



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

CASE NUMBER:	Sign Variance Case No. VAR-SI19-05
HEARING INFORMATION:	<u>Hearings Officer, Wednesday, December 18, 2019 at 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	640 Hawthorne Av SE, Salem OR 97301
SUMMARY:	A request to increase the height and display surface of a vehicle directional sign.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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> Southeast Salem Neighborhood Association (SESNA), Land Use Chair; Jeff Leach, Phone: 503-508-5499 Email: landuse.sesna@gmail.com ; Land Use Chair; Darrin Brightman, Phone: 503-586-3964; Email: landuse.sesna@gmail.com
STAFF REPORT:	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/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 900.040(d) 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.

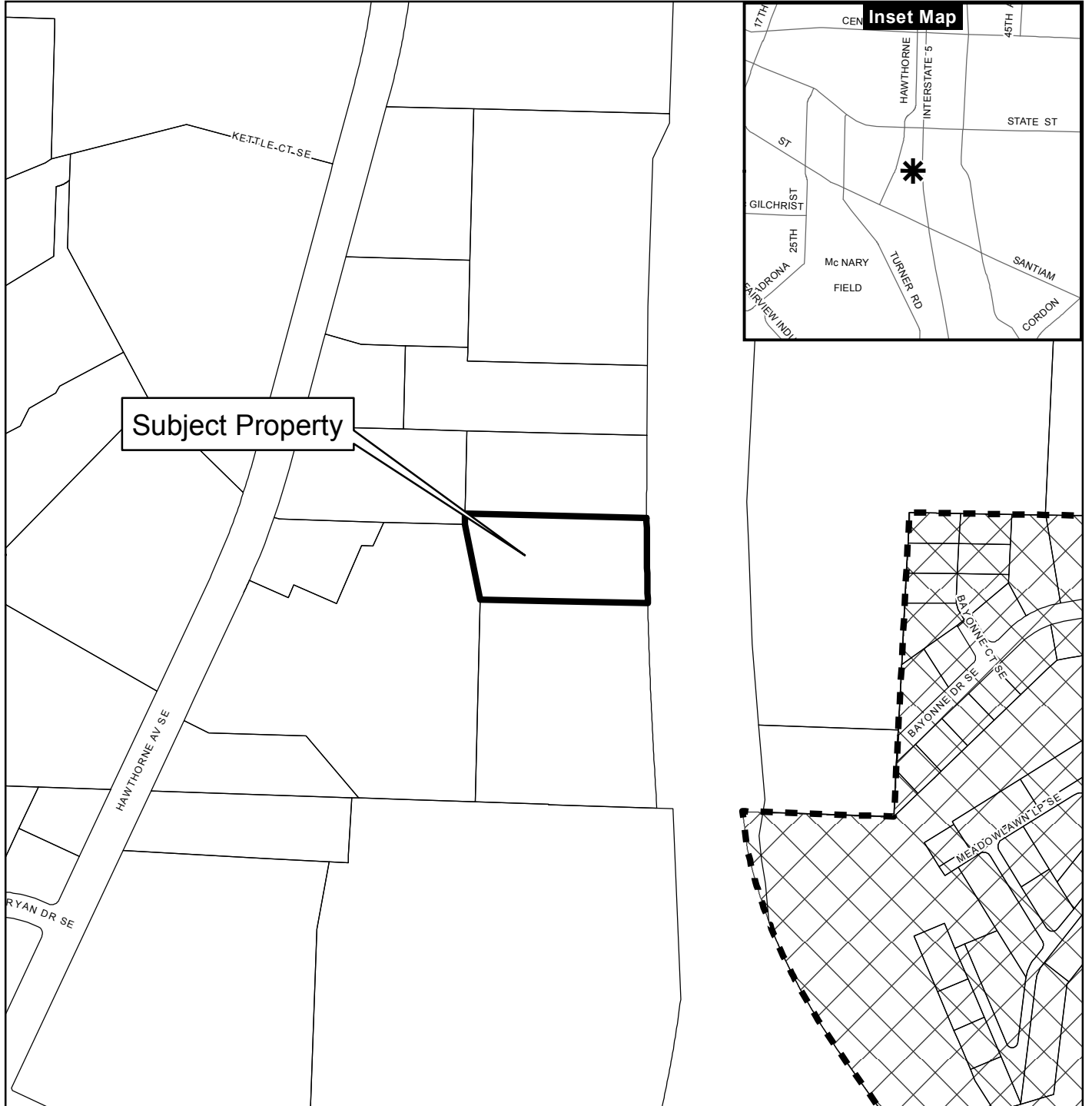
OWNER(S):	W2005/Fargo Hotels Realty LP
APPLICANT / AGENT(S):	Savana Meyer, Rudnick Electric Signs, LLC (Steven Rudnick, Falin Rudnick)
PROPOSAL REQUEST:	A Sign Variance to allow a vehicle directional sign with a display surface of 52.625 square feet and a height of six feet where SRC 900.210(b)(5) allows a display surface not exceeding eight square feet and a height not exceeding four feet, for a hotel property located at the end of an access easement in the IBC (Industrial Business Campus) zone at 640 Hawthorne Avenue SE 97301 (Marion County Assessor Map and Tax Lot 073W36A00800).
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. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>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.</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>
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://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-117566-SA
NOTICE MAILING DATE:	November 22, 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>

