



# 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>	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. UGA-SPR-ADJ-DAP-DR23-02
<b>PROPERTY LOCATION:</b>	5534 Skyline Rd S, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	April 5, 2023
<b>PROPOSAL SUMMARY:</b>	A proposal for a new 16-unit multi-family housing development.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, April 19, 2023</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.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@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>  Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@comcast.net</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) 200.025(d) & (e) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review  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>	JM Ventures NW LLC (Caleb Remington, Matthew P Holstage, Sheila Dang, Marc Karam)
<b>APPLICANT(S):</b>	Britany Randall, BRAND Land Use
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a multi-family apartment complex consisting of 16 units, parking, and associated site improvements, with six Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>(1) Increase the maximum allowance of 15 percent for common open space areas that can be located on land with slopes greater than 25 percent (SRC 702.020(a)(1)(B));</li> <li>(2) Reduce the required 11-foot setback abutting RA-zoned property to 2 feet (SRC 702.020(e)(2));</li> <li>(3) Eliminate the minimum 40 percent buildable width requirement along Skyline Rd S due to site constraints (SRC 702.020(e)(4));</li> <li>(4) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));</li> <li>(5) Reduce the minimum width requirement for changes in plane from 6 feet to 4 feet for design elements that vary from other wall surfaces (SRC 702.020(e)(9)); and</li> <li>(6) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Skyline Rd S, a Minor Arterial street (SRC 804.035(d)).</li> </ol> <p>The subject property is approximately 2 acres in size, zoned RM1 (Multiple Family Residential 1), and located at 5534 Skyline Road S - 97306 (Marion County Assessor Map and Tax Lot 083W17DB / 1500).</p>
<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>	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 23 104107. Paper copies can be obtained for a reasonable cost.</p>

**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 información, por favor llame 503-588-6173*

**REGARDING:** Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review  
Case No. UGA-SPR-ADJ-DAP-DR23-02

**PROJECT ADDRESS:** 5534 Skyline Rd S, Salem OR 97306

**AMANDA Application No.:** 23-104107-PLN

**COMMENT PERIOD ENDS:** April 19, 2023

**SUMMARY:** A proposal for a new 16-unit multi-family housing development.

**REQUEST:** A consolidated application for an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a multi-family apartment complex consisting of 16 units, parking, and associated site improvements, with six Class 2 Adjustment requests to:

- (1) Increase the maximum allowance of 15 percent for common open space areas that can be located on land with slopes greater than 25 percent (SRC 702.020(a)(1)(B));
- (2) Reduce the required 11-foot setback abutting RA-zoned property to 2 feet (SRC 702.020(e)(2));
- (3) Eliminate the minimum 40 percent buildable width requirement along Skyline Rd S due to site constraints (SRC 702.020(e)(4));
- (4) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));
- (5) Reduce the minimum width requirement for changes in plane from 6 feet to 4 feet for design elements that vary from other wall surfaces (SRC 702.020(e)(9)); and
- (6) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Skyline Rd S, a Minor Arterial street (SRC 804.035(d)).

The subject property is approximately 2 acres in size, zoned RM1 (Multiple Family Residential 1), and located at 5534 Skyline Road S - 97306 (Marion County Assessor Map and Tax Lot 083W17DB / 1500).

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, April 19, 2023,** 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](mailto: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**

