



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Class 3 Design Review and Class 3 Site Plan Review Case No. DR-SPR19-09
<b>AMANDA APPLICATION NO:</b>	19-115321-DR / 19-115320-RP
<b>HEARING INFORMATION:</b>	<u>Planning Commission, Tuesday, October 1, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
<b>PROPERTY LOCATION:</b>	1257 2 <sup>nd</sup> St NW, Salem OR 97304
<b>OWNER/APPLICANT:</b>	Paul Logan of Northwest Human Services, Inc.
<b>REPRESENTATIVE:</b>	Samuel Thomas of Lenity Architecture, Inc.
<b>DESCRIPTION OF REQUEST:</b>	<p>Summary: Proposed development of a temporary modular structure to be used by Northwest Human Services as a dental clinic while the main campus building located at 1233 Edgewater Street NW is under construction.</p> <p>Request: A Class 3 Design Review and Class 3 Site Plan Review application for placement of a temporary modular structure, to be used as a dental office, classified as an outpatient medical services use, for property approximately 0.17 acres in size, zoned ESMU (Edgewater/Second Street Mixed-Use Corridor) and located at the 1257 2nd Street NW - 97304 (Polk County Assessors Map and Tax Lot number: 073W28AB / 00302).</p>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>CLASS 3 DESIGN REVIEW</u></b></p> <p>Pursuant to SRC 225.005(e)(2), a <i>Class 3 Design Review</i> shall be approved if all of the applicable design review guidelines are met.</p> <p>The design review guidelines for the Broadway/High Street Overlay Zone are included under SRC 613.025.</p> <p><b><u>CLASS 3 SITE PLAN REVIEW</u></b></p> <p>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"><li>(A) The application meets all applicable standards of the UDC;</li><li>(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;</li><li>(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and</li><li>(D) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.</li></ul>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>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.</p>

**HEARING PROCEDURE:**

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.

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.

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.

**CASE MANAGER:**

**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](mailto:APanko@cityofsalem.net).

**NEIGHBORHOOD ORGANIZATION:**

West Salem Neighborhood Association, Sarah DuVal, Land Use Co-Chair; Email: [sduvalnp@gmail.com](mailto:sduvalnp@gmail.com); West Salem Neighborhood Association, Tyson Pruett, Land Use Co-Chair; Phone: 503-569-5737; Email: [tysonp@dpwcpas.com](mailto:tysonp@dpwcpas.com).

**DOCUMENTATION AND STAFF REPORT:**

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:

