



NOTICE of FILING

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 Site Plan Review/Class 2 Adjustment Case No. SPR-ADJ20-40
PROPERTY LOCATION:	2373 Kuebler Rd S, Salem OR 97302
NOTICE MAILING DATE:	January 8, 2021
PROPOSAL SUMMARY:	Class 3 Site Plan Review and Class 2 Adjustment for the expansion of an existing school building.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, January 22, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Sally Long, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: silong@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: epwhitehouse@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment 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.

PROPERTY OWNER(S):	Salem Keizer School District 24J
APPLICANT(S):	John Shirley on behalf of Joel Smallwood
PROPOSAL REQUEST:	A Class 3 Site Plan Review for a 55,636 square foot addition to an existing school building (Sprague High School), with parking and entry drive reconfiguration. The proposal also includes dedication of a pedestrian trail identified on the Comprehensive Park System Master Plan and a Class 2 Adjustment to the location requirement of bicycle parking within 50-feet of the primary building entrance, for a 43.13-acre property, zoned PE (Public and Private Educational Services), and located at 2373 Kuebler Road S (083W08 / 100 and 083W08 / 300).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period 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>
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 117525, 20 117531

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

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review/Class 2 Adjustment Case No. SPR-ADJ20-40

PROJECT ADDRESS: 2373 Kuebler Rd S, Salem OR 97302

AMANDA Application No.: 20-117525-RP, 20-117531-ZO

COMMENT PERIOD ENDS: January 22, 2021

SUMMARY: Class 3 Site Plan Review and Class 2 Adjustment for the expansion of an existing school building.

REQUEST: A Class 3 Site Plan Review for a 55,636 square foot addition to an existing school building (Sprague High School), with parking and entry drive reconfiguration. The proposal also includes dedication of a pedestrian trail identified on the Comprehensive Park System Master Plan and a Class 2 Adjustment to the location requirement of bicycle parking within 50-feet of the primary building entrance, for a 43.13-acre property, zoned PE (Public and Private Educational Services), and located at 2373 Kuebler Road S (083W08 / 100 and 083W08 / 300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Friday, January 22, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Sally Long, Planner I, Phone: 503-540-2311; E-Mail: sjlong@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

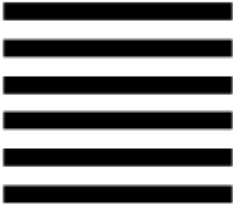
Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



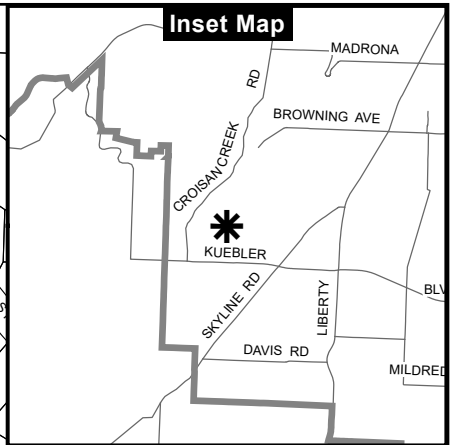
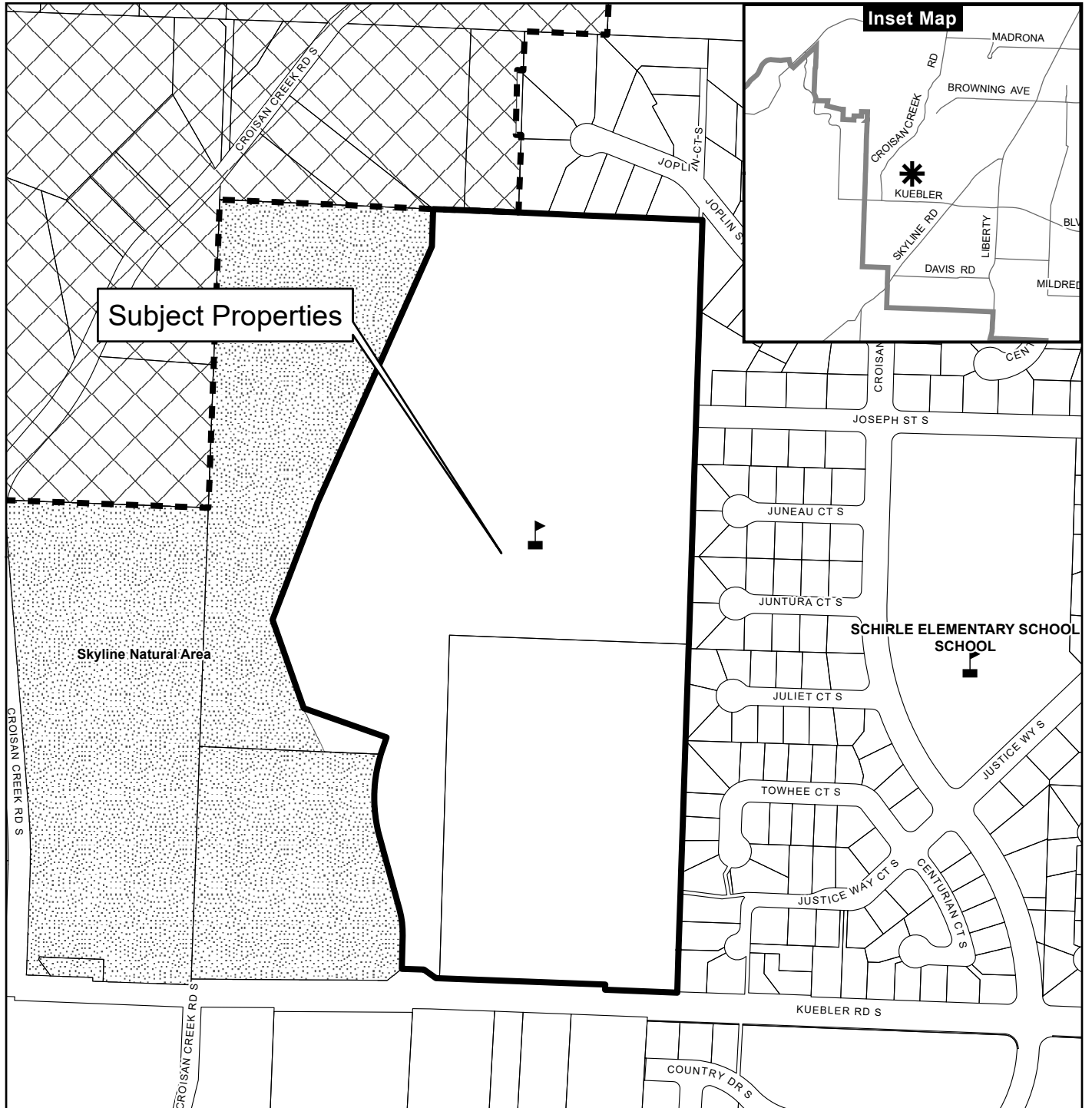
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 2373 Kuebler Road S