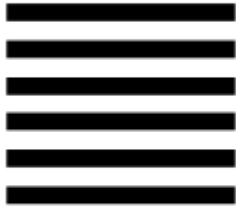


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

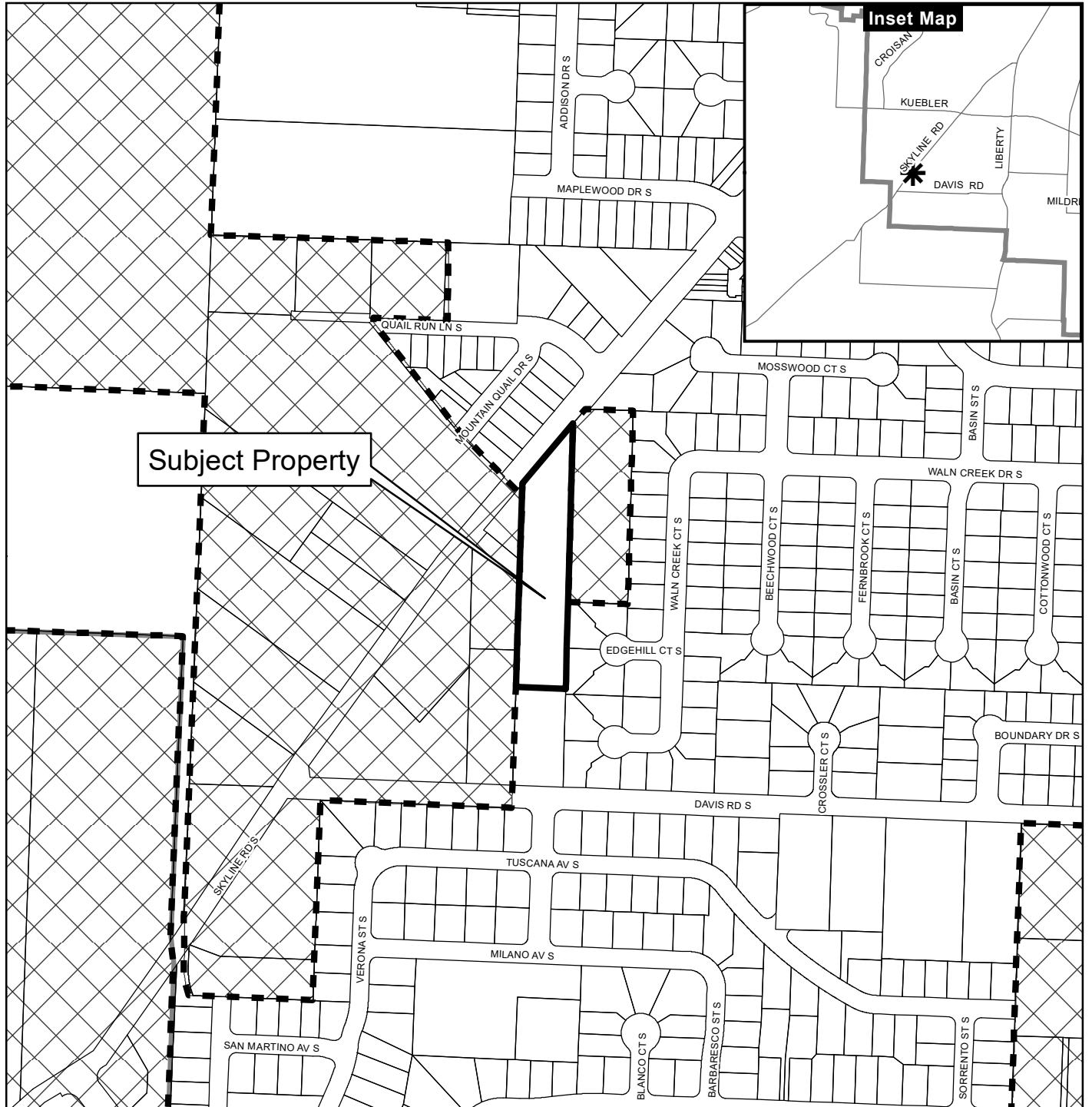
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map 5534 Skyline Road S

