



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. DR-SPR-ADJ-DAP19-06
AMANDA APPLICATION NO:	19-112135-DR, 19-112137-RP, 19-112140-ZO & 19-112141-ZO
HEARING INFORMATION:	Salem Planning Commission, Tuesday, August 6, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	1100 Jefferson Street NE, Salem, OR 97301
OWNER / APPLICANT(S):	James Caughlin
REPRESENTATIVE(S):	Gerald Horner for Willamette Engineering, Inc.
DESCRIPTION OF REQUEST:	<p>SUMMARY: Proposed development of a new four-unit residential apartment complex.</p> <p>REQUEST: A Class 3 Design Review and Class 3 Site Plan Review application for development of a new four-unit apartment complex, with a Class 2 Driveway Approach Permit for a new driveway on Jefferson Street NE, and a Class 2 Adjustment request to reduce the vehicle use area setback adjacent to a building or structure from five feet, as required by SRC 806.035(c)(4), to four feet, for property approximately 0.25 acres in size, zoned RM-II (Multi-Family Residential), and located at 1100 Jefferson Street NE - 97301 (Marion County Assessor's Map and Tax Lot number: 073W23AB / 07800).</p>
CRITERIA TO BE CONSIDERED:	<p><u>CLASS 3 DESIGN REVIEW</u> Pursuant to SRC 225.005(e)(2), Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.</p> <p><u>CLASS 3 SITE PLAN REVIEW</u> Pursuant to SRC 220.005(f)(3), an application for a <i>CLASS 3 SITE PLAN REVIEW</i> shall be granted if:</p> <ul style="list-style-type: none">(A) The application meets all applicable standards of the UDC;(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

CLASS 2 ZONING ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
- (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Class 2 Driveway Approach Permit

Pursuant SRC 804.025(d), a Class 2 Driveway Approach Permit shall be granted if:

- (1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;
- (2) No site conditions prevent placing the driveway approach in the required location;
- (3) The number of driveway approaches onto an arterial are minimized;
- (4) The proposed driveway approach, where possible:
 - (A) Is shared with an adjacent property; or
 - (B) Takes access from the lowest classification of street abutting the property;
- (5) The proposed driveway approach meets vision clearance standards;
- (6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;
- (7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;
- (8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and
- (9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

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.

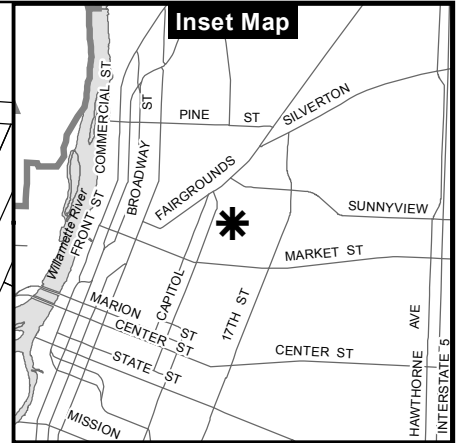
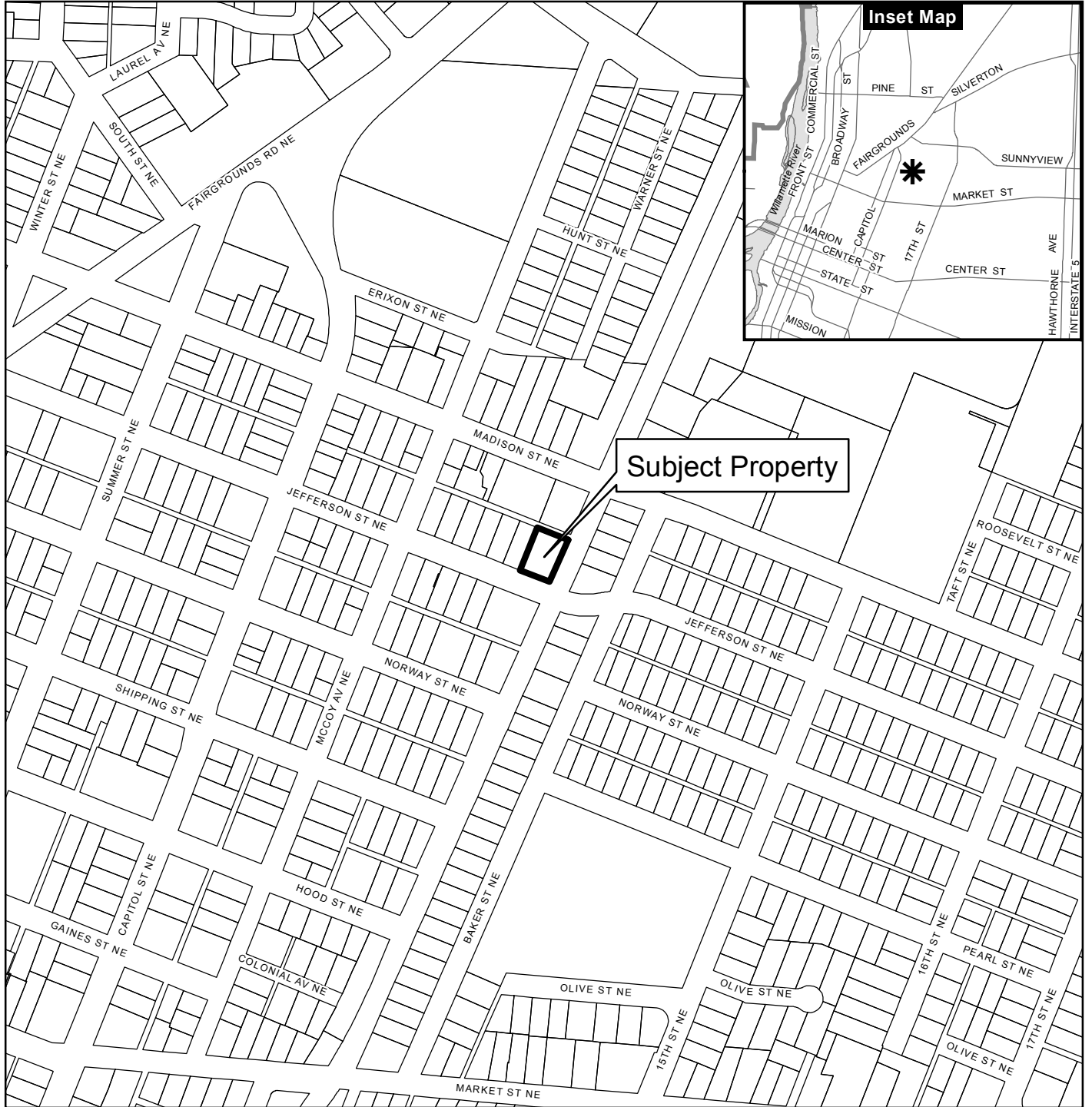
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the 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. 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.</p> <p>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>
CASE MANAGER:	<p>Aaron Panko, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net.</p>
NEIGHBORHOOD ORGANIZATION:	<p>Grant Neighborhood Association, Sadie Carney, Land Use Chair; Phone: (971) 887-8896; Email: sadiekcarney@gmail.com.</p>
DOCUMENTATION AND STAFF REPORT:	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p>https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx</p>
ACCESS:	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
NOTICE MAILING DATE:	<p>July 17, 2019</p>