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

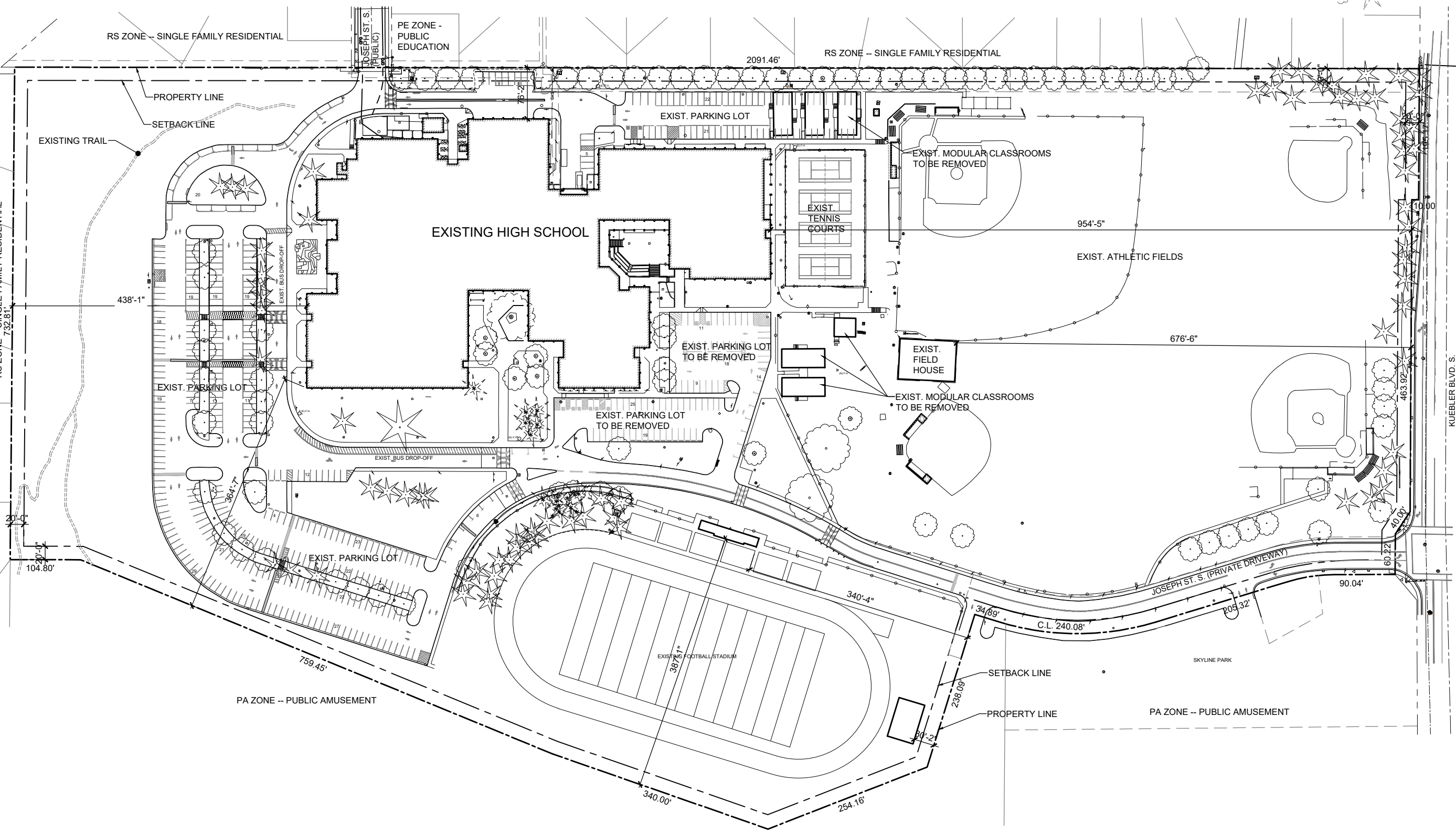


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LEGEND

-  FIRE HYDRANT
-  FENCE
-  H.C. PARKING
-  LANDSCAPE BED / PLANTER
-  CROSSWALK
-  (E) EXISTING
-  ITEM TO BE REMOVED
-  TREE TO BE REMOVED

GENERAL INFORMATION
 TOTAL SITE AREA: 43.13 ACRES (1,878,551 SF)
 EXISTING BUILDING FOOTPRINT: 195,327 SF
 NEW SOUTH ADDITION FOOTPRINT: 14,789 SF
 NEW NORTH ADDITION FOOTPRINT: 18,005 SF
 NEW COMMONS ADDITION FOOTPRINT: 1,398 SF
 LANDSCAPE AREA: 1,081,200 SF (57% SITE AREA)



CONSULTANT

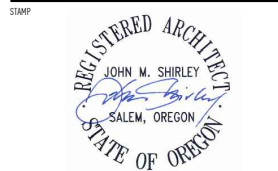
REVISIONS

KEY PLAN

DESC: 2020 ADDITION AND RENOVATION

PROJECT: SPRAGUE HIGH SCHOOL

ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302



JOB 2002 DWG #

DRAWN: DATE: 10-12-2020

TITLE: EXISTING SITE PLAN

SHEET: A0.1

ISSUE: SITE PLAN REVIEW

1 EXISTING SITE PLAN
 A0.1 SCALE: 1" = 150'

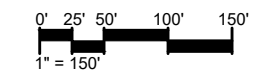




EXHIBIT A

Pedestrian Access Easement Description

A strip of land 10.00 feet in width located in the Southeast One-Quarter of Section 8, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, the centerline of which is more particularly described as follows:

Commencing at the southeast corner of Lot 1, Block 57 of the plat "Sunny Ridge Heights No. 13" Volume 34, Page 40, Marion County Book of Town Plats, also being on the southerly right-of-way line of a 10-foot pedestrian right-of-way; thence along said southerly right-of-way line South 87°37'43" East 5.00 feet to the Point of Beginning; thence leaving said southerly right-of-way line South 01°53'01" West 10.00 feet; thence South 52°02'06" West 125.00 feet; thence North 88°18'39" West 155.00 feet; thence North 85°49'32" West 49.00 feet; thence North 83°38'24" West 44.50 feet; thence South 87°01'17" West 14.00 feet; thence North 86°50'14" West 25.50 feet; thence South 77°46'16" West 28.00 feet; thence North 85°06'16" West 23.50 feet; thence South 88°30'34" West 36.50 feet; thence North 68°54'43" West 35.00 feet; thence South 85°17'58" West 26.00 feet; thence North 74°16'26" West 25.00 feet; thence North 81°42'46" West 56.50 feet; thence North 88°58'34" West 38.50 feet; thence South 74°57'19" West 14.50 feet; thence South 63°54'33" West 27.00 feet; thence South 76°44'12" West 23.50 feet; thence South 55°27'27" West 32.25 feet, to a point on the easterly line of the tract described in Exhibit C of Reel 4129, Page 41, Marion County Deed Records and the Point of Terminus.

The sidelines of said strip of land shall be lengthened or shortened to terminate on said southerly right-of-way line and said easterly line.

The above described tract of land contains 7,892 square feet, more or less.

Basis of Bearings are based on Oregon Coordinate System of 1983, NAD83(2011) Epoch: 2010.0000 North Zone.

