



# 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*

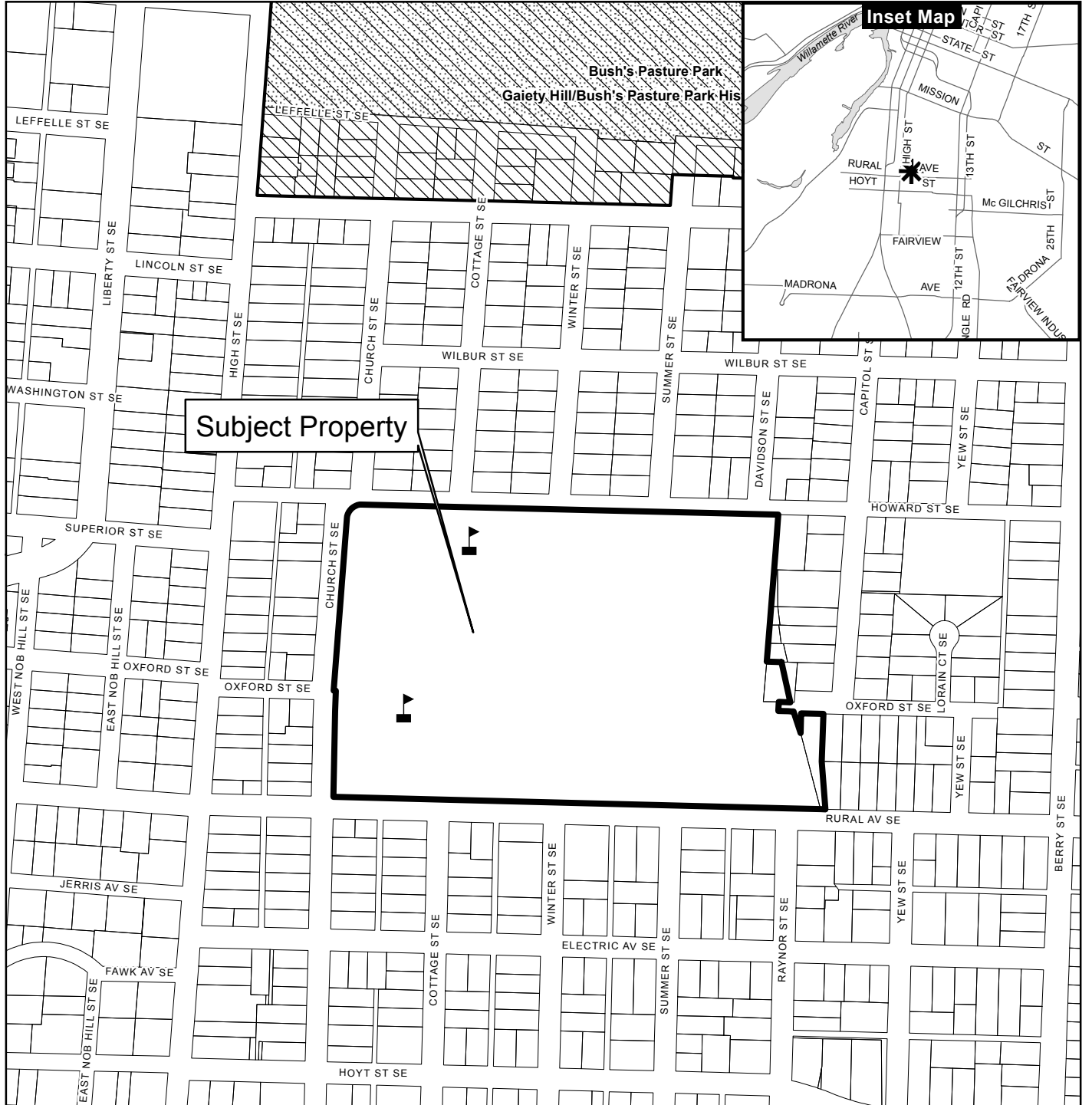
<b>CASE NUMBER:</b>	<b>Appeal of the <i>Planning Administrator's</i> decision on SPR-ADJ-DAP20-03 Case No. SPR-ADJ-DAP20-03</b>
<b>HEARING INFORMATION / HOW TO SUBMIT TESTIMONY:</b>	<p><u>CITY COUNCIL, Monday, May 11, 2020 at 6:00 p.m</u></p> <p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. <b>NO IN-PERSON TESTIMONY WILL BE ACCPETED.</b> Staff encourages you to email written testimony to the City Recorder at <a href="mailto:cityrecorder@cityofsalem.net">cityrecorder@cityofsalem.net</a> or the case manager listed below. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt.</p> <p><b>For information on how to view or listen to this City Council hearing please visit the link below or call the City Recorder's Office at 503-588-6003:</b> <a href="https://salem.legistar.com/Calendar.aspx">https://salem.legistar.com/Calendar.aspx</a>.</p>
<b>PROPERTY LOCATION:</b>	1910 Church St SE / 97301
<b>SUMMARY:</b>	Appeal of Planning Administrator's decision on a site plan review for the addition of classrooms, performing arts classrooms and theater, new auxiliary gym, field house and parking area of the existing South Salem High School with an adjustment for a reduction in to the setback abutting the street, amount of off-street parking, distance to primary entrance for bike parking and reduction in interior landscaping.
<b>CASE MANAGER:</b>	<b>Oliva Dias, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</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>South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Phone: 503-399-8515; Email: <a href="mailto:rozshirack7@gmail.com">rozshirack7@gmail.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>	Salem Revised Code (SRC) Chapter(s) Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; and 804.025(d) – Class 2 Driveway Approach Permit. 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.