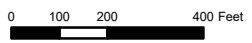


Subject Property

Inset Map

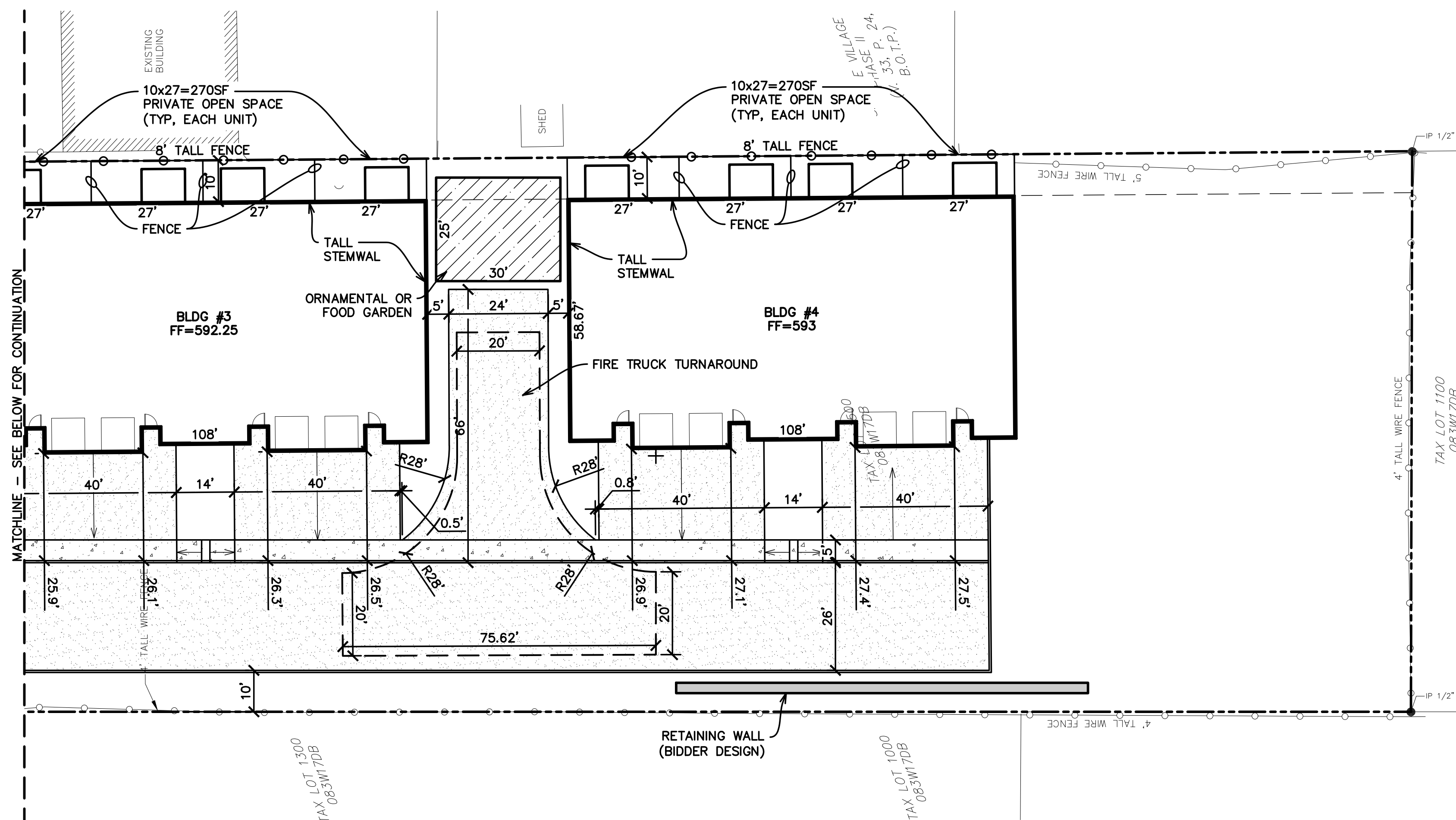
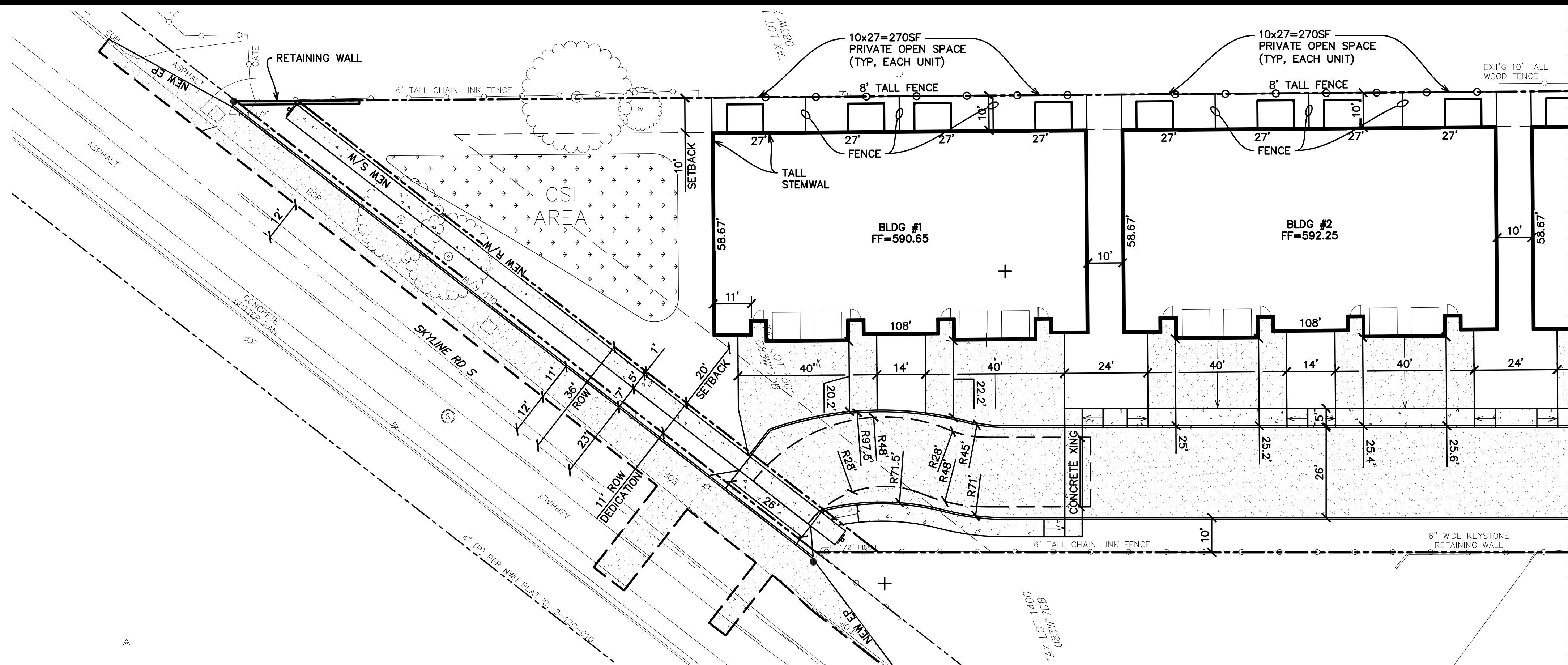
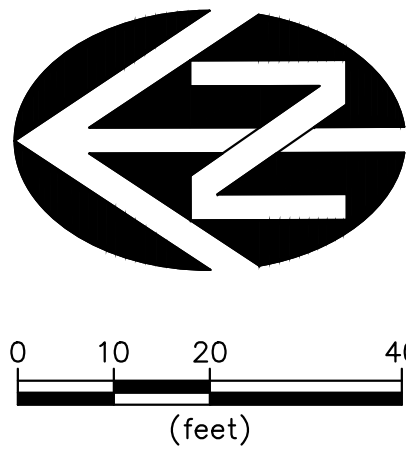
**Legend**