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

1100 Jefferson Street NE



Subject Property

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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DRAWING LIST:

- C1 TENTATIVE SITE PLAN
- C2 EXISTING CONDITIONS, SYMBOLS AND ABBREVIATIONS
- C3 TENTATIVE STORM PLAN
- C4 TENTATIVE UTILITY PLAN
- L1 LANDSCAPE PLAN

OWNER

JAMES D CAUGHLIN
 16505 BUTEVILLE RD NE
 WOODBURN, OR. 97071
 503-580-6385

SITE DATA:

SECTION - 23AB
 TOWNSHIP - 7 SOUTH
 RANGE - 3 WEST
 COUNTY - MARION
 TOTAL ACREAGE - 0.25 ACRES(10,984 SQ. FT.)
 ZONE - RM2

PREVIOUS PERMIT#
 18-119758-RP

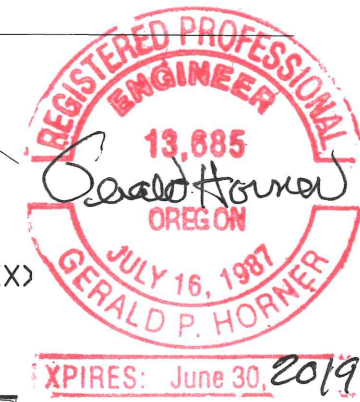
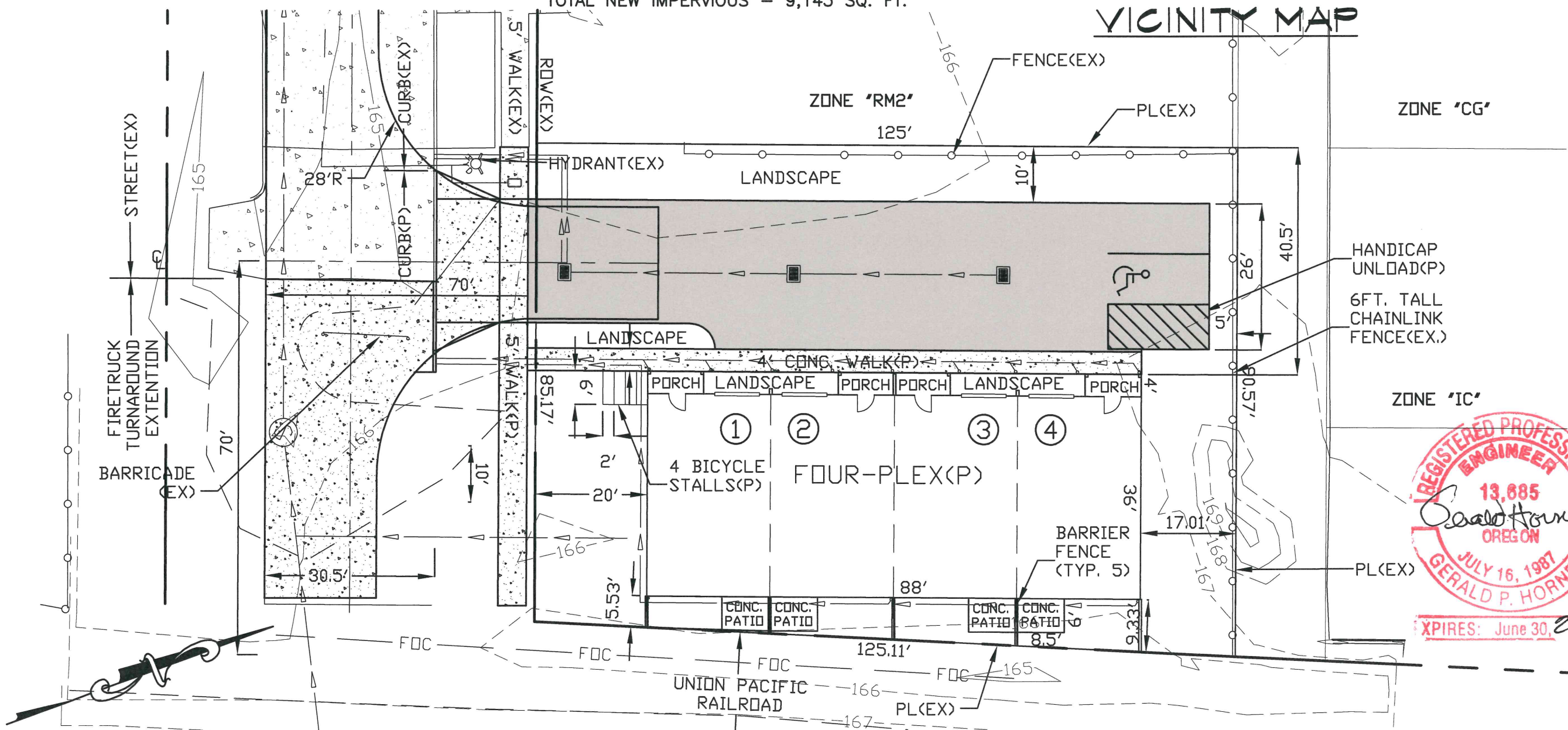
NEW IMPERVIOUS AREAS:

FOUR PLEX - 3,328 SQ. FT.
 PARKING - 3,057 SQ. FT.
 SITE PATIO'S - 204 SQ. FT.
 SITE SIDEWALK - 438 SQ. FT.
 STREET SIDEWALK - 362 SQ. FT.
 DRIVEWAY - 201 SQ. FT.
 NEW TURNAROUND PAVING - 1,553 SQ. FT.

TOTAL NEW IMPERVIOUS - 9,143 SQ. FT.



