



# 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.*

|                                   |  |
|-----------------------------------|--|
| <b>CASE NUMBER:</b>               | Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP21-02  |
| <b>PROPERTY LOCATION:</b>         | 1460 Commercial St SE, Salem OR 97302  |
| <b>NOTICE MAILING DATE:</b>       | February 4, 2021   |
| <b>PROPOSAL SUMMARY:</b>          | A proposal to demolish one existing building and replace with a new surgical center, with associated site improvements.  |
| <b>COMMENT PERIOD:</b>            | <b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, February 18, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.</b>   |
| <b>CASE MANAGER:</b>              | <b>Brandon Pike, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:bpike@cityofsalem.net">bpike@cityofsalem.net</a>  |
| <b>NEIGHBORHOOD ASSOCIATION:</b>  | <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><br><br>South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Phone: 503-399-8615; Email: <a href="mailto:rozshirack7@gmail.com">rozshirack7@gmail.com</a> . |
| <b>ACCESS:</b>                    | The Americans with Disabilities Act (ADA) accommodations will be provided on request.  |
| <b>CRITERIA TO BE CONSIDERED:</b> | Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Site Plan Review; 804.025(d) – Driveway Approach Permit<br><br>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>PROPERTY OWNER(S):</b>   | Neaman Holdings LLC (Keith Neaman)   |
| <b>APPLICANT(S):</b>        | Blake Bural, AC and Co Architecture Community  |
| <b>PROPOSAL REQUEST:</b>    | A consolidated application containing a Class 3 Site Plan Review for the development of an approximately 4,417 square-foot building with associated site improvements, and a Class 2 Driveway Approach Permit to allow driveway access to Leffelle Street SE. The subject property is zoned CO (Commercial Office), approximately 0.56 acres in size, and located at 1460 Commercial Street SE (Marion County Assessor map and tax lot number(s): 073W27CD / 5000).  |
| <b>APPLICATION PROCESS:</b> | <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> |
| <b>MORE INFORMATION:</b>    | 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://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 117393, 20 117396   |

**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 Driveway Approach Permit Case No. SPR-DAP21-02

**PROJECT ADDRESS:** 1460 Commercial St SE, Salem OR 97302

**AMANDA Application No.:** 20-117393-RP, 20-117396-ZO

**COMMENT PERIOD ENDS:** February 18, 2021

**SUMMARY:** A proposal to demolish one existing building and replace with a new surgical center, with associated site improvements.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review for the development of an approximately 4,417 square-foot building with associated site improvements, and a Class 2 Driveway Approach Permit to allow driveway access to Leffelle Street SE. The subject property is zoned CO (Commercial Office), approximately 0.56 acres in size, and located at 1460 Commercial Street SE (Marion County Assessor map and tax lot number(s): 073W27CD / 5000).

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. Thursday, February 18, 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:** Brandon Pike, Planner I, Phone: 503-540-2326; E-Mail: [bpike@cityofsalem.net](mailto:bpike@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: \_\_\_\_\_

