



# 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*

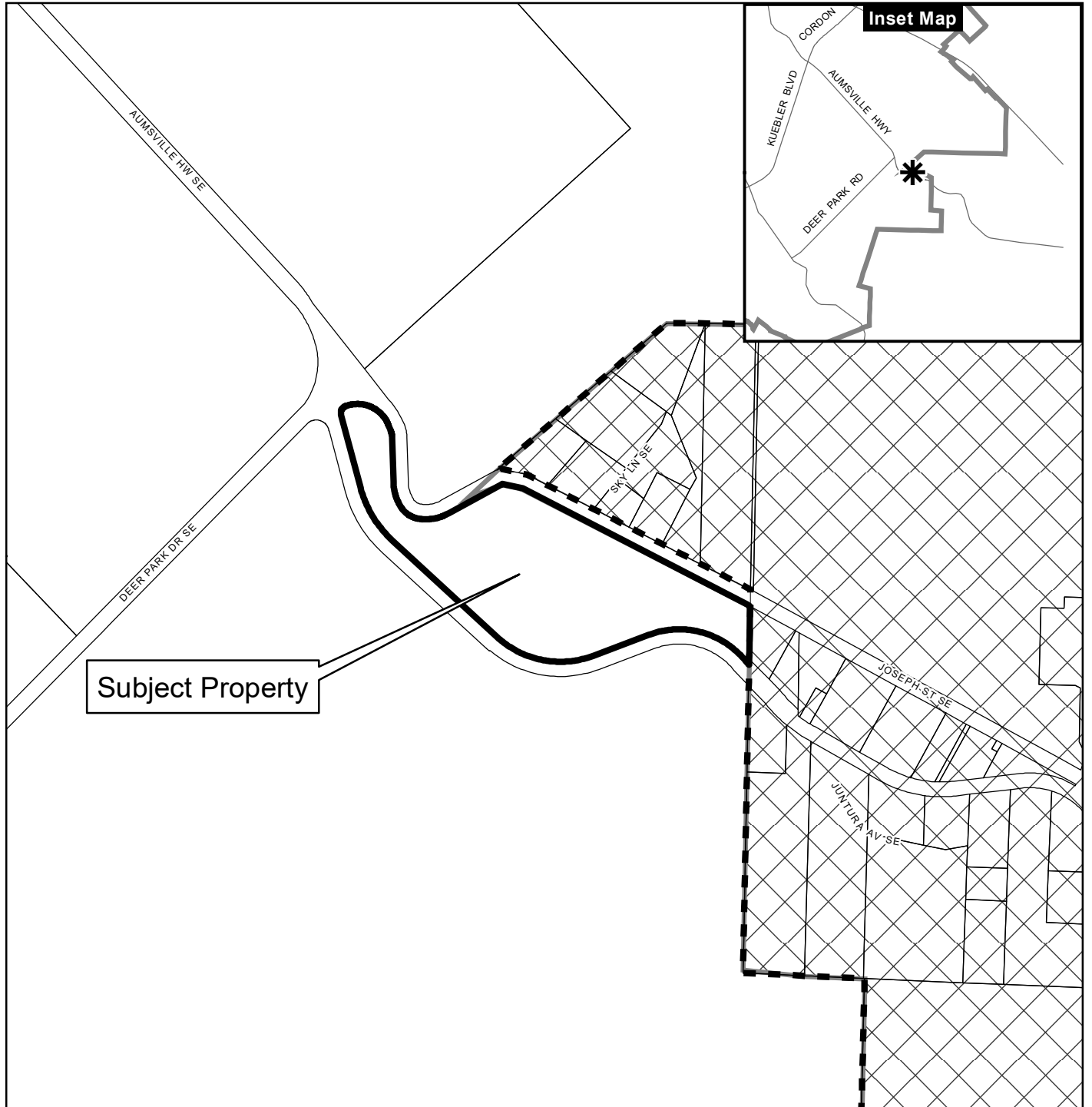
<b>CASE NUMBER:</b>	Conditional Use / Variance Case No. CU-VAR20-07
<b>PROPERTY LOCATION:</b>	4195 Aumsville Hwy SE, Salem OR 97317
<b>SUMMARY:</b>	An application for conditional use to allow a future multi-family development and a variance to allow a future driveway on Joseph Street SE.
<b>HEARING INFORMATION:</b>	<p><b>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.</b></p> <p><u>Hearings Officer, November 18, 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: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Zachery Cardoso at <a href="mailto:zcardoso@cityofsalem.net">zcardoso@cityofsalem.net</a> or 503-540-2304 by <u>Wednesday November 18, 2020 at 3:00 p.m.</u> to receive instructions.</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 ASSOCIATION:</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>Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.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>	<p>Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 245.005(d) – Variances</p> <p>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.</p>