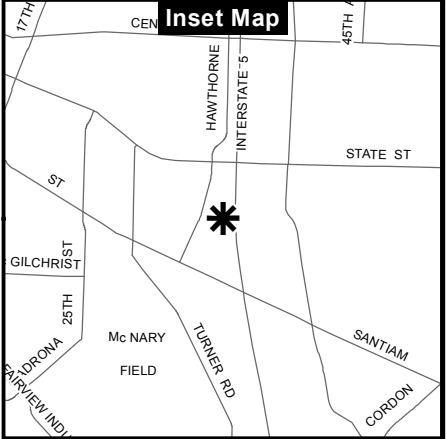
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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 640 Hawthorne Avenue SE



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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PROJECT NAME:
A NEW MARRIOTT RESIDENCE INN

FOR
A. WAYNE SCOTT AND SUMMIT GROUP

PROJECT LOCATION:
SALEM, OREGON

RESEARCH ARCHITECT
 DON JOHNSON
 10300 NE 28TH AVE
 SALEM, OREGON 97331
 TEL: 503-585-4400
 FAX: 503-585-4401

Summit Group

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 Issue Date: 5/15/00

No.	Date	Description
1	05/20/00	MINOR REVISIONS

Project Number: 99059
 Drawn: DRJ
 Checked: DRJ

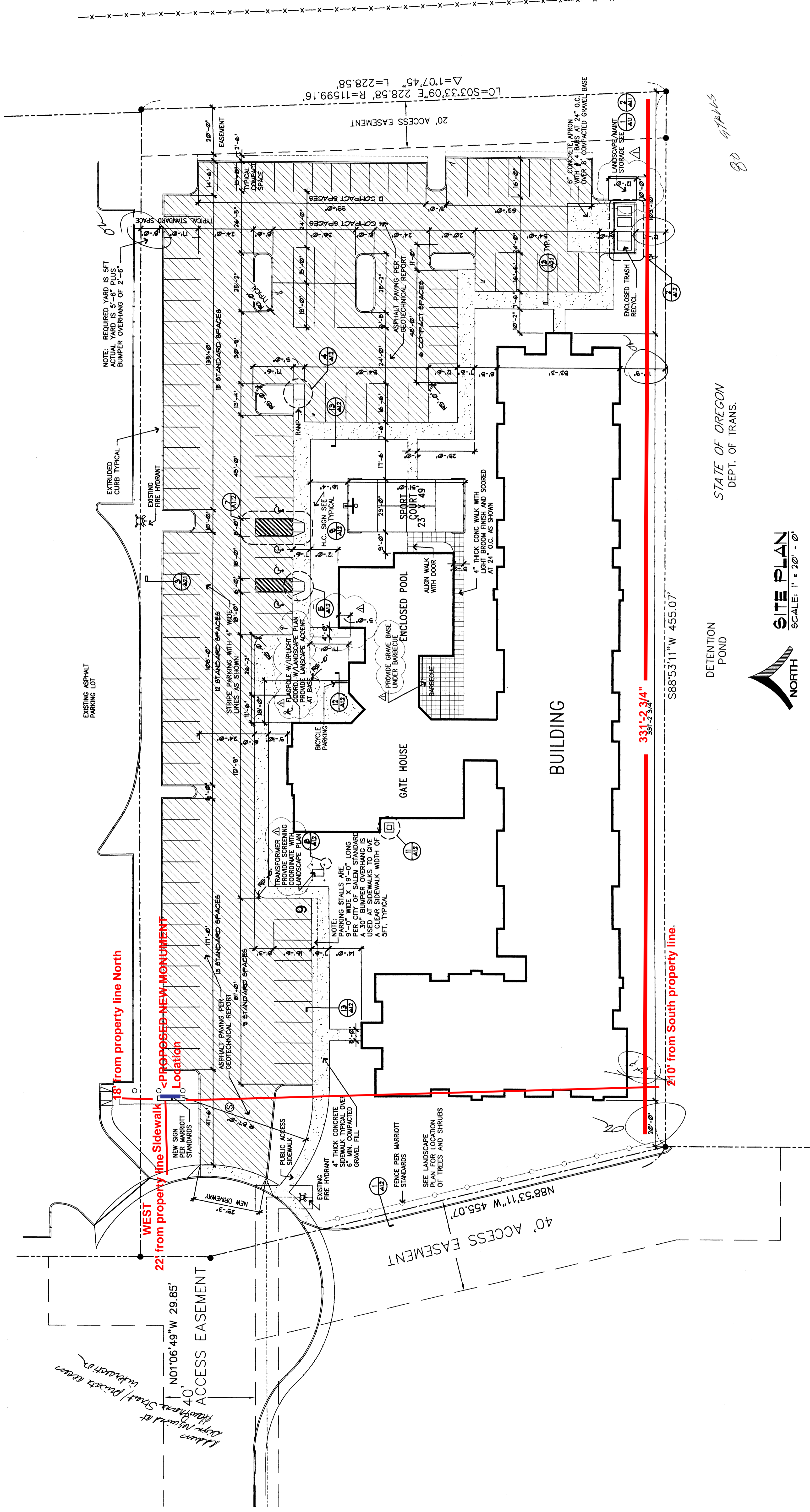
DJ ARCHITECTURE
 COMMERCIAL • INDUSTRIAL • RETAIL

201 First St NW, Suite B
 Salem, OR 97331
 Phone (503) 628-5955 FAX (503) 628-9001

SITE PLAN

A1.1

1 - 5 FREEWAY



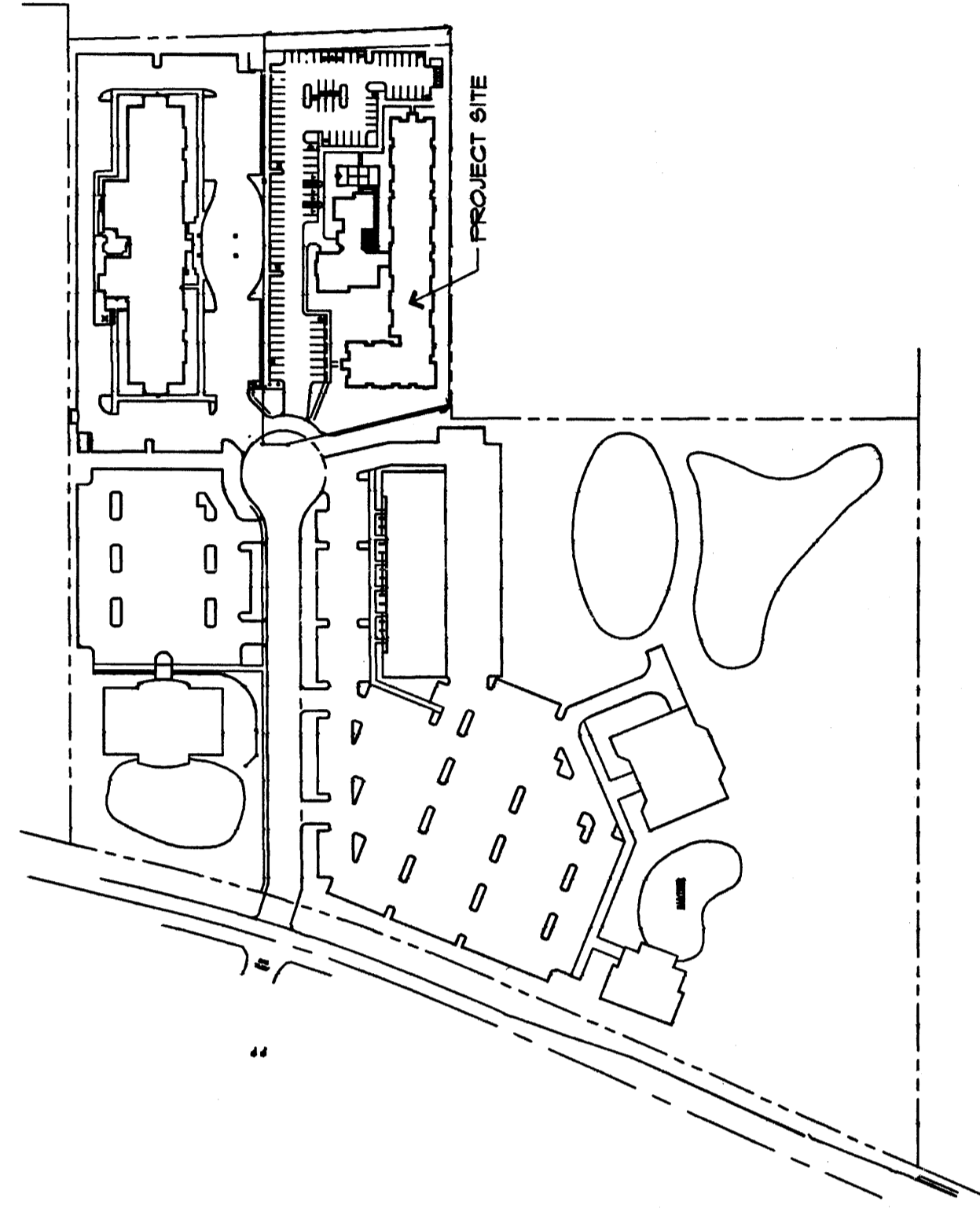
SITE AREA ANALYSIS

BUILDING AREA: 6,317 SQ FT
 GATE HOUSE: 19,400 SQ FT
 TOTAL: 25,717 SQ FT (24%)

