



# 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 / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 2 Adjustment / Class 1 Adjustment Case No. CU-SPR-ADJ-DAP19-08
<b>HEARING INFORMATION:</b>	<u>Hearings Officer, Wednesday, December 18, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
<b>PROPERTY LOCATION:</b>	4700 Block of Liberty Rd S
<b>SUMMARY:</b>	Proposed mixed-use development with three buildings, including 26 multi-family residential units, and approximately 10,242 square feet of retail floor area.
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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>  Faye Wright Neighborhood Association, Michael Slater, Land Use Chair; Phone: 202-425-5493; Email: <a href="mailto:michael.k.slater@gmail.com">michael.k.slater@gmail.com</a> .
<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), 220.005(f)(3), 250.005(d)(2), 804.025(d), and 250.005(d)(1).  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>	Jim Iverson, JMI Investments
<b>APPLICANT / AGENT(S):</b>	Gene Bolante, Studio3 Architecture
<b>PROPOSAL REQUEST:</b>	A Conditional Use Permit and Class 3 Site Plan Review request for a proposed mixed-use development with three new buildings, including 26 multi-family residential units and approximately 10,242 square feet of retail floor area, a Class 2 Adjustment request to eliminate the required interior setback for the off-street parking area, and a Class 1 Adjustment to reduce the minimum driveway spacing requirement, for property approximately 1.47 acres in size, zoned CR (Retail Commercial) and CO (Commercial Office), and located at the 4700 Block of Liberty Road S - 97302 (Marion County Assessors Map and Tax Lot numbers: 083W09DB / 00400, 00500, 00600, and 01000).
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
<b>HEARING PROCEDURE:</b>	<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>
<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://splash.cityofsalem.net/">https://splash.cityofsalem.net/</a> . Just enter the permit number(s) listed here: 19-117677-ZO
<b>NOTICE MAILING DATE:</b>	November 22, 2019

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

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

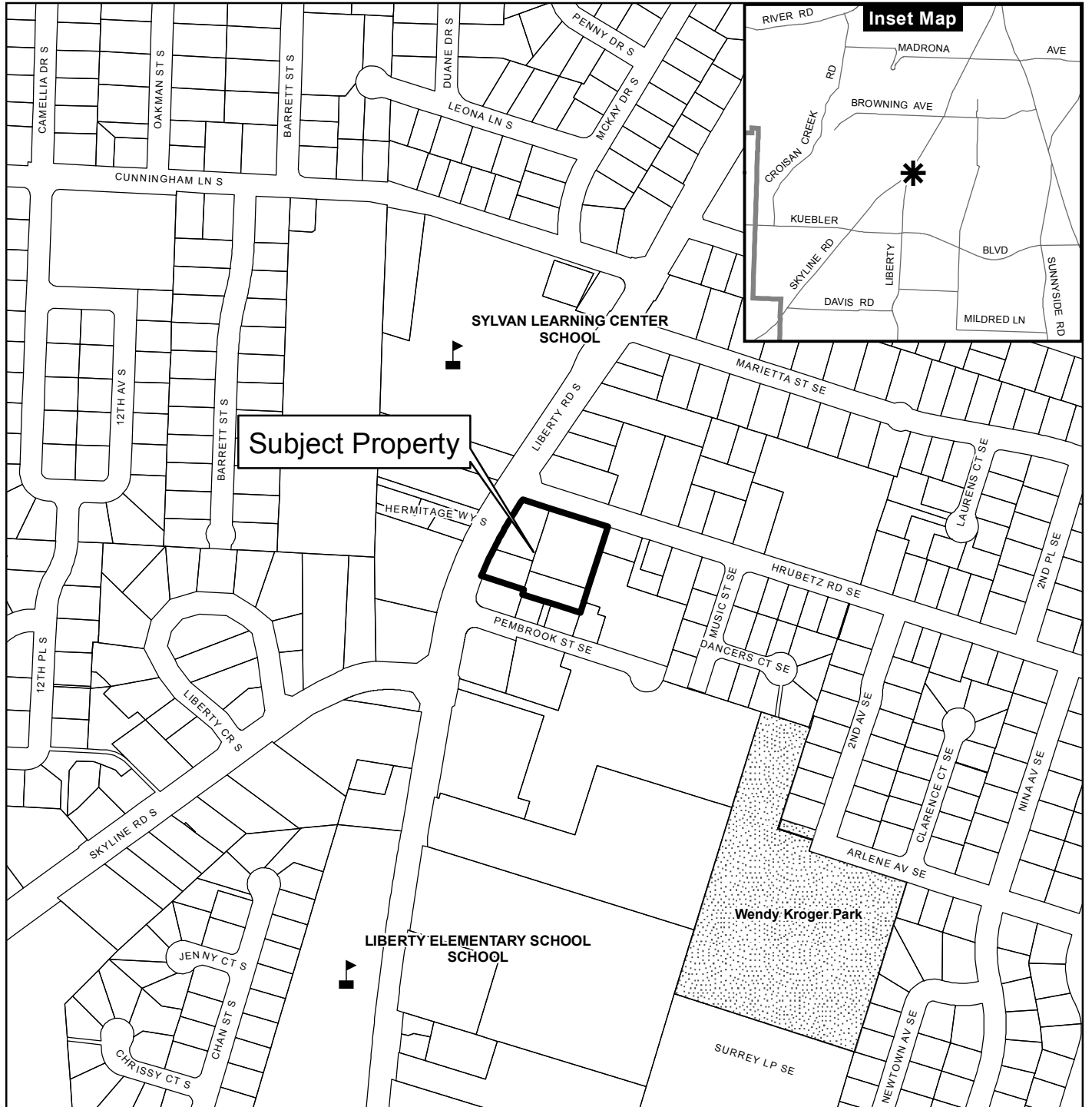
**<http://www.cityofsalem.net/planning>**