<b>OWNER / APPLICANT:</b>	Salem Keizer School District
<b>APPELLANT:</b>	Candy Phipps and Laura Walker
<b>DESCRIPTION of REQUEST:</b>	<p><b>Appeal</b> of the <i>Planning Administrator's</i> decision on Class 3 Site Plan Review for the addition of classrooms, performing arts classrooms and theater, new auxiliary gym, field house and parking area of the existing Salem High School. An alternative street standard is requested for Howard Street, Church Street and Rural Street abutting the subject property. Driveway Approach Permits for five driveways to be constructed or reconstructed. Two Class 2 Adjustments are requested for:</p> <ol style="list-style-type: none"> <li>1) A reduction to minimum off-street parking requirements from 375 spaces to 253 spaces,</li> <li>2) A reduction to minimum 20-foot setback abutting a street in order to construct an addition two feet from Howard Street and 10 feet abutting Church Street.</li> <li>3) A reduction to the minimum distance from primary entrance for bicycle parking from 50-feet to 500-Feet.</li> <li>4) A reduction to the requirement for interior landscaping for off-street parking areas.</li> </ol> <p>For property approximately 22.09 acres in size, zoned PE (Public/Private Education) and located at 1910 Church Street SE - 97301 (Marion County Assessor Map and Tax Lot number: 073W34AC / 100, 073W34AD / 15500 AND 073W34AD / 15400).</p>
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Councilors. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant/appellant 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.</p> <p>Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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 appellant, applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
<b>MORE INFORMATION:</b>	<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 <a href="https://splash.cityofsalem.net/">https://splash.cityofsalem.net/</a>. Just enter the permit number(s) listed here: 19 121324</p>
<b>NOTICE MAILING DATE:</b>	April 21, 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 1910 Church Street 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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## ATTACHMENT

### Appeal of Planning Administrator Decision

Decision Date: February 14, 2020

Application No.: 19-121324-RP/19-121325-ZO/19-123268-ZO

Changes are being made by the School District and City staff after the Planning Administrator's Decision (February 14, 2020) that should have an opportunity for public review and comment. Some of the suggested changes are good, e.g., modification to the original proposal to place a median at Oxford & Church SE.

Questions on the widening of Howard Street are still unresolved, the location of the widening and safety concerns, and measures to improve public safety east of the school. New engineering drawings are being submitted by the School District for modifications to Condition # 5. The widening of Howard Street and safety as it approaches the creek, how Howard Street will be tapered just west of Davidson Street, Condition # 5 does not address.

The changes on Howard Street, Conditions # 3, 4, 5, 6, 7 and 13 are not widely understood. The bulk of the changes are on Howard, not Church. The existing configuration of Howard Street, it is acknowledged, does not meet current standards of classification in the Salem TSP. Our concern is for safety and the livability of the residential area east of the high school campus.

Light intrusion into homes from the lower parking lot on Howard Street is also a concern. We also ask for Construction Noise to not occur on Sundays.

Unclear is how the debris from demolition will be transported, and the routing of the trucks or carriers (routes) from the site, if trucks will be directed eastward and what, e. g., assessment of the weight impacts may be on the small historic bridge on Cross Street near 12th Street SE. No demolition or routing plan has been presented to the neighbors (SCAN) or explained or standards, e.g., of debris covers in transport to mitigate dust and particulate matter dispersal in transport. Or the duration details.

97 parking spaces are to be added along Howard Street. Our concerns are impacts on the east side of the campus: the safety on Howard Street, the traffic infiltration to Capitol-Oxford-Yew SE, and pedestrian safety on Yew. Yew has no curb or sidewalk (Yew to Rural). The Salem TSP standard is for a "safe, orderly, and efficient circulation of traffic into and out of the proposed development and negative impacts to the transportation system are mitigated adequately."