12/14/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22

EXHIBIT B

A STRIP OF LAND 10.00 FEET IN WIDTH LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON

JOPLIN COURT S

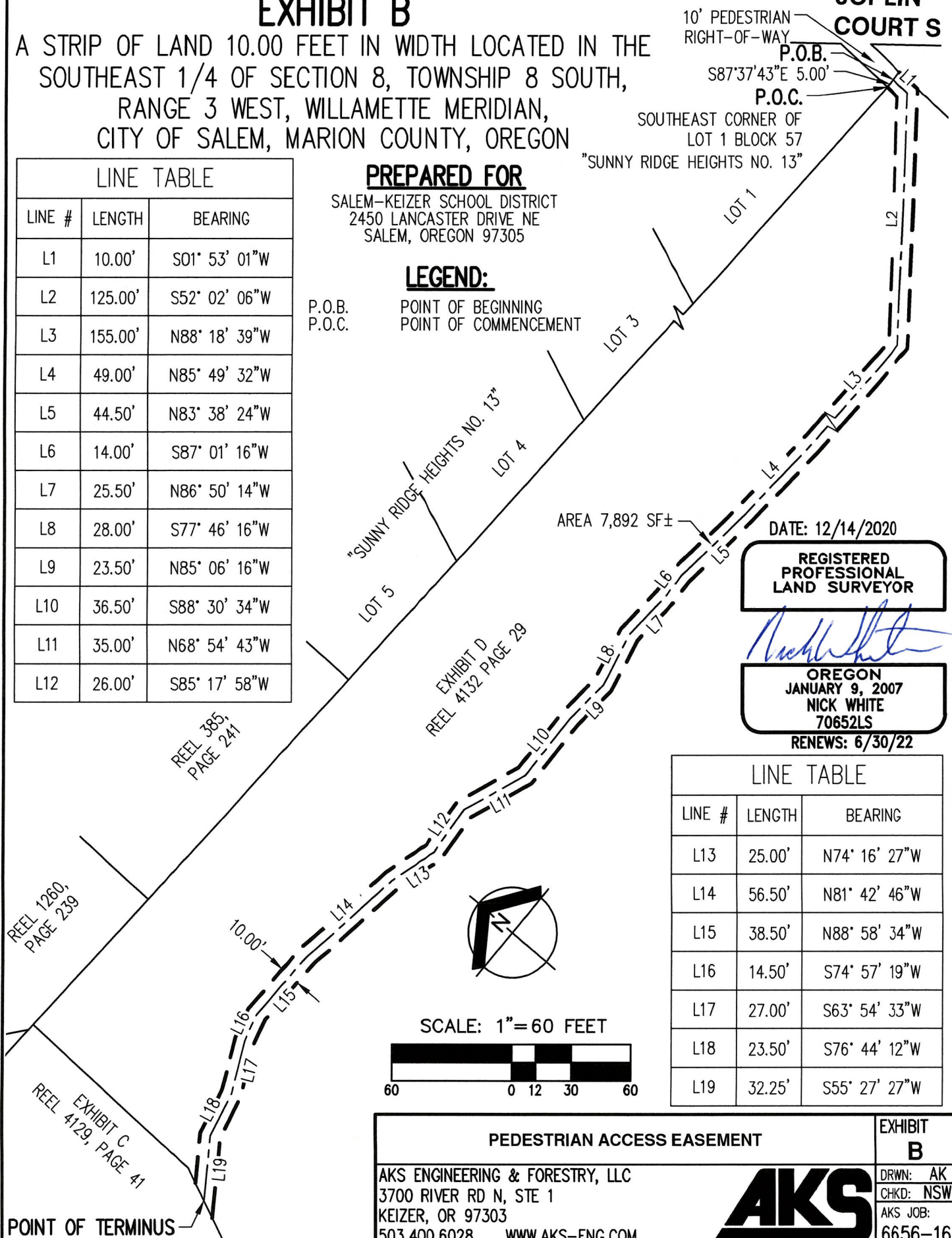
10' PEDESTRIAN RIGHT-OF-WAY
 P.O.B.
 S87°37'43"E 5.00'
 P.O.C.
 SOUTHEAST CORNER OF LOT 1 BLOCK 57
 "SUNNY RIDGE HEIGHTS NO. 13"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.00'	S01° 53' 01"W
L2	125.00'	S52° 02' 06"W
L3	155.00'	N88° 18' 39"W
L4	49.00'	N85° 49' 32"W
L5	44.50'	N83° 38' 24"W
L6	14.00'	S87° 01' 16"W
L7	25.50'	N86° 50' 14"W
L8	28.00'	S77° 46' 16"W
L9	23.50'	N85° 06' 16"W
L10	36.50'	S88° 30' 34"W
L11	35.00'	N68° 54' 43"W
L12	26.00'	S85° 17' 58"W

PREPARED FOR
 SALEM-KEIZER SCHOOL DISTRICT
 2450 LANCASTER DRIVE NE
 SALEM, OREGON 97305

LEGEND:

P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT



DATE: 12/14/2020

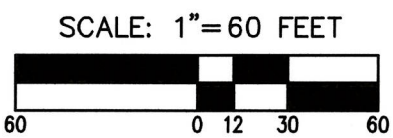
REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

OREGON
 JANUARY 9, 2007
 NICK WHITE
 70652LS

RENEWS: 6/30/22









LINE TABLE		
LINE #	LENGTH	BEARING
L13	25.00'	N74° 16' 27"W
L14	56.50'	N81° 42' 46"W
L15	38.50'	N88° 58' 34"W
L16	14.50'	S74° 57' 19"W
L17	27.00'	S63° 54' 33"W
L18	23.50'	S76° 44' 12"W
L19	32.25'	S55° 27' 27"W