*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 4700 Block of Liberty Road S



### Legend

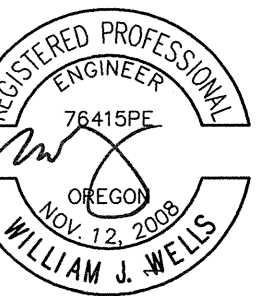
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

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

0 100 200 400 Feet



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RENEW: 6/30/2020

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY FAX, MAIL, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

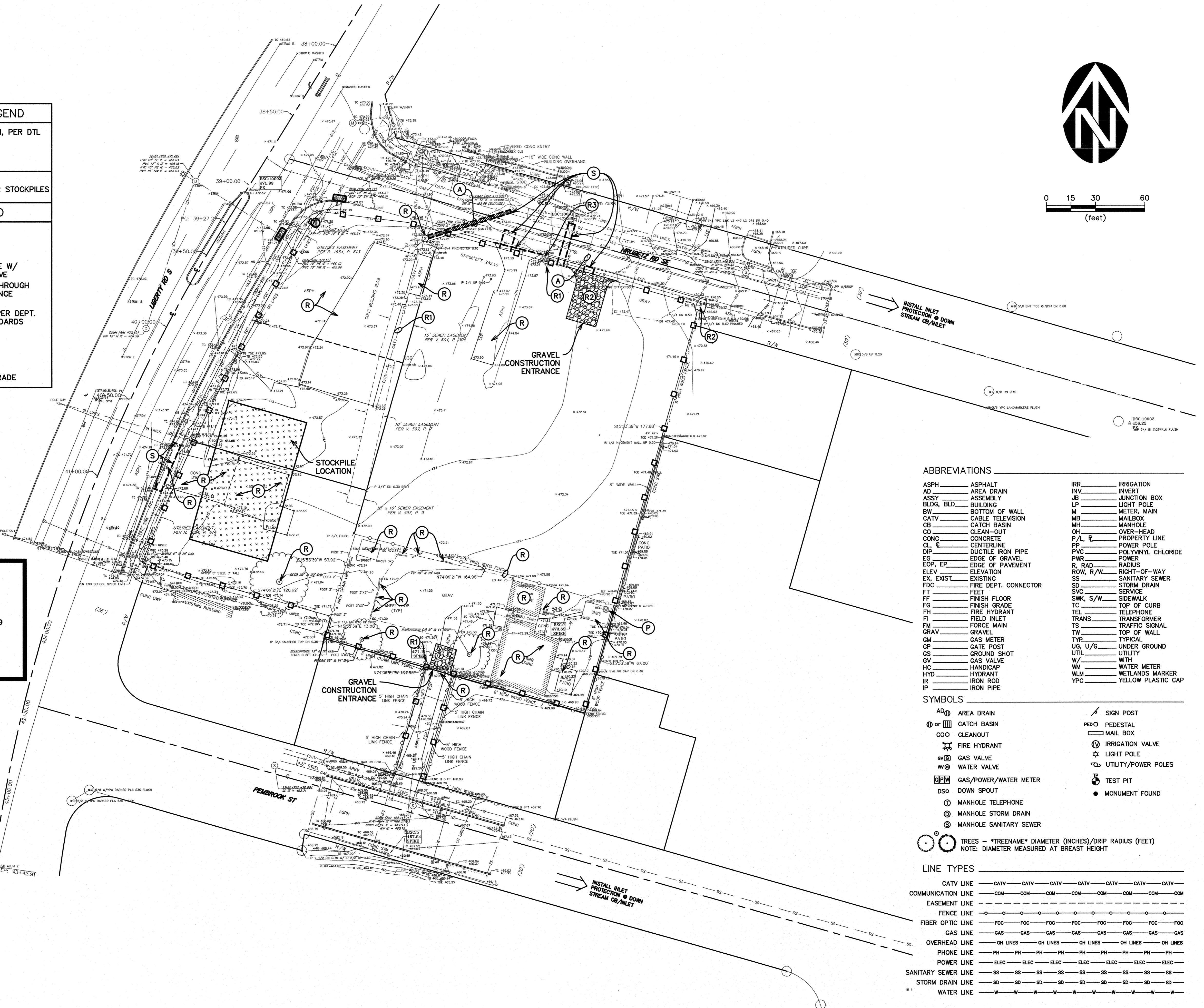
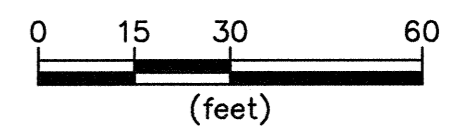
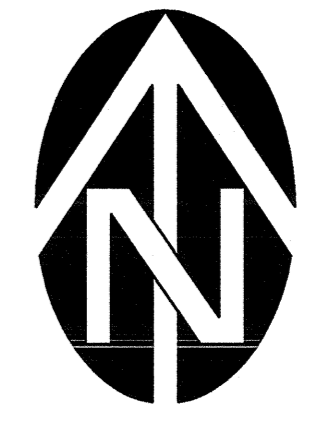
PROJECT # 3136.0000.0 DATE: 4/5/2019 DRAWN BY: AK CHECKED BY: JW