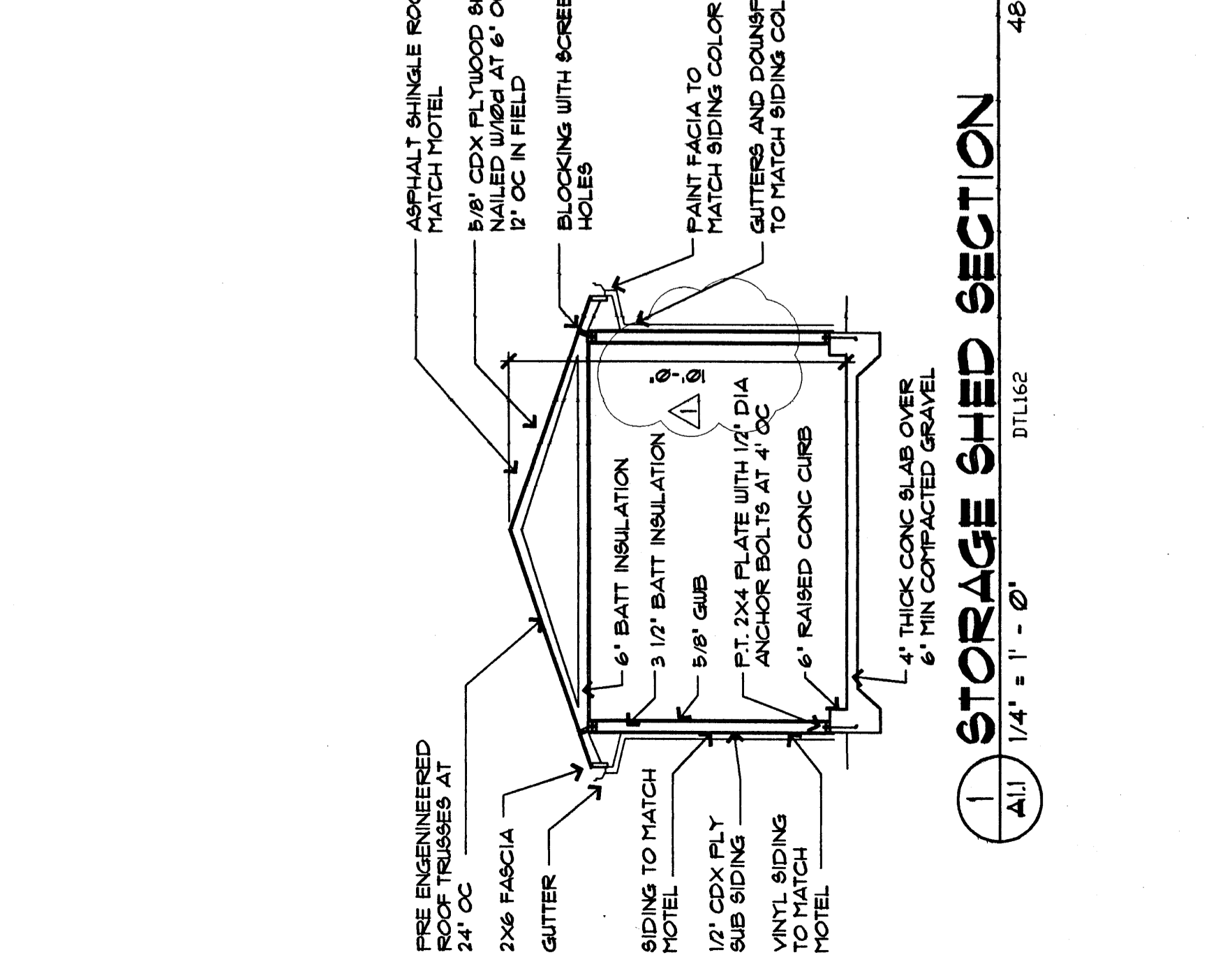
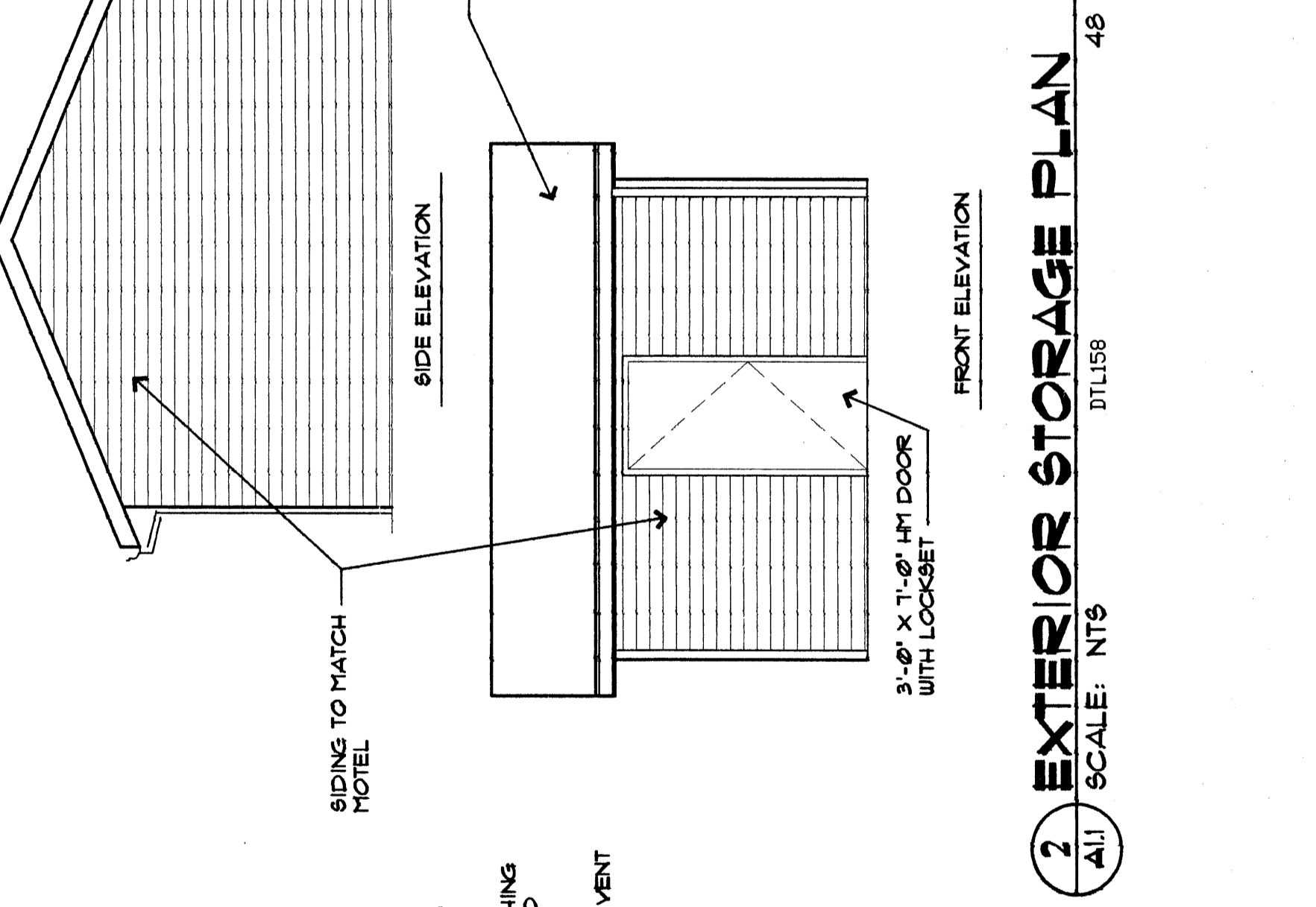
