



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-ADJ22-34
PROPERTY LOCATION:	4635 Sunnyside Rd SE (Woodmansee Park), Salem OR 97302
NOTICE MAILING DATE:	June 29, 2022
PROPOSAL SUMMARY:	Various site improvements to Woodmansee Park.
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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> Faye Wright Neighborhood Association, Sue Hecox, Land Use Chair; Email: sjhecox@msn.com .
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):	City of Salem
APPLICANT(S):	John Echeverri, City of Salem Public Works
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for improvements to Woodmansee Park, including site grading, reconstruction of the existing tennis courts, fencing, ADA compliant access paths, shelter floor slab, multi-use field and stormwater system improvements, with (2) Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Eliminate required pedestrian connections to adjacent street(s); and 2) Eliminate required lighting standards for pedestrian connections. <p>The subject property is approximately 8.69 acres, located within a 28.7 acre park development site, zoned PA (Public Amusement) and RS (Single Family Residential), and located at 4635 Sunnyside Road SE - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W10DB / 300, 400, 500, 600, 700, 800, 900, 2200, 2300).</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: 22-107814. 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 3 Site Plan Review / Class 2 Adjustment
Case No. SPR-ADJ22-34

PROJECT ADDRESS: 4635 Sunnyside Rd SE (Woodmansee Park), Salem OR 97302

AMANDA Application No.: 22-107814-RP / 22-107816-ZO

COMMENT PERIOD ENDS: Wednesday, July 13, 2022 at 5:00 PM

SUMMARY: Various site improvements to Woodmansee Park.

REQUEST: A Class 3 Site Plan Review for improvements to Woodmansee Park, including site grading, reconstruction of the existing tennis courts, fencing, ADA compliant access paths, shelter floor slab, multi-use field and stormwater system improvements, with (2) Class 2 Adjustment requests to:

- 1) Eliminate required pedestrian connections to adjacent street(s); and
- 2) Eliminate required lighting standards for pedestrian connections.

The subject property is approximately 8.69 acres, located within a 28.7 acre park development site, zoned PA (Public Amusement) and RS (Single Family Residential), and located at 4635 Sunnyside Road SE - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W10DB / 300, 400, 500, 600, 700, 800, 900, 2200, 2300).

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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