REVISIONS: [List of revision symbols]

WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3641 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 565-2474 Fax: (503) 565-9986 E-mail: westtech@westtech-eng.com

NEW MIXED USE DEVELOPMENT: SOUTH LIBERTY RD SALEM, OR LIBERTY RD SE AND HRUBETZ RD

EROSION CONTROL LEGEND, DEMOLITION LEGEND, NOTES



BENCHMARK UTILIZED: CITY OF SALEM # 8207 ELEV: 476.56' NGVD 29 NE CORNER LIBERTY RD SE, AND KUEBLER BLVD SE, 8.3' NORTH OF MANHOLE, 12.2' SOUTHWEST OF SIGNAL POLE

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY. SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

ABBREVIATIONS table listing symbols for materials like ASPH, CONCR, and utilities like CATV, GAS, SANITARY SEWER.

SYMBOLS table listing symbols for features like AREA DRAIN, CATCH BASIN, FIRE HYDRANT, and SIGN POST.

LINE TYPES table showing line styles for CATV, COMMUNICATION, EASEMENT, FENCE, FIBER OPTIC, GAS, OVERHEAD, PHONE, POWER, SANITARY SEWER, STORM DRAIN, and WATER lines.



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PROJECT # 2018-071  
DATE: 29 JUN 2019

REVISIONS  
1 08/07/19 CITY COMMENTS  
2 10/25/19 CITY COMMENTS

LAIKE PLAZA  
**DEVELOPMENT**  
LIBERTY RD S & HRUBETZ RD S, SALEM, OR

SHEET:  
**A1.01**  
SITE PLAN

**SITE PLAN KEYNOTES:**

- 1 PROPERTY LINE
- 2 CONCRETE WALKWAY, MIN 5' WIDTH TO ALL MAIN ENTRIES AND SITE AMENITIES
- 3 BICYCLE RACKS, SEE A1.02
- 4 CANOPY ABOVE
- 5 EXTERIOR TRASH ENCLOSURE, PERMITTED UNDER 19-1161 10-00-BP
- 6 EXTERIOR SIGN, SEE SHEET A1.02
- 7 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE SHEET A1.02
- 8 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. SEE SHEET A1.02
- 9 FDC LOCATION WITH SIGNAGE, SEE CIVIL DRAWINGS FOR DISTANCE FROM NEAREST FIRE HYDRANT.
- 10 PEDESTAL MOUNT MAILBOX CLUSTER
- 11 8" CMU WALL TO EXTEND LENGTH OF ADJACENT PARKING STALL, 3'-0" A.F.G.
- 12 48'-0" ROW DEDICATION
- 13 ALTERNATIVE HAMMERHEAD DEAD-END FIRE APPARATUS TURNAROUND PER OFC D103.1
- 14 12'-0" x 30'-0" LOADING SPACE, DELIVERY VEHICLE NOT TO EXCEED 8,000 POUNDS
- 15 6' CONCRETE WALL TO EXTEND PERIMETER OF DRIVE-THRU THAT IS WITHIN 6'-0" OF THE PROPERTY LINE, CONCRETE WALL TO BE 3'-0" A.F.G.

