



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:	Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustments / Driveway Approach Permit Case No. DR-CU-SPR-ADJ-DAP20-02
PROPERTY LOCATION:	5611 Woodside Drive SE, Salem OR 97306
SUMMARY:	An application to develop an 18-unit multiple family residential development, with associated site improvements.
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 COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Planning Commission, Tuesday, July 7, 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://bit.ly/planningpublicmeetings</p>
TO PROVIDE WRITTEN TESTIMONY:	<p>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW. 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>
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@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>South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@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) 225.005(e)(2) – Design Review; 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment; and 804.025(d) – Driveway Approach Permit
	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):	Mountain West Investment Corporation
APPLICANT/ AGENT(S):	Brandie Dalton, Multi-Tech Engineering, on behalf of Mountain West Investment Corp.
PROPOSAL REQUEST:	<p>A conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for a new multiple family residential development consisting of two 9-unit buildings, with associated site improvements including an off-street parking area and common open space. The application also includes a Class 2 adjustment request to:</p> <ol style="list-style-type: none"> 1) Reduce the minimum number of required off-street parking spaces from 27 to 26; and 2) Reduce the minimum spacing between the proposed driveway approach and Woodside Drive SE from 370 feet to approximately 200 feet. <p>For property approximately 0.67 acres in size, zoned IC (Industrial Commercial), and located at 5611 Woodside Drive SE (Marion County Assessor map and tax lot number(s): 083W14CB / 02400).</p>
TEMPORARY HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. 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:	<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 102371</p>
NOTICE MAILING DATE:	June 17, 2020

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

For more information about Planning in Salem:

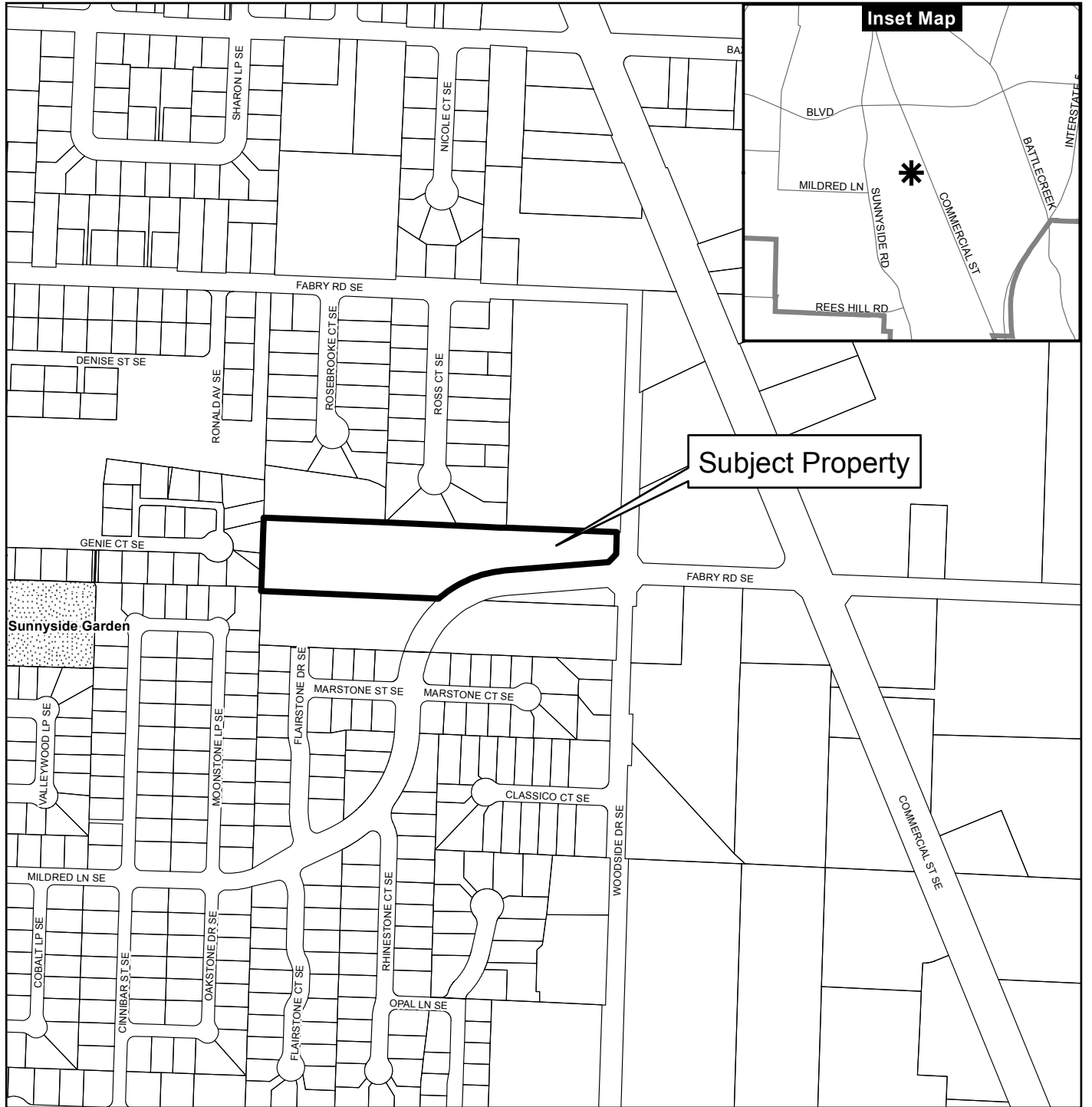
<http://www.cityofsalem.net/planning>

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 5611 Woodside Drive SE



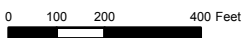
Subject Property

Inset Map

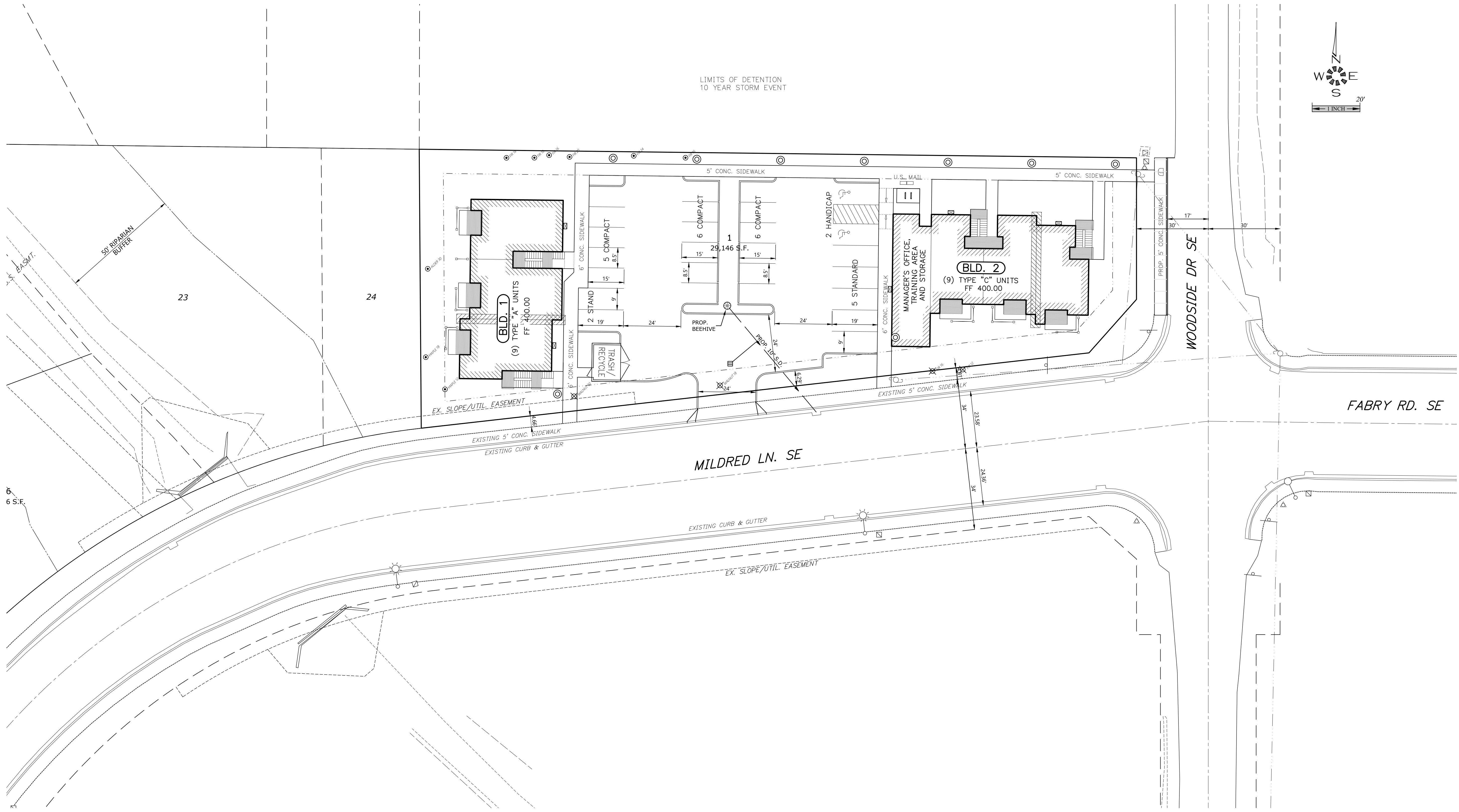
Legend

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

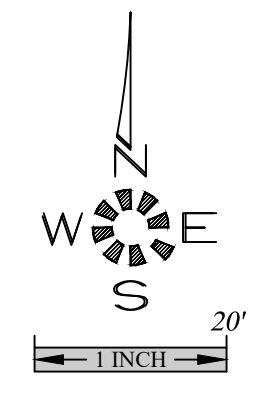
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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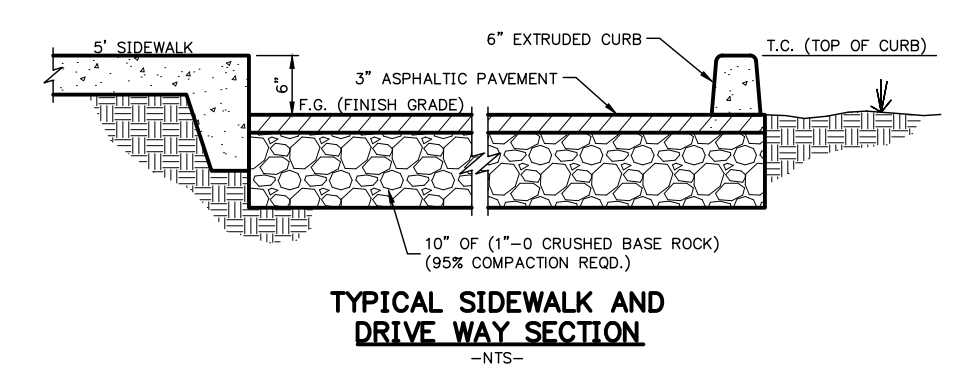
LIMITS OF DETENTION
10 YEAR STORM EVENT



SCALE: 1" = 20'
PH

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS



- ⊙ 19 = EXISTING TREES
- ⊙ 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
 9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
 9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
 7 STANDARD STALLS
 17 COMPACT STALLS
 2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
 1 TRASH / RECYCLE
 1 PLAY AREA
 1 U.S. MAIL BOX AREA