The application did not include a TIA or an analysis of the traffic infiltration into the residential area east of Davidson St, SE. Potential impacts east of the campus should be identified and we ask for a reasonable program to mitigate the negative vehicular impacts by the City, and the School District. The drawing (untitled) in the application materials on the page following page 6, SD 24-J Application document, Alternative Street

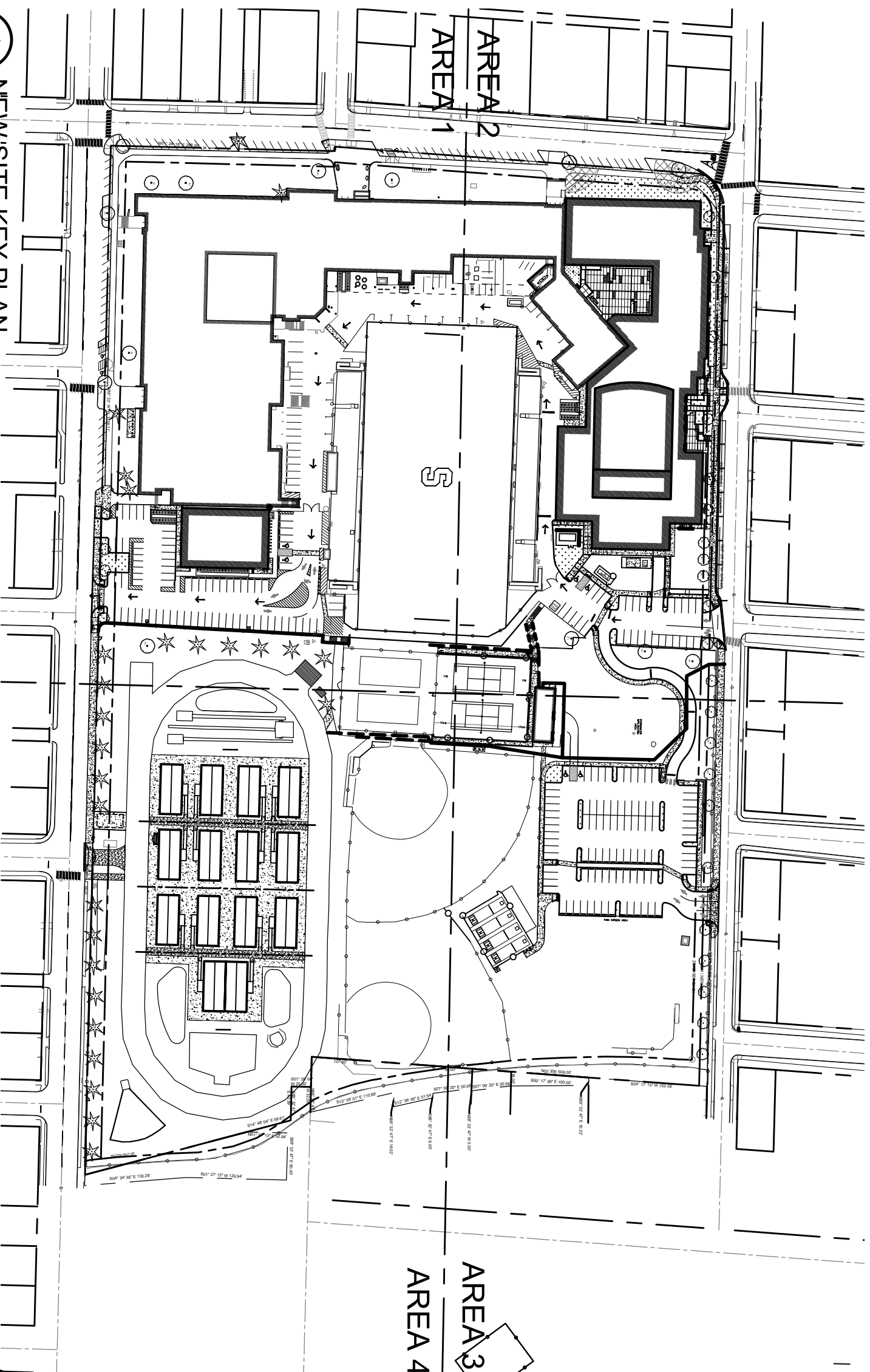
Design-Howard Street, 2019-01-12, affirms traffic eastward from the lower parking lot. We live in the area east of the high school.

**LEGEND**

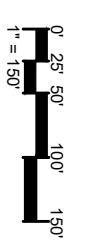
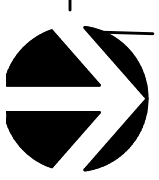
	FIRE HYDRANTS		CROSS WALK
	PROPERTY LINE		EXISTING
	APPROX. ELEVATION		TRASH CANS
	ZONING SETBACK		DASHED LINE DEMOLITION
	SPECIAL SETBACK		NEW SCHOOL
	STREET CENTER LINE		(E) TABLE
	CATCH BASIN		(E) = TREE TO REMAIN
	FLOW OF BUS TRAFFIC		(N) = NEW TREE
	FENCE AND GATE		(E) TREE TO BE REMOVED
	H.C. PARKING		CRITICAL TREE ZONE
	RAIN DRAIN		NEW ASPHALT PAVING
	COORDINATE W/ CIVIL		LANDSCAPE BED/PLANTER
	WALL MOUNT LIGHT		
	COORDINATE W/ ELEC.		
	NEW GRAVEL		