VICINITY MAP



**FOR SITE PLAN REVIEW
 NOT FOR CONSTRUCTION**

**FOUR-PLEX SITE PLAN
 SCALE: 1"=20'**

ENGINEER:
 WILLAMETTE ENGINEERING INC.
 P.O. BOX 9032
 SALEM, OREGON 97305
 PH: 503-304-0905
 FAX: 503-304-9512

TENTATIVE SITE PLAN

**FOUR-PLEX DEV.
 SITE PLAN REVIEW**
 1100 JEFFERSON ST. NE
 SALEM, OREGON 97301

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	05-21-19
JOB NO.	2018-53
CLIENT NO.	
DRAWING NO.	C1
REV.	0

SYMBOLS:

- BLOW OFF ASSY. EXISTING
- BLOW OFF ASSY. PROPOSED
- ▣ CATCH BASIN EXISTING
- ▢ CATCH BASIN PROPOSED
- ▣ CATCH BASIN CLEANOUT EXISTING
- ▢ CATCH BASIN CLEANOUT PROPOSED
- CLEANOUT EXISTING
- CLEANOUT PROPOSED
- ⊙ FIRE HYDRANT EXISTING
- ⊙ FIRE HYDRANT PROPOSED
- ⊗ GATE VALVE EXISTING
- ⊗ GATE VALVE PROPOSED
- ⊗ GAS VALVE

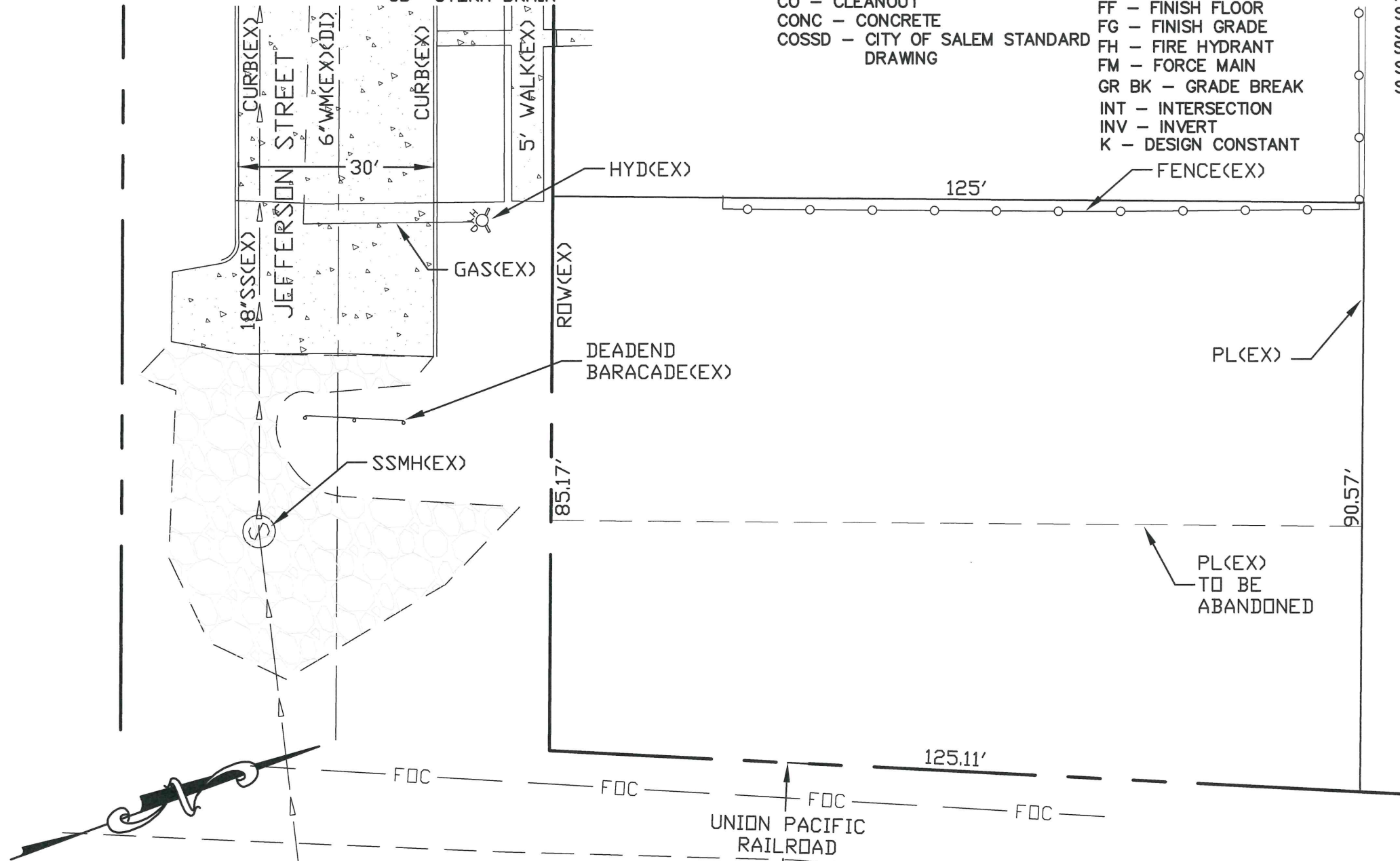
- ⊕ MANHOLE STORM DRAIN EXISTING
- ⊕ MANHOLE STORM DRAIN PROPOSED
- ⊙ MANHOLE SAN. SEWER EXISTING
- ⊙ MANHOLE SAN. SEWER PROPOSED
- ▽ REDUCER/INCREASER
- ⊙ STREET LIGHT EXISTING
- ⊙ STREET LIGHT PROPOSED
- 3/4"-1" WATER METER EXISTING
- 3/4"-1" WATER METER PROPOSED
- ⊕ UTILITY/POWER POLE
- - - CENTER LINE
- - - EASEMENT LINE
- E - ELECTRICAL LINE
- G - GAS MAIN
- SS - SANITARY SEWER
- SD - STORM DRAIN

- E - TELEPHONE
- WM - WATER MAIN
- ▽ THRUST BLOCK
- GV - GATE VALVE
- AC - ASPHALTIC CONCRETE
- AD - ALGEBRAIC DIFFERENCE
- ALCSP - ALUMINIZED CORRUGATED STEEL PIPE
- ASSY - ASSEMBLY
- BVCE - BEGINNING V.C. ELEVATION
- BVCS - BEGIN V.C. STATION
- BO - BLOW OFF
- BFV - BUTTERFLY VALVE
- CB - CATCH BASIN
- CHDPE - CORRUGATED HIGH DENSITY POLYPROPELENE
- CL - CENTERLINE
- CMP - CORRUGATED METAL PIPE
- CO - CLEANOUT
- CONC - CONCRETE
- COSSD - CITY OF SALEM STANDARD DRAWING

ABBREVIATIONS:

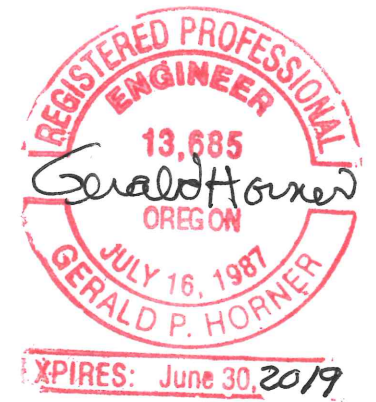
- COSSD - CITY OF SALEM STANDARD DRAWING
- CUL - CULVERT
- DECD - DECIDUOUS
- DI - DUCTILE IRON
- DS - DOWN SPOUT
- DWG - DRAWING
- E - EXISTING
- EG - EXISTING GROUND/GRADE
- EP - EDGE OF PAVEMENT
- ELEC - ELECTRIC
- EL - ELEVATION
- ER - ENTERING RADIUS
- EVCE - ENDING V.C. ELEVATION
- EVCS - ENDING V.C. STATION
- EX - EXISTING
- FT - FEET
- FF - FINISH FLOOR
- FG - FINISH GRADE
- FH - FIRE HYDRANT
- FM - FORCE MAIN
- GR BK - GRADE BREAK
- INT - INTERSECTION
- INV - INVERT
- K - DESIGN CONSTANT
- FENCE(EX)