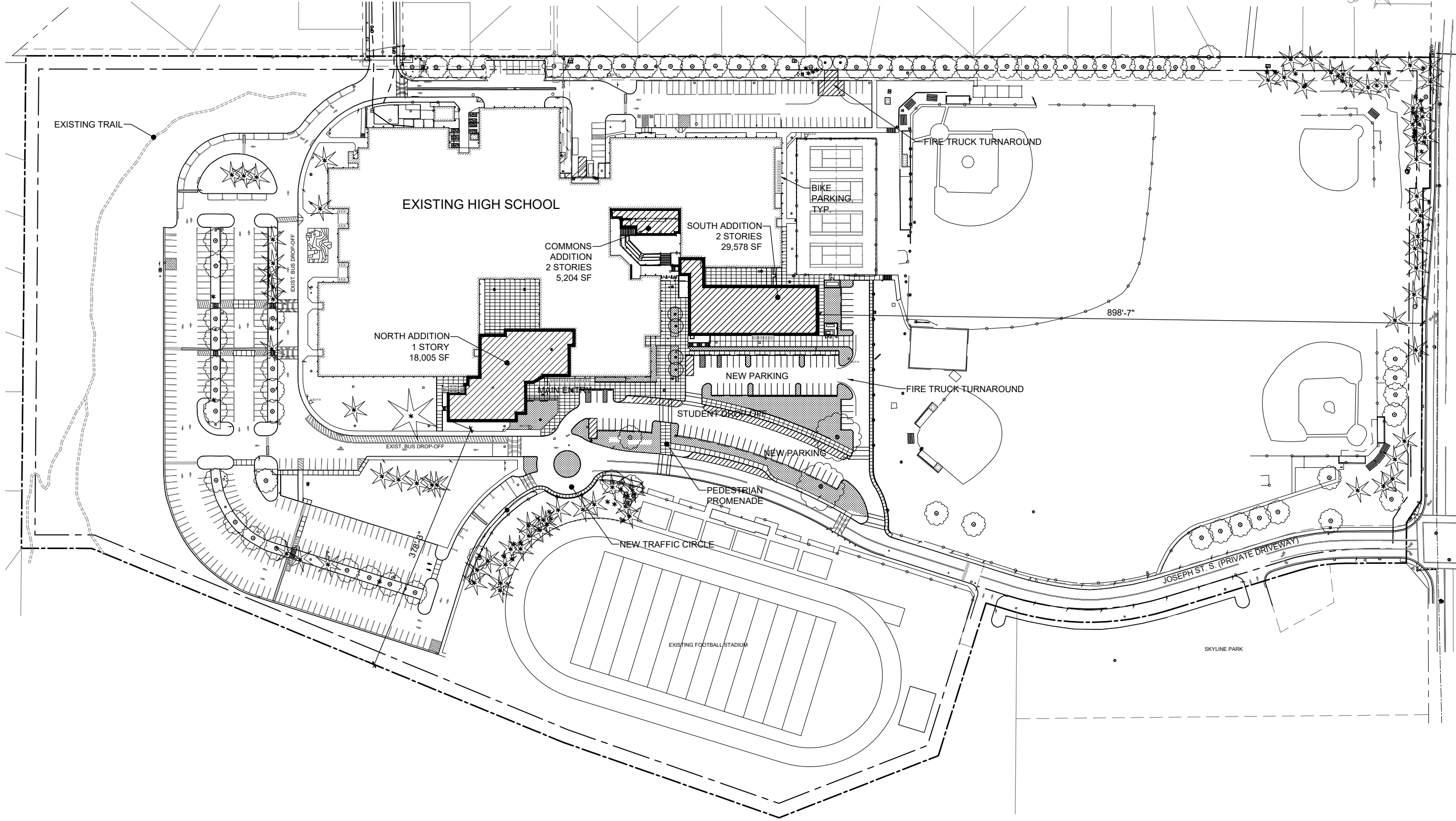
PEDESTRIAN ACCESS EASEMENT		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 3700 RIVER RD N, STE 1 KEIZER, OR 97303 503.400.6028 WWW.AKS-ENG.COM		DRWN: AK CHKD: NSW AKS JOB: 6656-16



LEGEND

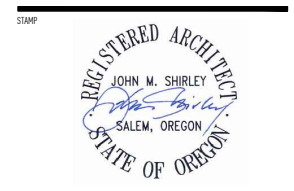
-  FIRE HYDRANT
-  FENCE
-  H.C. PARKING
-  LANDSCAPE BED/
PLANTER
-  CROSSWALK
-  (E) EXISTING
-  ITEM TO BE REMOVED
-  TREE TO BE
REMOVED

GENERAL INFORMATION
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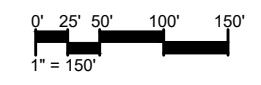
CONSULTANT
 REVISIONS
 KEY PLAN

DESC: 2020 ADDITION AND RENOVATION
 PROJECT: SPRAGUE HIGH SCHOOL
 ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302

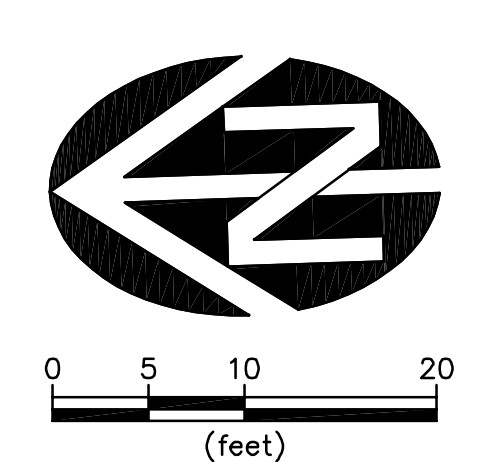
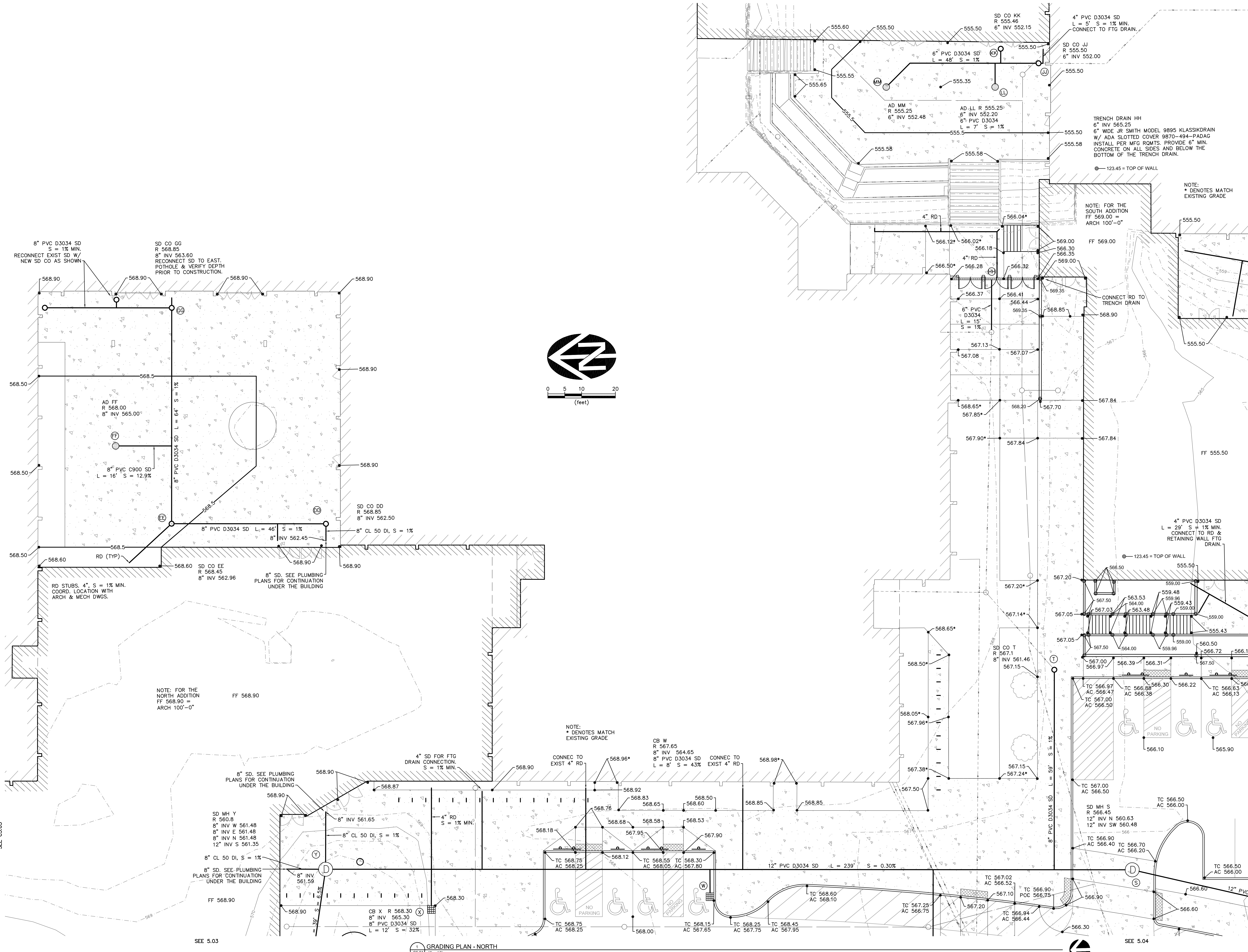


JOB 2002 DWG OF
 DRAWN: DATE: 10-12-2020
 TITLE: PROPOSED SITE PLAN

1 PROPOSED SITE PLAN
 A0.2 SCALE: 1" = 150'



SHEET **A0.2**
 ISSUE: SITE PLAN REVIEW



TRENCH DRAIN HH
 6" INV 565.25
 6" WIDE JR SMITH MODEL 9895 KLASSIKORRAIN
 W/ ADA SLOTTED COVER 9870-494-PADAG
 INSTALL PER MFG QMTS. PROVIDE 6" MIN.
 CONCRETE ON ALL SIDES AND BELOW THE
 BOTTOM OF THE TRENCH DRAIN.

