



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:	Conditional Use Case No. CU20-03
PROPERTY LOCATION:	1910 Front St NE, Salem OR 97301
SUMMARY:	A request for a proposed non-profit women's shelter serving 40 individuals.
HEARING INFORMATION:	<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. THE HEARINGS OFFICER WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Hearings Officer, City of Salem, Wednesday, May 13, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://www.gotomeet.me/SalemPlanning/hearings-officer-may-13-2020</p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: +1 (669) 224-3412 Access Code: 887-803-901</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>Highland Neighborhood Association, Geoff Darling, Chair; Phone: 503-316-9153; Email: higeoff@comcast.net.</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:	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use 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.

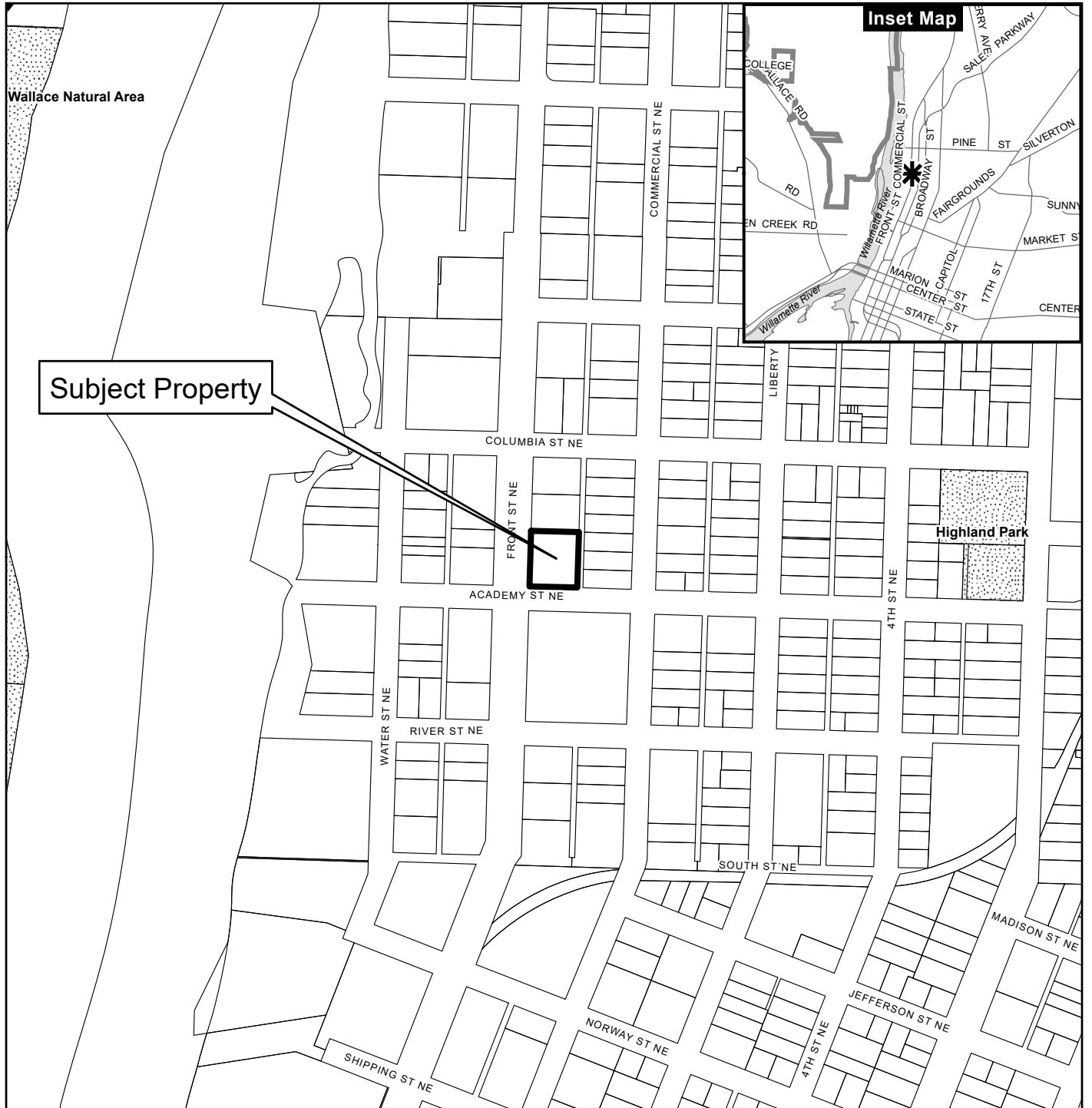
OWNER(S):	Oregon Conference Adventist Churches
APPLICANT / AGENT(S):	Blake Bural, ACCOAC
PROPOSAL REQUEST:	Conditional Use Permit to allow a non-profit womens shelter serving 40 individuals, for property approximately 0.45 acres in size, zoned IC (Industrial Commercial), and located at 1910 Front Street SE - 97301 (Marion County Assessors Map and Tax Lot number: 073W15DA / 13600).
HOW TO PROVIDE TESTIMONY:	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.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the hearing body. 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>
MORE INFORMATION:	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 104696
NOTICE MAILING DATE:	April 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 1910 Front Street NE