- STD - STANDARD
- SD - STORM DRAIN
- SVC - SERVICE
- TC - TOP OF CURB
- TEL - TELEPHONE
- TYP - TYPICAL
- VC - VERTICAL CURVE
- WM - WATER MAIN
- PC - POINT OF CURVE
- PT - POINT OF TANGENT
- PERF - PERFORATED



**FOR SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

**EXISTING CONDITIONS
SCALE: 1"=20'**

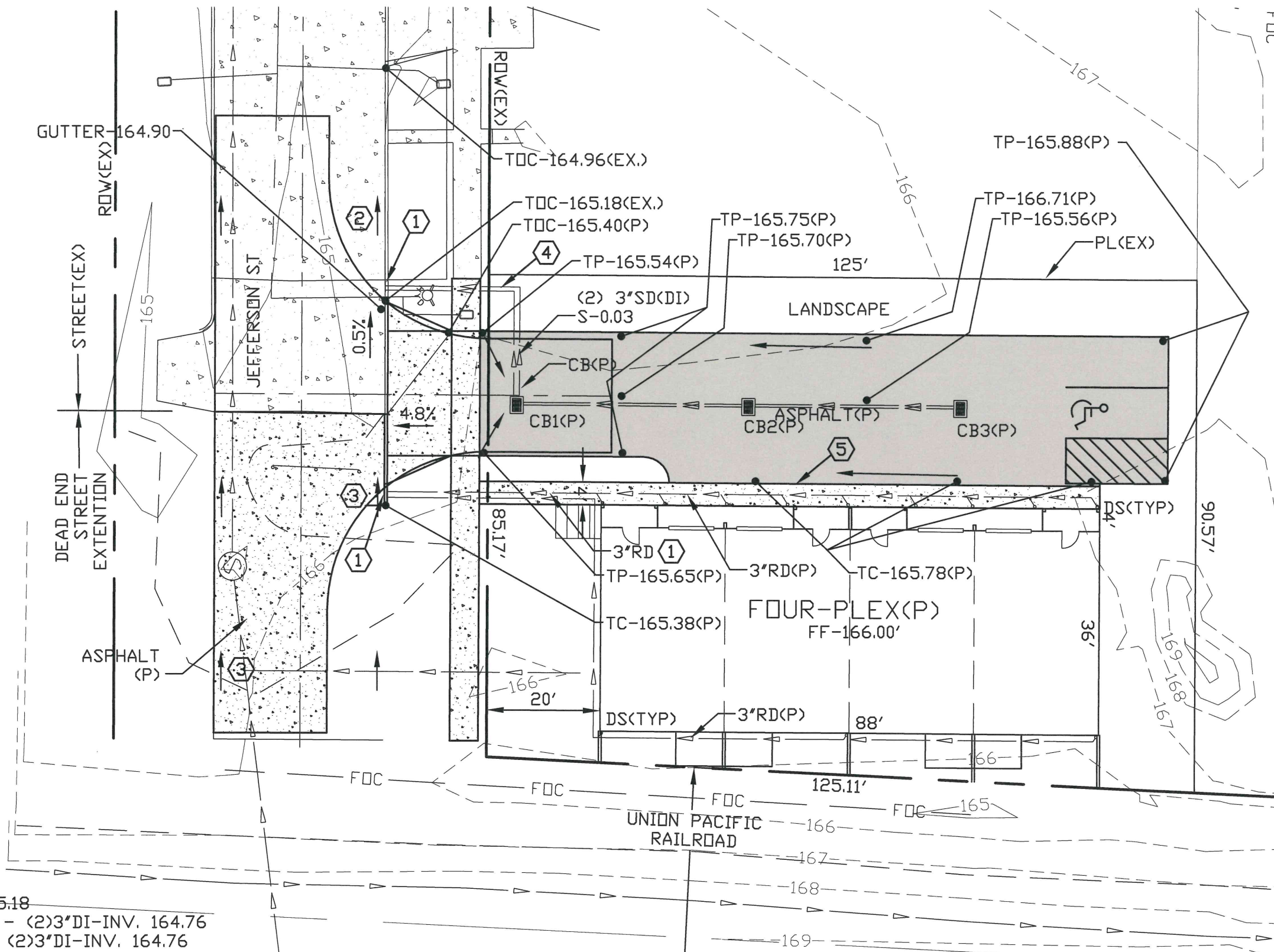


ENGINEER:
WILAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

**EXISTING CONDITIONS,
SYMBOLS
AND ABBREVIATIONS**

**FOUR-PLEX DEV.
SITE PLAN REVIEW**
1100 JEFFERSON ST. NE
SALEM, OREGON 97301

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	05-21-19
JOB NO.	2018-53
CLIENT NO.	
DRAWING NO.	02
REV.	0



NOTES:

1. ROUTE NEW ROOF DRAIN TO STREET GUTTER.
2. EXISTING STREET DRAINS TO THE WEST.
3. SHED NEW STREET STORM WATER ONTO EXISTING CONCRETE STREET.
4. (2) 3" DI STORM PIPES TO DISCHARGE THROUGH EXISTING CURB.
5. ASPHALT AND SIDEWALK ARE FLUSH

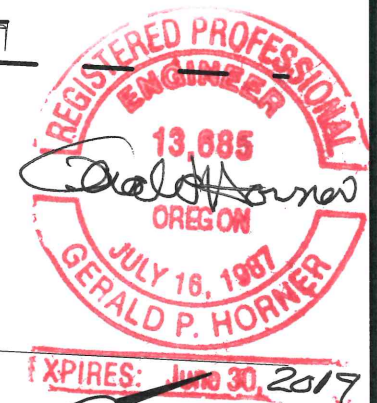
NEW AREAS (IMPERVIOUS):

SIDEWALK	-	438 S.F.
PAVEMENT	-	3,057 S.F.
FOUR PLEX	-	3,328 S.F.
PATIOS	-	2,045 S.F.
TOTAL	-	8,868 S.F.