NOTE:
 * DENOTES MATCH
 EXISTING GRADE

NOTE: FOR THE
 SOUTH ADDITION
 FF 569.00 =
 ARCH 100'-0"

NOTE: FOR THE
 NORTH ADDITION
 FF 568.90 =
 ARCH 100'-0"

NOTE:
 * DENOTES MATCH
 EXISTING GRADE

SEE C5.02

SEE C5.03

SEE 5.03

SEE C5.04

1 GRADING PLAN - NORTH
 C5.01 1" = 10'

ASA
ANDERSON SHIRLEY
ARCHITECTS
 495 COMMERCIAL ST. SUITE 5 SALEM, OR 97301
 OFFICE: 503-371-1140 FAX: 503-364-6751

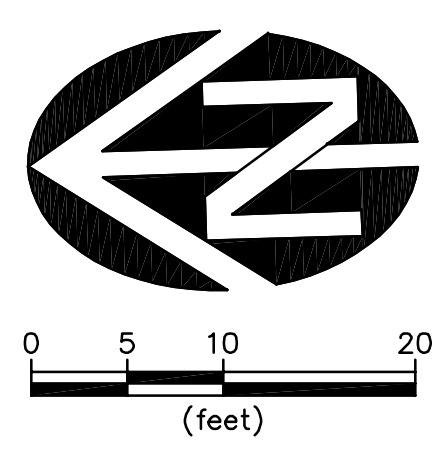
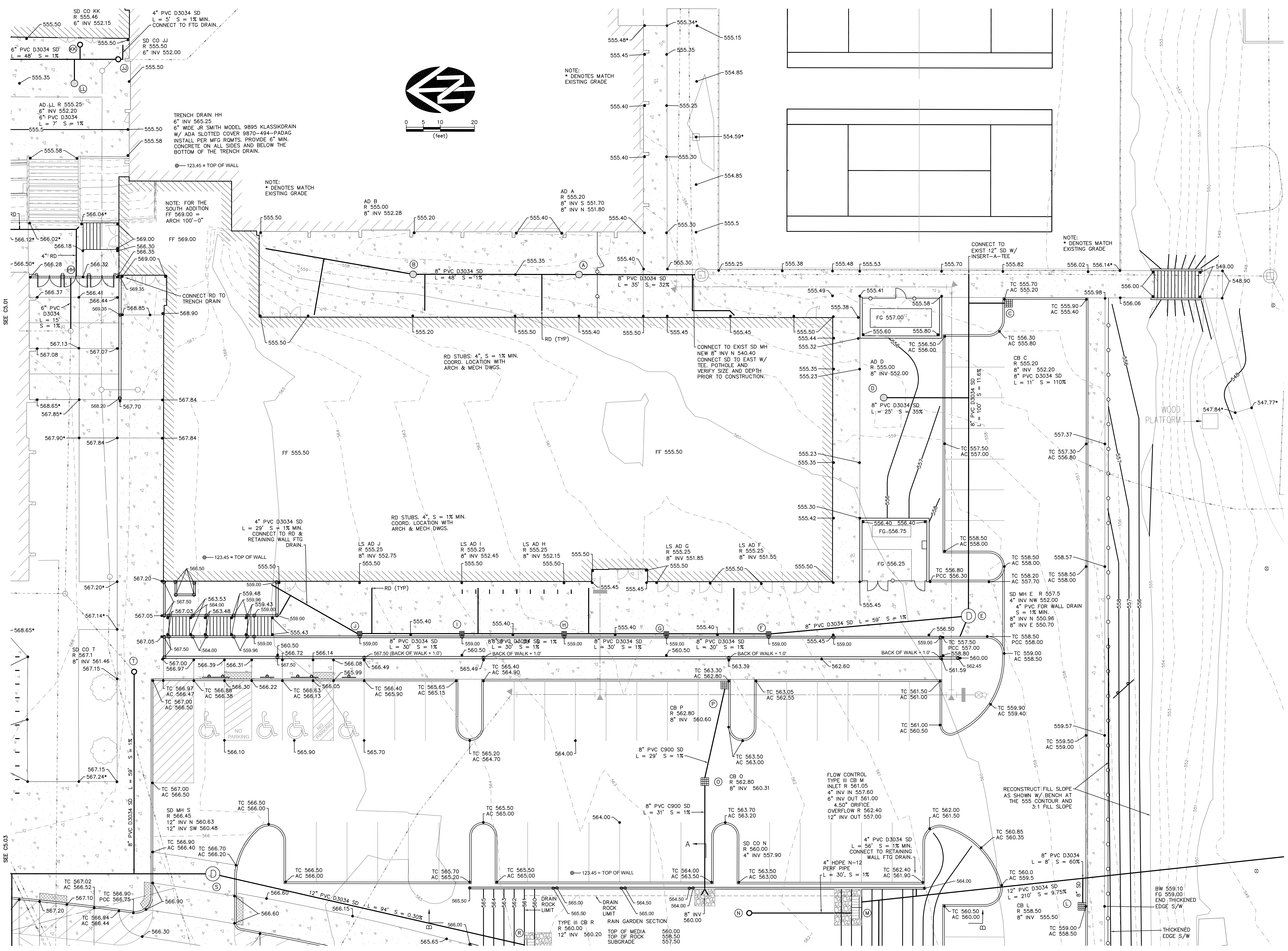
WE
WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 JO 3217.0000.0
 2841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 560-2474 Fax: (503) 560-3366
 E-mail: westech@westech-eng.com

2020 ADDITION AND RENOVATION
SPRAGUE HIGH SCHOOL
 ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 DAYMOND C. ENGEL
 EXPIRES: 12/31/2021

JOB 2002 DWG XX
 DRAWN: DATE: 11-20-2020
GRADING PLAN - NORTH

C5.01
SITE PLAN REVIEW



SEE C5.01

SEE C5.03

SEE 5.03

SEE 5.04

1 GRADING PLAN - SOUTH
1" = 10'

NOTE:
* DENOTES MATCH
EXISTING GRADE

NOTE:
* DENOTES MATCH
EXISTING GRADE

NOTE:
* DENOTES MATCH
EXISTING GRADE

NOTE: FOR THE
SOUTH ADDITION
FF 569.00 =
ARCH 100'-0"

CONNECT RD TO
TRENCH DRAIN

CONNECT TO EXIST SD MH
NEW 8" INV N 540.40
CONNECT SD TO EAST W/
TEE. POTHOLE AND
VERIFY SIZE AND DEPTH
PRIOR TO CONSTRUCTION.