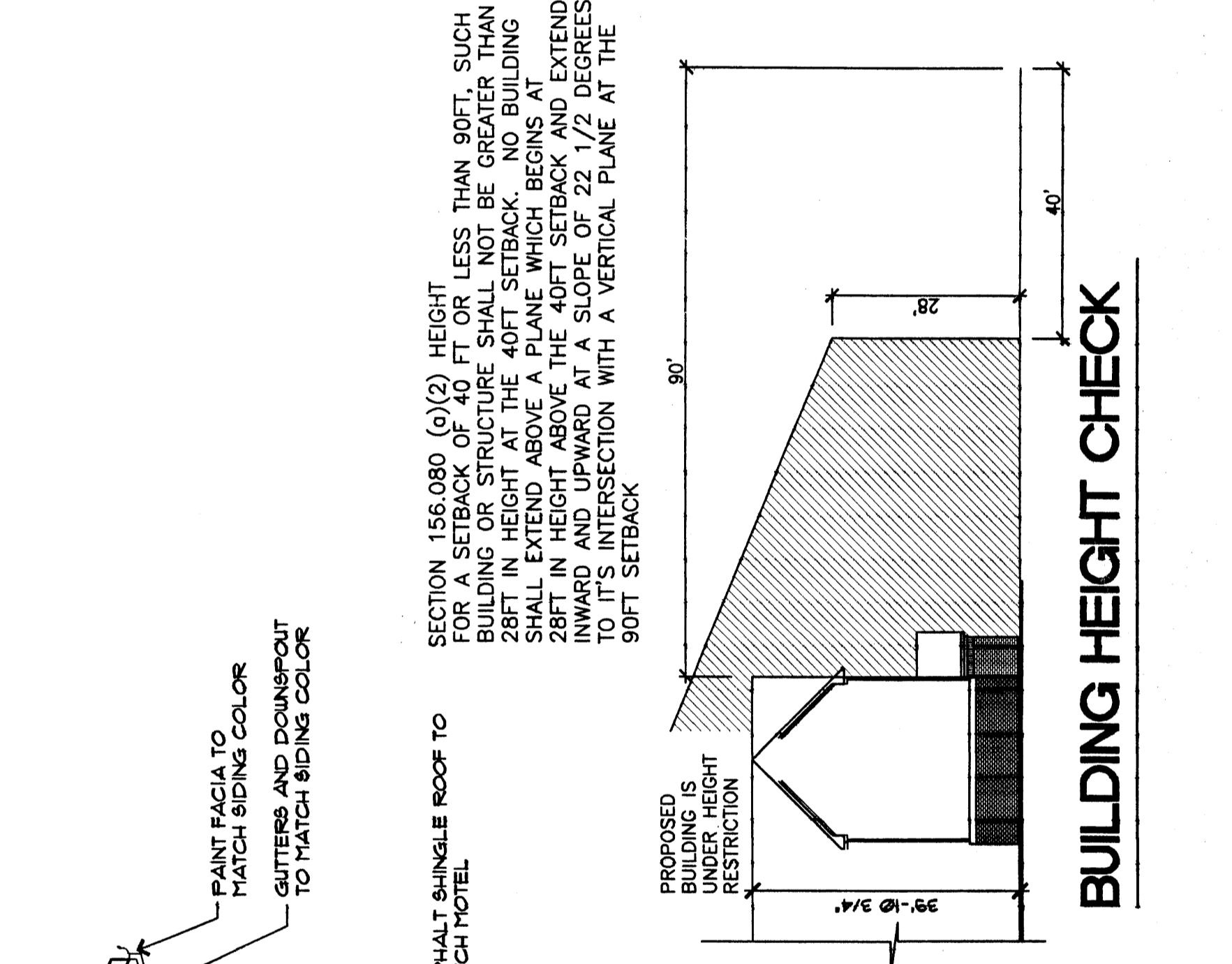
LANDSCAPE AREA:
 39,549 SQ FT (36%)