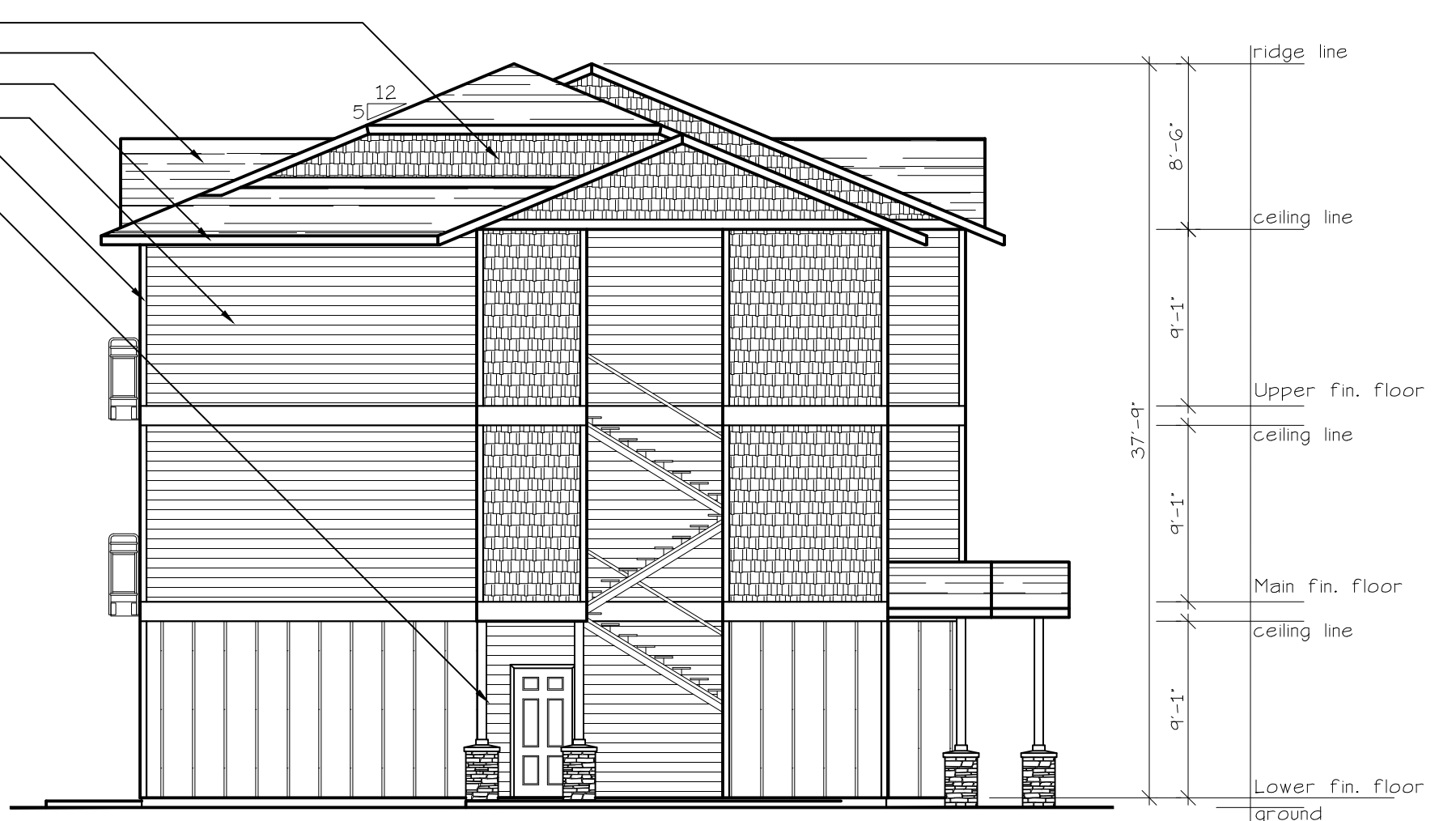
- ▣ - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▢ - 4 BICYCLE SPACES

SDR3P - 3045 SITE
 Design: M.D.G.
 Drawn: C.D.S.
 Checked: J.J.G.
 Date: SEPT 19
 Scale: AS SHOWN

Malcolm

EXP 06
 JOB # 6818

SDR3



WEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)

SOUTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)



EAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)

NORTH ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 1)

EXHAUST VENT 3'-0"
CLEAR OF OPERABLE
WINDOW AREA TYP.

NO CHANGES, MODIFICATIONS OR
REDUCTIONS TO BE MADE TO
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DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