RD STUBS, 4", S = 1% MIN.
COORD. LOCATION WITH
ARCH & MECH DWGS.

RD STUBS, 4", S = 1% MIN.
COORD. LOCATION WITH
ARCH & MECH DWGS.

FLOW CONTROL
TYPE III CB M
INLET R 561.05
4" INV IN 557.60
6" INV OUT 561.00
4.50" ORIFICE
OVERFLOW R 562.40
12" INV OUT 557.00

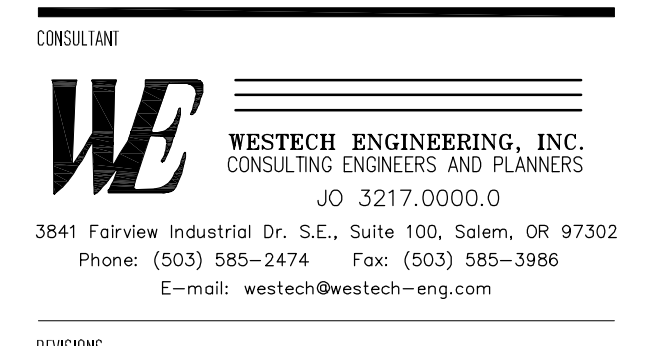
RECONSTRUCT/FILL SLOPE
AS SHOWN W/ BENCH AT
THE 555 CONTOUR AND
3:1 FILL SLOPE

TYPE III CB R
R 560.00
12" INV 560.20
TOP OF MEDIA
TOP OF ROCK
SUBGRADE

DRAIN
ROCK
LIMIT

DRAIN
ROCK
LIMIT

THICKENED
EDGE S/W



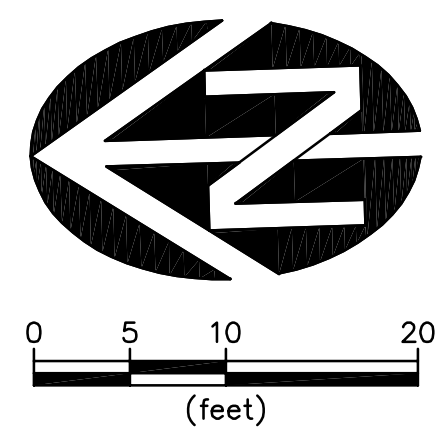
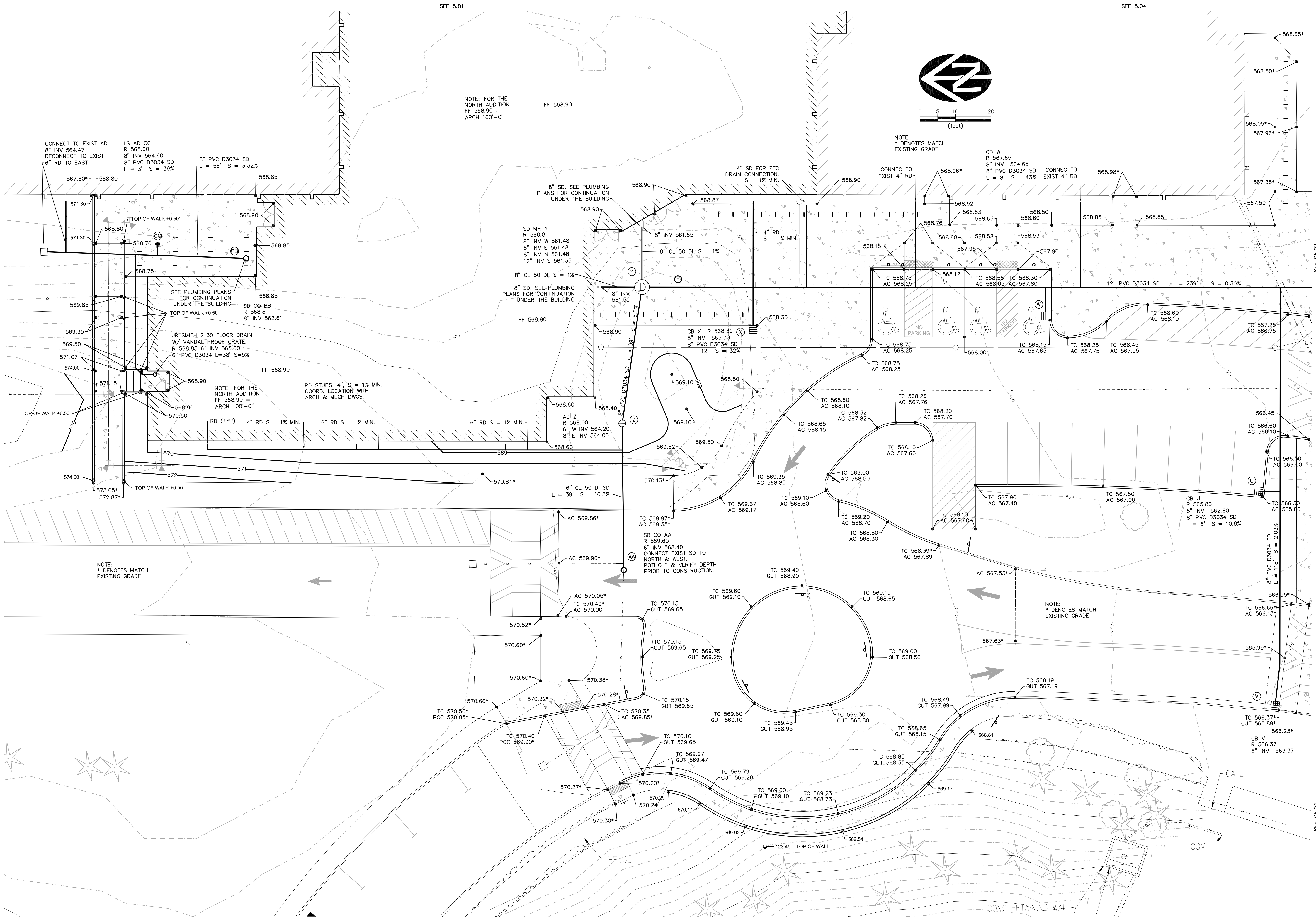
2020 ADDITION
AND RENOVATION
PROJECT
**SPRAGUE
HIGH SCHOOL**

ADDRESS: 2373 KUEBLER BLVD. S
SALEM, OR 97302



JOB 2002 DWG XX
DRAWN: DATE: 11-20-2020
TITLE: GRADING PLAN - SOUTH

SHEET
C5.02
REVISIONS
SITE PLAN REVIEW



SEE 5.01

SEE 5.04

SEE C5.02

SEE C5.04

ASA
ANDERSON SHIRLEY ARCHITECTS
 495 COMMERCIAL ST. SUITE 5 SALEM, OR 97301
 OFFICE: 503-371-1140 FAX: 503-364-6751

WE
WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 2841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3398
 E-mail: westech@westech-eng.com