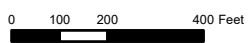
Subject Property

Inset Map

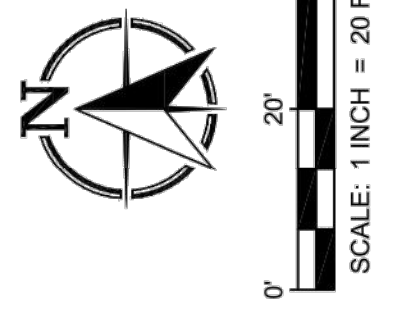
Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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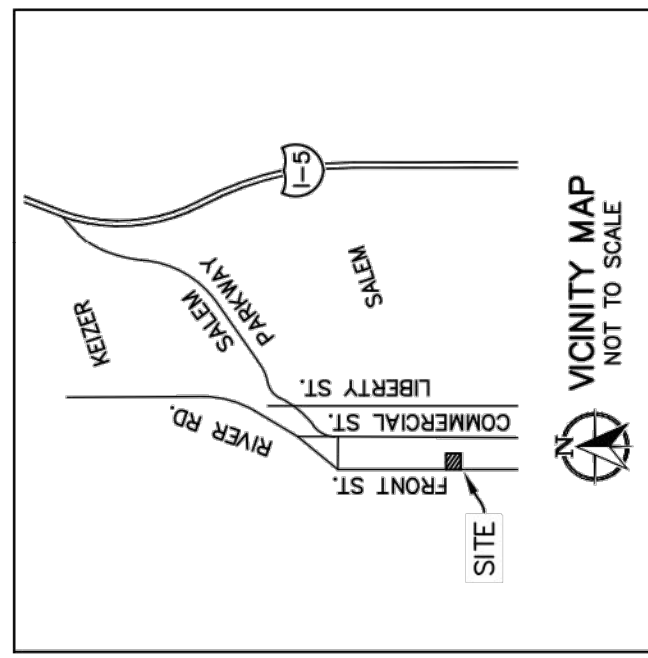
PROPERTY DESCRIPTION
 LOTS 8, 9 AND 10, BLOCK 4, RIVERSIDE ADDITION, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

EASEMENTS/ENCUMBRANCES
 PLEASE REFER TO THE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR OTHER ITEMS SUCH AS LEASES, LENS, TAXES, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS.
 NO SURVEY MATTERS LISTED

ZONING INFORMATION
 ZONING INFORMATION HAS NOT BEEN PROVIDED AND IS NOT SHOWN HEREON.
 SURVEYOR MAKES NO GUARANTEE THAT SUBJECT PROPERTY IS IN COMPLIANCE WITH THE ZONING REQUIREMENTS.