**GENERAL INFORMATION**

TOTAL SITE AREA: 22.09 ACRES (962,240 SF)  
 NEW BUILDING FOOTPRINT: 158,260 SF  
 NEW FIELD HOUSE FOOTPRINT: 1820 SF  
 NEW AUX GYM FOOTPRINT: 8558 SF  
 SPRT COURTS/UTILITY PADS: 18,918 SF  
 NEW PAVED PATHS: 22,048 SF  
 PHASE 1 PAVED PATH: 6,310 SF  
 PHASE 1 TEMP. PORTABLES: 25,088SF  
 PROPOSED PARKING: 330 ON-SITE  
 122 OFF-SITE  
 PROPOSED BIKE PARKING: 188  
 EXIST. COVERED WALK: TO BOTTOM OF ROOF (E) 9'-11"



1 NEW SITE KEY PLAN  
 SCALE: 1"=150'-0"

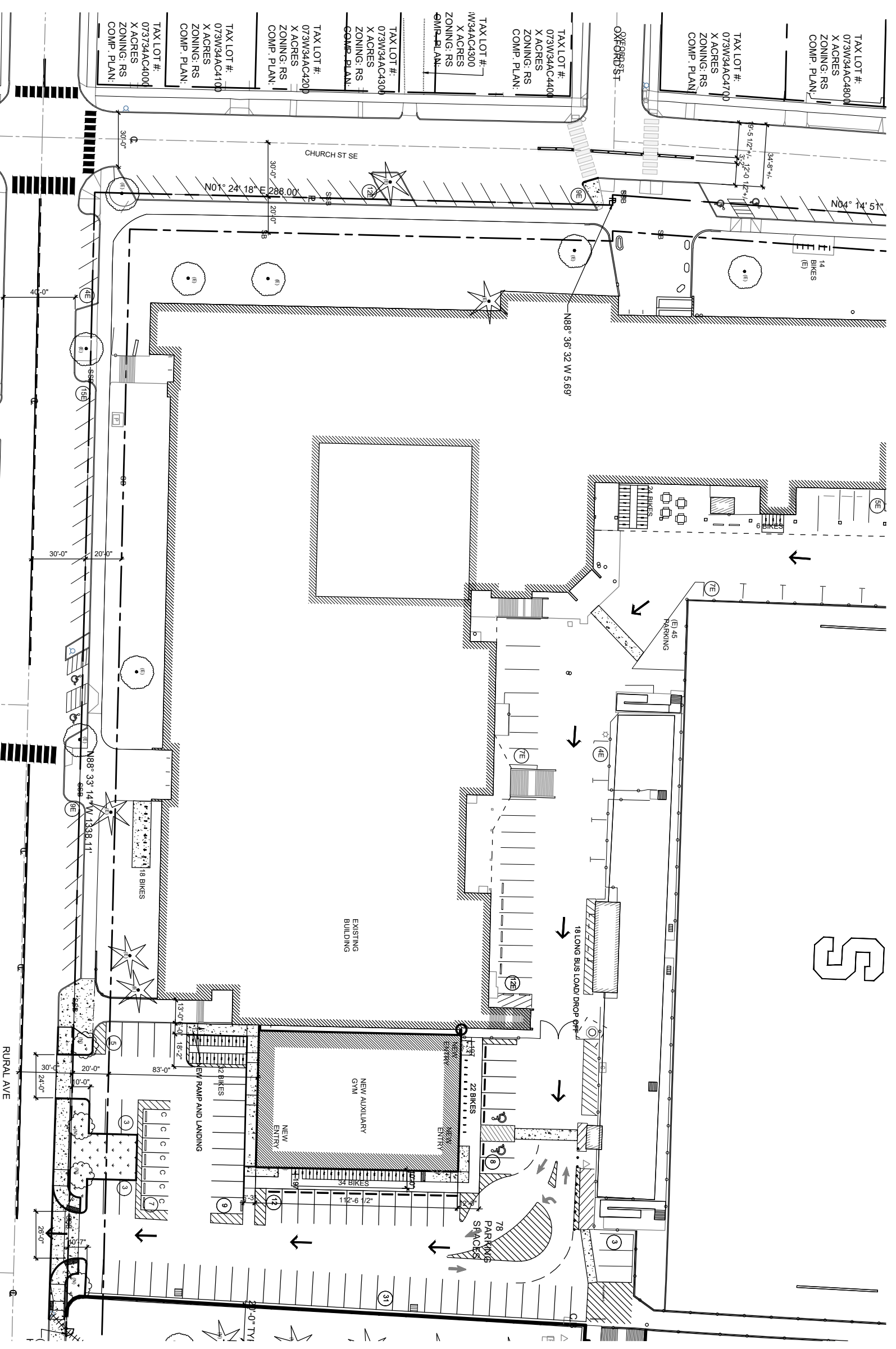


ANDERSON SHIRLEY  
 ARCHITECTS  
 475 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97301  
 503.585.9119 FAX 503.585.9114

RISC: 2020 ADDITION AND RENOVATION  
 PROJECT: SOUTH SALEM HIGH SCHOOL  
 ADDRESS: 1910 CHURCH ST. SE SALEM, OR 97302  
 JOB 1901 DRAWN: AMJ  
 DATE: 01-12-20  
 SHEET: NEW SITE KEY PLAN  
 OF: A0.01  
 ISS: PERMIT SET



