



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 2 Extension for Conditional Use and Variance Case No. CU-VAR20-07EXT1
PROPERTY LOCATION:	4195 Aumsville Hw SE, Salem OR 97317
NOTICE MAILING DATE:	June 29, 2022
PROPOSAL SUMMARY:	A Class 2 Extension to extend the approval for a conditional use approval (Case No. CU-VAR20-07), by two years to December 29, 2024.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, July 13, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 300.850(b)(4)(B) – Class 2 Extension 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):	Cascade Legacy Properties LLC (James L. Rasmussen; Kenneth A. Rasmussen; Alan D. Rasmussen; Angela Rasmussen; Ryan Rasmussen)
APPLICANT(S):	Brandie Dalton, Multi Tech Engineering Services, on behalf of Cascade Legacy Properties LLC
PROPOSAL REQUEST:	<p>A Class 2 Extension to extend the approval for a conditional use approval (Case No. CU-VAR20-07), by two years to December 29, 2024. CU-VAR20-07 granted approval of a Conditional Use application to allow a future multi-family development and denied a variance application to allow a future driveway access from a portion of Joseph Street SE that lies within the Urban Growth Boundary.</p> <p>The subject property is approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE 97317 (Marion County Assessor Map and Tax Lot 082W0800110).</p>
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-112115. Paper copies can be obtained for a reasonable cost.

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 2 Extension for Conditional Use and Variance
Case No. CU-VAR20-07EXT1

PROJECT ADDRESS: 4195 Aumsville Hw SE, Salem OR 97317

AMANDA Application No.: 22-112115-ZO

COMMENT PERIOD ENDS: Wednesday, July 13, 2022 at 5:00 P.M.

REQUEST: A Class 2 Extension to extend the approval for a conditional use approval (Case No. CU-VAR20-07), by two years to December 29, 2024. CU-VAR20-07 granted approval of a Conditional Use application to allow a future multi-family development and denied a variance application to allow a future driveway access from a portion of Joseph Street SE that lies within the Urban Growth Boundary.

The subject property is approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE 97317 (Marion County Assessor Map and Tax Lot 082W0800110).

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., Wednesday, July 13, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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: Pamela Cole, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: pcole@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

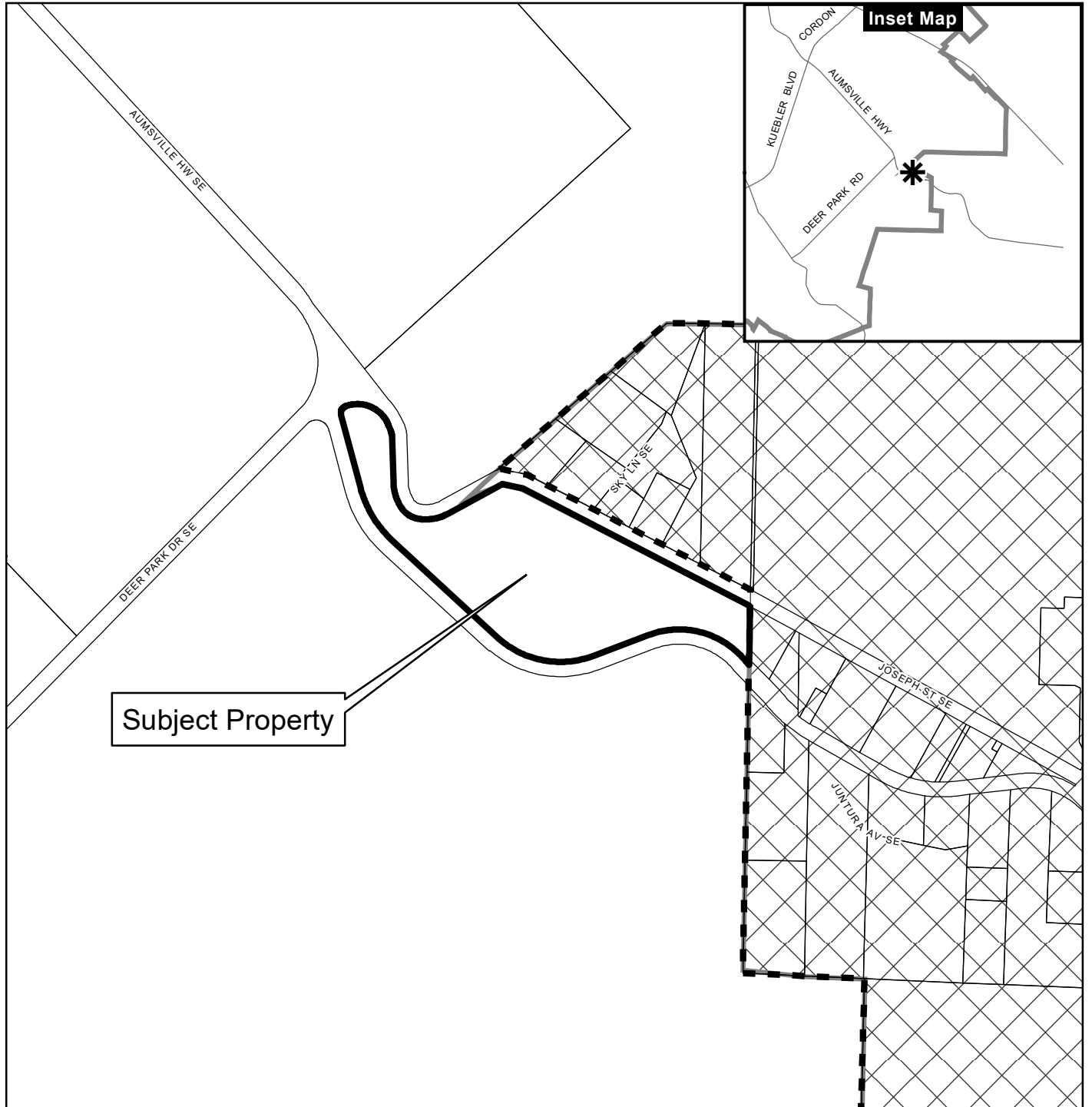
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 4195 Aumsville Highway 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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CORRECTED PARKING COUNTS