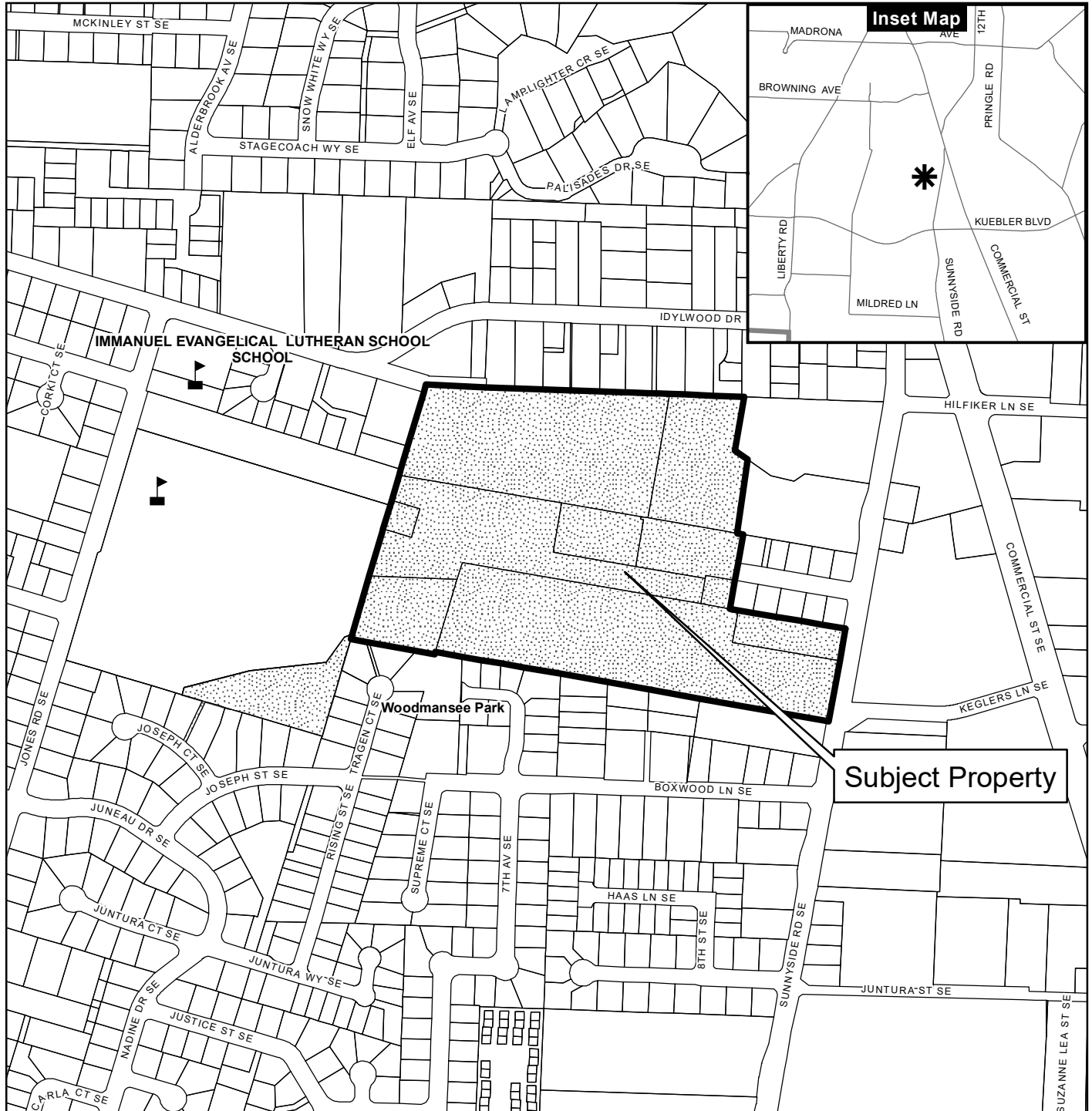
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

4635 Sunnyside Road SE

Woodmansee Park



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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

