



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER and PROPERTY LOCATION:	Minor Comprehensive Plan Map Amendment / Neighborhood Plan Change / Zone Change / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. CPC-NPC-ZC-SPR-ADJ-DR20-03 for 905 & 925 Cottage Street NE, Salem OR 97301
SUMMARY:	A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change, and Zone Change including a Class 3 Site Plan Review, Class 1 Design Review, and five Class 2 Adjustments for the development of 19 multi-family units.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Salem Planning Commission, September 1, 2020 at 5:30 P.M.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and in-person comments will be accepted on this case. Only those participating by submitting written testimony, or testifying during the digital hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at sguizar@cityofsalem.net or 503-540-2315 by <u>September 1, 2020 at 3:00 P.M.</u> to receive instructions.</p>
CASE MANAGER:	Olivia Dias, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<p><i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i></p> <p>Grant Neighborhood Association, Paul Tigan, Land Use Chair; Phone: 303-845-2449; Email: paultigan@hey.com. Central Area Neighborhood Development Organization (CAN-DO), Neal Kern, Chair; Phone: 503-856-2207; Email: neal.t.kern@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) SRC 64.025(e)(2) - Comprehensive Plan Change; SRC 265.005(e) – Quasi-judicial Zone Change; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustments; 225.005(e)(1) – Class 1 Design Review</p> <p>Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	Evergreen Presbyterian Church in Salem
APPLICANT / AGENT(S):	Emily Reiman, DevNW, and Joseph Moore, GMA Architects, on behalf of Evergreen Presbyterian Church in Salem
PROPOSAL REQUEST:	<p>A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change and Zone change of an approximately 0.30-acre land area from Single Family Residential with RS (Single Family Residential) zoning to Multiple Family with RH (Residential High-Rise) zoning. The application includes a Class 3 Site Plan Review, Class 1 Design Review to develop a 19-unit multi-family complex and five Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Setback adjustment from 12-feet abutting a street (including special setback) to 4.25-feet for ADA landing (SRC 515.010(b)). 2) Reduce overall common space 3,870 square feet to 3,331 square feet. (SRC 702.020(a)(1)) 3) Reduce the common open space dimension standard reduced from 25-feet on all sides to 20-feet. (SRC 702.020(a)(1)(A)) 4) Reduce windows in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk to only provide windows on one wall. (SRC 702.020(c)(1)) 5) To allow the building to not provide an architectural detail which is intended to visually break up the buildings vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors. (SRC 702.020(e)(10)) <p>The subject site is an approximately 0.30 acres in size, zoned RS (Single Family Residential), and located at 905 and 925 Cottage Street NE (Marion County Assessor map and tax lot number: 073W23CB / 14301 and 073W23CB/ 14300).</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 108811</p>
NOTICE MAILING DATE:	August 26, 2020

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>

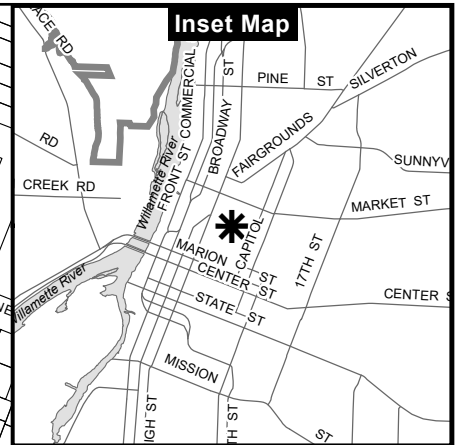
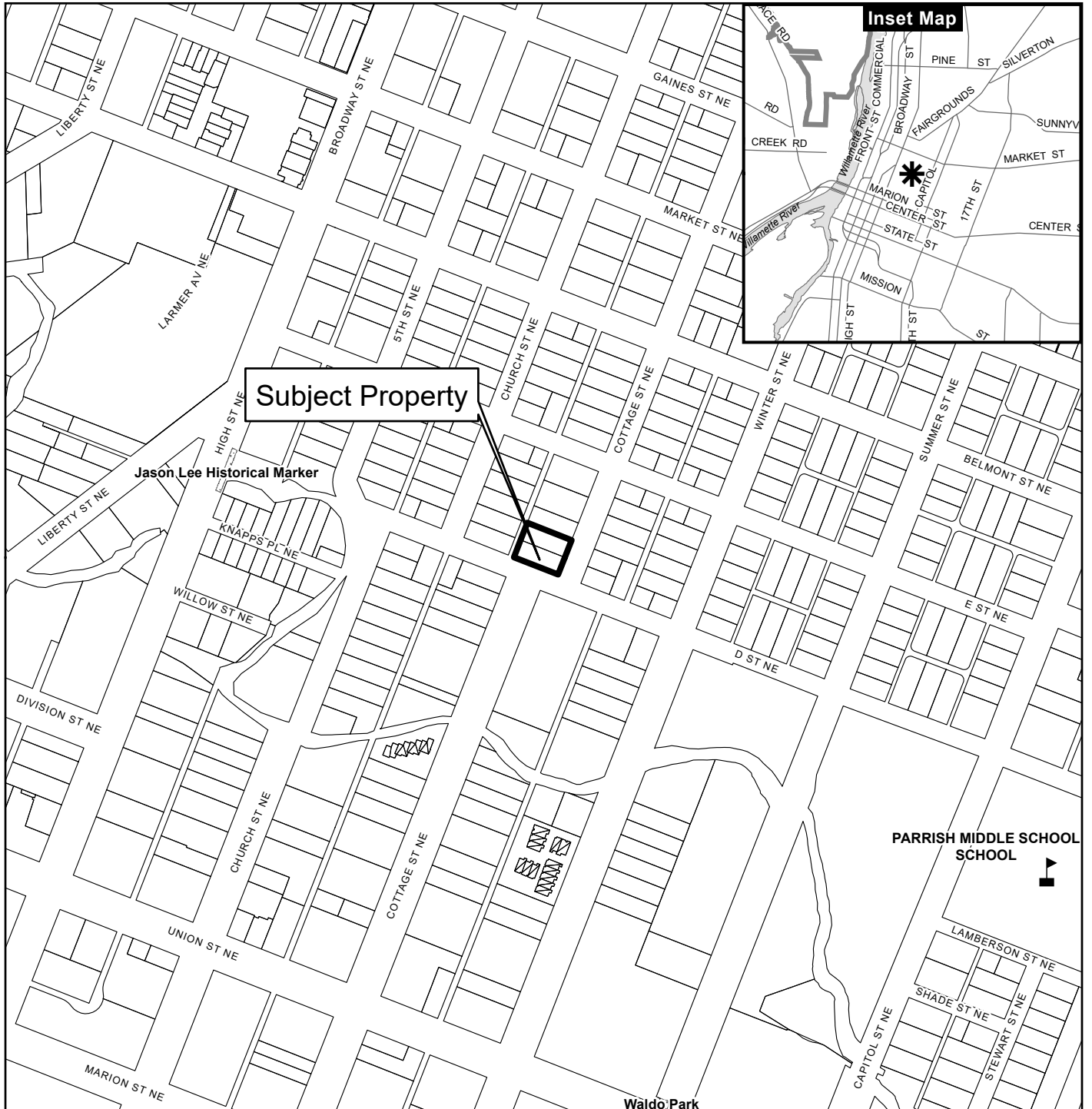
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community

Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

905 and 925 Cottage Street NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