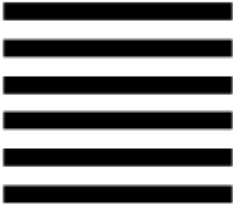
Email: \_\_\_\_\_

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

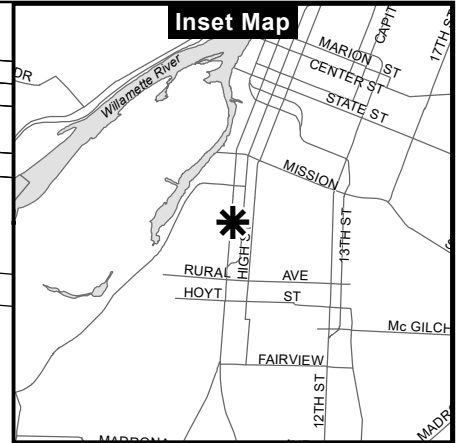
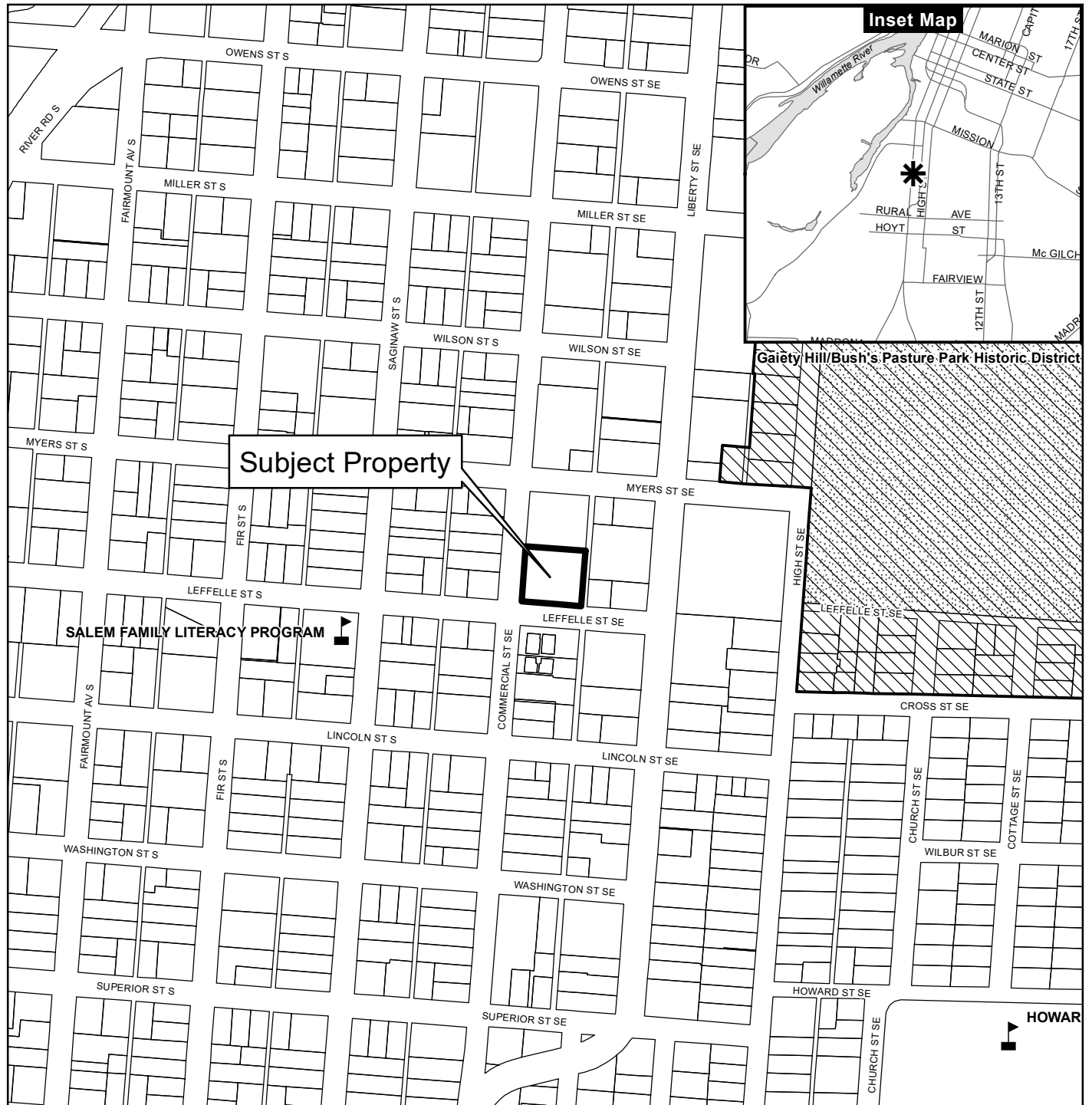
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 1460 Commercial Street SE



### 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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