PAVED AREA INCLUDING SIDEWALKS AND SPORT COURT:
 43,720 SQ FT (40%)

TOTAL SITE AREA:
 108,986 SQ FT (2.5 ACRE)



SITE AREA PLAN
 SCALE: NTS



GENERAL

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE (IBC).
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
- WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WIND LOAD:
BASIC WIND SPEED, V_{ULT} = 110 MPH
RISK CATEGORY: II EXPOSURE: C
- SNOW LOAD:
IMPORTANCE FACTOR, I_s = 1.0
SURFACE ROUGHNESS: - EXPOSURE: ---
GROUND 10 PSF
ROOF -- PSF
- ROOF LIVE LOAD: -- PSF

STEEL

- STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):
RND. H55 ASTM A500, GR B $F_y=42$ KSI MIN.
SQ./RECT. H55 ASTM A500, GR B $F_y=46$ KSI MIN.
THREADED ROD ASTM A36 $F_y=36$ KSI MIN.
STEEL PLATE ASTM A36 $F_y=36$ KSI MIN.
ANGLE & CHANNEL ASTM A36 $F_y=36$ KSI MIN.
STD. PIPE ASTM A53, GR B $F_y=35$ KSI MIN.
STRUCT. PIPE ASTM A500, GR B $F_y=46$ KSI MIN.
- MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
- ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
- WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
- PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
- ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
- NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
- WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
- WELDING:
A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSIAWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2010 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
- ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:
PIPE & TUBE 6061-T6 ASTM B429 $F_y=35$ KSI MIN.
STRUCT. PROFILES 6061-T6 ASTM B308 $F_y=35$ KSI MIN.
SHEET & PLATE 6061-T6 ASTM B209 $F_y=35$ KSI MIN.
STAPLE TUBE 6063-T5 ASTM B221 $F_y=16$ KSI MIN.
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC

QUALITY CERTIFIED FABRICATOR.

- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM WELD PER ADM 1.
- FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

- MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 2,500 PSI.
- REINFORCEMENT TO BE ASTM A615 GR 60, $F_y=60$ KSI UNO.
- CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
- ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- MINIMUM CONCRETE COVER:
CAST AGAINST & EXPOSED TO EARTH 3"
EXPOSED TO EARTH OR WEATHER 2"
- CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
- SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
- GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

- DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
LATERAL BEARING: 150 PSF/FT
VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

- ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
- FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