FLOOD NOTE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4104700333H, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE EFFECTIVE DATE OF JANUARY 2, 2003, THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONE, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA:
 "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

SIGNIFICANT OBSERVATIONS
 [A] NORTHERLY PORTION OF PROPERTY IS CURRENTLY FENCED AND USED BY THE ADJOINER
 [B] BUILDING OVERHANG EXTENDS 0.8' INTO FRONT STREET RIGHT OF WAY AS SHOWN
 [C] BUSINESS SIGN IS WITHIN FRONT STREET RIGHT OF WAY AS SHOWN
 [D] UTILITY POLES, GUY ANCHOR AND OVERHEAD LINES CROSS SUBJECT PROPERTY IN THE SOUTHEAST CORNER AS SHOWN



- SURVEY NOTES**
1. THE SURVEY SHOWN HEREON WAS PREPARED REFERENCE FIDELITY NATIONAL TITLE COMPANY OF OREGON PRELIMINARY REPORT ORDER NO. 60221903093, WITH AN EFFECTIVE DATE OF JUNE 28, 2019. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
 2. BASIS OF BEARINGS IS NORTH 00°09'39" EAST ALONG THE EAST RIGHT OF WAY LINE OF FRONT STREET PER MARION COUNTY SURVEY NUMBER 3391.3.
 3. PROPERTY ADDRESS: OBSERVED, ON-SITE, IS: 1900 FRONT STREET NE, SALEM, OR 97301
 4. SUBJECT SITE CONTAINS 19,541 SQUARE FEET OR 0.45 ACRES, MORE OR LESS.
 5. SUBJECT PROPERTY CONTAINS 21 REGULAR PARKING STALLS WITH 1 MARKED AS HANDICAP FOR A TOTAL OF 22 MARKED PARKING STALLS.
 6. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG UNDERGROUND LOCATES PROVIDED BY AN OREGON "ONE-CALL" LOCATING SERVICE AND A PRIVATE LOCATING COMPANY.

FORTY FIVE NORTH SURVEYING, LLC
 1583 County Glen Ave. NE, Keizer, OR 97303
 P: (503) 558-3330 E: info@f5nsurveying.com

EXISTING CONDITIONS SURVEY
 FOR: 1910 FRONT STREET
 IN THE SE 1/4 OF SECTION 15, T.7S., R.3W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