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

**ACCESS:**

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

**NOTICE MAILING DATE:**

September 11, 2019

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

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

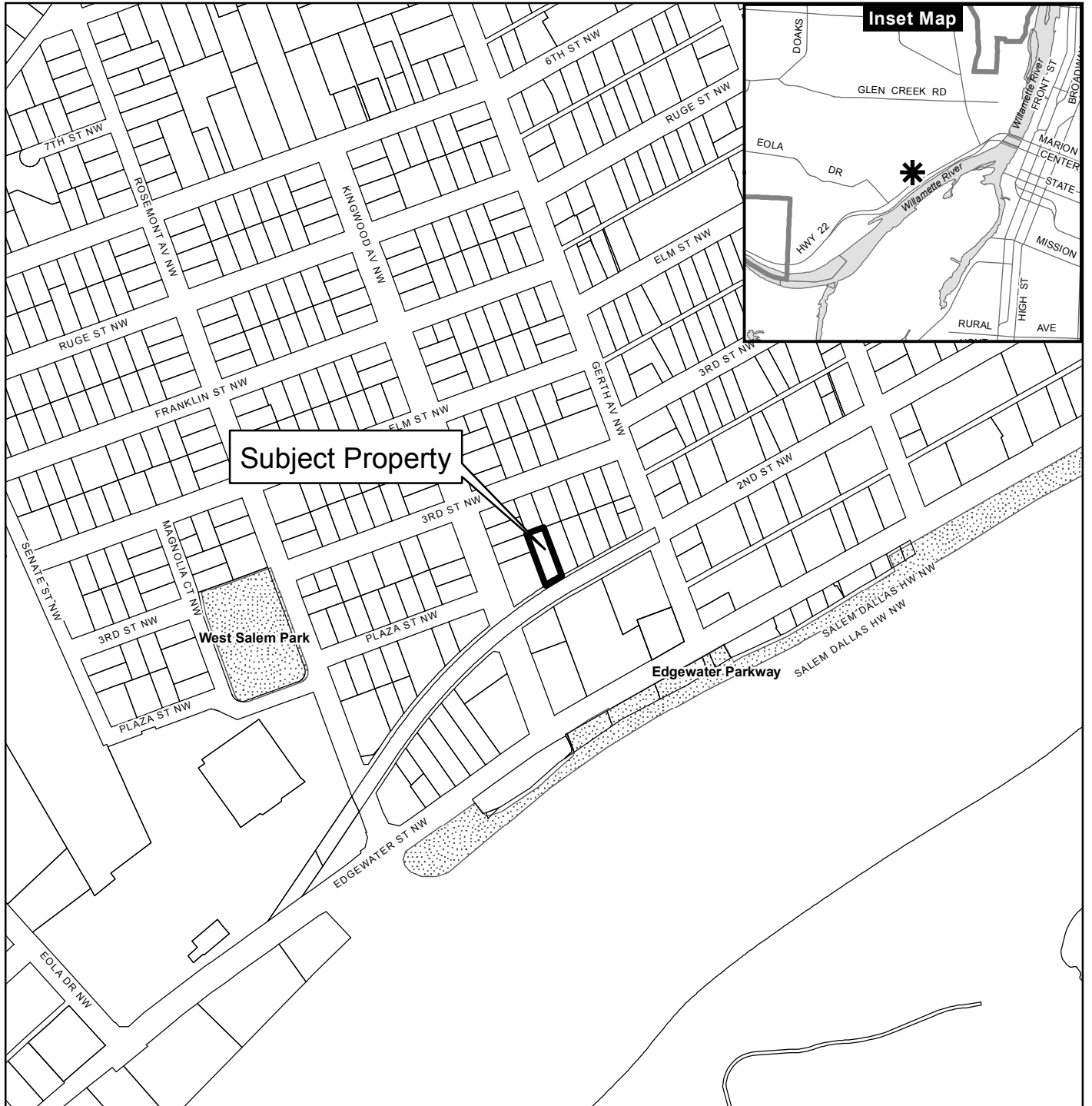
**<http://www.cityofsalem.net/planning>**

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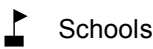

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem 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 1257 2nd Street NW