**SITE PLAN GENERAL NOTES:**

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
3. EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
4. REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
5. JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
6. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
7. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

**SITE DEVELOPMENT:**

SITE AREA: 64,053 sf = 1.47 ACRES  
 ZONING: CR & CO  
 BUILDING AREAS:  
 FUTURE BLDG A: 3,387 sf RETAIL  
 FUTURE BLDG B: 3,321 sf RETAIL  
 BLDG C: 3,534 sf RETAIL / 23,526 sf RESIDENTIAL (26 UNITS)  
 BUILDING HEIGHTS:  
 FUTURE BLDG A: 25'-0"  
 FUTURE BLDG B: 25'-0"  
 BLDG C: 50'-0"  
 PARKING:  
 COMMERCIAL: 1/250 sf REQ'D = 41 SPACES  
 RESIDENTIAL: 1.5/DWELLING REQ'D = 39 SPACES  
 PROVIDED: 80 SPACES  
 8% HANDICAP (1-17AN)  
 51 COMPACT (64%)  
 24 STANDARD  
 TOTAL AREA OF OFF-STREET PARKING: 29,042 sf  
 REQ'D LANDSCAPING: MIN. 5% = 1,452 sf  
 PROVIDED: 2,155 sf

**SITE PLAN LEGEND:**

- BUILDING AREA
- BUILDING OVERHANG / CANOPY ABOVE
- LANDSCAPING
- CONCRETE FLOOR / SIDEWALK / PAD

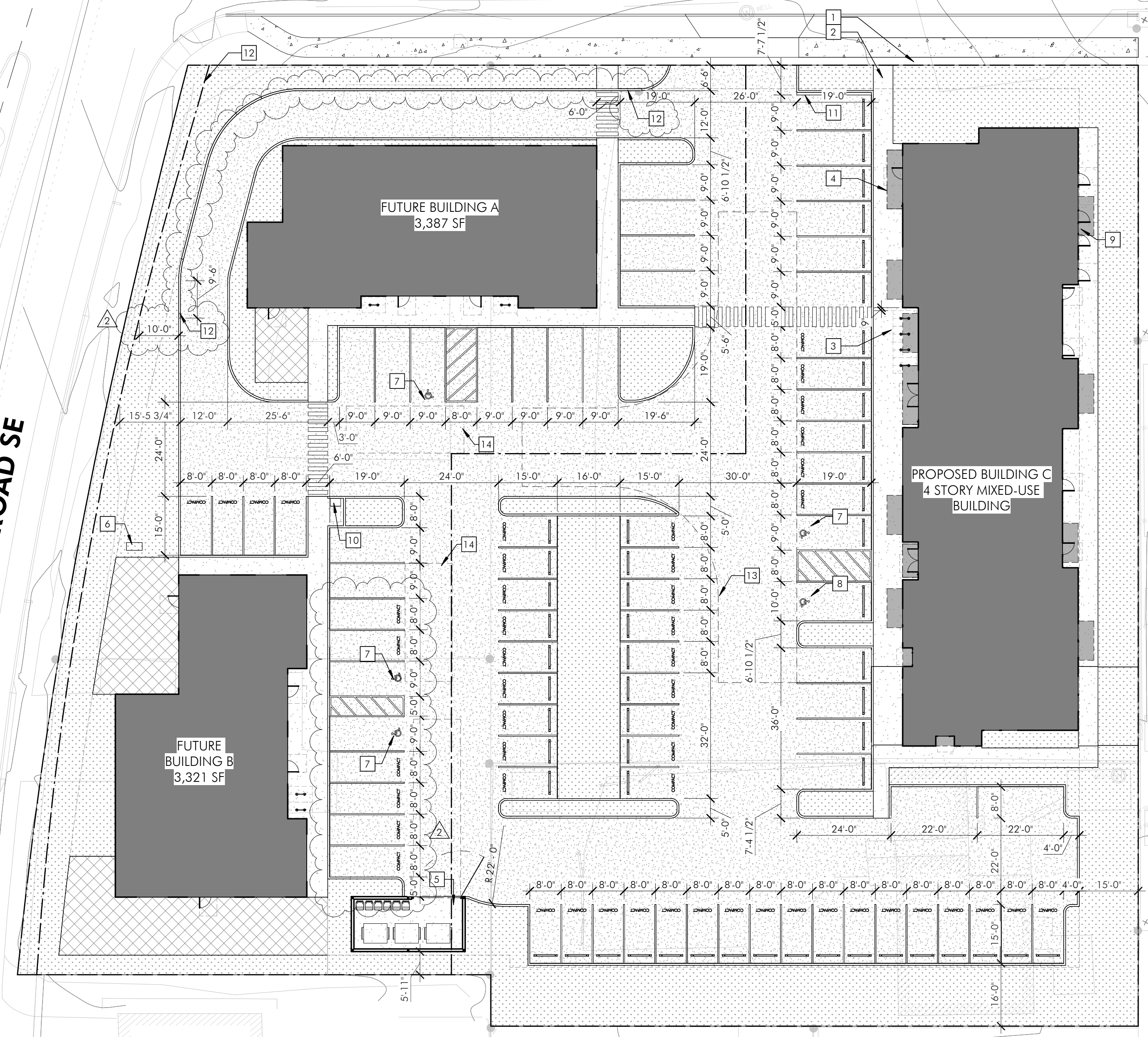
**LOT COVERAGE:**

SITE AREA BREAKDOWN	AREA	%
BUILDINGS	13,626 SF	21.27 %
PAVINGS, SIDEWALKS	37,521 SF	58.58 %
LANDSCAPE	12,906 SF	20.15 %
<b>TOTAL SITE AREA</b>	<b>64,053 SF</b>	<b>100 %</b>

