would like to start being involved in all of these types of developments so that we can have some input on the trash/recycling enclosures and locations. What we often find is that these developments don't take enough consideration into the size of enclosure needed to satisfy the containers needed for the population of the development and the locations are not well thought out to allow easiest access for our drivers, often making the locations unsafe for residents and our employees.

Thank you for allowing us to give our input.

Bret Davis

Operations Manager

110 NE Walnut Blvd, Corvallis OR 97330

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We'll handle it from here.™

From: Zachery Cardoso <ZCardoso@cityofsalem.net>

Sent: Wednesday, May 26, 2021 3:54 PM

To: Zachery Cardoso <ZCardoso@cityofsalem.net>

Cc: Bryce Bishop <BBishop@cityofsalem.net>; Shelby Guizar <SGuizar@cityofsalem.net>

Subject: Request for Comments - Case No. FRPA-DR-SPR-ADJ-DAP21-02 for 4000 to 4100 Blocks of Reed Road SE & 2110 Strong Road SE

Note that (ZCardoso@cityofsalem.net) is an external email. Report suspicious emails by clicking on "Report Phishing"

Hello,

The City of Salem is required to send notice to the applicable solid waste collection franchisee for the area of a project requesting an adjustment to solid waste standards, this has been identified as Republic Services for the addresses listed above. If you are not the correct person to respond to this request please let me know and forward to the correct person.

Salem Revised Code(SRC) 800.055(g); *Notice to solid waste collection franchisee.* Upon receipt of an application to vary or adjust the standards set forth in this section, notification and opportunity to comment shall be provided to the applicable solid waste collection franchisee. Notice required under this subsection shall be in addition to the notification required for a variance or adjustment under SRC chapter 300.

A request for comment document has been attached, providing a summary and request statement for the proposed project. The specific adjustment relating to the solid waste is on page 2 letter h).

Please direct questions or comments to the CASE MANAGER:

Bryce Bishop

bbishop@cityofsalem.net

503-540-2399

Thank you,

Zachery Cardoso

Admin Analyst I

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

zcardoso@cityofsalem.net | 503-540-2304

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