# 5



### LEGEND

- FIRE HYDRANTS
- ▬ PROPERTY LINE
- + APPROX. ELEVATION
- SB ZONING SETBACK
- SSB SPECIAL SETBACK
- ⊕ STREET CENTER LINE
- C.B. CATCH BASIN
- FLOW OF BUS TRAFFIC
- FENCE AND GATE
- ⊙ H.C. PARKING
- ⊙ RAIN DRAIN
- ⊙ COORDINATE W/ CIVIL
- ⊙ WALL MOUNT LIGHT
- ⊙ COORDINATE W/ ELEC.
- ⊙ NEW GRAVEL
- ⊙ NEW ASPHALT PAVING
- ⊙ LANDSCAPE BED/PLANTER
- ⊙ CROSS WALK
- (E) EXISTING
- (E) TRASH CANS
- DASHED LINE DEMOLITION
- ▬ NEW SCHOOL
- (E) TABLE
- (E) TREE TO REMAIN
- (N) = NEW TREE
- (E) TREE TO BE REMOVED

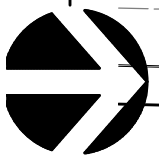
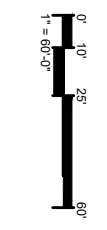
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 PROJECT: SOUTH SALEM HIGH SCHOOL  
 ADDRESS: 1910 CHURCH ST. SE SALEM, OR 97302  
 JOB 1901 DRAWN: AN/ DATE: 01-12-20  
 NEW SITE PLAN AREA 1  
 SHEET: A0.02  
 DATE: 01-12-20  
 PERMIT SET



1 AREA 1  
 A0.02 SCALE: 1"=60'-0"

**LEGEND**

- FIRE HYDRANTS
- ▬ CROSS WALK
- ▬ PROPERTY LINE
- ⊕ APPROX. ELEVATION
- (E) EXISTING
- + ZONING SETBACK
- TRASH CANS
- SSB SPECIAL SETBACK
- DASHED LINE
- ⊕ STREET DEMOLITION
- ⊕ CENTER LINE
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- ⊕ (E) TREE TO BE REMOVED
- ⊕ NEW ASPHALT PAVING
- ⊕ LANDSCAPE BED/PLANTER
- ⊕ NEW GRAVEL
- ⊕ CRITICAL TREE ZONE

**GENERAL INFORMATION**

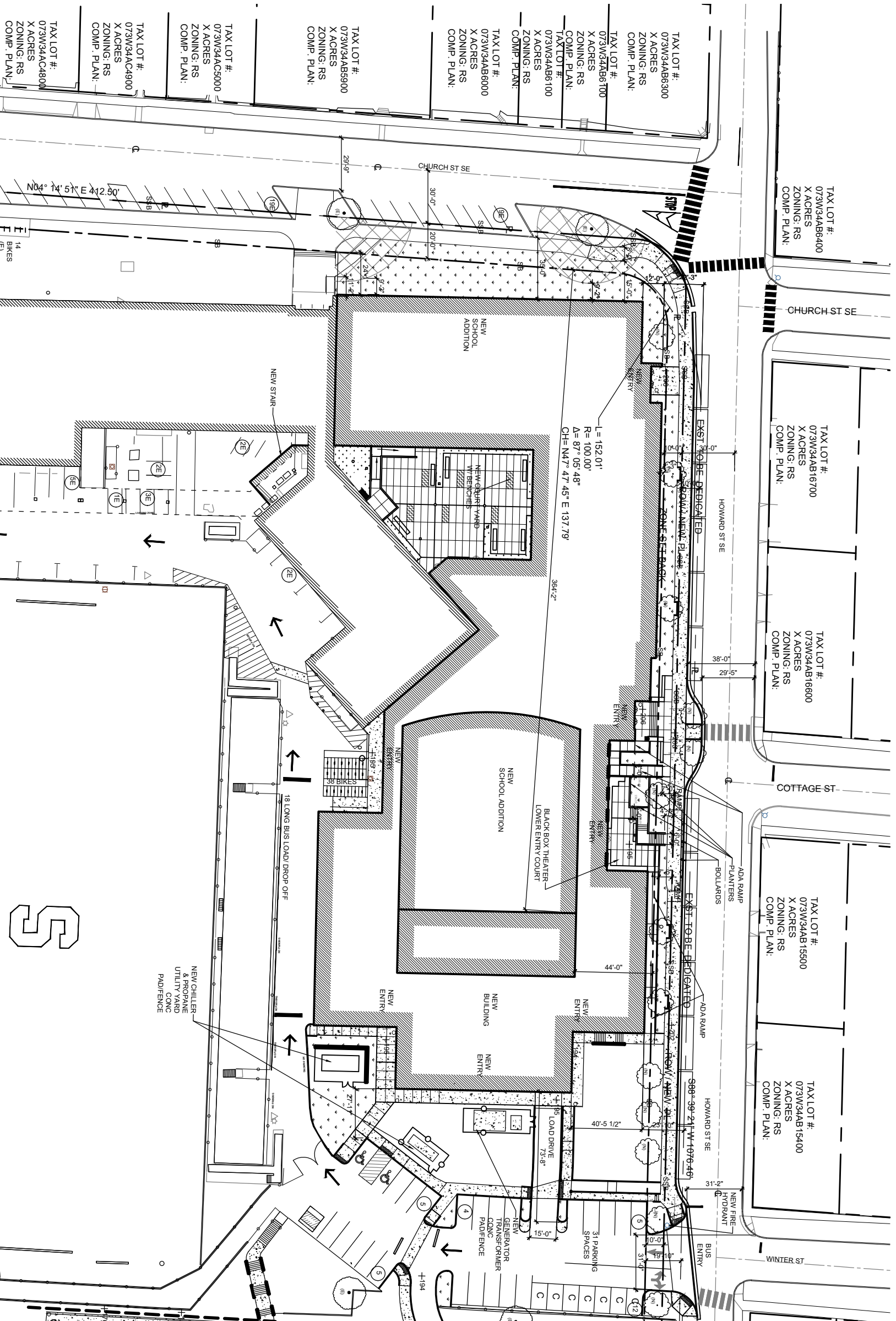
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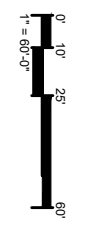
**ANDERSON SHIRLEY ARCHITECTS**  
 405 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97302  
 503.585.9130 FAX: 503.585.9444