HRUBETZ ROAD

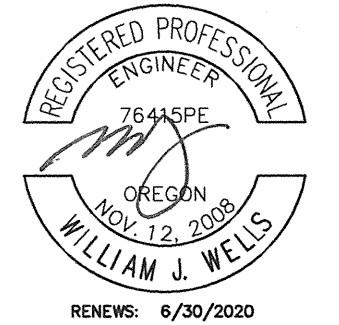
LIBERTY ROAD SE

PEMBROOK STREET



1 SITE PLAN  
0 5 10 20 40 60  
1" = 20'-0"

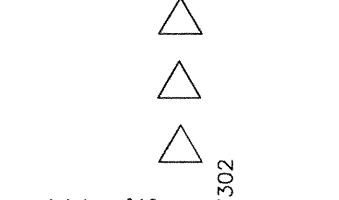




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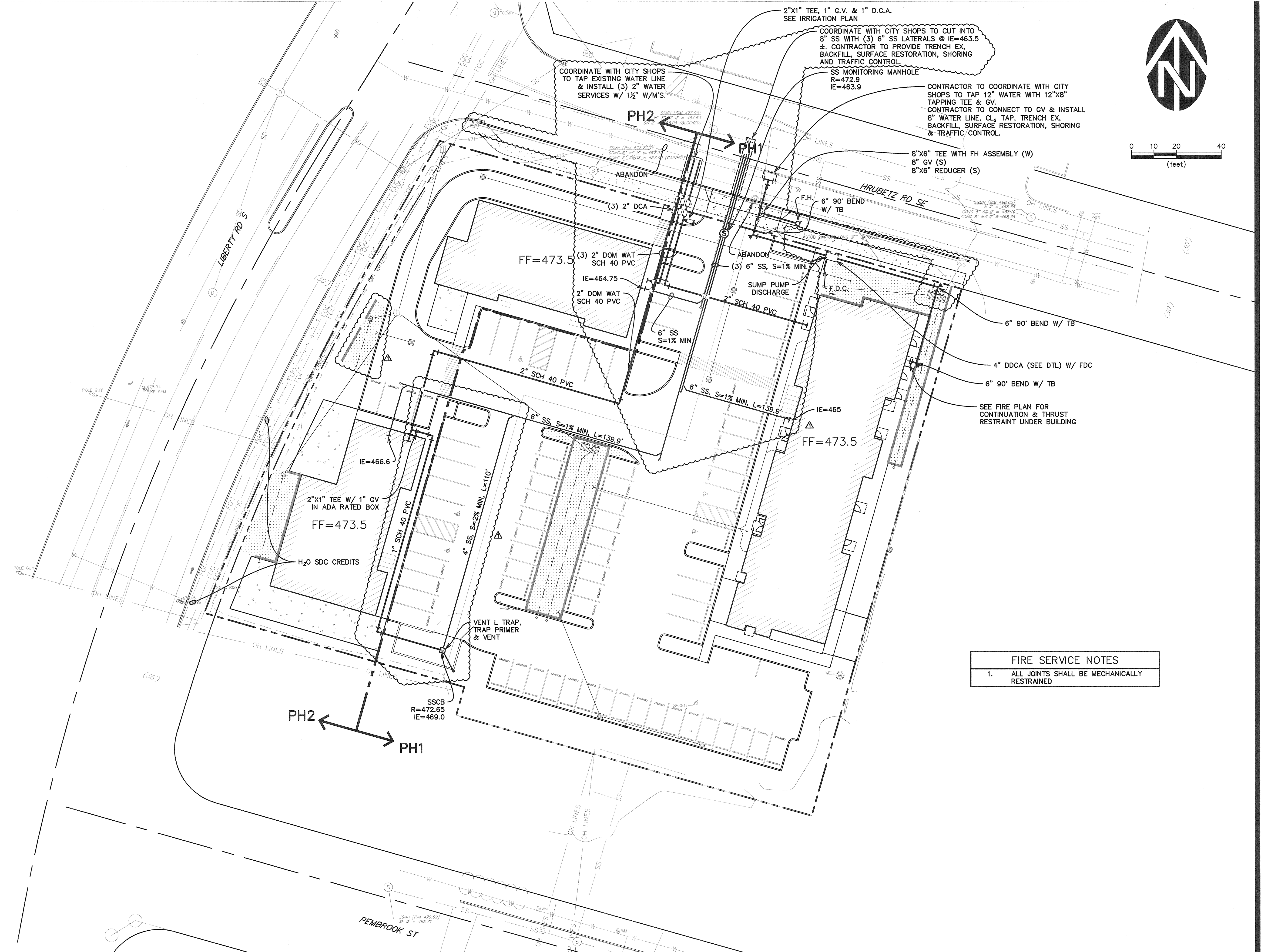
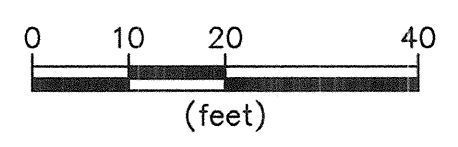
PROJECT # 3136.0000.0 DATE: 4/5/2019 DRAWN BY: AK CHECKED BY: JW

REVISIONS: 1. PER CITY COMMENTS & SITE PLAN CHANGE 8.20.19 AK



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NEW MIXED USE DEVELOPMENT: SOUTH LIBERTY RD SALEM, OR LIBERTY RD SE AND HRUBETZ RD



FIRE SERVICE NOTES  
1. ALL JOINTS SHALL BE MECHANICALLY RESTRAINED

COORDINATE WITH CITY SHOPS TO TAP EXISTING WATER LINE & INSTALL (3) 2" WATER SERVICES W/ 1 1/2" W/M'S.

COORDINATE WITH CITY SHOPS TO CUT INTO 8" SS WITH (3) 6" SS LATERALS @ IE=463.5 ±. CONTRACTOR TO PROVIDE TRENCH EX, BACKFILL, SURFACE RESTORATION, SHORING AND TRAFFIC CONTROL.

CONTRACTOR TO COORDINATE WITH CITY SHOPS TO TAP 12" WATER WITH 12"x8" TAPPING TEE & GV. CONTRACTOR TO CONNECT TO GV & INSTALL 8" WATER LINE, CL<sub>2</sub> TAP, TRENCH EX, BACKFILL, SURFACE RESTORATION, SHORING & TRAFFIC CONTROL.