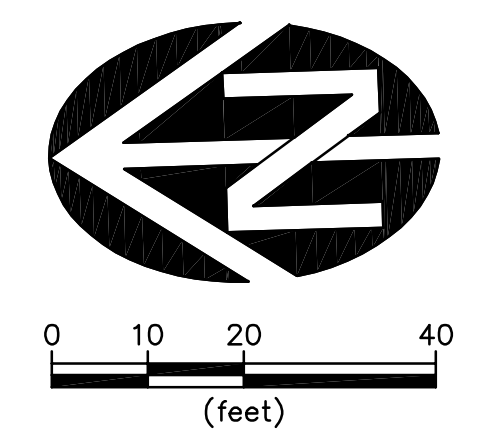
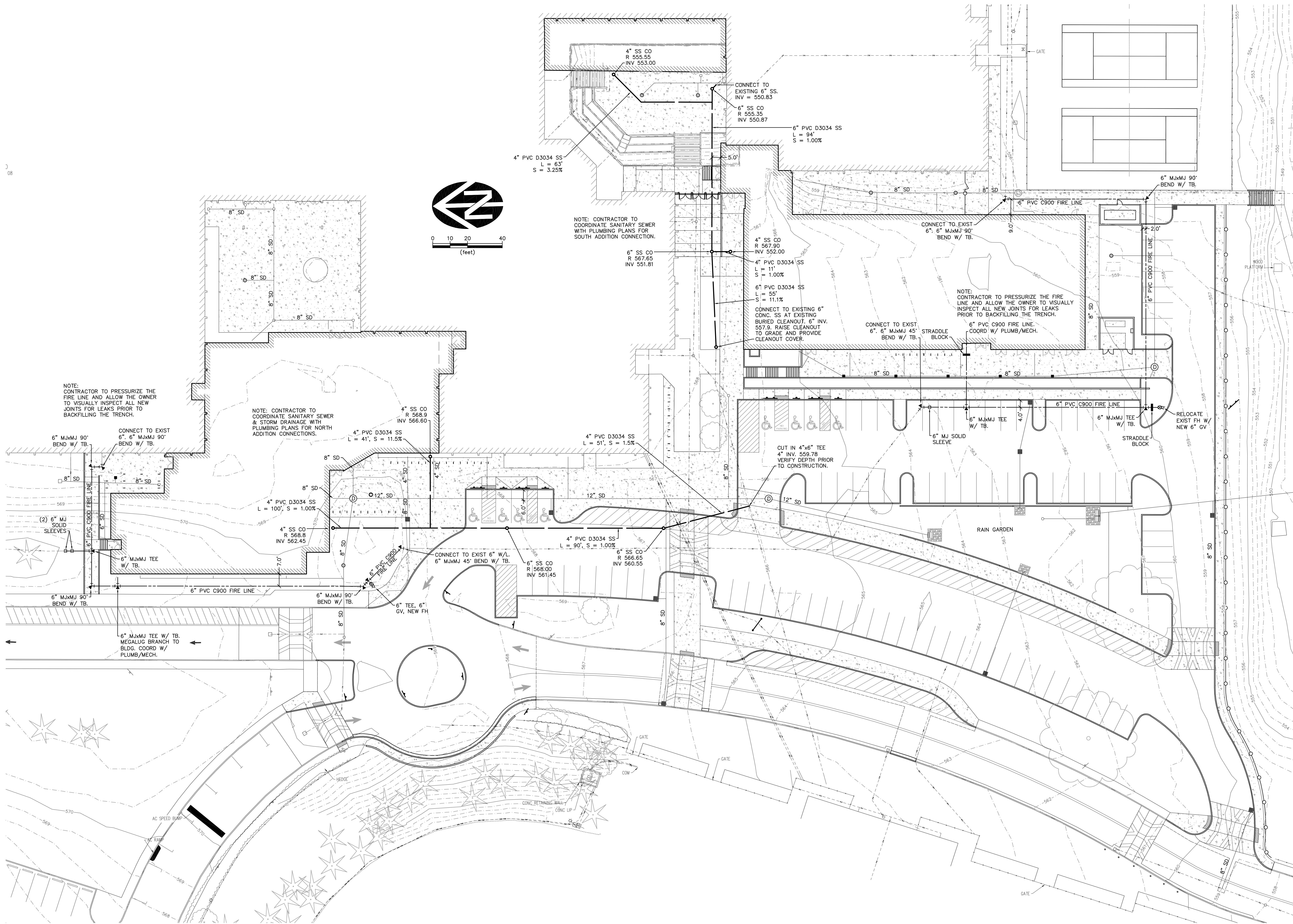
2020 ADDITION AND RENOVATION
SPRAGUE HIGH SCHOOL
 ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 EXPIRES 12/31/2021
 RAYMOND C. ENGEL

JOB 2002 DWG XX
 DRAWN: DATE: 11-20-2020
 TITLE: **GRADING PLAN - NORTHWEST**

C5.03
 SHEET
 TITLE: **SITE PLAN REVIEW**

1 GRADING PLAN - NORTHWEST
 C5.03 1" = 10'



ASA
ANDERSON SHIRLEY ARCHITECTS
 495 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97301
 OFFICE: 503-371-1140 FAX: 503-364-6751

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 2841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3398
 E-mail: westech@westech-eng.com

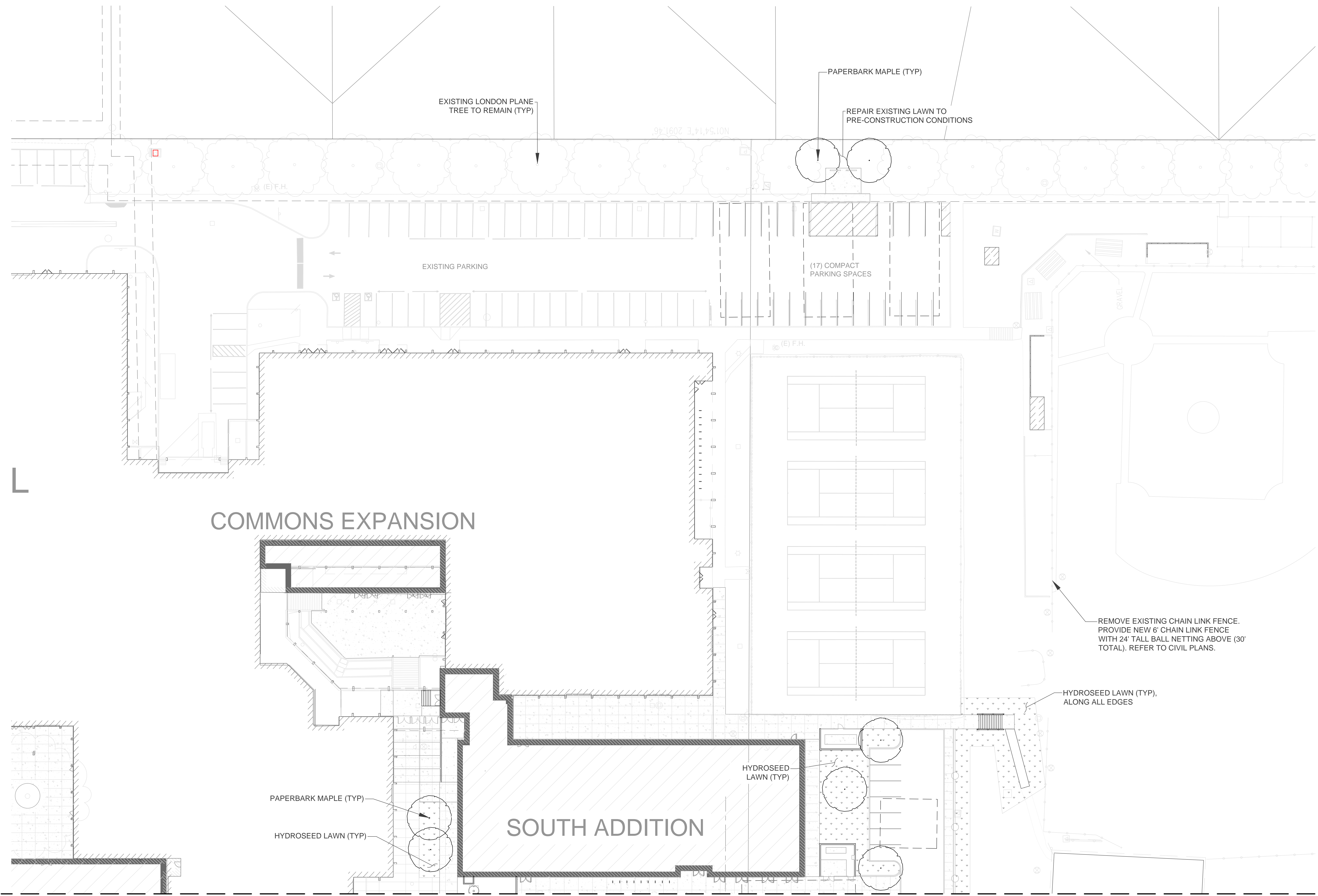
PROJECT: 2020 ADDITION AND RENOVATION
SUBJECT: SPRAGUE HIGH SCHOOL
ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 15. 1987
 12/31/2021
 RAYMOND C. ENGEL