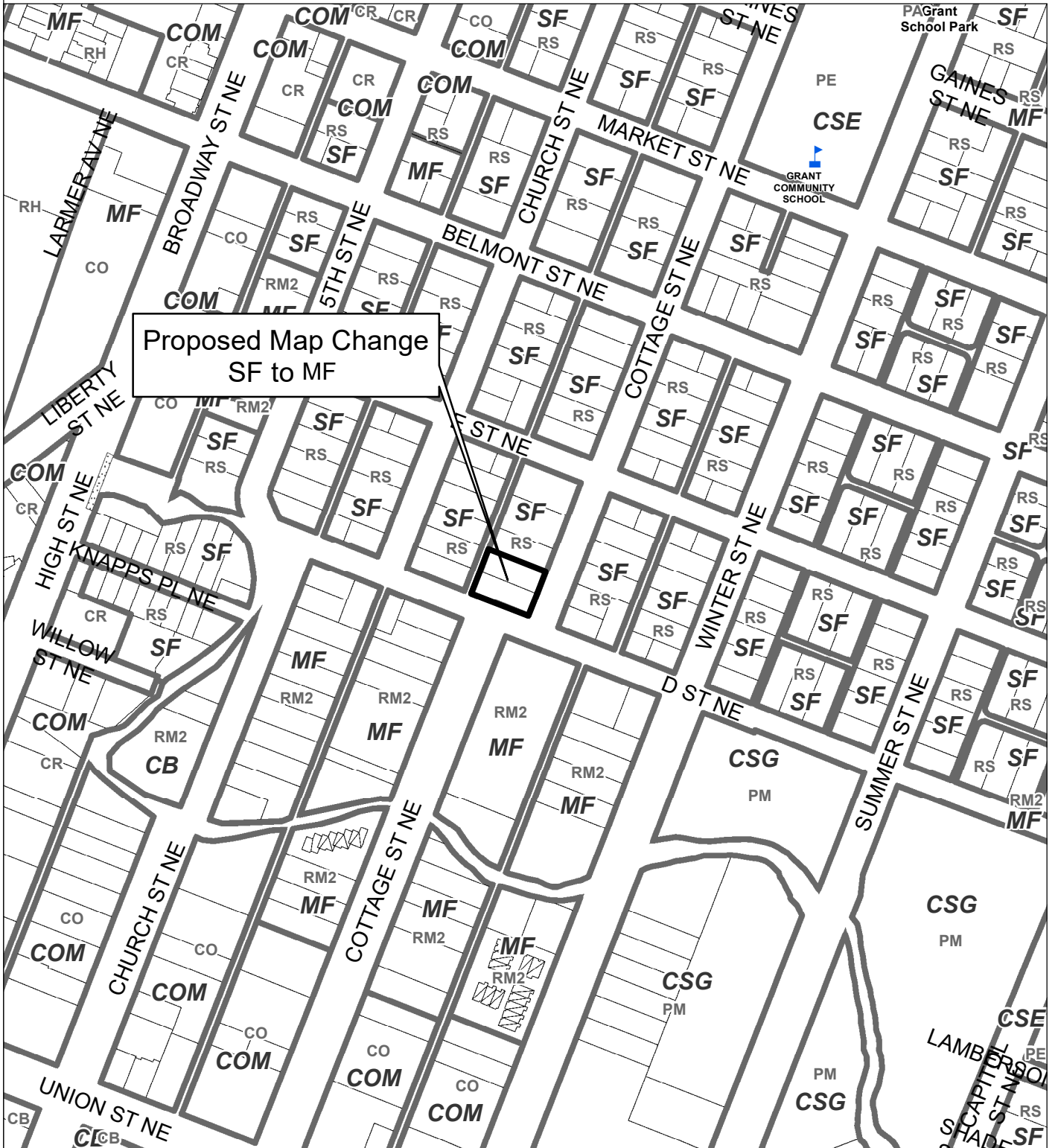

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet









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Comprehensive Plan Map - 925 Cottage Street NE



Proposed Map Change
SF to MF

Legend

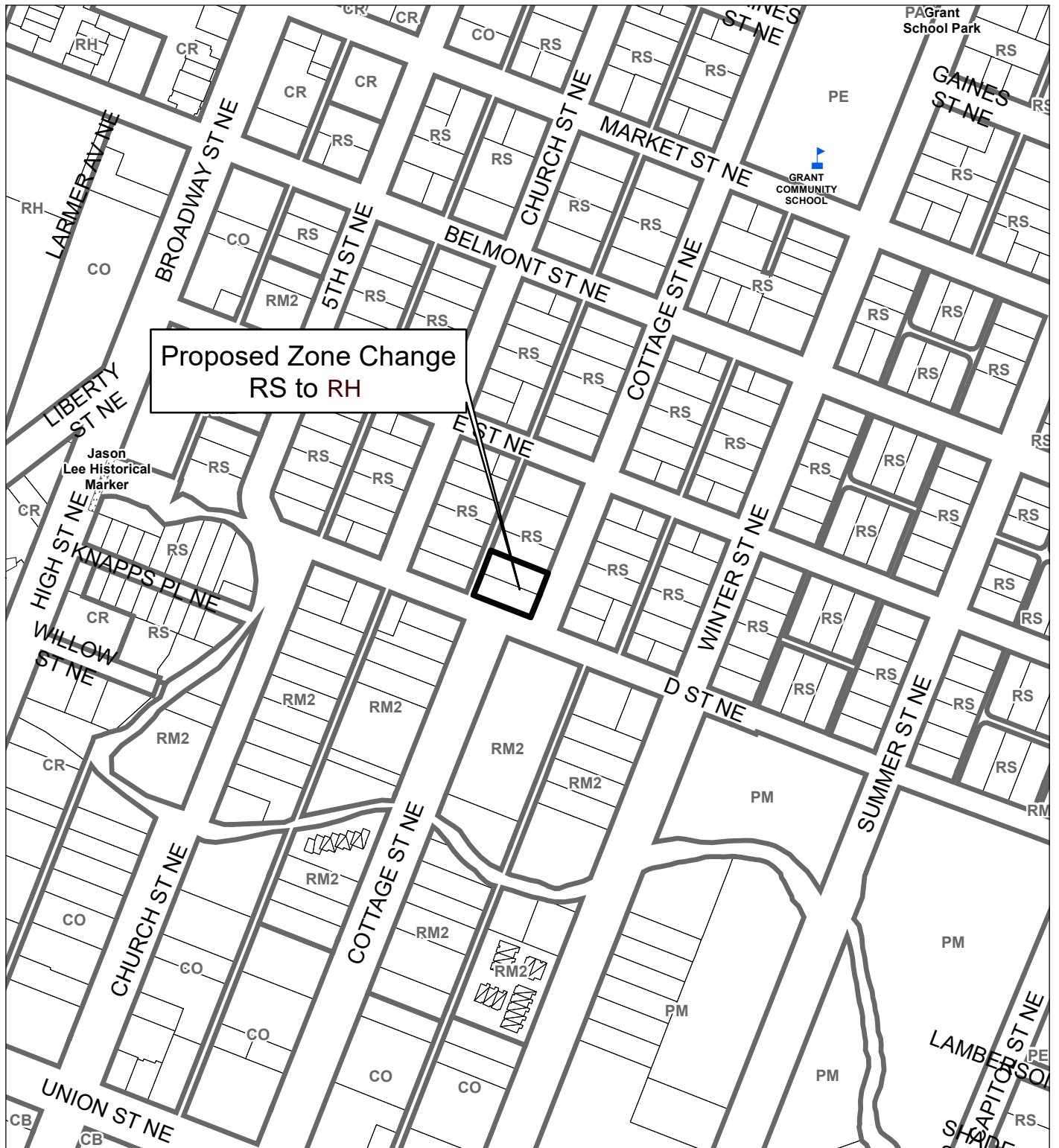
-  Comprehensive Plan
-  Urban Growth Boundary
-  Outside Salem City Limits
-  Taxlots
-  Parks
-  Schools

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Vicinity Zoning - 925 Cottage Street NE



Proposed Zone Change
RS to RH

Legend

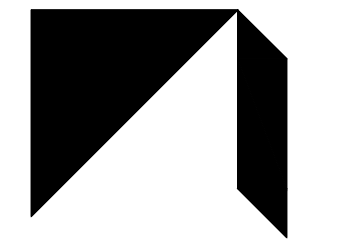
- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- 🏫 Schools

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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.