- CB1**
RIM - 165.18
INV. OUT - (2)3"DI-INV. 164.76
INV. IN - (2)3"DI-INV. 164.76
- CB2**
RIM - 165.18
INV. OUT - (2)3"DI-INV. 164.76
INV. IN - (2)3"DI-INV. 164.76
- CB3**
RIM - 165.18
INV. OUT - (2)3"DI-INV. 164.76

**FOR SITE PLAN REVIEW
NOT FOR CONSTRUCTION**

FOUR-PLEX STORM PLAN
SCALE: 1"=20'

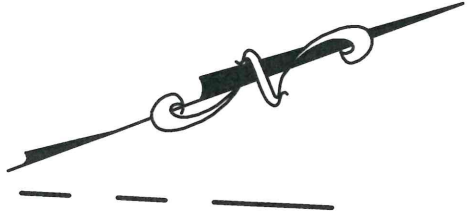
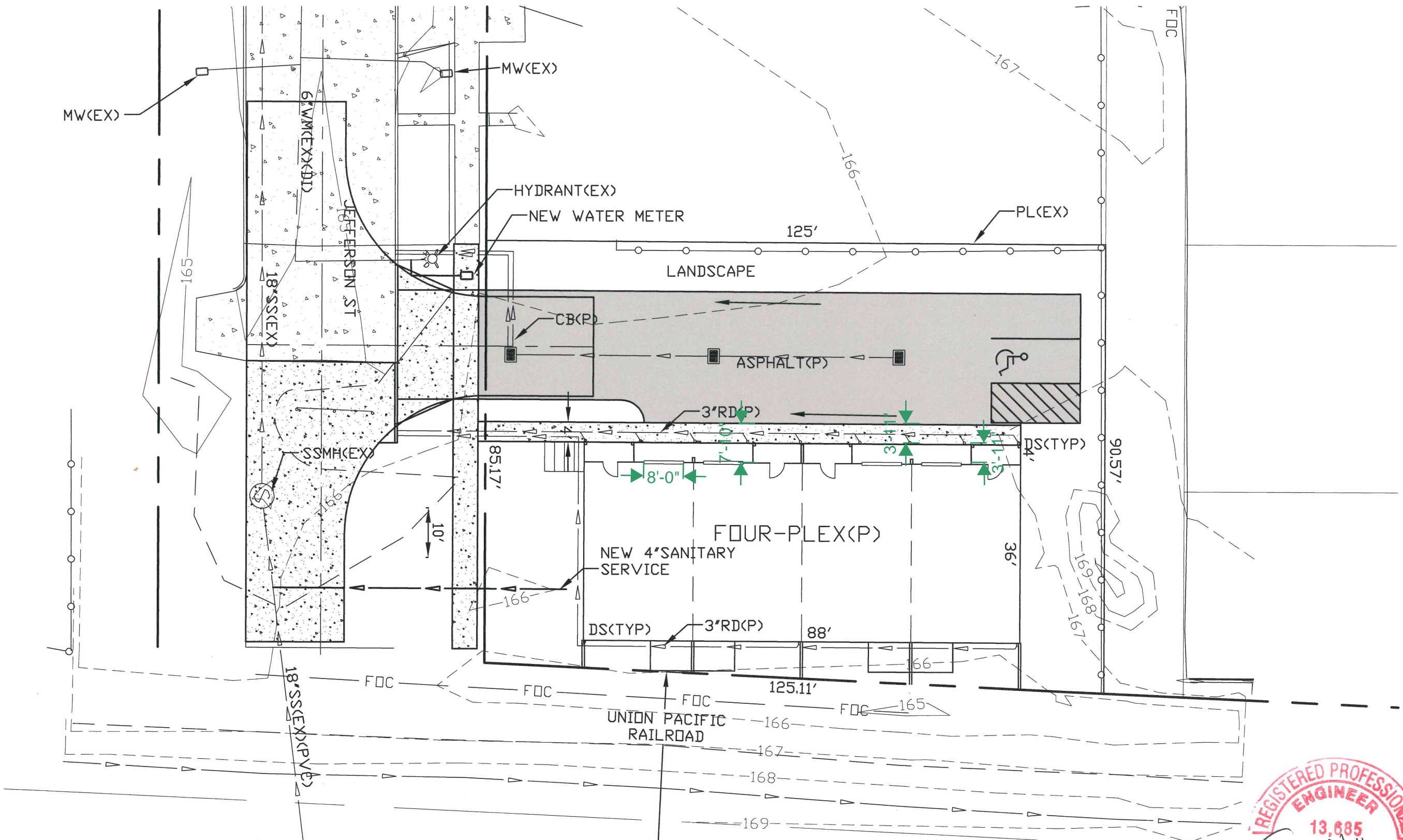


ENGINEER:
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SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

**TENTATIVE
STORM PLAN**

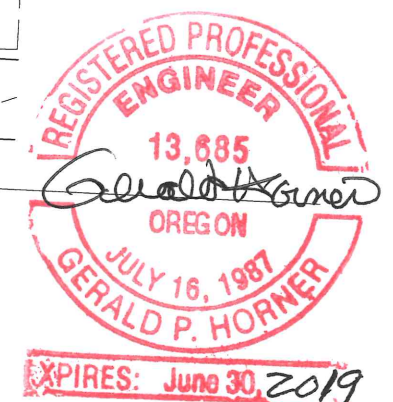
**FOUR-PLEX DEV.
SITE PLAN REVIEW**
1100 JEFFERSON ST. NE
SALEM, OREGON 97301

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	05-21-19
JOB NO.	2018-53
CLIENT NO.	
DRAWING NO.	REV.
CS	0



FOR SITE PLAN REVIEW
NOT FOR CONSTRUCTION

FOUR-PLEX UTILITY PLAN
SCALE: 1"=20'

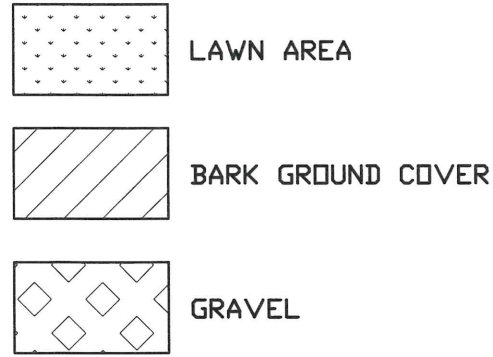


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TENTATIVE
UTILITY PLAN

FOUR-PLEX DEV.
SITE PLAN REVIEW
1100 JEFFERSON ST. NE
SALEM, OREGON 97301

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	05-21-19
JOB NO.	2018-53
CLIENT NO.	
DRAWING NO.	C4
REV.	0