<b>OWNER(S):</b>	Cascade Legacy Properties LLC (James Rasmussen, Ryan Rasmussen, Alan Rasmussen, Kenneth Rasmussen)
<b>APPLICANT / AGENT(S):</b>	Kenneth Rasmussen on behalf of Cascade Legacy Properties LLC
<b>PROPOSAL / REQUEST:</b>	A consolidated Conditional Use application to allow a future multi-family development and Variance application to allow future driveway access from the portion of Joseph Street SE within the Urban Growth Boundary for a 15 acre property located in an IC (Industrial Commercial) zone at 4195 Aumsville Highway SE 97317 (Marion County Assessor Map and Tax Lot 082W0800110).
<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 virtually 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 114039, 20 115813
<b>NOTICE MAILING DATE:</b>	October 29, 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 4195 Aumsville Highway SE



## 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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- COMMERCIAL AREA**
- 1 COMMERCIAL BUILDING (4800 S.F.)
  - 26 TOTAL PARKING STALLS
  - 17 STANDARD STALLS
  - 2 COMPACT STALLS
  - 2 HANDICAP STALLS
  - 1 TRASH COMPACTOR / RECYCLE

- ADA HANDICAP ACCESSIBILITY NOTES:**
1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
  2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHAPTER 11 AND ORS. REQUIREMENTS.
  3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
  4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
  5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

\* THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 2 & 9 ARE TO BE TYPE 'A' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE 'B' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

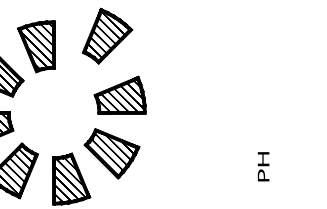
- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
- ⦿ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▬▬▬ - 8 BICYCLE SPACES
- ▬▬▬ - 6 BICYCLE SPACES

- SITE 1**
- 279 TOTAL APARTMENT UNITS
  - 147 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
  - 36 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
  - 60 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
  - 36 TYPE "D" 2-Bd, 2-Ba (1029 S.F.) UNITS
- 154 TOTAL PARKING STALLS
- 118 STANDARD STALLS
  - 29 COMPACT STALLS
  - 6 HANDICAP STALLS
  - 1 LOADING ZONE
  - 32 BICYCLE SPACES
- 1 RECREATION BLD. / MANAGER'S OFFICE
  - 1 TRASH COMPACTOR / RECYCLE
  - 1 PLAY AREA
  - 1 SWIMMING POOL (16'x32')
  - 1 U.S. MAIL BOX AREA

**THIS PRELIMINARY SITE PLAN IS INCLUDED TO ILLUSTRATE THE PROPOSED LOCATION OF THE DRIVEWAY ON JOSEPH STREET SE THAT REQUIRES A VARIANCE; THE DEVELOPMENTS INCLUDING COMMERCIAL BUILDING, MULTI-FAMILY BUILDINGS, AND PARKING WILL BE SUBMITTED IN FUTURE SITE PLAN REVIEW APPLICATIONS**

**PROPOSED DRIVEWAY**

- SITE 2**
- 15 TOTAL APARTMENT UNITS
  - 15 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
  - 25 TOTAL PARKING STALLS
  - 11 STANDARD STALLS
  - 13 COMPACT STALLS
  - 1 HANDICAP STALLS
  - 6 BICYCLE SPACES
  - 1 TRASH COMPACTOR / RECYCLE
  - 1 U.S. MAIL BOX AREA



**SITE PLAN**

**VOLTAGE VIEW APARTMENTS AT JOSEPH ST.**

Design: M.D.G.  
 Drawn: C.D.S.  
 Checked: M.D.G.  
 Date: ---  
 Scale: AS SHOWN

*Malcolm*

EXP 06

JOB # 6591

**SDR3**