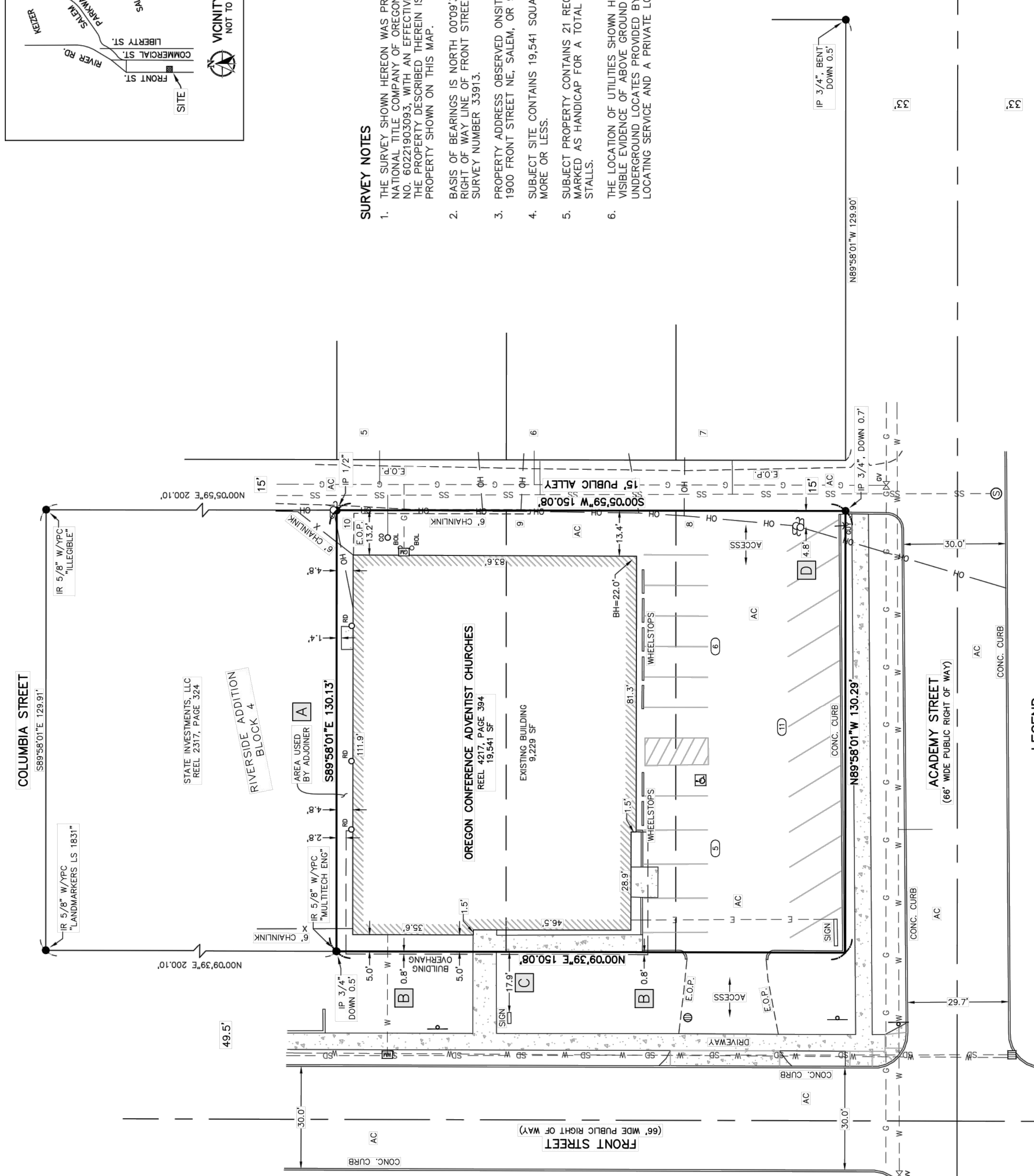
OREGON SEPTEMBER 12, 2017 STEVEN LEE HOWELL 91669

RENEWAL: 6-30-2021

NO.	DATE	DESCRIPTION
0		INITIAL RELEASE
1	24 JUN 19	ADD UTILITY LOCATES

REVISIONS

JOB NO. 19-100
 SHEET 1/1



LEGEND

●	FOUND MONUMENT	SS	SEWER LINE UNDERGROUND
■	CATCH BASIN	SD	STORM LINE UNDERGROUND
⊙	CATCH BASIN ROUND	W	WATERLINE UNDERGROUND
⊖	ROOF DRAIN	G	GAS LINE UNDERGROUND
⊕	SANITARY SEWER MANHOLE	OH	OVERHEAD POWER LINE
⊖	CLEANOUT	X	FENCE LINE
⊕	WATER METER	AC	ASPHALT
⊕	WATER VALVE	CONC	CONCRETE
⊕	UTILITY POLE	E.O.P.	EDGE OF PAVEMENT
⊕	GUY WIRE	BH	BUILDING HEIGHT
⊕	GAS METER	IR	IRON ROD
⊕	GAS VALVE	IP	IRON PIPE
⊕	BOLLARD	W/TPC	WITH YELLOW PLASTIC CAP
⊕	SIGN	SF	SQUARE FEET
⊕	HANDICAP PARKING		
⊕	PARKING SPACE COUNT		
⊕	CONCRETE		

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect and the documents transmitted by mail, the original signed and sealed documents shall govern.

