



Morningside Neighborhood Association

September 25, 2021

City of Salem
Planning Division
555 Liberty Street SE
Salem, OR 97301

Land Use Action Case No. CPC-ZC21-04

Attention: Olivia Dias, City of Salem Planning Division

The Morningside Neighborhood Association is opposed to the requested change to the Comprehensive Plan Map designation for this property along Kuebler Boulevard SE to “Commercial” with CR (Retail Commercial) zoning. Our concern is with the impact this change will have on traffic in the area.

This property is located in the SE quadrant of the 27th Avenue SE and Kuebler Road SE intersection. The SW quadrant is the home of the Salem Clinic and the new Costco retail store and fuel station. The NE quadrant has already been zoned to allow commercial development and a large shopping center has been proposed for this area.

Kuebler Road SE was upgraded years ago as a condition of the zone change for the SW quadrant and 27th Avenue SE is being upgraded in conjunction with the construction of the Costco facilities. There was no provision for further retail growth in the immediate area.

Any commercial development in the SE quadrant will add significant traffic to Kuebler Road SE and 27th Avenue SE as well as Boone Road SE. It will also negatively impact the Kuebler Road SE bridge over I-5 and may impact the I-5 on and off ramps (ala Woodburn).

The Morningside Neighborhood Association requests that this zoning change request be rejected. We do not need three of the four quadrants at this intersection to be devoted to Retail Commercial development and we definitely don’t need the traffic complications that would result from this.

Morningside Neighborhood Association

Submitted for the Morningside Association Board

Pamela Schmidling, Chair

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