JOB 2002 DWG XX
DATE: 11-20-2020
TITLE: UTILITY PLAN - SW

SHEET: C6.00
BOARD: SITE PLAN REVIEW

1 UTILITY PLAN - SW
 C6.00 1" = 20'



ASA
ANDERSON SHIRLEY ARCHITECTS
 695 COMMERCIAL ST. SUITE 5 SALEM, OR 97301
 OFFICE: 503-371-1140 FAX: 503-364-6751

CONSULTANT
D
 LEISINGER DESIGN
 ANDREW J. LEISINGER, P.L.L.C.
 1000 TRANQUILITY DRIVE, SUITE 100
 SALEM, OREGON 97301
 PHONE: 503-371-1140
 FAX: 503-364-6751
 www.leisingerdesign.com

KEY PLAN

DESC: 2020 ADDITION AND RENOVATION
 PROJECT: SPRAGUE HIGH SCHOOL

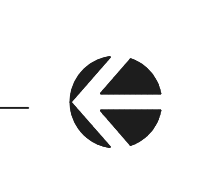
ADDRESS: 2373 KUEBLER BLVD. S SALEM, OR 97302

REGISTERED
 78
 ANDREW J. LEISINGER
 OREGON
 1/25/82
 LANDSCAPE ARCHITECT

JOB 2002 DWG 1 of 8
 DRAWN: A.JL/NWP DATE: 09-29-2020
 TITLE: LANDSCAPE PLAN

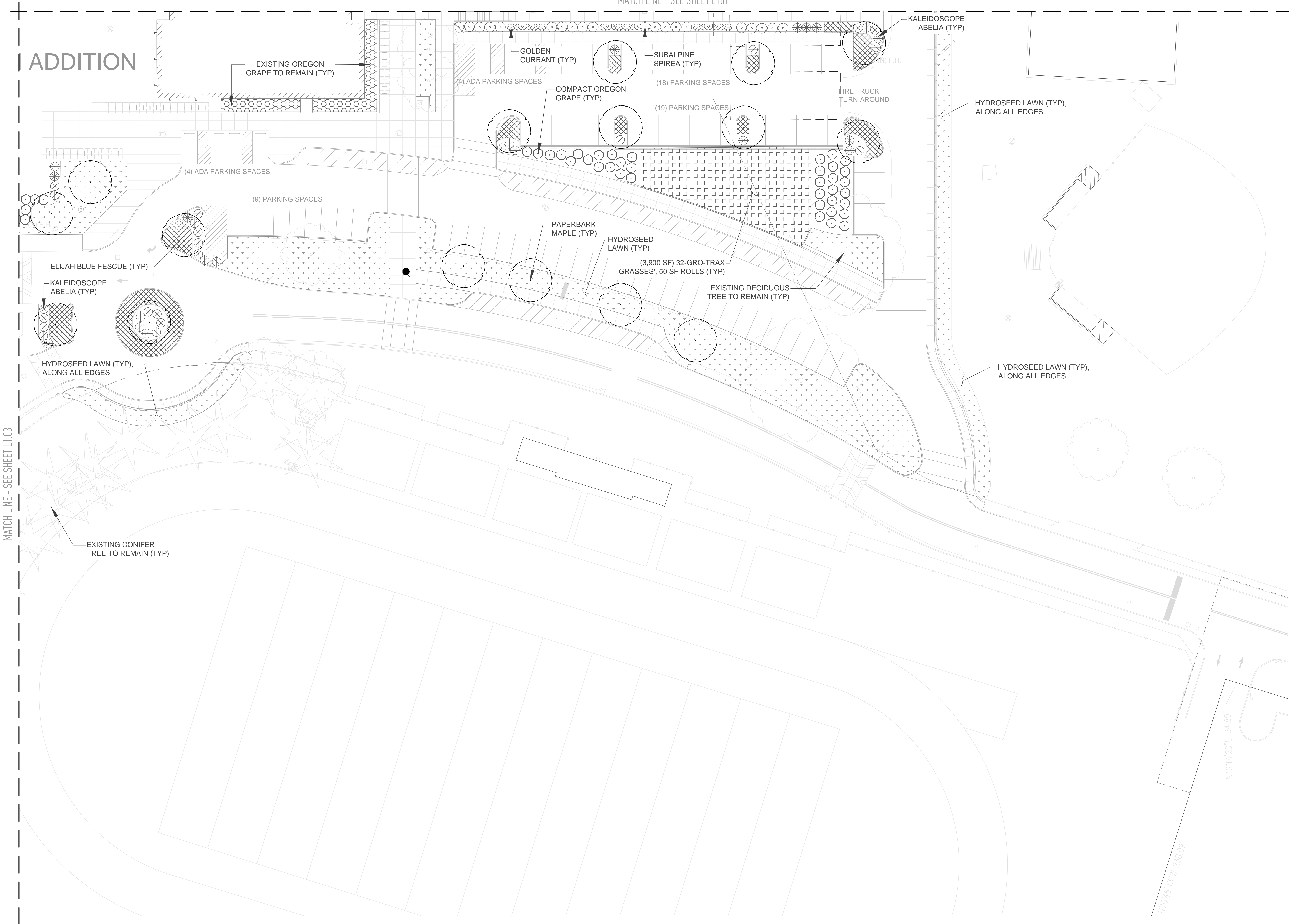
SHEET: L1.01
 DATE: 50% CD

LANDSCAPE PLAN
 SCALE: 1" = 20'



MATCH LINE - SEE SHEET L101

ADDITION



MATCH LINE - SEE SHEET L1.03



ASA
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REVISIONS

KEY PLAN

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PROJECT: SPRAGUE HIGH SCHOOL

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JOB 2002 DWG 2 OF 8
DRAWN: A.JL/NWP DATE: 09-29-2020
TITLE: LANDSCAPE PLAN

SHEET: L1.02
SCALE: 50% CD