- |   |   |   |
|---|---|---|
|  Taxlots               |  Outside Salem City Limits |  Parks |
|  Urban Growth Boundary |  Historic District         |   |
|  City Limits           |  Schools                   |   |



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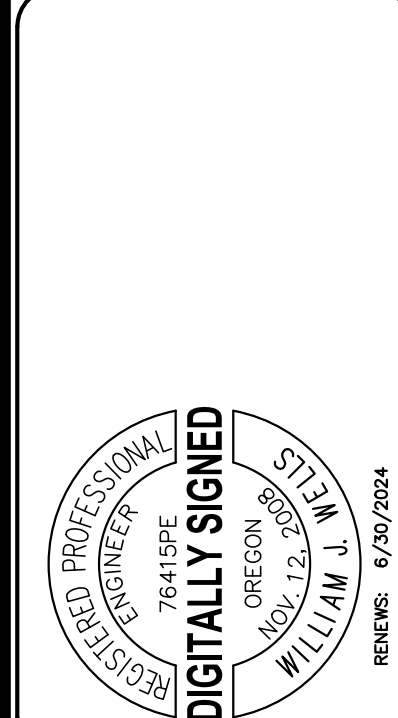




NO.	DATE	DESCRIPTION	BY
1	08/20/2024		

VERIFY SCALE  
 BAR IS ONE INCH ON  
 ORIGINAL DRAWING  
 IF NOT ONE INCH ON  
 SCALES ACCURACLY

DSN. JW  
 DRN. AK  
 CKD. JW  
 DATE: 08/20/2024



**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 565-2474 Fax: (503) 585-3966  
 E-mail: westtech@westtech-eng.com

REMINGTON BUILT, INC.  
 SKYLINE 4 PLEXES  
 SITE PLAN

DRAWING  
**C2.0**  
 JOB NUMBER  
 3300.0000.0

2021 OREGON RESIDENTIAL BUILDING CODE

N1105.3 – INSTALLATION OF DUCTS

ALL NEW DUCT SYSTEMS, AIR HANDLING EQUIPMENT AND APPLIANCES SHALL BE LOCATED FULLY WITHIN THE BUILDING THERMAL ENVELOPE.