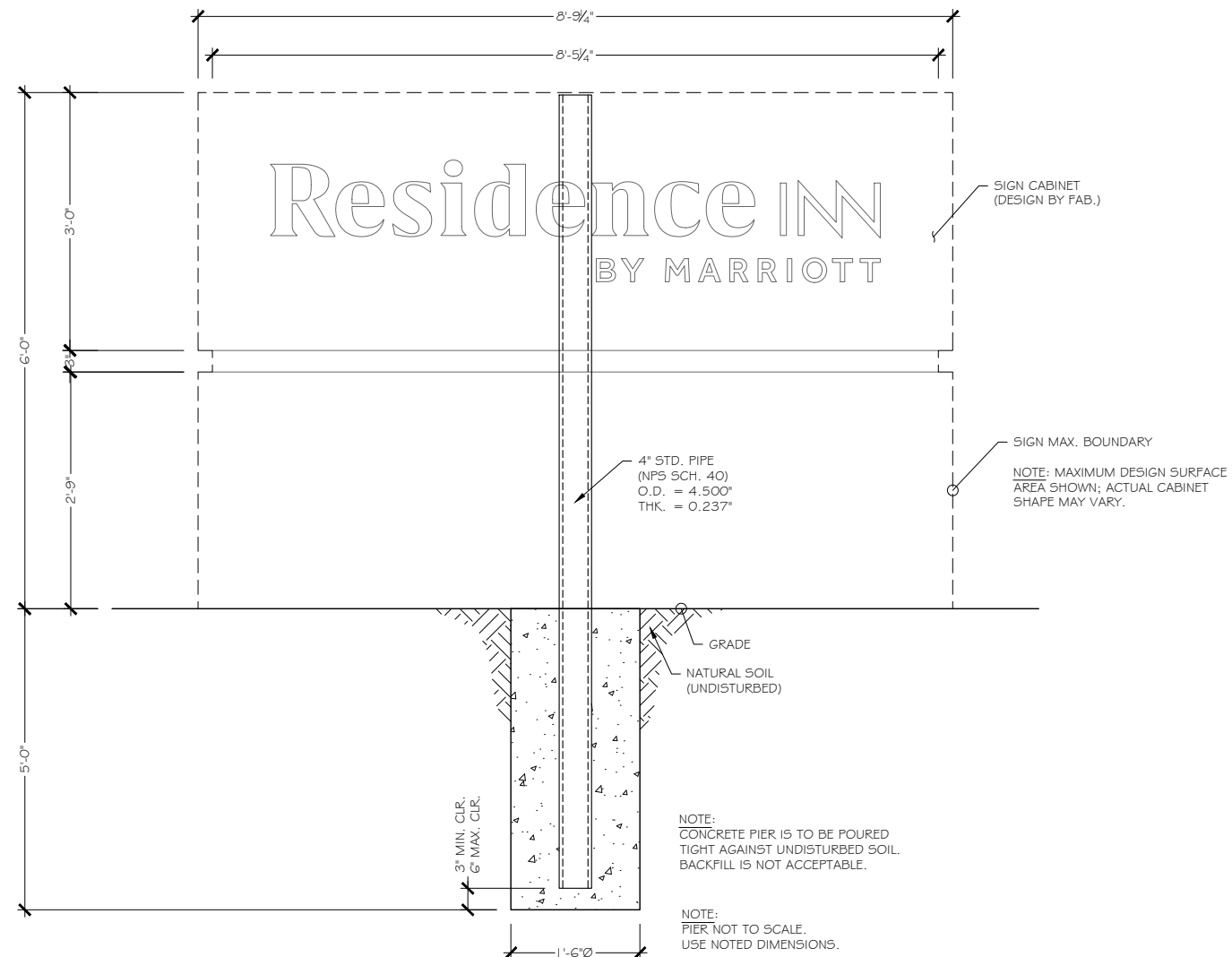
PRODUCT EVALUATION REPORT SCHEDULE

WHERE APPLICABLE, ANCHORS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS:

ANCHOR TYPE (REPORT NAME)	ICC-ESR #	LARR #
HILTI KBT2 MASONRY ANCHORS	3785	26057
HILTI KB3 MASONRY ANCHORS	1385	25577
HILTI KB3 CONCRETE ANCHORS	2302	25901
HILTI KBT2 ANCHORS IN CONCRETE	1917	25701
HILTI HIT-HY 200 ADHESIVE ANCHORS IN CONCRETE	3187	25964
HILTI HIT-HY 200 ADHESIVE ANCHORS IN MASONRY	3963	26077
TAPCON ANCHORS [IN MASONRY]	1671	----
TAPCON ANCHORS [IN CONCRETE]	2202	----
TAPCON+ SCREW ANCHORS AND SAMMYS THREADED ROD ANCHORS [IN CONCRETE]	3699	----
ITW BUILDEX TEKS SDS	1975	2591
SIMPSON TITEN HD SCREW ANCHORS [MASONRY]	1056	25560
SIMPSON TITEN HD SCREW ANCHORS [CONCRETE]	2713	25741
SIMPSON STRONG-BOLT 2 WEDGE ANCHORS [CONC.]	3037	25705

ABBREVIATIONS

ABV.	ABOVE	HDG.	HOT DIP GALVANIZED
ADDL.	ADDITIONAL	HOR.	HORIZONTAL
AFF	ABOVE FINISHED FLOOR	OC.	ON CENTER
ALT.	ALTERNATE	LOC.	LOCATION
ALUM.	ALUMINUM	MAX.	MAXIMUM
AOR.	ARCHITECT OF RECORD	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	(N)	NEW