SITE 1

279	TOTAL APARTMENT UNITS
147	TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
36	TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
60	TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
36	TYPE "D" 2-Bd, 2-Ba (1029 S.F.) UNITS

536	TOTAL PARKING STALLS
371	STANDARD STALLS
154	COMPACT STALLS
10	HANDICAP STALLS
1	LOADING ZONE
32	BICYCLE SPACES

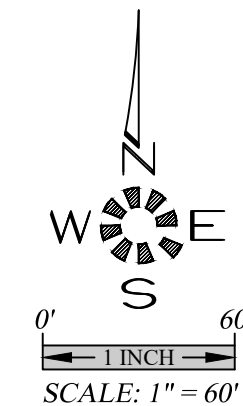
- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 1 PLAY AREA
- 1 SWIMMING POOL (16'x32')
- 1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHAPTER 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

* THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 2 & 9 ARE TO BE TYPE 'A' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE 'B' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

- (P) - POLE LIGHT MAXIMUM 14' TALL
- (*) - POST LIGHT MAXIMUM 5' TALL
- (---) - LOCATION OF ELECTRICAL SEPARATION WALL
- (1:12) - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- (||||) - 8 BICYCLE SPACES
- (||||) - 6 BICYCLE SPACES



- COMMERCIAL AREA**
- 1 COMMERCIAL BUILDING (4800 S.F.)
 - 26 TOTAL PARKING STALLS
 - 17 STANDARD STALLS
 - 2 COMPACT STALLS
 - 2 HANDICAP STALLS
 - 1 TRASH COMPACTOR / RECYCLE

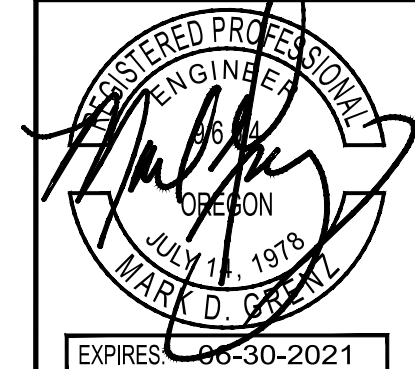
PROPOSED DRIVEWAY

THIS PRELIMINARY SITE PLAN IS INCLUDED TO ILLUSTRATE THE PROPOSED LOCATION OF THE DRIVEWAY ON JOSEPH STREET SE THAT REQUIRES A VARIANCE; THE DEVELOPMENTS INCLUDING COMMERCIAL BUILDING, MULTI-FAMILY BUILDINGS, AND PARKING WILL BE SUBMITTED IN FUTURE SITE PLAN REVIEW APPLICATIONS

- SITE 2**
- 15 TOTAL APARTMENT UNITS
 - 15 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
 - 25 TOTAL PARKING STALLS
 - 11 STANDARD STALLS
 - 13 COMPACT STALLS
 - 1 HANDICAP STALLS
 - 6 BICYCLE SPACES
 - 1 TRASH COMPACTOR / RECYCLE
 - 1 U.S. MAIL BOX AREA

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: C.D.S.
Checked: M.D.G.
Date: 06-30-2021
Scale: AS SHOWN



JOB # 6591