## 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

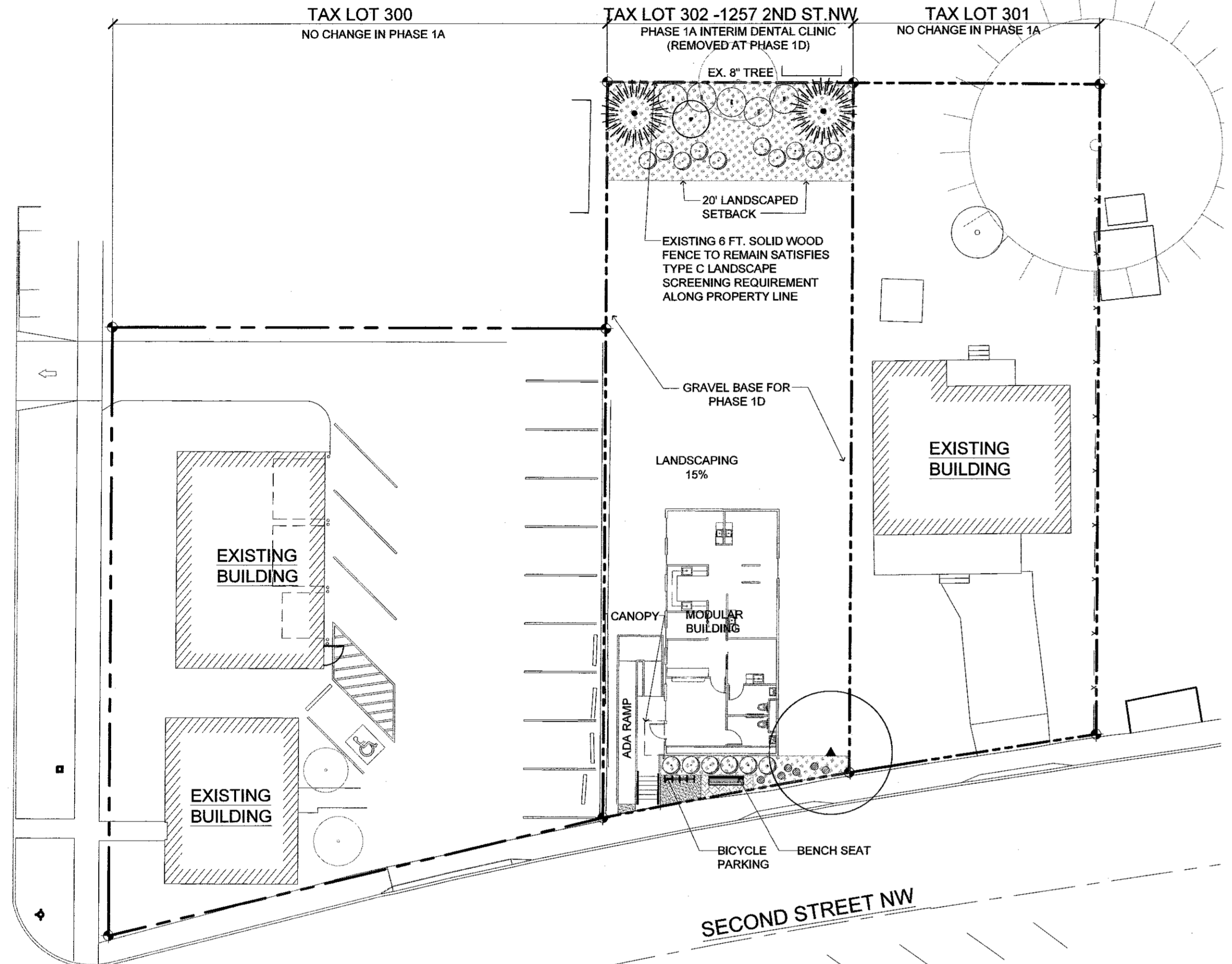


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LOT 302  
 1257 2ND STREET NW  
 SCOPE OF DESIGN REVIEW FOR PHASE 1A TEMPORARY MODULAR BUILDING FOR INTERIM DENTAL CLINIC



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
<b>PLANTING SCHEDULE</b>						
<b>DECIDUOUS SHADE TREES</b> S - indicates parking lot shade tree label						
1		Gleditsia tricanthos 'Skycoke'	Skyline Honey Locust	1.50" caliper	B&B	Standard form-limbed at 7 ft.
<b>CONIFEROUS / EVERGREEN TREES</b>						
2		Thuja plicata 'Fastigiata' (native)	Hogan Cedar	6/7 ft.	B&B	Branched to ground
<b>ORNAMENTAL TREES</b>						
1		Acer circinatum (native)	Vine Maple	8/10 ft.	B&B	Multi-stem
<b>LARGE SHRUBS</b>						
5		Vaccinium ovatum (native)	Evergreen Huckleberry	3 gal.	Container	-
<b>MEDIUM / SMALL SHRUBS</b>						
16		Arcostaphylos 'Buena Vista' (native)	Manzanita	1 gal.	Container	-
6		Mahonia repens (native)	Creeping Mahonia	1 gal.	Container	-

Notes:  
 1. All shrub/ground cover beds to receive a 2" layer of medium fresh fir or hemlock bark mulch.  
 2. All landscape areas shall be irrigated with an automated drip irrigation system utilizing SMART Technology. Landscape Contractor shall submit a Design/Build Irrigation Plan and bid to Owner for approval.

**LOT 302 LANDSCAPE CRITERIA**

Sec. 535.010 Development Standards

Zone:	ESMU
Landscape Area required:	15% of site area
Site Area:	7226 s.f.
15% of site:	1084 s.f. Landscape area required
Landscape Area provided:	1096 s.f.

Sec. 807.015 Landscaping and Screening

Type A & C' Landscaping:	1 PU / 20 s.f. of Landscape Area
Required Landscape Area:	1084 s.f.
Minimum PU required:	54 PU
PU provided:	54 PU
40% min. Tree PU required:	22 PU
Tree PU provided:	22 PU