PROPOSED SITE PLAN KEYNOTES

- 1 SETBACK
- 2 (N) 8'-0" HIGH WOOD FENCE
- 3 (N) PARKING BUMPER
- 4 (N) CONCRETE CURB TO MATCH CITY OF SALEM STANDARD
- 5 PATCH LAWN AS REQ'D FOR CONTINUOUS LAWN MOW STRIP
- 6 (N) BIKE PARKING
- 7 (N) SIDEWALK AND ADA RAMP TO MEET CITY OF SALEM STANDARD
- 8 PROPERTY LINE
- 9 LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 10 (N) PAVEMENT MARKING
- 11 (N) AC PAVING OVER COMPACT ROCK FILL SUBGRADE
- 12 (N) STAIR, SEE FLOOR PLAN
- 13 (N) RAMP W/ HANDRAIL
- 14 (N) CONCRETE WALKWAY
- 15 (N) LANDING, STAIRS W/ RAILING, LIFT
- 16 (N) TWO WAY ADA CURB RAMP AT SIDEWALK TO MEET CITY OF SALEM STANDARDS
- 17 (N) TREE PLANTING TO MATCH THE CITY OF SALEM STANDARDS
- 18 (N) SIDEWALK AND RAMP TO MEET CITY OF SALEM STANDARD
- 19 (E) TREE
- 20 ACCESSIBLE PARKING SPACE W/ SIGNAGE, ACCESS AISLE
- 21 (N) 4" CONCRETE PAD
- 22 (N) MASONRY TRASH ENCLOSURE W/ ROOF, SWINGING GATES (MIN 120 DEGREE SWING), & FIXED INTERIOR BUMPER RAIL, SEE ELEVATIONS
- 23 EXISTING LAWN AREA, PATCH AS REQ'D BY (N) WORK
- 24 (N) WINDOW WELL W/ CONC RETAINING WALL, SEE ELEVATIONS
- 25 (N) LANDING 30" MAX ABOVE SURROUNDING GRADE
- 26 (E) POWER POLE
- 27 APPROX LOCATION/ (N) 16'-0" TALL LIGHT POLE ON CONCRETE BASE W/ SINGLE HEAD FIXTURE, FULL CUT-OFF FIXTURE DESIGN
- 28 (N) 36" TALL BOLLARD W/ DOWN-FACING PATHWAY LIGHTING
- 29 (N) WALL-MOUNT LIGHT FIXTURE, SEE ALSO EXTERIOR ELEVATIONS
- 30 (E) CEILING MOUNT LIGHT FIXTURE TO REMAIN
- 31 (N) WALL-MOUNT LIGHT FIXTURE @ (E) LOCATION, SEE ALSO EXTERIOR ELEVATIONS
- 32 (N) 6'x3.5' TRASH RECEPTACLE W/ 1.5' MIN CLR BTWN WALL & RECEPTACLE
- 33 (N) FIXED BUMPER RAIL ABOVE