DATE: 2020 ADDITION AND RENOVATION  
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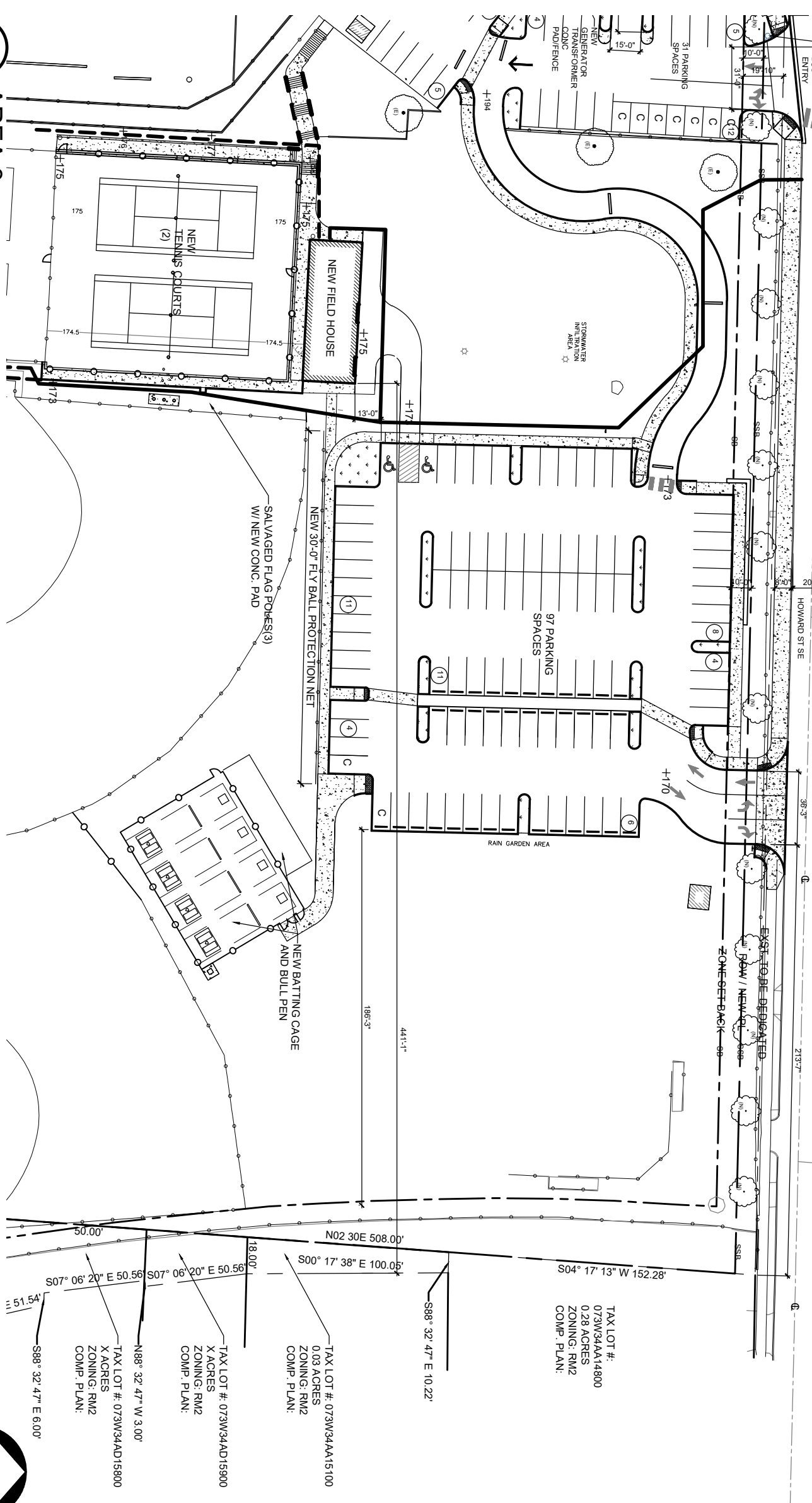
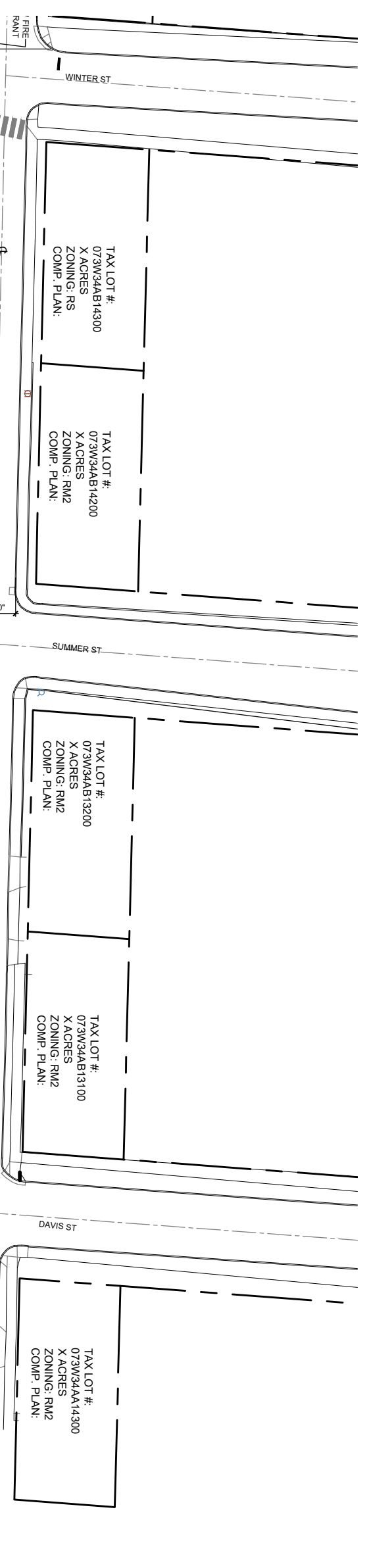
JOB: 1901 DRAWN: AM/ DATE: 01-12-20  
 NEW SITE PLAN  
 AREA 2  
**AD.03**  
 PERMIT SET