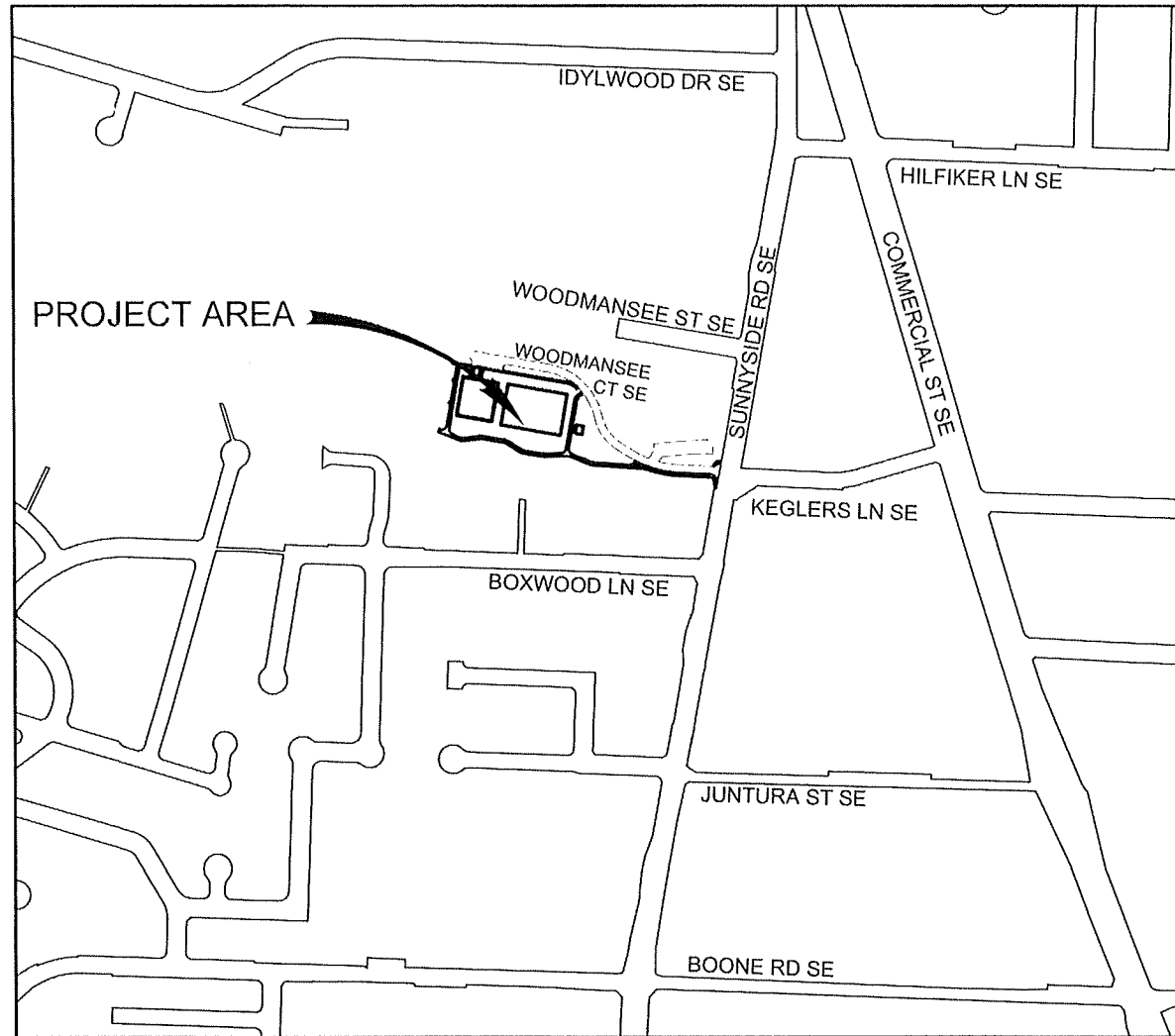


CITY OF SALEM - DEPARTMENT OF PUBLIC WORKS
555 LIBERTY STREET SE - SALEM, OREGON 97301

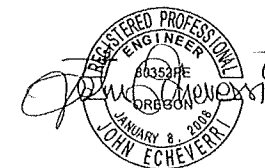
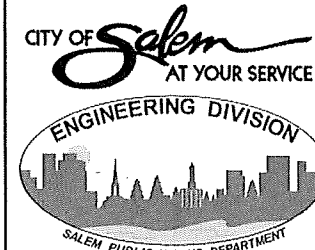
WOODMANSEE PARK PHASE 1 IMPROVEMENTS PN:720405

SCHEDULE 'A': MISCELLANEOUS PARK IMPROVEMENTS

SCHEDULE 'B': REMOVE AND REPLACE EXISTING SIDEWALK



VICINITY MAP



EXPIRES: 12-31-2023
DATE SIGNED: 4-13-2022

WOODMANSEE PARK PHASE 1 IMPROVEMENTS

REVISIONS			
NO	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN:720405

HORIZ DATUM: NAD 83-SPCS
VERT DATUM: NGVD 1929(47)
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DESIGN: JE
DRAWN: J.KUENZI

CHECKED: *OTB*
APPROVED: *BDM* 4/13/2022

SHEET TITLE

TITLE SHEET

G-01

SHEET 1 OF 45

4/13/2022 10:28:00 AM G:\Group\Engineering\Projects\CIP720405 Woodmansee Park TC Reconn\Design\AutoCAD Drawings\720405-G_GENERAL.dwg (G-01 tab)