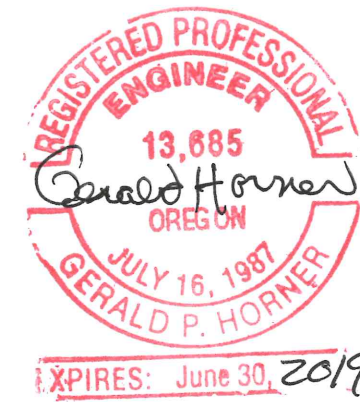
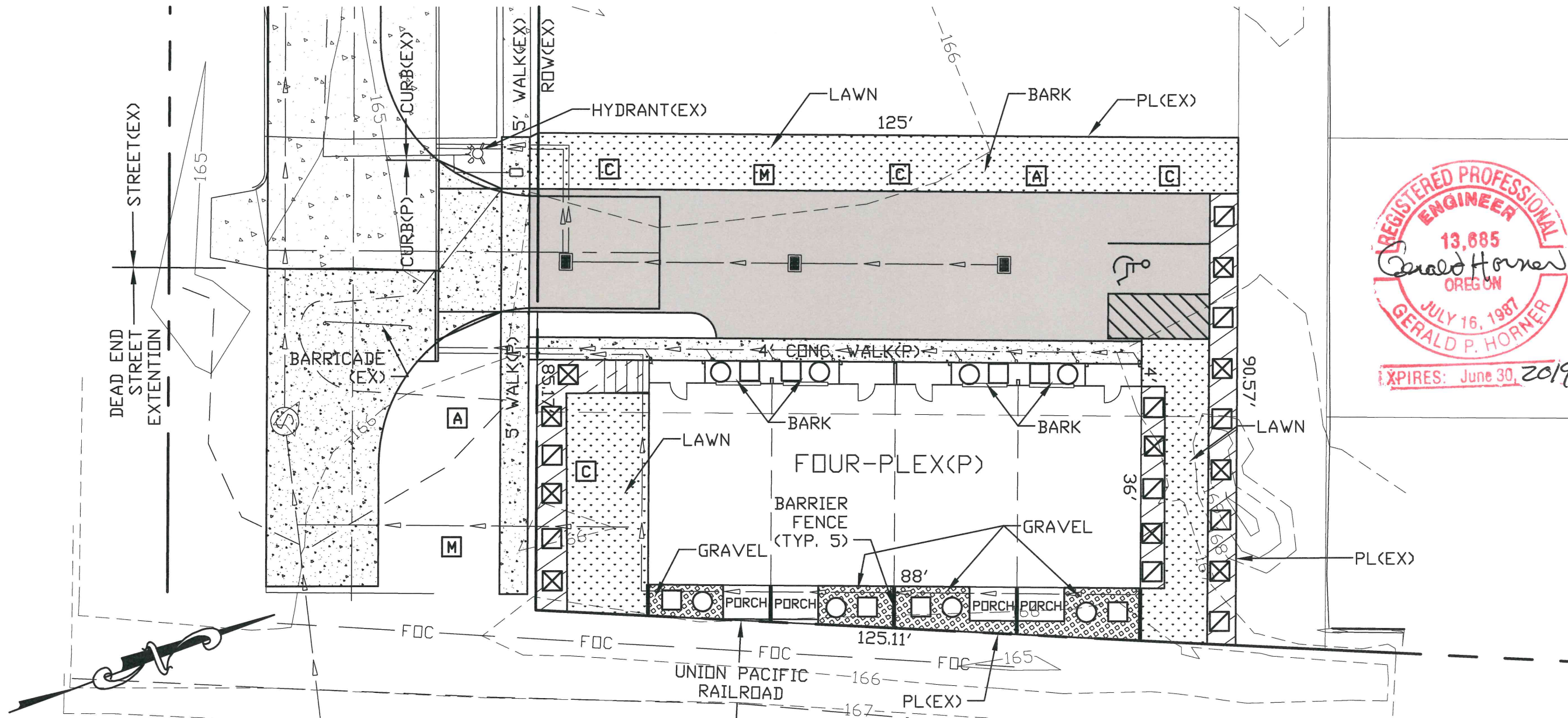


SHRUBS:

QUANTITY	SYMBOL	DESCRIPTION	SIZE
8	□	ROSA 'DOUBLE KNOCK OUT' DOUBLE KNOCKOUT ROSE(RED)	3 GALLON
9	◻	SPIRAEA X BUM 'ANTHONY WATERER' ANTHONY WATERER SPIREA	2 GALLON
11	⊗	SPIRAEA X BUM 'ANTHONY WATERER' ANTHONY WATERER SPIREA	1 GALLON
8	○	BOXWOOD	1 GALLON

TREES:

QUANTITY	SYMBOL	DESCRIPTION	SIZE
2	M	ACER PLATANOIDES 'OLMSTED' OLMSTED NORWAY MAPLE	1 1/2 GALLON
2	A	FRAXINUS LATIFOLIA OREGON ASH	1 1/2 GALLON
4	C	PRUNUS SERRULATE 'AMANDGAWA' A. JAPANESE FLOWERING CHERRY	1 1/2 GALLON
0	D	KOUSA BOXWOOD	1 1/2 GALLON



**FOR SITE PLAN REVIEW
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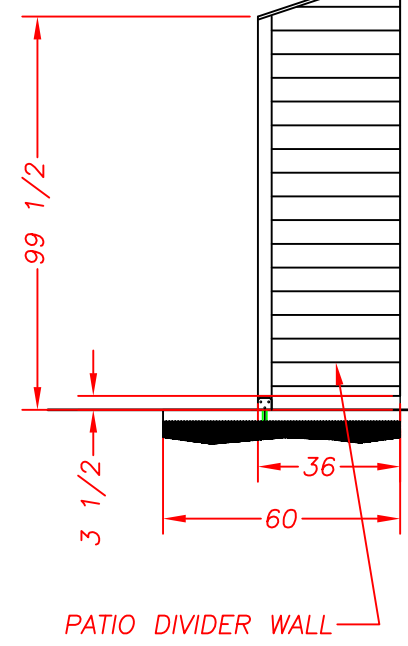
FOUR-PLEX LANDSCAPE PLAN
SCALE: 1"=20'

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
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FAX: 503-304-9512

TENTATIVE
LANDSCAPE PLAN

FOUR-PLEX DEV.
SITE PLAN REVIEW
1100 JEFFERSON STREET NE
SALEM, OREGON 97301

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	05-21-19
JOB NO.	2018-53
CLIENT NO.	
DRAWING NO.	REV.
1	0



SIDE ELEVATION
 (TYP.)
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION

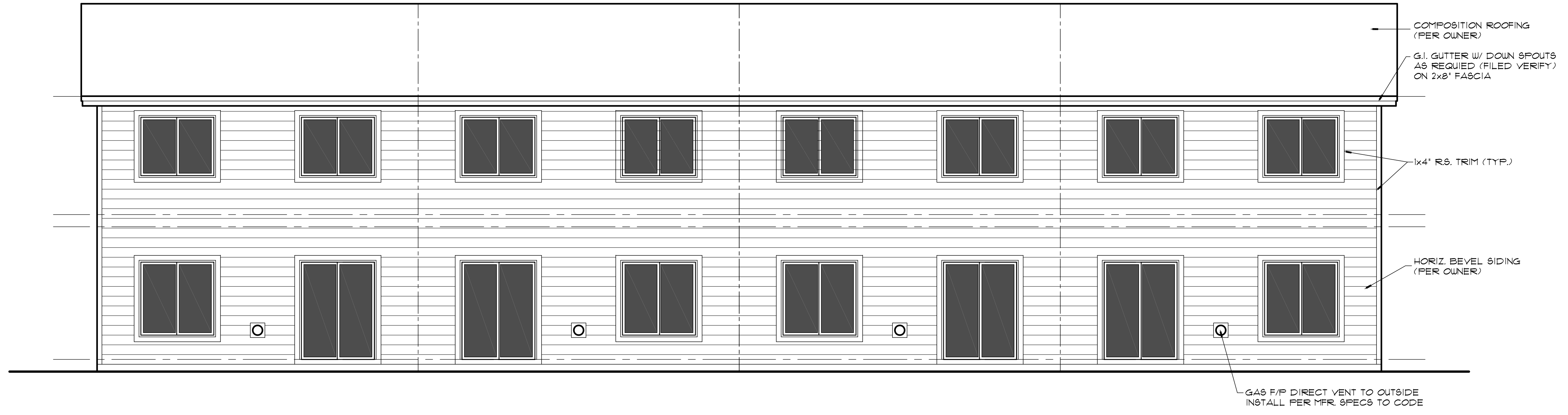
SCALE: 1/4"=1'-0"