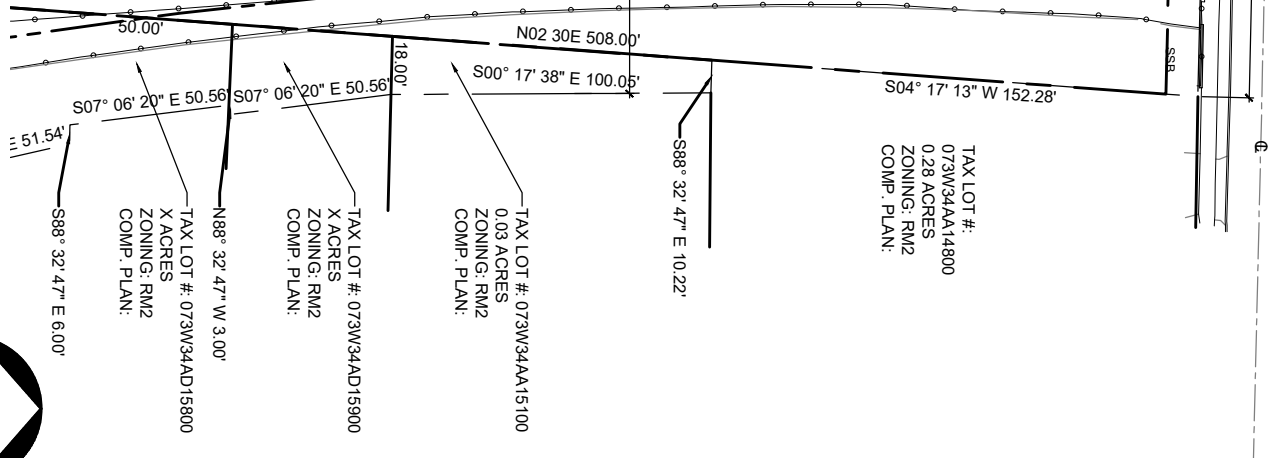
**1 AREA 2**  
 SCALE: 1"=60'-0"  
 A0.03







1  
**AREA 3**  
 SCALE: 1"=60'-0"

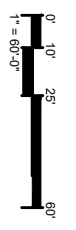
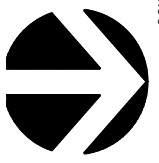