JOB NO. 2019.0136
 DATE JAN 24, 2020
 DRAWN SED
 REVISIONS

cc+o
 ARCHITECTURE
 COMMUNITY
 343 State Street
 Salem, OR 97301
 P: 503.681.4111
 www.ccocorp.com

SAFE SLEEP SHELTER

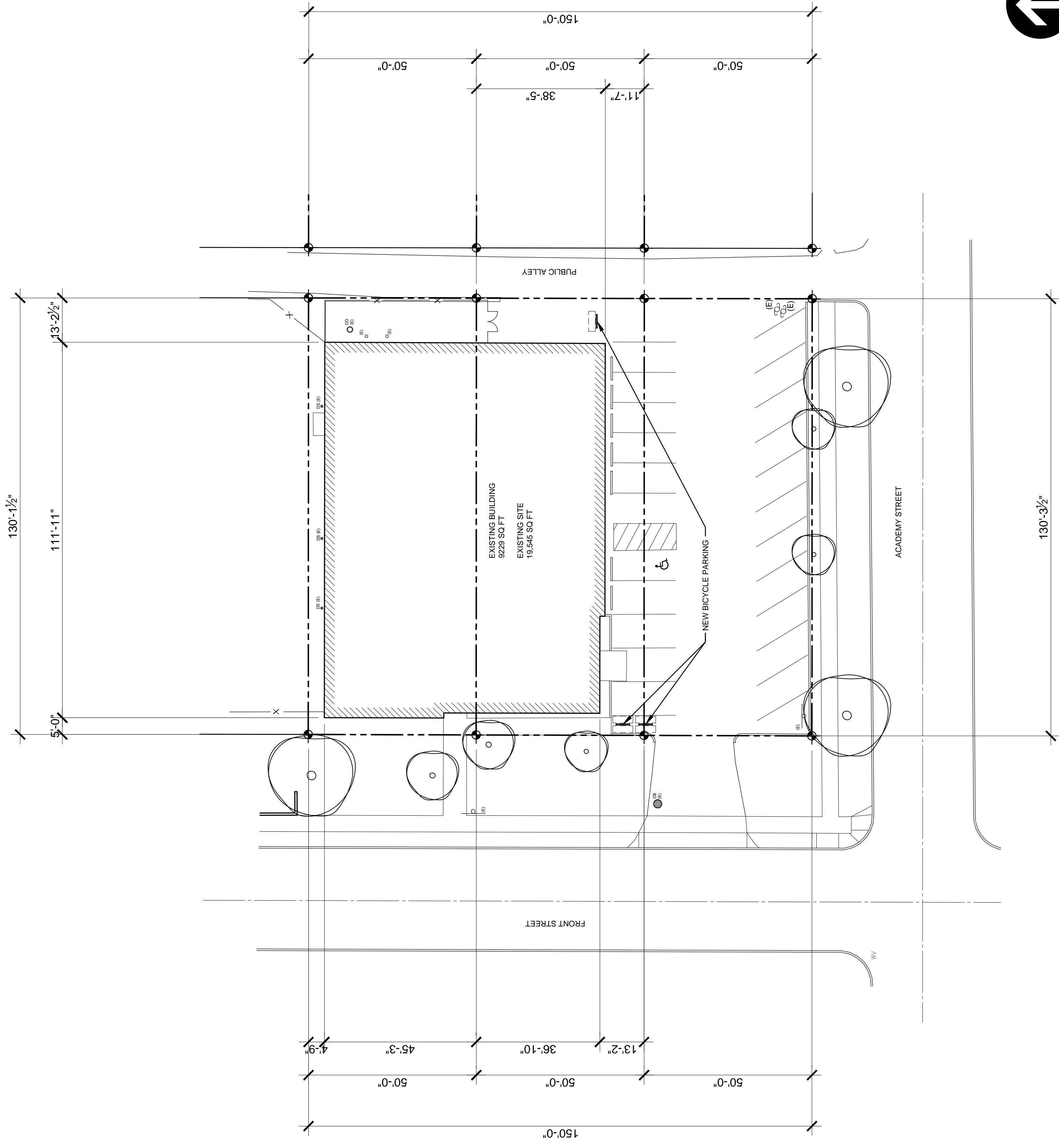
1910 FRONT ST NE
 SALEM, OR 97301

A0.2

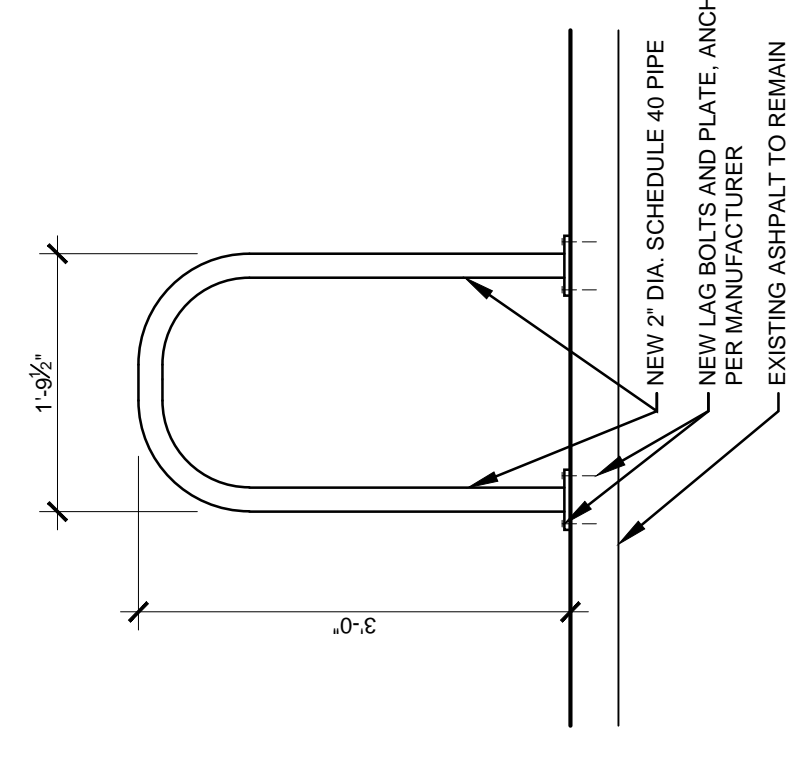
SITE NOTE:
 NOTE: THE LIMITED EXTERIOR WORK THAT IS OCCURRING IS THE INSTALLATION OF THE BICYCLE RACKS AND A FIRE SERVICE LINE. THE FIRE SERVICE LINE WILL HAVE A NEW VAULT AND FIRE DEPARTMENT CONNECTION. THIS WORK IS NOT SHOWN AS DESIGNED YET. THIS WILL BE SHOWN WHEN WE COME IN FOR BUILDING PERMIT.

SYMBOL LEGEND:

- EXISTING PROPERTY LINE
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING CONCRETE CURB TO REMAIN
- CB (E) EXISTING CATCH BASIN TO REMAIN, (N) DESIGNATES NEW, REFER TO CIVIL DRAWINGS
- CO (E) EXISTING CLEAN OUT TO REMAIN, (N) DESIGNATES NEW, REFER TO CIVIL DRAWINGS
- *DS (E) EXISTING DOWNSPOUT TO REMAIN, (N) DESIGNATES NEW, REFER TO CIVIL DRAWINGS
- (E) EXISTING SIGN TO REMAIN
- | NEW BIKE RACK
- EXISTING TREE TO REMAIN
- (E) EXISTING BOLLARD TO REMAIN
- (E) EXISTING POLE TO REMAIN



1 SITE PLAN
 SCALE: 1" = 20'-0"



2 NEW SURFACE MOUNTED BIKE RACK
 SCALE: 3/4" = 1'-0"

In the event of a conflict between the printed and the digital documents, the printed documents shall prevail. The Architect and the Client agree that the digital documents transmitted by email, or any other electronic means, shall be deemed to be original signed and sealed documents for all purposes.

JOB NO. 2019.0136
 DATE JAN 24, 2020
 DRAWN SED
 REVISIONS

AC+CC
 ARCHITECTURE
 COMMUNITY
 363 State Street
 Salem, OR 97301
 P: 503.581.4141
 www.acccac.com

**SAFE SLEEP
 SHELTER**

1910 FRONT ST NE
 SALEM, OR 97301
 SHEET

A1.1