PLAN LICENSE FOR ONE CONSTRUCTION ONLY AT THIS SITE
 1100 Jefferson Street NE, Salem, OR 97301.

houseplans.pro by
 Bruhier & associates, inc.
 building designers 503-246-3022
 1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	
DRAWN BY: CFB	CHECKED BY: DAU
	DATE
SHEET	OF
1	9
PLAN NUMBER: F-564	

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REAR ELEVATION

SCALE: 1/4"=1'-0"

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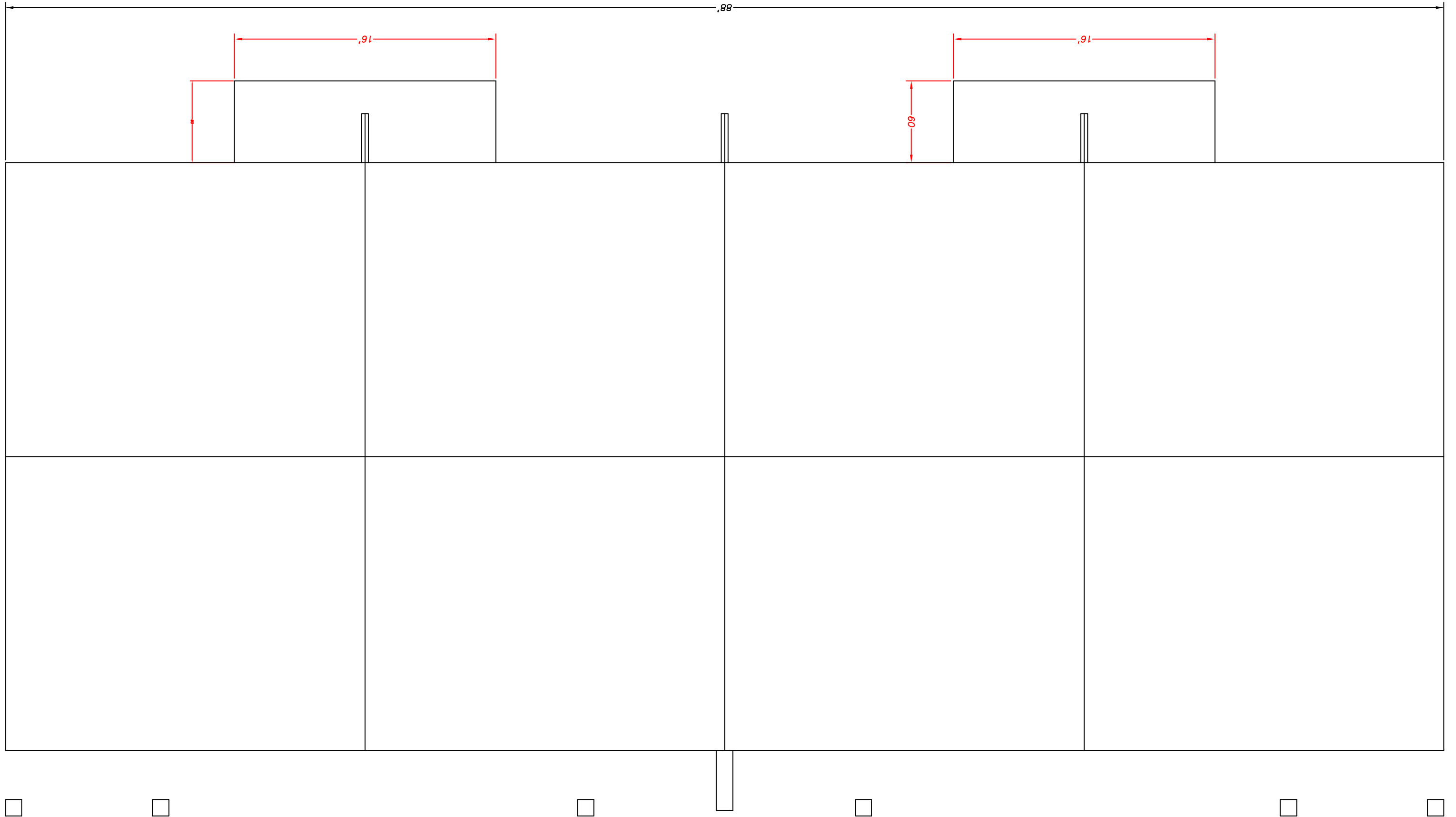
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building designers 503-246-3022
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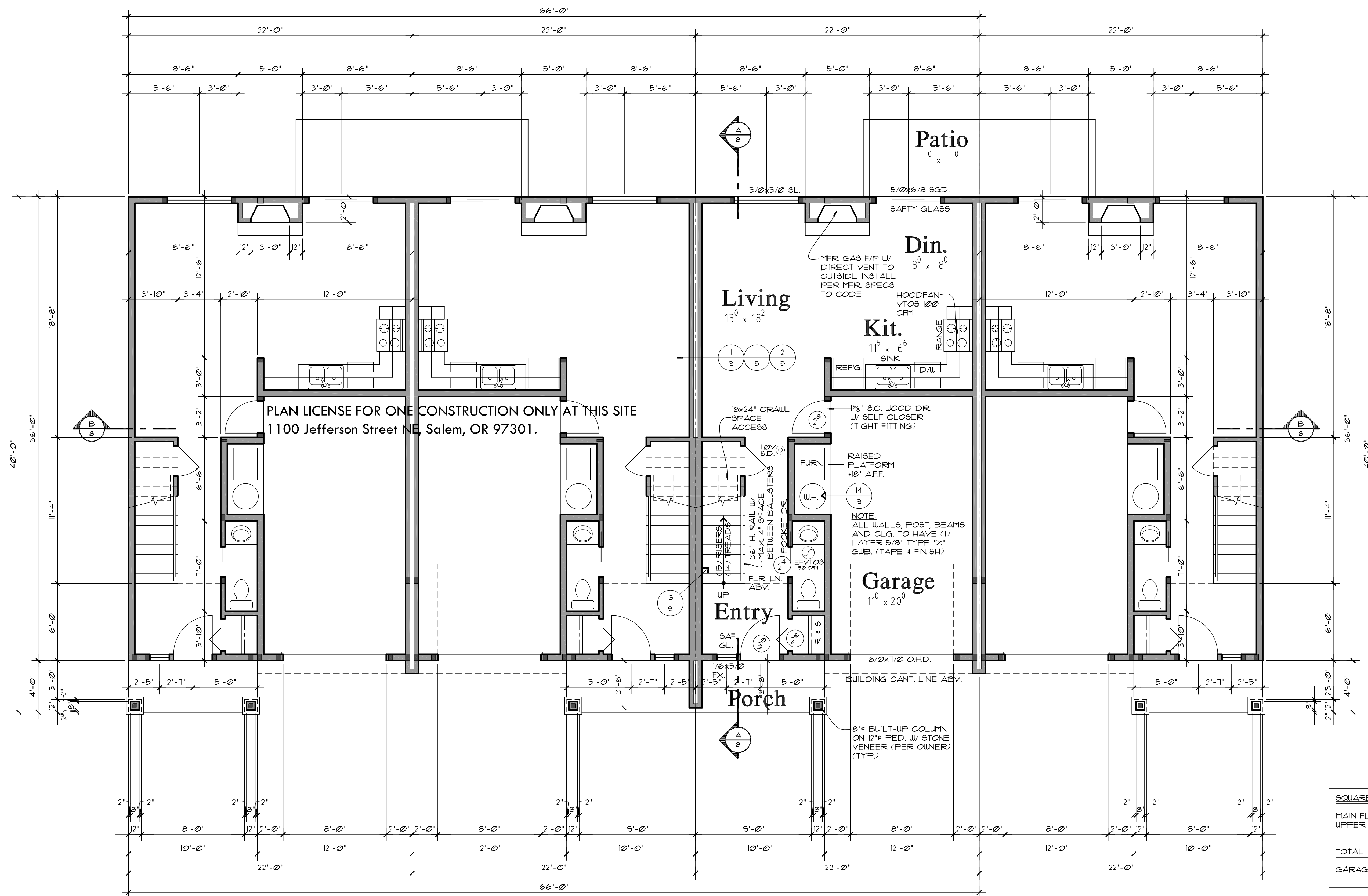
REVISIONS	