REVISIONS

03 AUG 2020

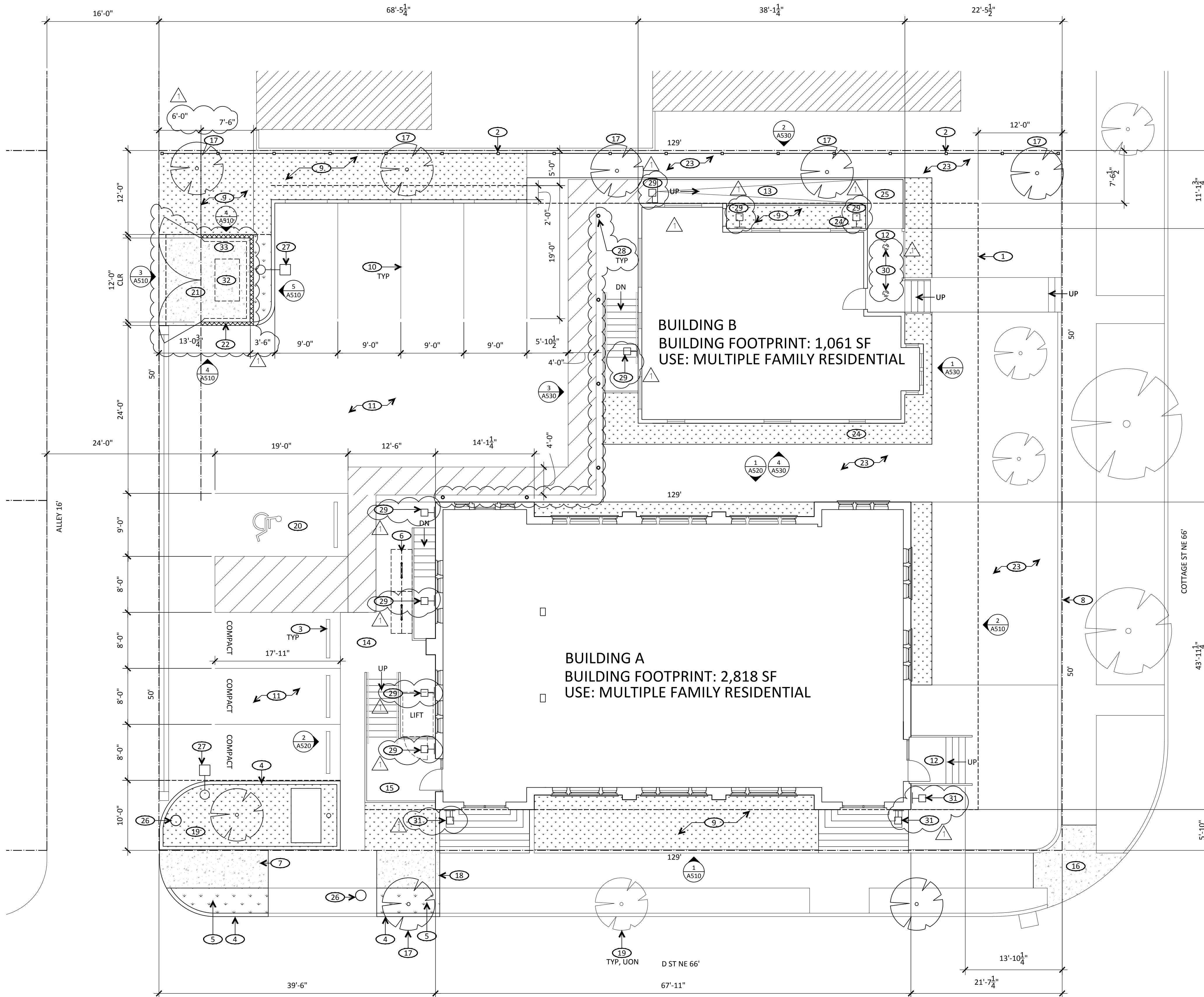
LAND USE REVIEW

DEVNW
905 AND 925 COTTAGE ST NE SALEM, OR 97301
BUILDING RENOVATION

JOB NO: 20222
ISSUE DATE: 24 JULY 2020

SITE PLAN

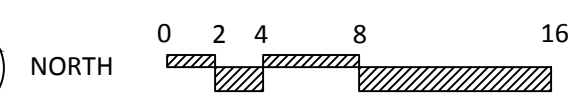
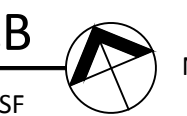
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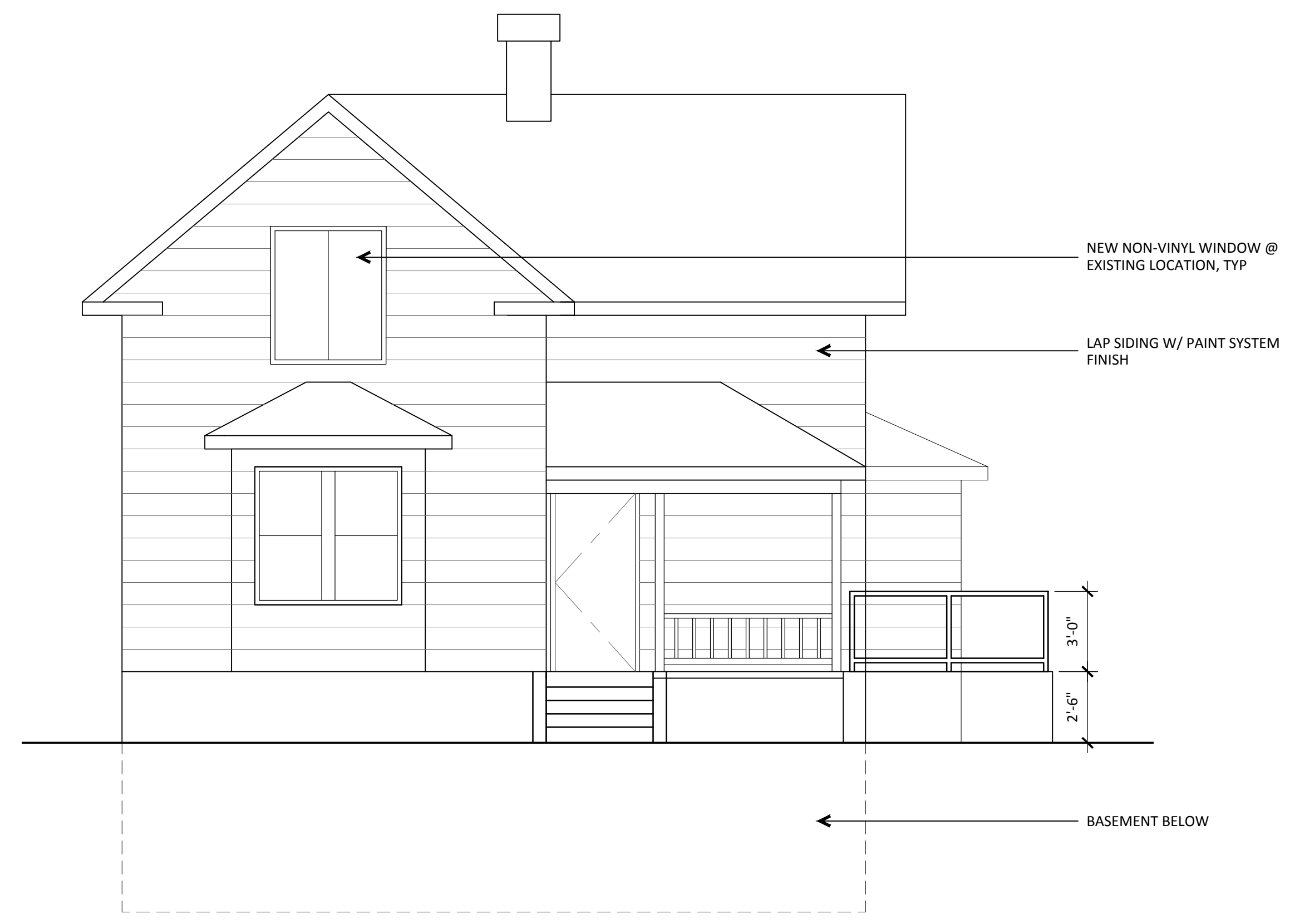