UTILITY CONTACTS

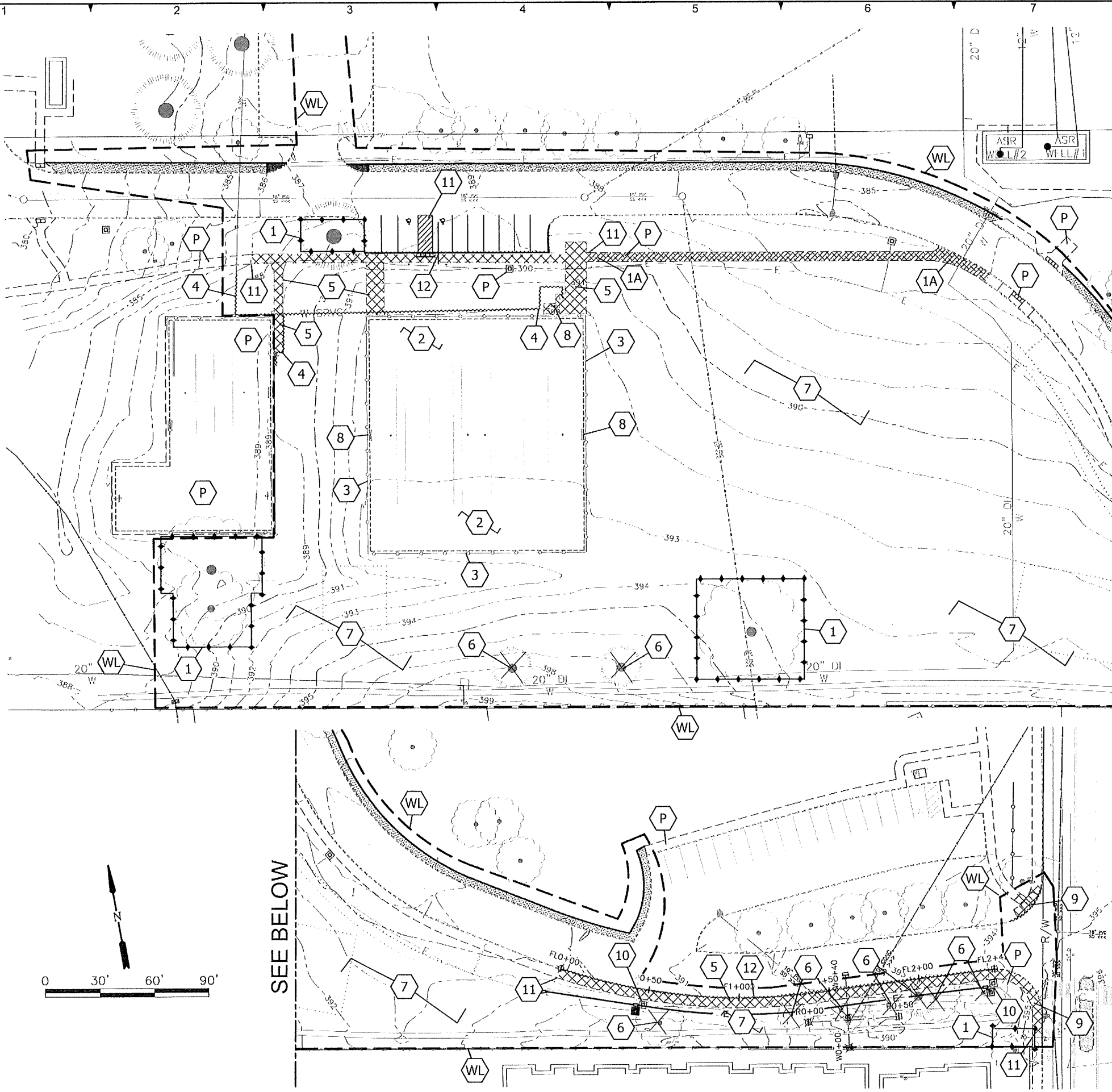
CITY OF SALEM	ENGINEERING	503-588-6211
	DISPATCH	503-588-6333
PGE (DISTRIBUTION)	TERRY NEAL	503-463-4322
NW NATURAL GAS	ANDREW SCHURTER	503-226-4211x8166
CENTURYLINK	MARC BRIESE	503-399-4521
COMCAST CABLE TV	DAVID HAMMILL	503-584-5754



Know what's below.
Call before you dig.