SS MONITORING MANHOLE  
R=472.9  
IE=463.9

8"x6" TEE WITH FH ASSEMBLY (W)  
8" GV (S)  
8"x6" REDUCER (S)

F.H. 6" 90° BEND W/ TB

FF=473.5  
(3) 2" DOM WAT SCH 40 PVC  
IE=464.75  
2" DOM WAT SCH 40 PVC

ABANDON  
(3) 6" SS, S=1% MIN  
SUMP PUMP DISCHARGE  
2" SCH 40 PVC

6" 90° BEND W/ TB

4" DDCA (SEE DTL) W/ FDC

6" 90° BEND W/ TB

SEE FIRE PLAN FOR CONTINUATION & THRUST RESTRAINT UNDER BUILDING

IE=465  
FF=473.5

6" SS, S=1% MIN, L=139.9'

4" SS, S=2% MIN, L=110'

2"x1" TEE W/ 1" GV IN ADA RATED BOX  
FF=473.5

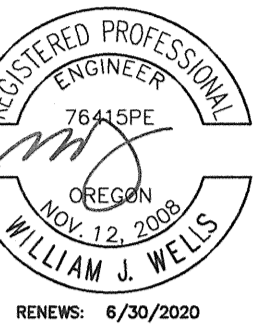
H<sub>2</sub>O SDC CREDITS