1 PROPOSED SITE PLAN
1/8" = 1'-0"

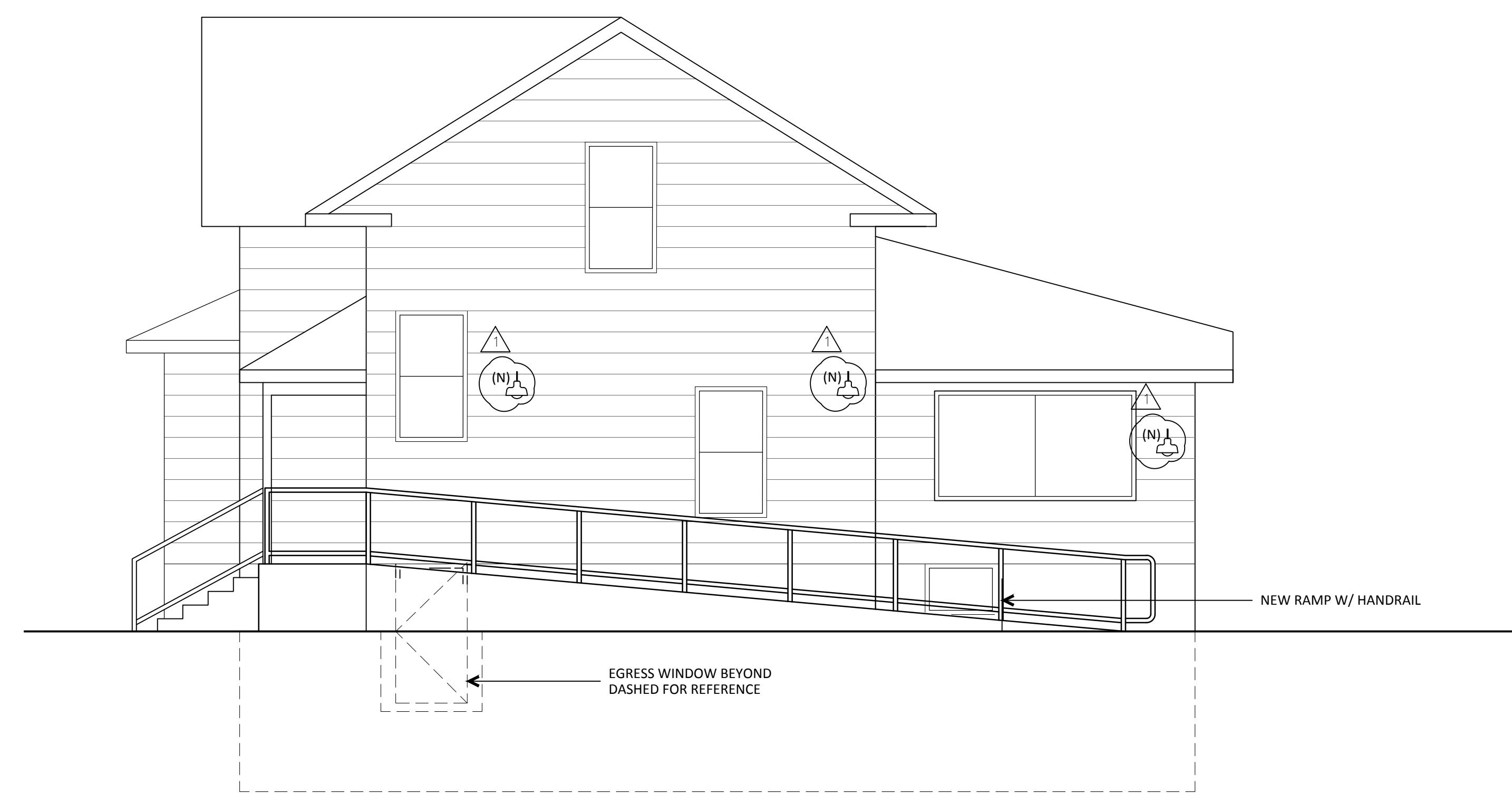
MAP NUMBER: 07 3W 23CB

LOT 14300 & LOT 14301 TOTAL COMBINED SITE AREA: 12,900 SF

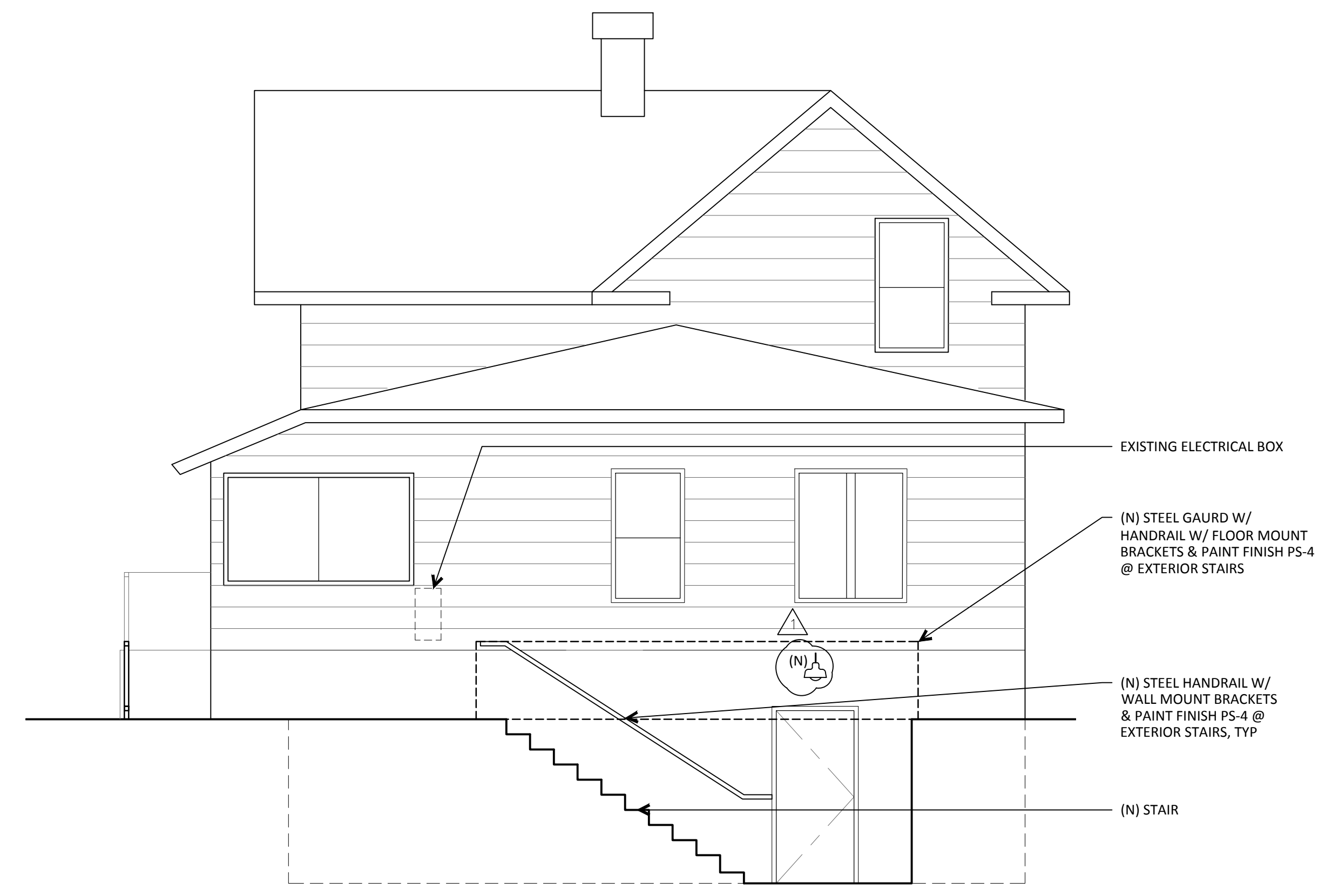




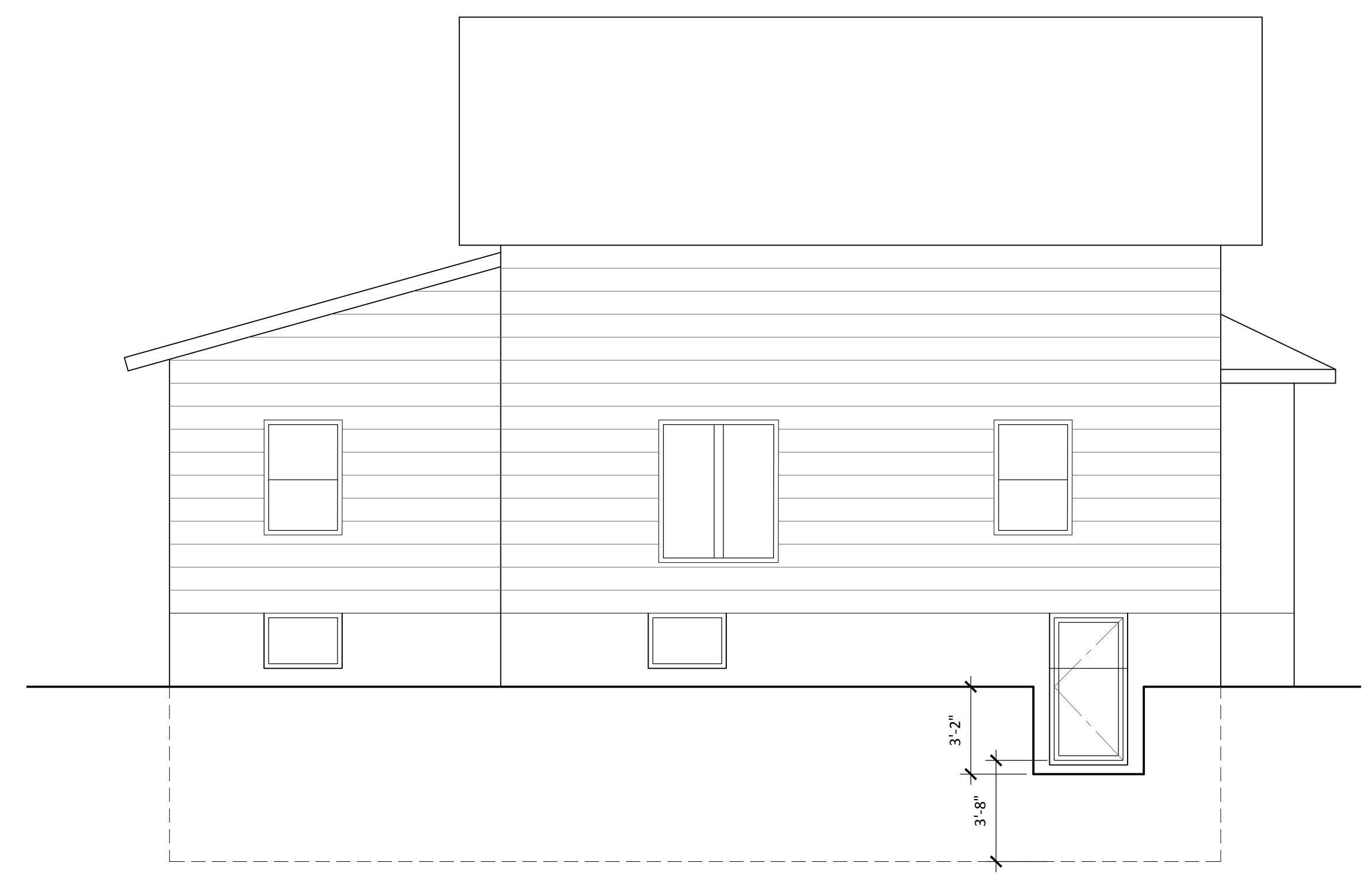
1 BUILDING "B" ELEVATION - EAST
 1/4" = 1'-0"