BTM.	BOTTOM	NTE	NOT TO EXCEED
BLK'G.	BLOCKING	o/	OVER
CIRC.	CIRCLE/CIRCULAR	OD.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPT.	OPTIONAL
CONN.	CONNECTION	PENE.	PENETRATION
CONT.	CONTINUOUS	REINF.	REINFORCEMENT
CTR.	CONTRACTOR	RND.	ROUND
DIA.	DIAMETER	SIM.	SIMILAR
DET.	DETAILER	SS.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EXIST.	EXISTING	SUPP.	SUPPLEMENTAL
EA.	EACH	SQ.	SQUARE
E.W.	EACH WAY	T/O	TOP OF
ELEV.	ELEVATION	TYP.	TYPICAL
EMBED.	EMBEDMENT	THK.	THICKNESS
EOR.	ENGINEER OF RECORD	UNO.	UNLESS NOTED OTHERWISE
FAB.	FABRICATOR/FABRICATION	VERT.	VERTICAL
FDN.	FOUNDATION	VIF.	VERIFY IN FIELD
FRM'G.	FRAMING	w/	WITH
FTG.	FOOTING	w/o	WITHOUT
GC.	GENERAL CONTRACTOR	ZP.	ZINC (MECHANICAL) PLATED



1 SIGN A ELEVATION



www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

CHANDLER SIGNS

RESIDENCE INN
MONUMENT

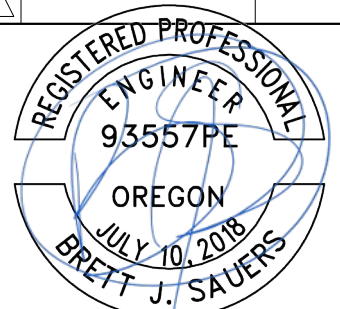
640 HAWTHORNE
SALEM, OR

PROJECT TITLE:

PROJECT #:

1909070

No.	Issue/Revision:	Date:
---	Initial Submittal	9-23-2019
1		
2		
3		
4		



ENGINEER: BJS

DWG TITLE: STRUCTURAL

SHEET: S.1 SIZE: B