



# 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*

<b>CASE NUMBER:</b>	Conditional Use and Class 2 Adjustment Case No. CU-ADJ20-05
<b>PROPERTY LOCATION:</b>	320 14th St NE, Salem, OR 97301
<b>SUMMARY:</b>	An application to convert an existing single family dwelling to a room and board residence and provide bicycle parking in an existing garage.
<b>HEARING INFORMATION:</b>	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. <b>THE HEARING BODY WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</b></p> <p><u>Hearings Officer, Wednesday August 12, 2020 at 5:00 p.m.</u></p> <p>This meeting will be available to view LIVE on YouTube when the meeting starts. Please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>TO PROVIDE WRITTEN TESTIMONY:</b>	<p><b>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW.</b> Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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>Northeast Neighbors (NEN), Nancy McDaniel, Land Use Co-Chair; Phone: 503-585-1669; Email: <a href="mailto:nancmdann@yahoo.com">nancmdann@yahoo.com</a>; Laura Buhl, Land Use Co-Chair; Email: <a href="mailto:buhl@yahoo.com">buhl@yahoo.com</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use Permits; 250.005(d)(2) – Class 2 Adjustments
	Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	Isaac's Room
<b>APPLICANT / AGENT(S):</b>	Mark Bulgin
<b>PROPOSAL REQUEST:</b>	A conditional use application to convert an existing single family dwelling at 320 14th Street NE 97301 (Marion County Assessor Map and Tax Lot 073W26BA06800) in the RH (Multiple Family High Rise Residential) zone and Court/Chemeketa Residential Historic District to a room and board residence for 6-10 people, consolidated with Class 2 Adjustments for relief from bicycle parking development standards that require (1) bicycle parking inside a building to be within a convenient distance from, and accessible from, the primary building entrance and (2) bicycle parking to have direct and accessible access to the public right-of-way and the primary building entrance that is free of obstructions and any barriers, such as curbs or stairs, which would require users to lift their bikes in order to access the bicycle parking area.
<b>TEMPORARY HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Hearings Officer. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. 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>
<b>MORE INFORMATION:</b>	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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 108213 and 20 110941
<b>NOTICE MAILING DATE:</b>	Thursday, July 23, 2020