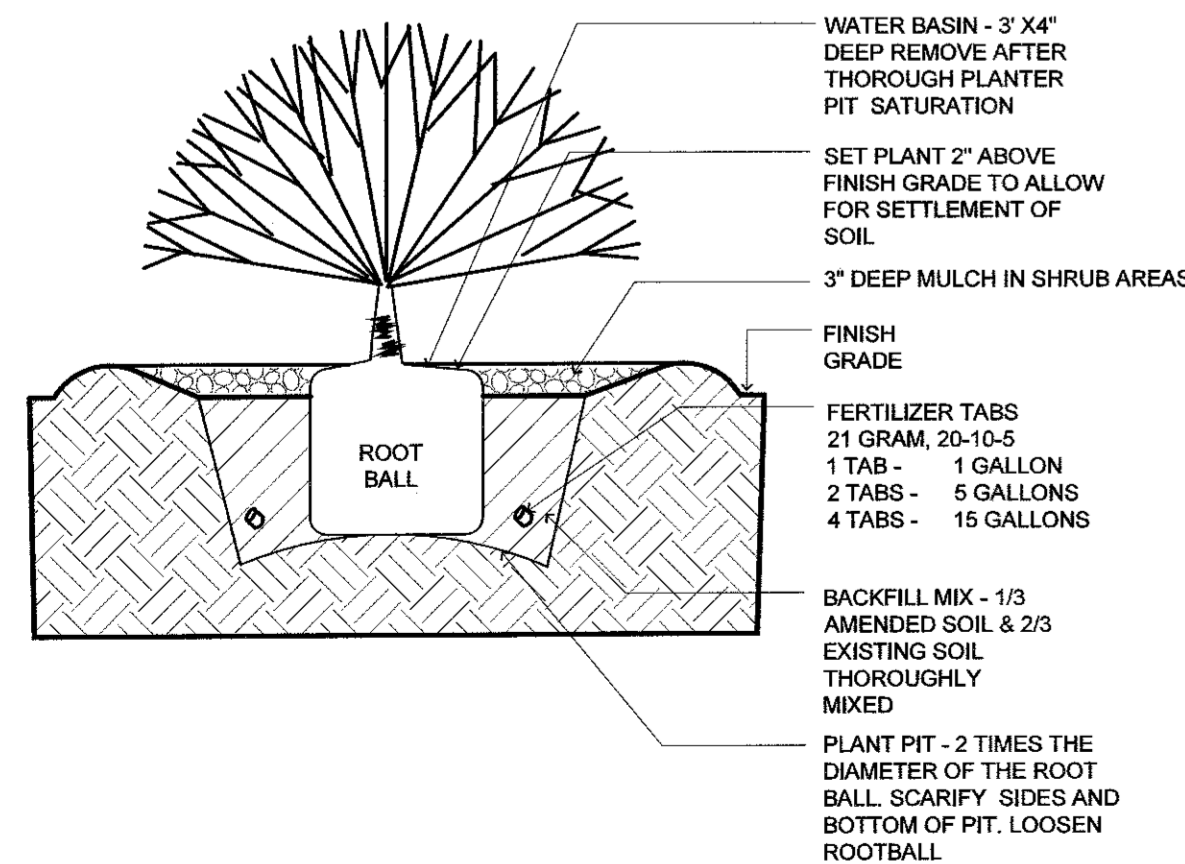
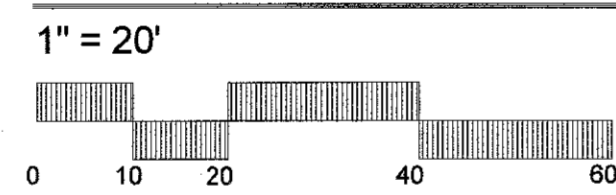
Shade trees (1) @ 10 PU=	10 PU
Evergreen trees (2) @ 5 PU=	10 PU
Ornamental trees (1) @ 2 PU=	2 PU
Large shrubs (5) @ 2 PU=	10 PU
Med./Small shrubs (22) @ 1 PU=	22 PU
TOTAL	54 PU