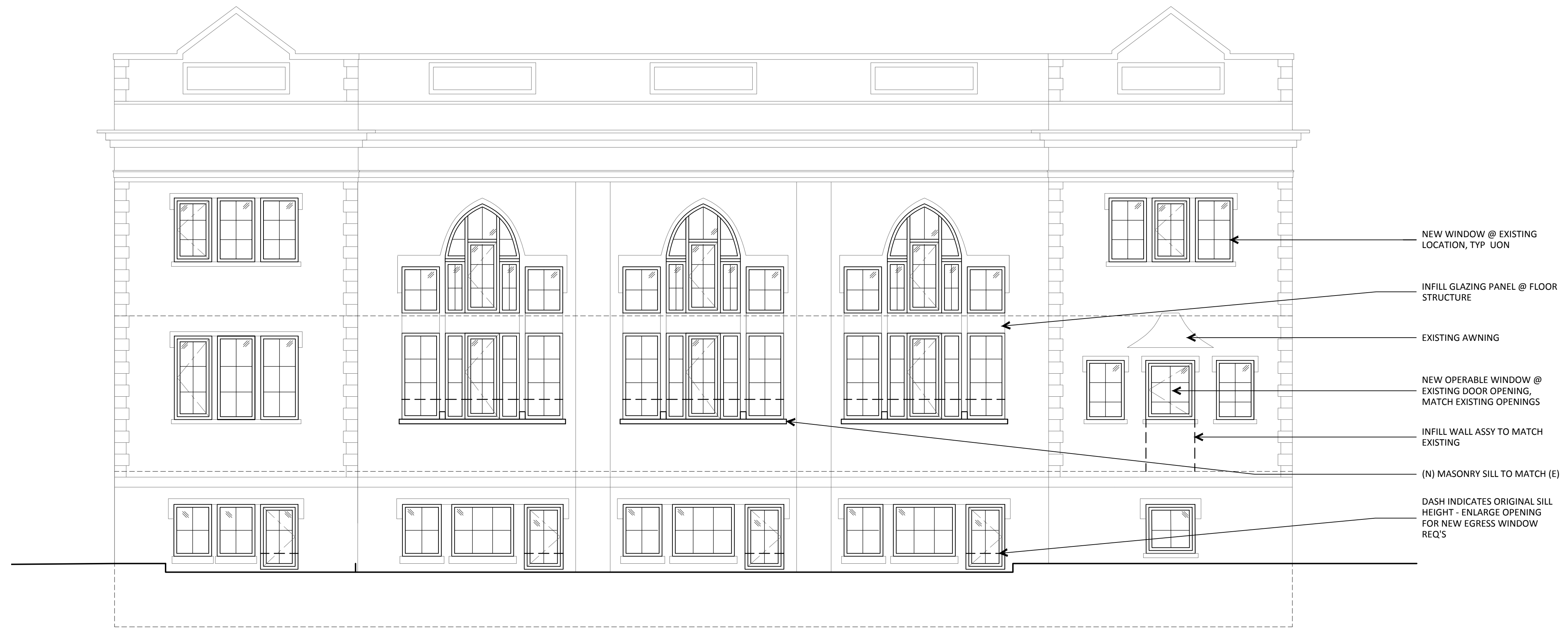
2 BUILDING "B" ELEVATION - NORTH
 1/4" = 1'-0"



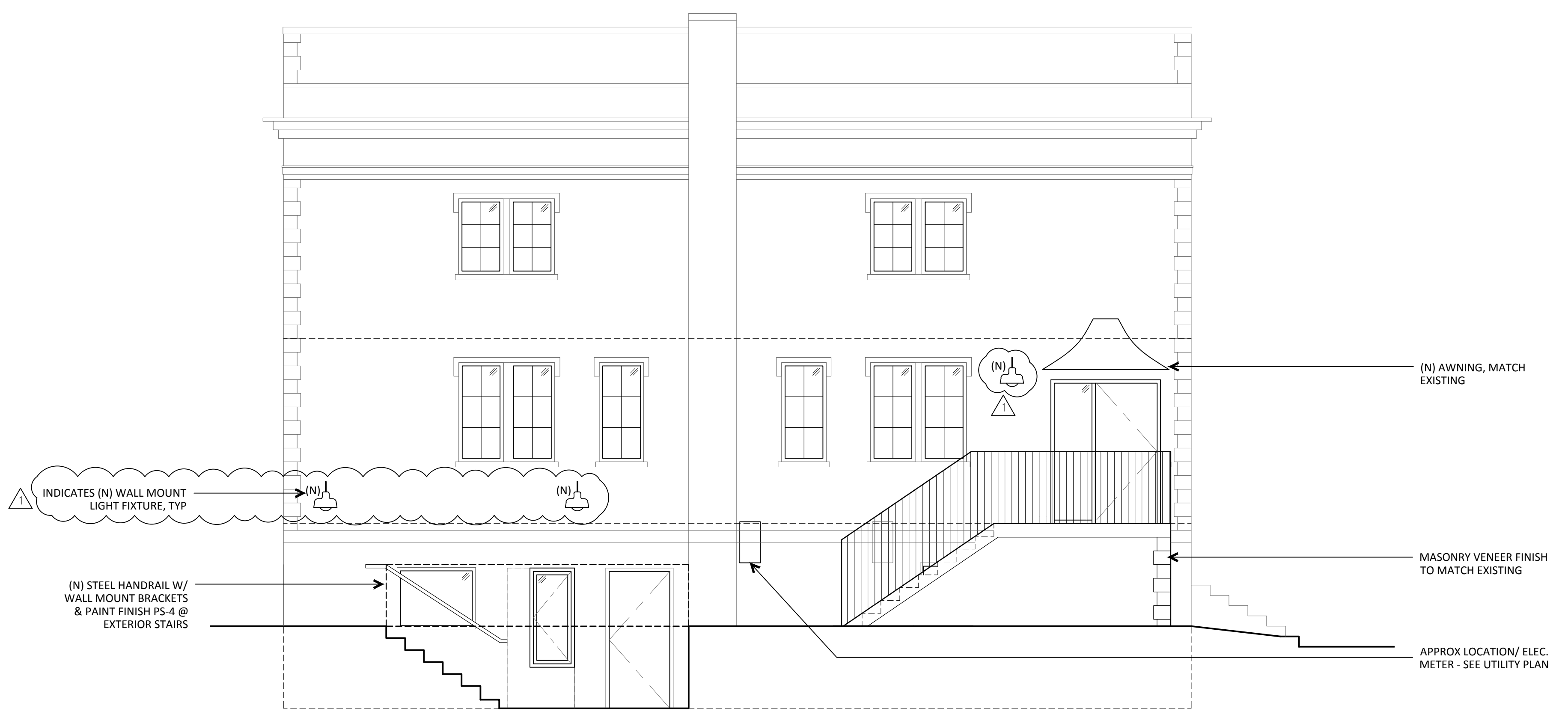
3 BUILDING "B" ELEVATION - WEST
 1/16" = 1'-0"