ATTENTION:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

4/11/2023 12:05:40 PM
G:\Group\Engineering\Projects\CIP\720405 Woodmansee Park TC Recon\Design\AutoCAD Drawings\720405-CIVIL.dwg (C-01 tab)



SEE BELOW

SUNNYSIDE RD SE

SHEET KEYNOTES

SCHEDULE 'A'

- 1 PROTECT EXISTING TREE. INSTALL TREE PROTECTION FENCE PER SHEETS EC-01 & 02.
- 2 REMOVE EX. PAVING AND OTHER MATERIAL TO NEW SUBGRADE ELEVATION.
- 3 REMOVE EX. CONCRETE PERIMETER HEADER, CHAIN LINK FENCE, FENCE POSTS, AND POST FOUNDATIONS.
- 4 ABANDON EX. 1"Ø WATER PIPE. CUT PIPE AT CONTROL VALVE. REMOVE EX. WATER FOUNTAIN AND BENCH.
- 5 REMOVE EX. CONCRETE SIDEWALK AND ACCESS.
- 6 REMOVE EXISTING STUMP.
- 7 CLEAR, GRUB, AND GRADE GROUND AS REQUIRED PER GRADING PLAN. SEE GRADING PLAN ON SHEET C-03. STRIP 12-INCHES OF TOPSOIL AND STORE CLEAN TOPSOIL TO BE USED AS FILL MATERIAL.
- 8 REMOVE EX. BENCH.
- 9 REMOVE AND REPLACE EXISTING P.C.C. SIDEWALK AND ADA RAMP DETAILS.
- 10 REMOVE AND RELOCATE EXISTING LIGHT POLE AND LUMINAIRE ARM.
- 11 SAWCUT FOR NEW STORM WATER MAIN TRENCH.
- 12 REMOVE EX. CURB.
- WL WORK LIMITS
- P CONTRACTOR TO PROTECT.

SCHEDULE 'B'

- 1A SCHEDULE 'B' DEMOLITION. REMOVE EXISTING SIDEWALK AND CURB.



EXPIRES: 12-31-2023
DATE SIGNED: 4-13-2022

WOODMANSEE PARK PHASE 1 IMPROVEMENTS

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN:720405

HORIZ DATUM:	NAD 83-SPCS
VERT DATUM:	NGVD 1929(47)
HORIZ SCALE:	AS SHOWN
VERT SCALE:	AS SHOWN
DESIGN:	JE
DRAWN:	J.KUENZI
CHECKED:	<i>J.E. AM</i>
APPROVED:	