VENT L TRAP, TRAP PRIMER & VENT

SSCB  
R=472.65  
IE=469.0

PH2

PH1



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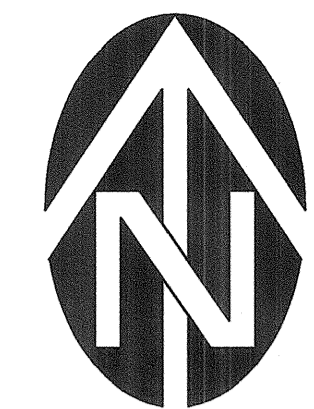
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DRAWN BY: AK  
CHECKED BY: JW

REVISIONS:  
▲ PER CITY COMMENTS & SITE PLAN CHANGE 8.20.19 - AK

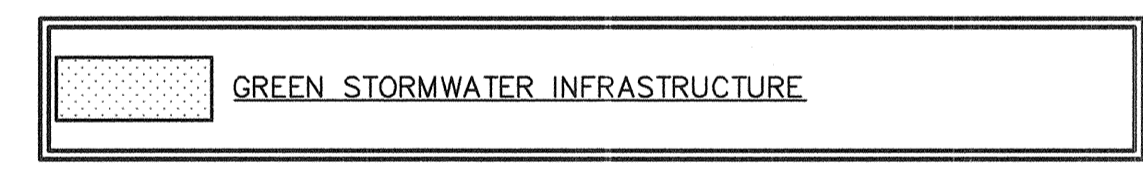
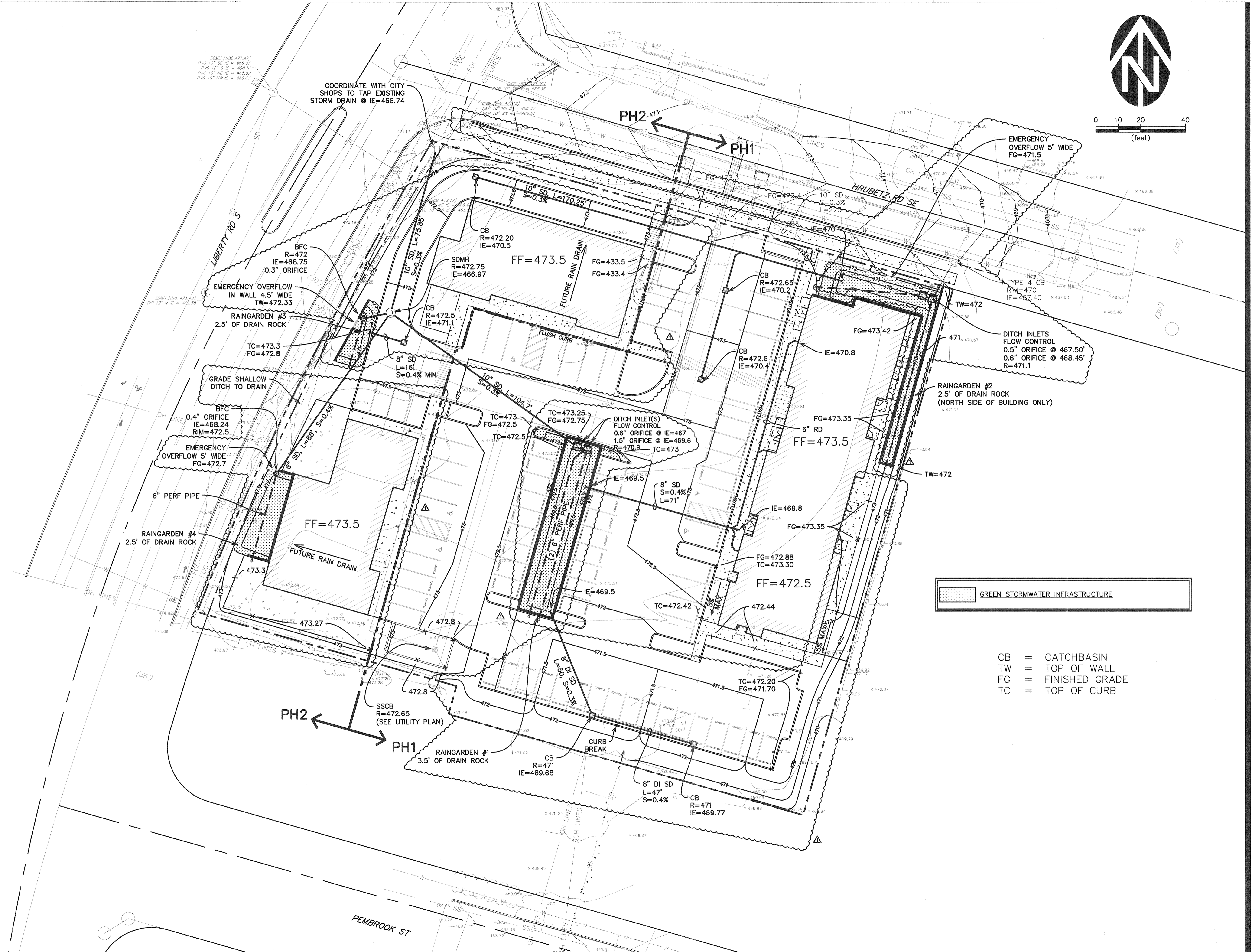
WESTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS  
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Phone: (503) 585-2474 Fax: (503) 585-9986  
E-mail: westech@westech-eng.com