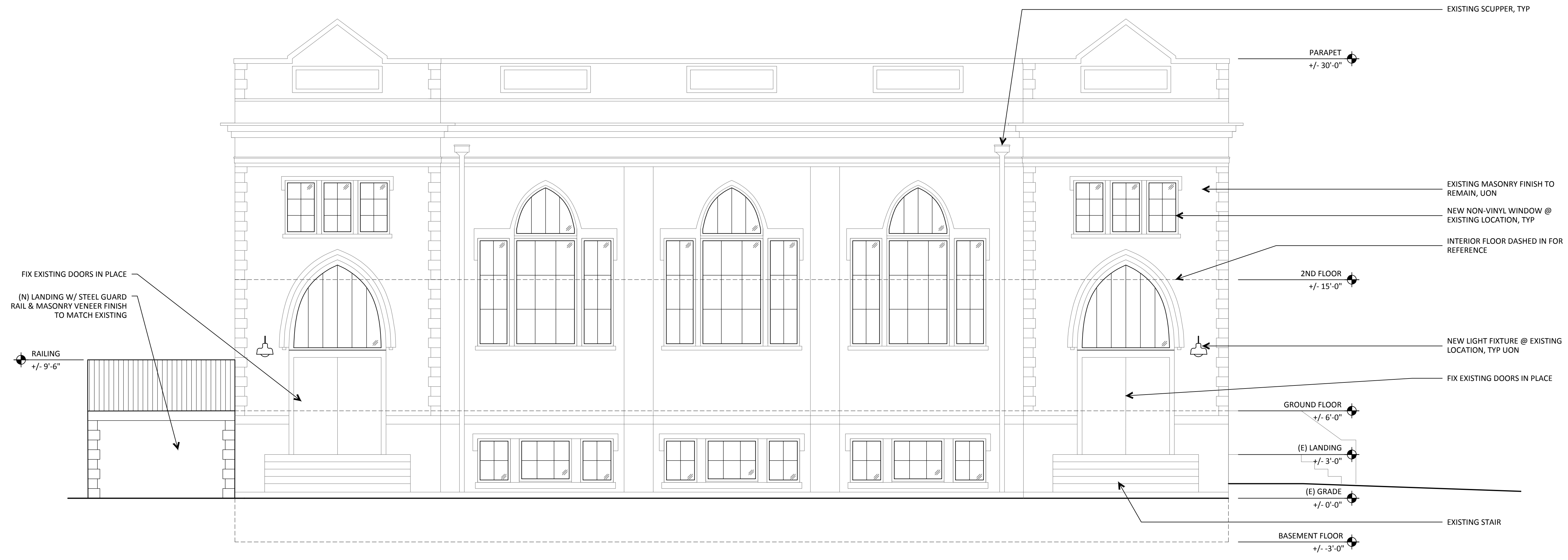
4 BUILDING "B" ELEVATION - SOUTH
 1/16" = 1'-0"



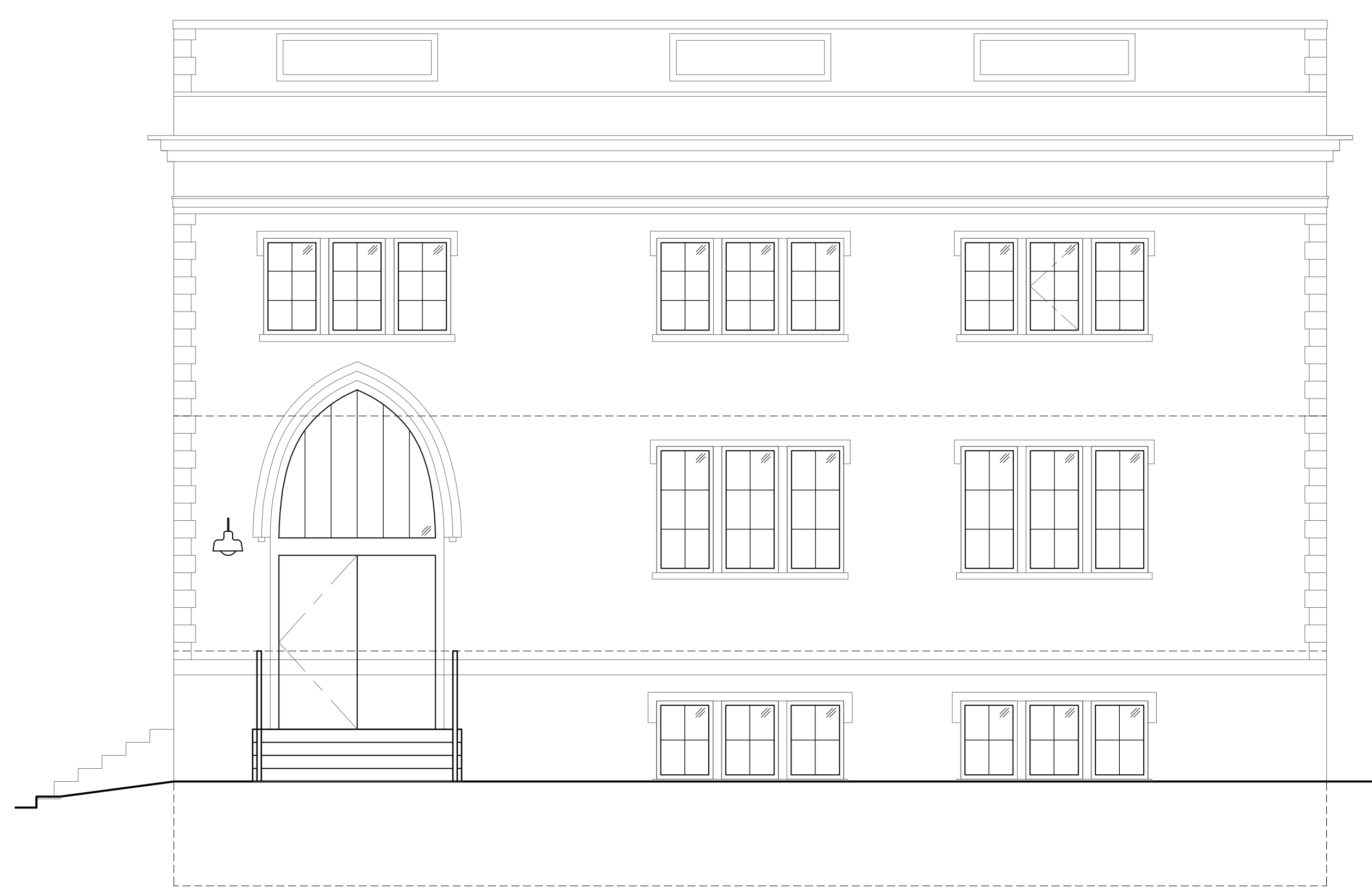
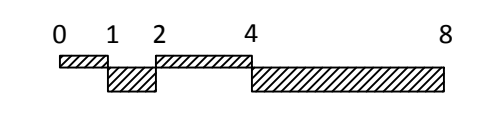
1 BUILDING "A" ELEVATION - NORTH
 1/4" = 1'-0"