\* 6 ft. wood fence satisfies Type C screening requirement

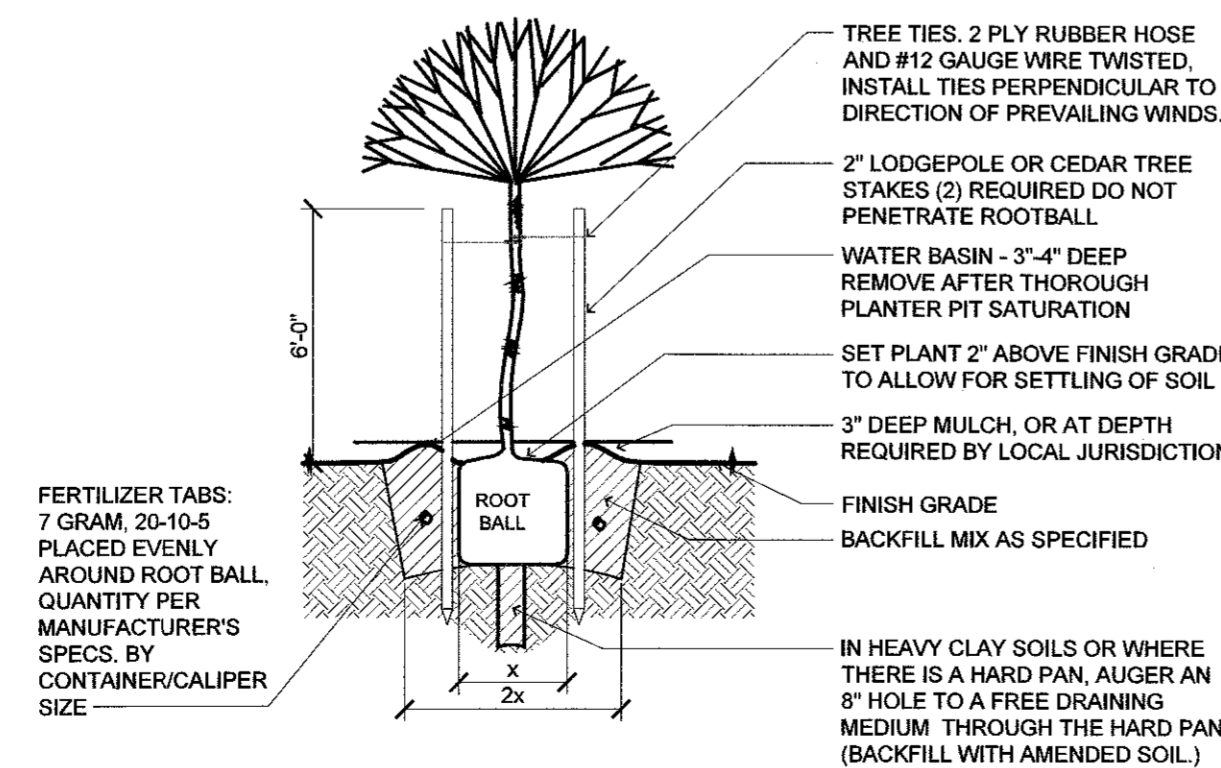
**GENERAL NOTES:**

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- ALL PLANT MASSES TO BE CONTAINED WITHIN A 2" LAYER OF BARK MULCH BED, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.
- CONTRACTOR TO FINE GRADE AND REMOVE ROCKS AND CLODS FROM ALL AREAS PRIOR TO MULCHING. TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND IRRIGATION AND DRAINAGE SYSTEMS.
- CONTRACTOR SHALL GATHER REPRESENTATIVE SOIL SAMPLE FROM SITE AND SEND TO SOIL LABORATORY FOR HORTICULTURAL SOIL ANALYSIS. SUBMIT COPY OF SOIL ANALYSIS RECOMMENDATIONS TO LANDSCAPE ARCHITECT.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO PLANTING.
- BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO TWO PARTS TOPSOIL, BY VOLUME AND SLOW RELEASE FERTILIZER AND AMENDMENTS PER SOIL ANALYSIS RECOMMENDATIONS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 3 GAL. CONTAINER TO 5 GAL., 1.50" CALIPER TREE TO 1.75" CALIPER).
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT EROSION OR DEPOSITION OF SOIL OR OTHER MATERIALS ONTO PAVING SURFACES, PUBLIC SIDEWALK / STREETS ETC. THIS COULD INCLUDE, BUT NOT BE LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND PROTECTIVE TARPS OR COVERS.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.
- LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR LANDSCAPE WORK INCLUDING BUT NOT LIMITED TO:  
 A. STREET TREE PERMIT  
 B. ENCROACHMENT PERMIT AND LANE CLOSURE PLAN FOR WORK IN PUBLIC RIGHTS-OF-WAY IF REQUIRED.
- PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING:  
 A. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT  
 B. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT  
 C. WET WEATHER: SATURATED SOIL  
 D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.

**LANDSCAPE PLAN**



2 PLANTING, SHRUB (LANDSCAPE DETAIL)  
 SCALE: NOT TO SCALE



1 TREE PLANTING (SECTION)  
 SCALE: NOT TO SCALE