DRAWN BY: CFB	CHECKED BY: DALW
DATE:	DATE:

SHEET
2
OF
9

PLAN NUMBER:
F-564





REVISIONS	

SQUARE FOOTAGE:	
MAIN FLOOR:	556#
UPPER FLOOR:	121#
TOTAL LIVING AREA: 1211#	
GARAGE:	236#

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

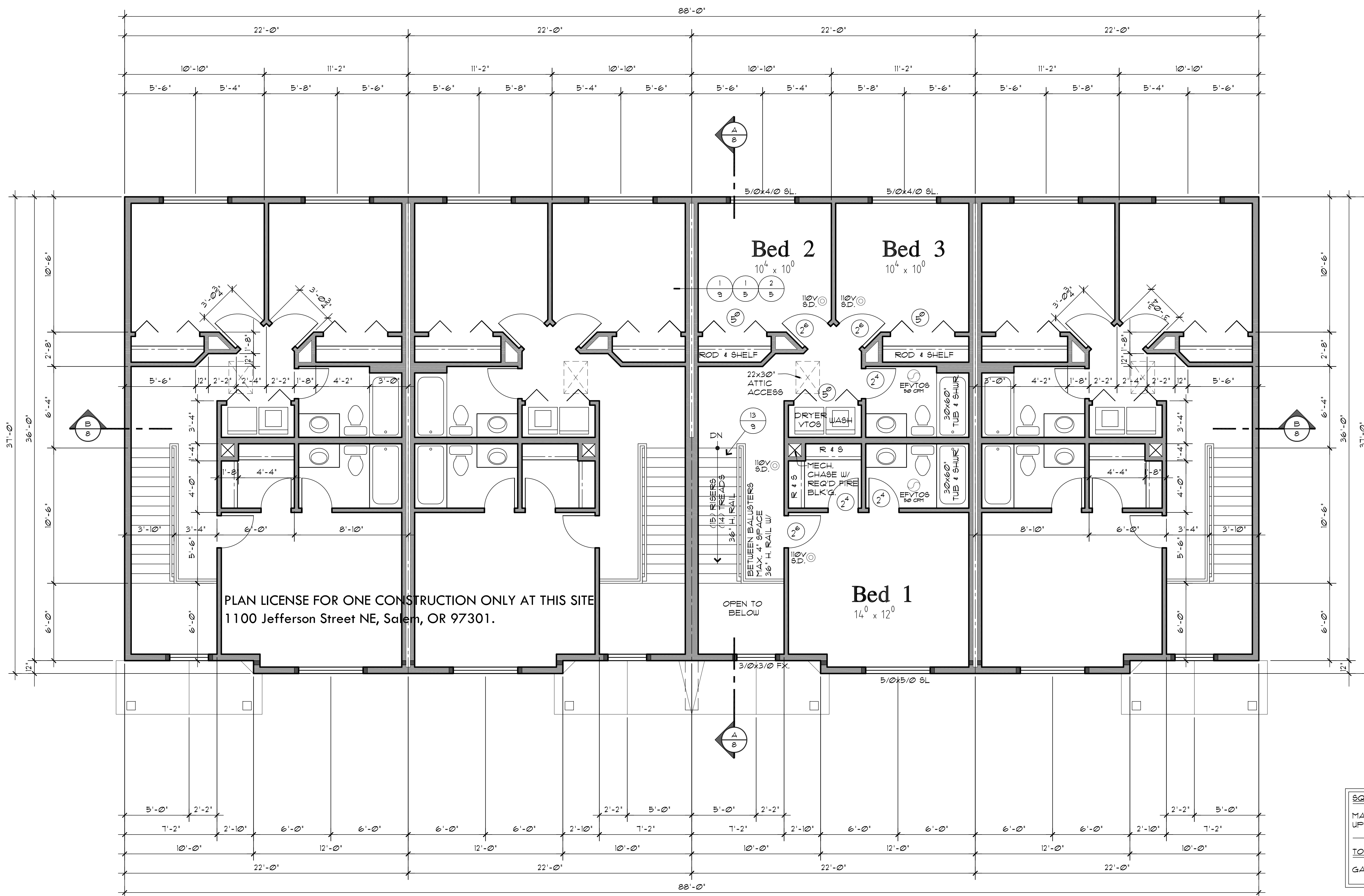
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houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

DRAWN BY: CFB
CHECKED BY: DAW
DATE:

SHEET
4 OF
9
PLAN NUMBER:
F-564

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SQUARE FOOTAGE:	
MAIN FLOOR:	556#
UPPER FLOOR:	121#
TOTAL LIVING AREA: 1277#	
GARAGE:	236#

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

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REVISIONS	

DRAWN BY:	CFB
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SHEET	
6	OF
9	
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