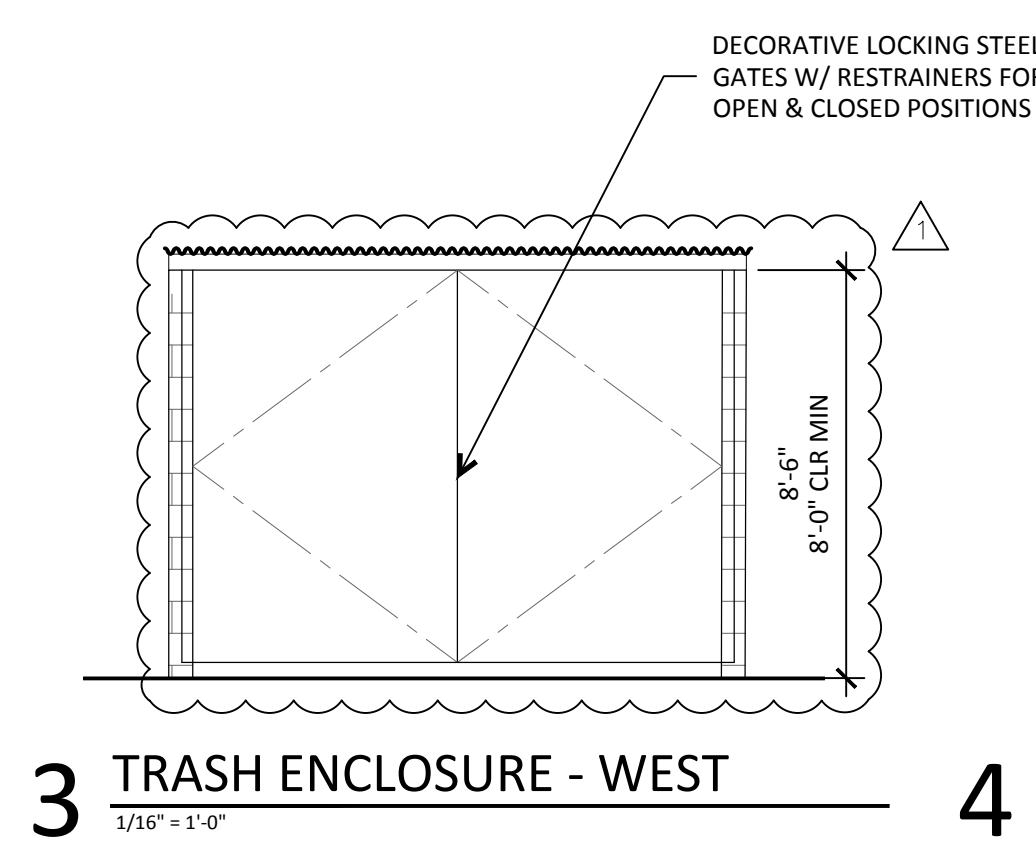
2 BUILDING "A" ELEVATION - WEST
 1/4" = 1'-0"



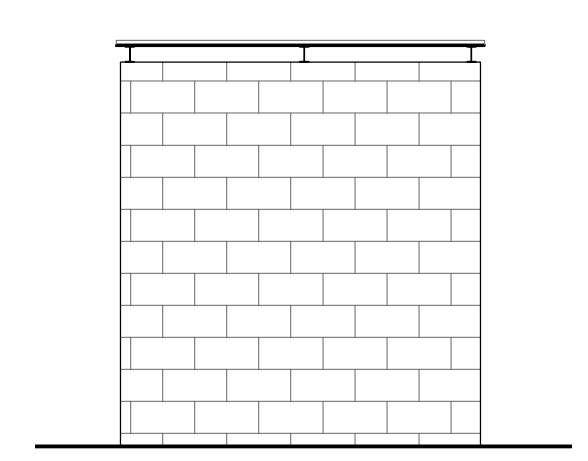
1 BUILDING "A" ELEVATION - SOUTH
 1/4" = 1'-0"



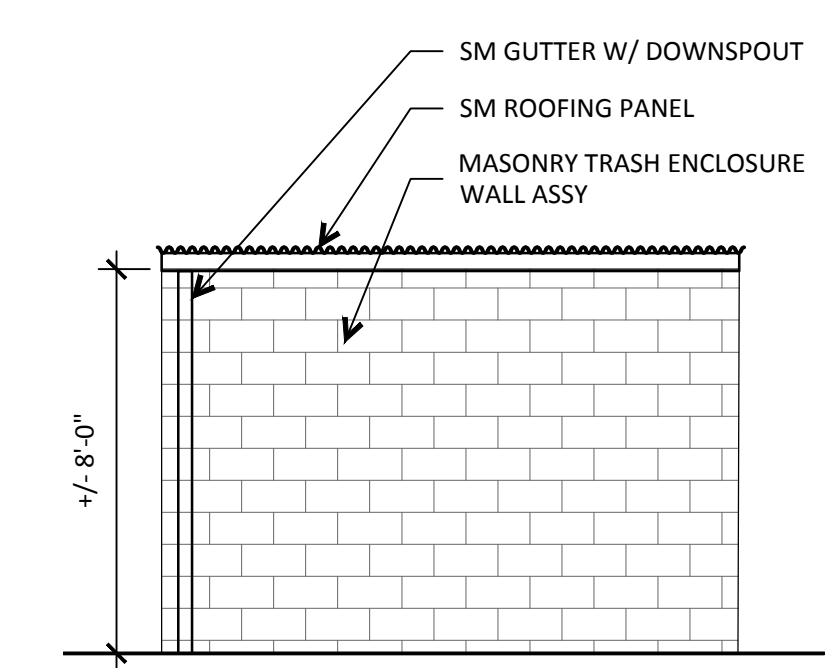
2 BUILDING "A" ELEVATION - EAST
 1/16" = 1'-0"



3 TRASH ENCLOSURE - WEST
 1/16" = 1'-0"



4 TRASH ENCLOSURE - NORTH
 1/16" = 1'-0"



5 TRASH ENCLOSURE - EAST
 1/16" = 1'-0"

REVISIONS

03 AUG 2020

LAND USE REVIEW

DEVNW

905 AND 925 COTTAGE ST NE SALEM, OR 97301
 BUILDING RENOVATION

JOB NO: 20222
 ISSUE DATE: 24 JULY 2020

BUILDING "A"
 EXTERIOR
 ELEVATIONS

A510