**LEGEND**

	FIRE HYDRANT'S		CROSS WALK
	PROPERTY LINE		EXISTING
	APPROX. ELEVATION		(E) TREE TO REMAIN
	TRASH CANS		(N) TREE TO BE REMOVED
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 503.585.9119 FAX: 503.585.9111

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DATE: 01-12-20  
 JOB 1901  
 NEW SITE PLAN  
 AREA 3  
 A0.04

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 JOB 1901  
 NEW SITE PLAN  
 AREA 3  
 A0.04

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 JOB 1901  
 NEW SITE PLAN  
 AREA 3  
 A0.04

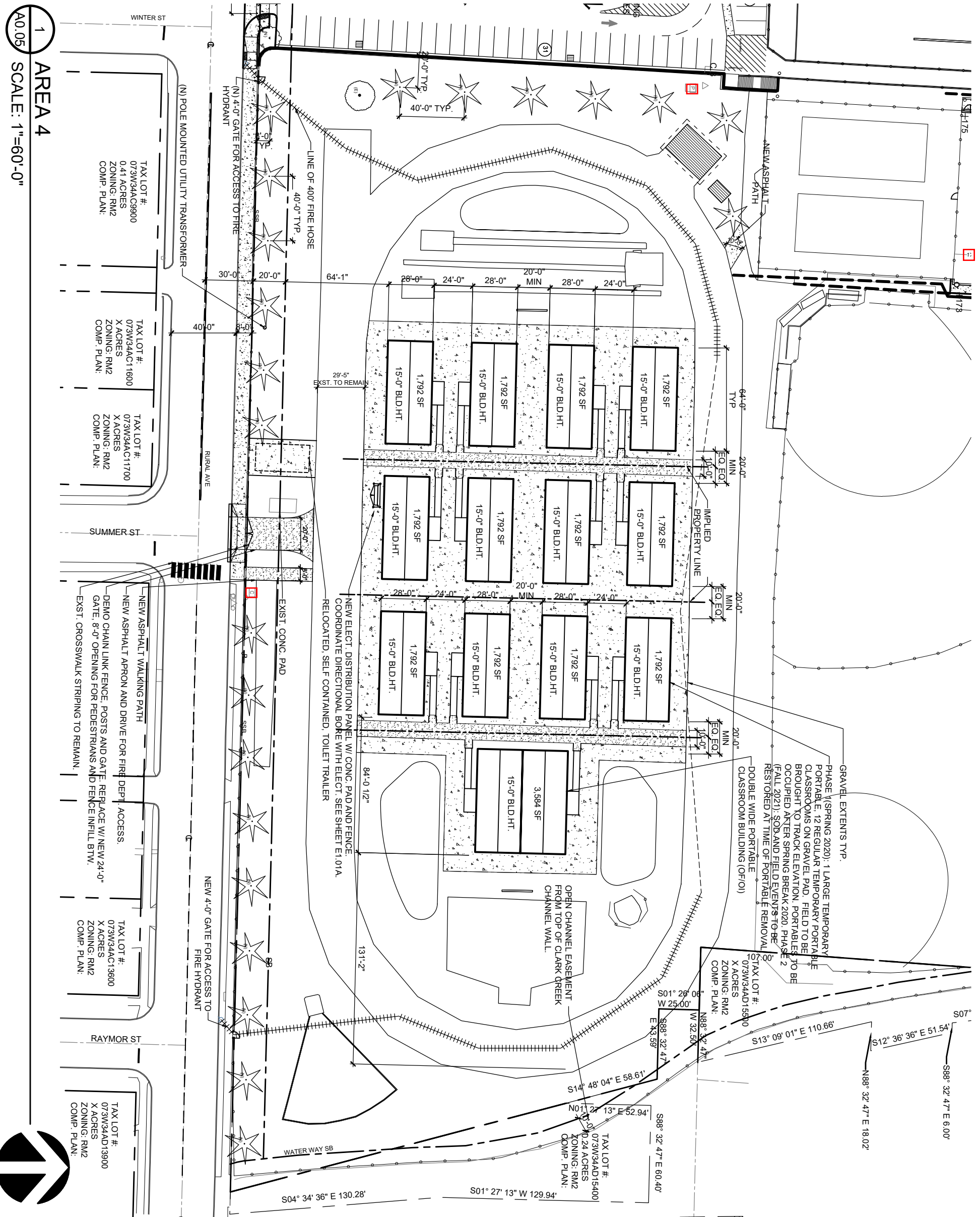


**LEGEND**

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**ANDERSON SHIRLEY ARCHITECTS**  
 875 COMMERCIAL ST. SE SUITE 3 SALEM, OR 97302  
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**JOB 1901** DRAWN: AMJ  
**NEW SITE PLAN** DATE: 01-12-20

**2020 ADDITION AND RENOVATION**

**SOUTH SALEM HIGH SCHOOL**  
 ADDRESS: 1910 CHURCH ST. SE SALEM, OR 97302

**SCALE: 1"=60'-0"**

**PERMIT SET**