DESIGN: _____
DRAWN: _____
CHECKED: _____
DATE: _____
SCALE: _____

JOB # _____

Mulligan
ARCHITECT



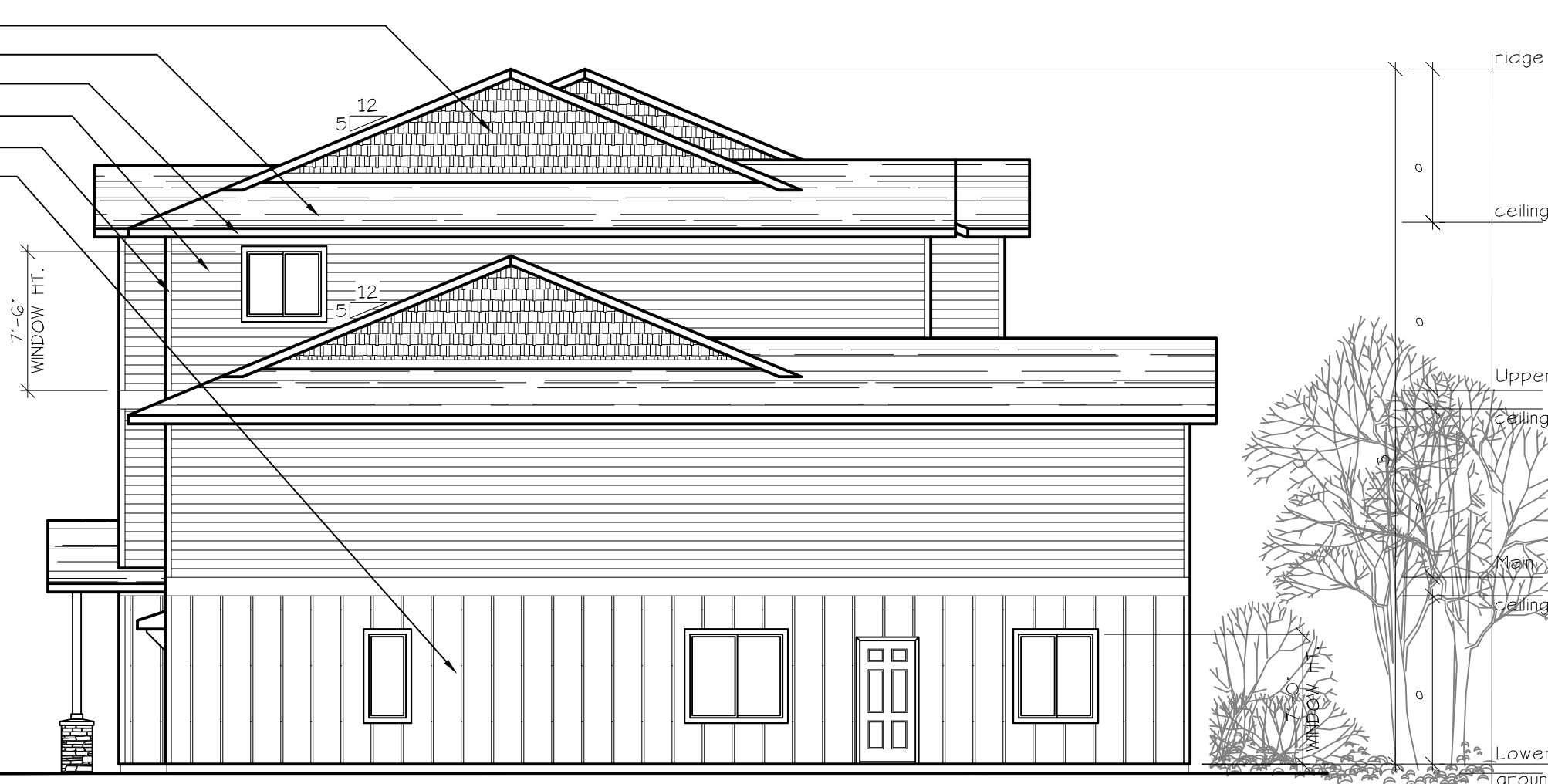
SOUTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2



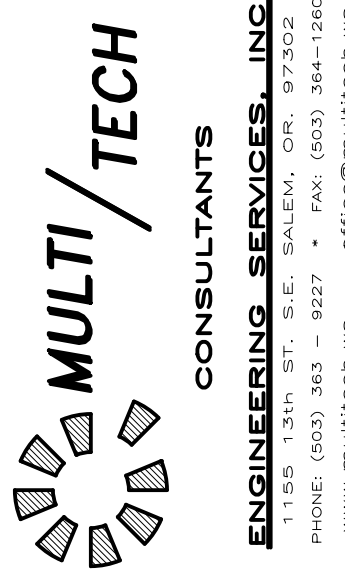
EAST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2



NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2



WEST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2



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