SHEET TITLE

OVERALL DEMOLITION PLAN

C-01

SHEET 10 OF 45



EXPIRES: 12-31-2023
DATE SIGNED: 4-13-2022

**WOODMANSEE
PARK PHASE 1
IMPROVEMENTS**

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

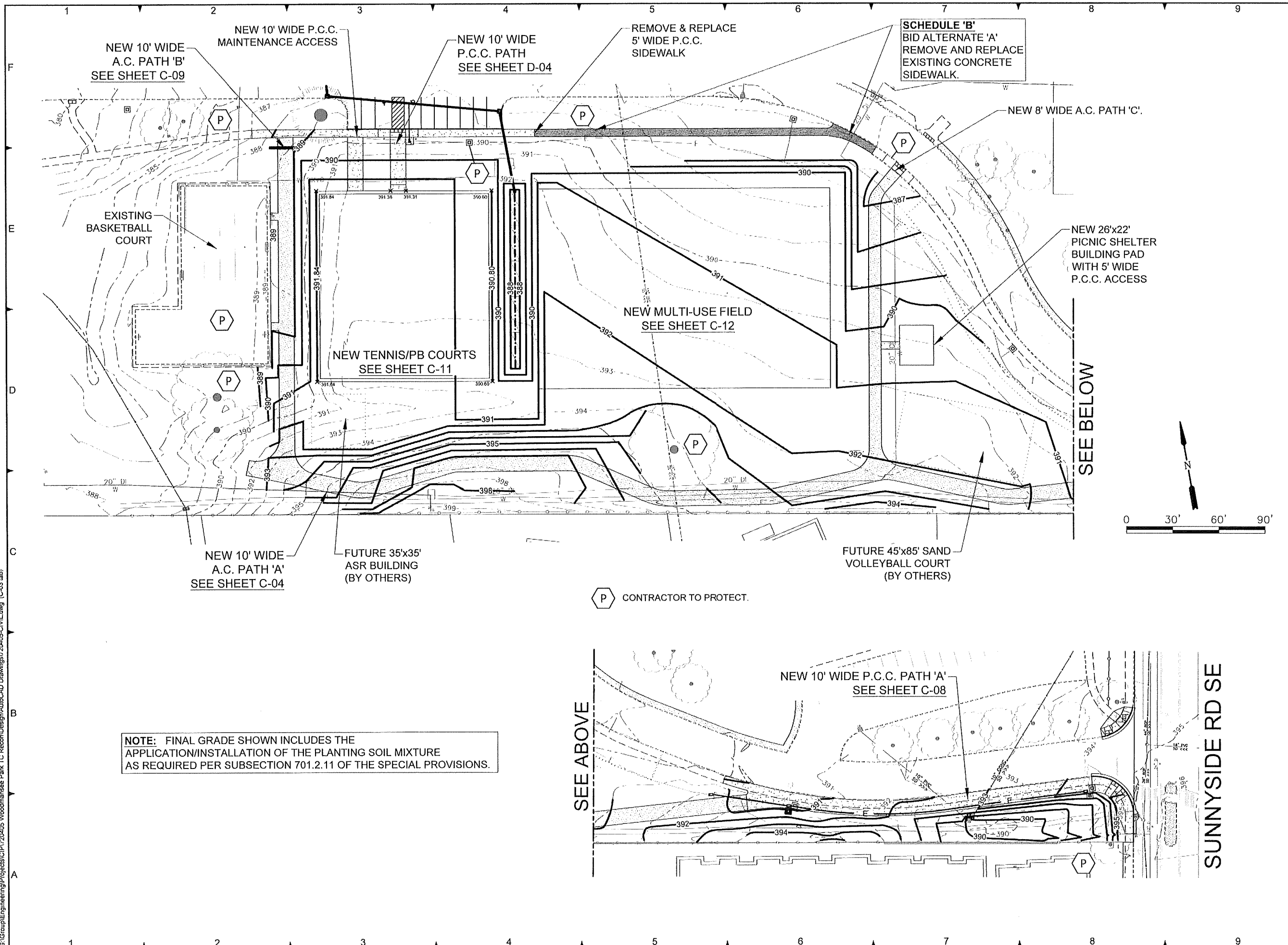
PN:720405

HORIZ DATUM:	NAD 83-SPCS
VERT DATUM:	NGVD 1929(47)
HORIZ SCALE:	AS SHOWN
VERT SCALE:	AS SHOWN
DESIGN:	JE
DRAWN:	J.KUENZI
CHECKED:	<i>J.F. 4/13/22</i>
APPROVED:	

SHEET TITLE
**OVERALL
GRADING PLAN**

C-03

SHEET 12 OF 45



4/11/2022 4:37:58 PM C:\Group\Engineering\Projects\CIP\720405 Woodmansee Park TC Reconn\Design\AutoCAD Drawings\720405-CIVIL.dwg (C-03 tab)