NEW MIXED USE DEVELOPMENT:  
**SOUTH LIBERTY RD**  
SALEM, OR  
LIBERTY RD SE AND HRUBETZ RD

SHEET:  
**C2.0**  
GRADING & DRAINAGE  
PLAN



0 10 20 40  
(feet)



CB = CATCHBASIN  
TW = TOP OF WALL  
FG = FINISHED GRADE  
TC = TOP OF CURB

SDMH [DIM 471.42]  
PVC 10" SE IE = 468.01  
PVC 12" S IE = 468.16  
PVC 10" NE IE = 465.82  
PVC 10" NW IE = 466.64

COORDINATE WITH CITY  
SHOPS TO TAP EXISTING  
STORM DRAIN @ IE=466.74

EMERGENCY  
OVERFLOW 5' WIDE  
FG=471.5

EMERGENCY OVERFLOW  
IN WALL 4.5' WIDE  
TW=472.33

RAINGARDEN #3  
2.5' OF DRAIN ROCK

TC=473.3  
FG=472.8

GRADE SHALLOW  
DITCH TO DRAIN

BFC  
0.4" ORIFICE  
IE=468.24  
RIM=472.5

EMERGENCY  
OVERFLOW 5' WIDE  
FG=472.7

6" PERF PIPE

RAINGARDEN #4  
2.5' OF DRAIN ROCK

FF=473.5

FUTURE RAIN DRAIN

PH2

SSCB  
R=472.65  
(SEE UTILITY PLAN)

RAINGARDEN #1  
3.5' OF DRAIN ROCK

CB  
R=471  
IE=469.88

PH2

PH1

EMERGENCY  
OVERFLOW 5' WIDE  
FG=471.5

BFC  
R=472  
IE=468.75  
0.3" ORIFICE

CB  
R=472.20  
IE=470.5

SDMH  
R=472.75  
IE=466.97

FF=473.5

FG=433.5

FG=433.4

CB  
R=472.65  
IE=470.2

TYPE 4 CB  
RIM=470  
IE=467.40

DITCH INLETS  
FLOW CONTROL  
0.5" ORIFICE @ 467.50'  
0.6" ORIFICE @ 468.45'  
R=471.1

RAINGARDEN #2  
2.5' OF DRAIN ROCK  
(NORTH SIDE OF BUILDING ONLY)

DITCH INLET(S)  
FLOW CONTROL  
0.6" ORIFICE @ IE=467  
1.5" ORIFICE @ IE=469.6  
R=470.9 TC=473

8" SD  
S=0.4%  
L=71'

FF=473.5

6" RD

FG=473.35

FG=473.5

FF=472.5

FG=472.88  
TC=473.30

FG=473.35

FG=472.44

TC=472.42

TC=472.20  
FG=471.70

8" DI SD  
L=47'  
S=0.4%

CB  
R=471  
IE=469.77