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

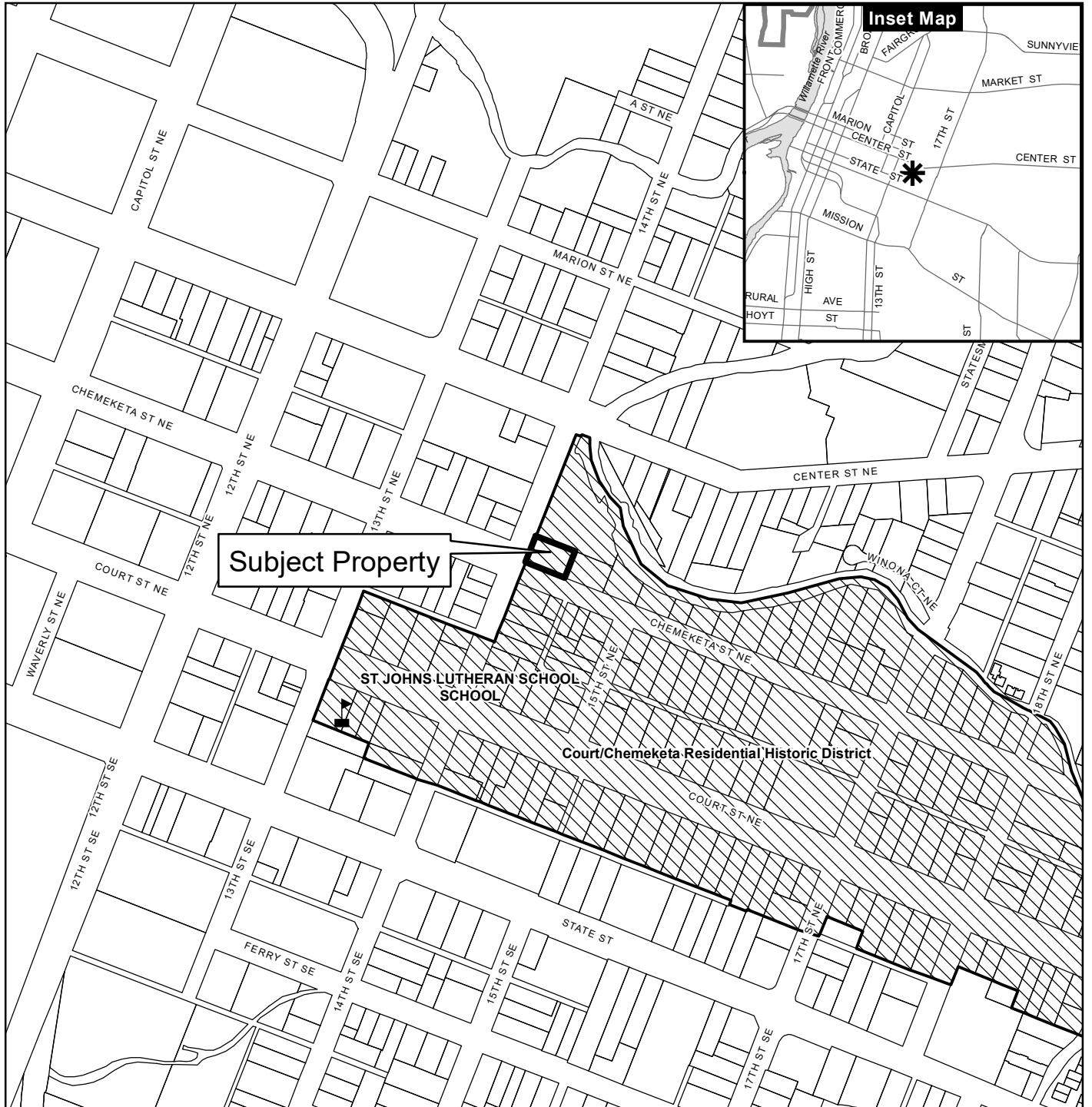
<http://www.cityofsalem.net/planning>

*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

## 320 14th Street NE



### Legend

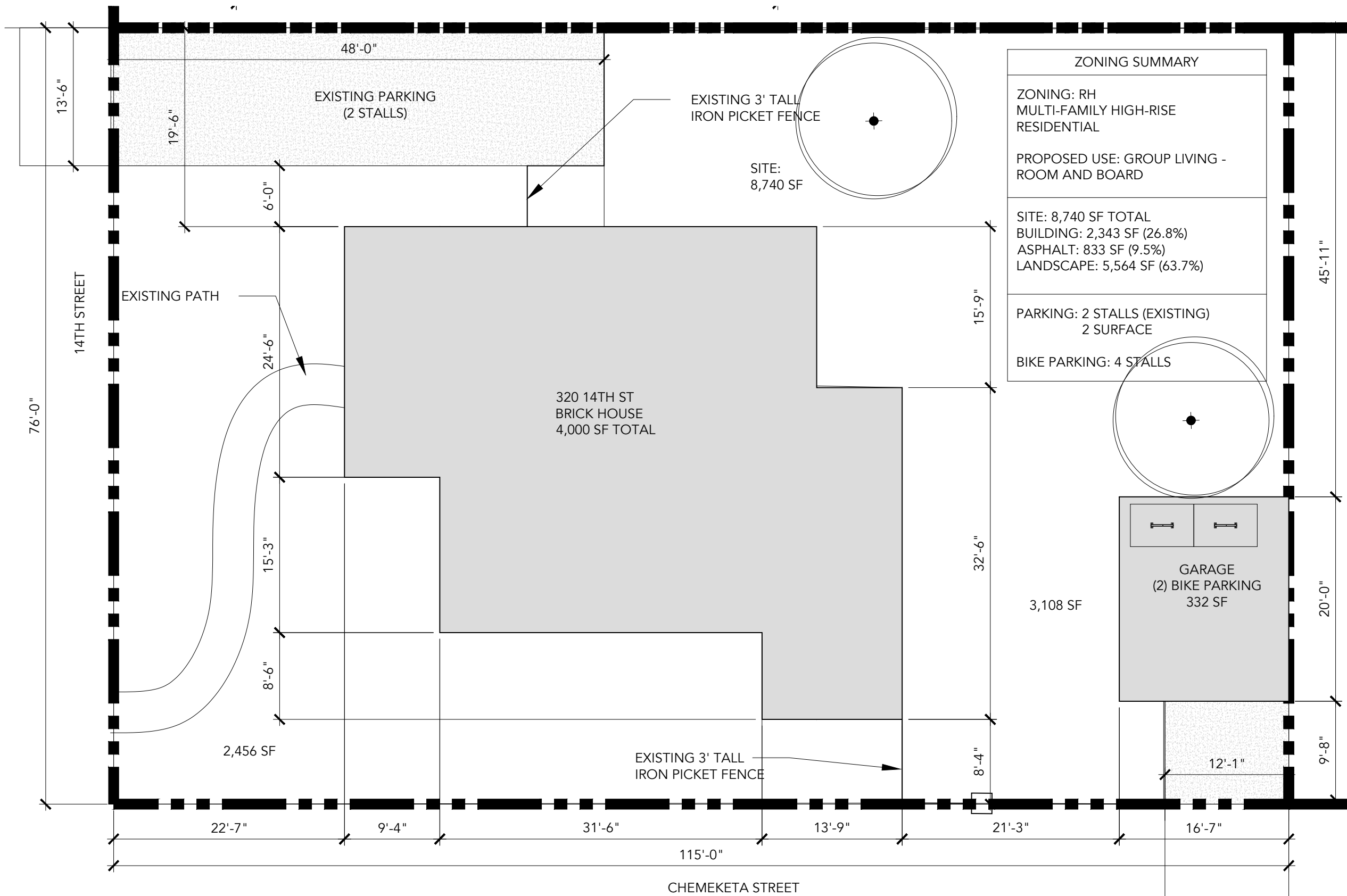
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

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

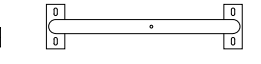
0 100 200 400 Feet



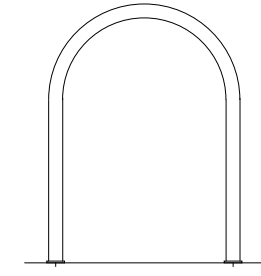
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



ZONING SUMMARY	
ZONING:	RH MULTI-FAMILY HIGH-RISE RESIDENTIAL
PROPOSED USE:	GROUP LIVING - ROOM AND BOARD
SITE:	8,740 SF TOTAL
BUILDING:	2,343 SF (26.8%)
ASPHALT:	833 SF (9.5%)
LANDSCAPE:	5,564 SF (63.7%)
PARKING:	2 STALLS (EXISTING) 2 SURFACE
BIKE PARKING:	4 STALLS



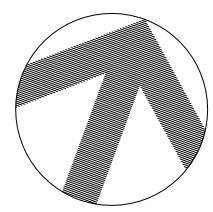
PLAN



ELEVATION

BASIS OF DESIGN : DERO HOOP RACK

BIKE PARKING (TYP.)



IKE HOUSE  
CONDITIONAL USE PERMIT

Project Issue	
Date:	4-13-
Rev:	Date

EXISTIN  
CONDITIC

1 SITE PLAN  
A0.1 SCALE: 1:10