1. VENTILATION INTAKE AND EXHAUST DUCTWORK.
2. UP TO 5% OF THE LENGTH OF AN HVAC SYSTEM DUCTWORK SHALL BE PERMITTED TO BE LOCATED OUTSIDE OF THE THERMAL ENVELOPE.
3. DUCTS DEEPLY BURIED IN INSULATION IN ACCORDANCE WITH ALL THE FOLLOWING:
  - A. INSULATION SHALL BE INSTALLED TO FILL GAPS AND VOIDS BETWEEN THE DUCT AND THE CEILING, AND A MINIMUM OF R-19 INSULATION SHALL BE INSTALLED ABOVE THE DUCT BETWEEN THE DUCT AND UNCONDITIONED ATTIC.
  - B. INSULATION DEPTH MARKER FLAGS SHALL BE INSTALLED ON THE DUCTS EVERY 10 FEET OR AS APPROVED BY BUILDING OFFICIAL.

SECTION M1505.4 MECHANICAL WHOLE HOUSE VENTILATION SYSTEM (WHV) PER CONTRACTOR

TABLE N1101.1(2) – ADDITIONAL MEASURES

		HIGH-EFFICIENCY HVAC SYSTEM <sup>d</sup>
☒	1	a. GAS-FIRED FURNACE OR BOILER AFUE 94 PERCENT, OR b. AIR-SOURCE HEAT PUMP HSPF 10.0/14.0 SEER COOLING, OR c. GROUND-SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

WALL BRACING:  
ENGINEERED

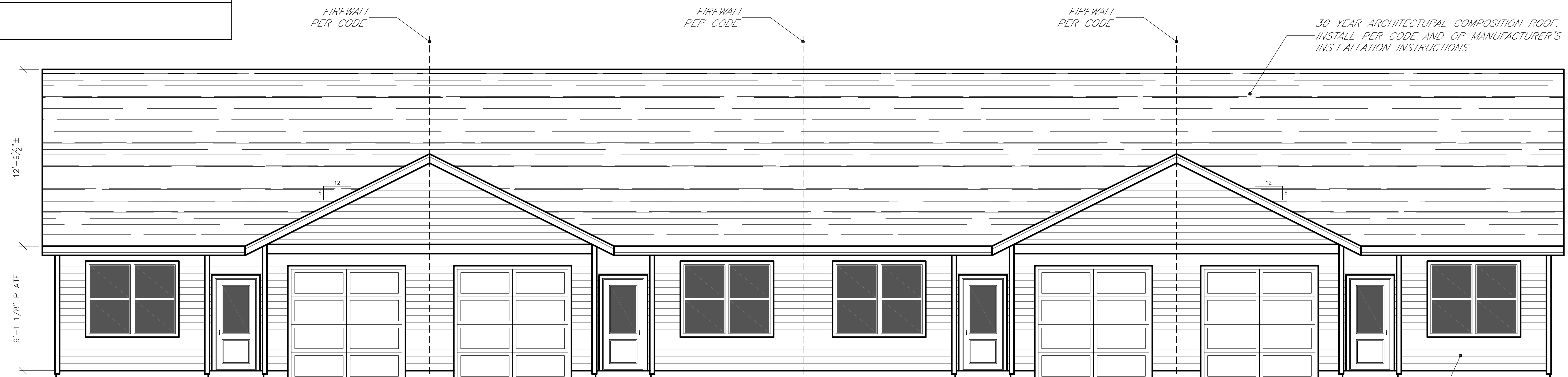
HOUSE WRAP:  
WEATHER SMART

NOTE:

DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.



FRONT ELEVATION SCALE: 1/4" = 1'-0"

ELEVATIONS ARE ARTISTIC RENDERING'S ONLY.



LEFT ELEVATION SCALE: 1/4" = 1'-0"

**NOTICE**  
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



BLDG. 1 (4) PLEX:  
5534, 5536, 5538, 5540 SKYLINE RD. S  
SALEM, OREGON

CONTRACTOR: REMINGTON BUILT INC.  
503-991-1367



REAR ELEVATION SCALE: 1/4" = 1'-0"

**NOTICE**  
 ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

ELEVATIONS ARE ARTISTIC RENDERING'S ONLY.

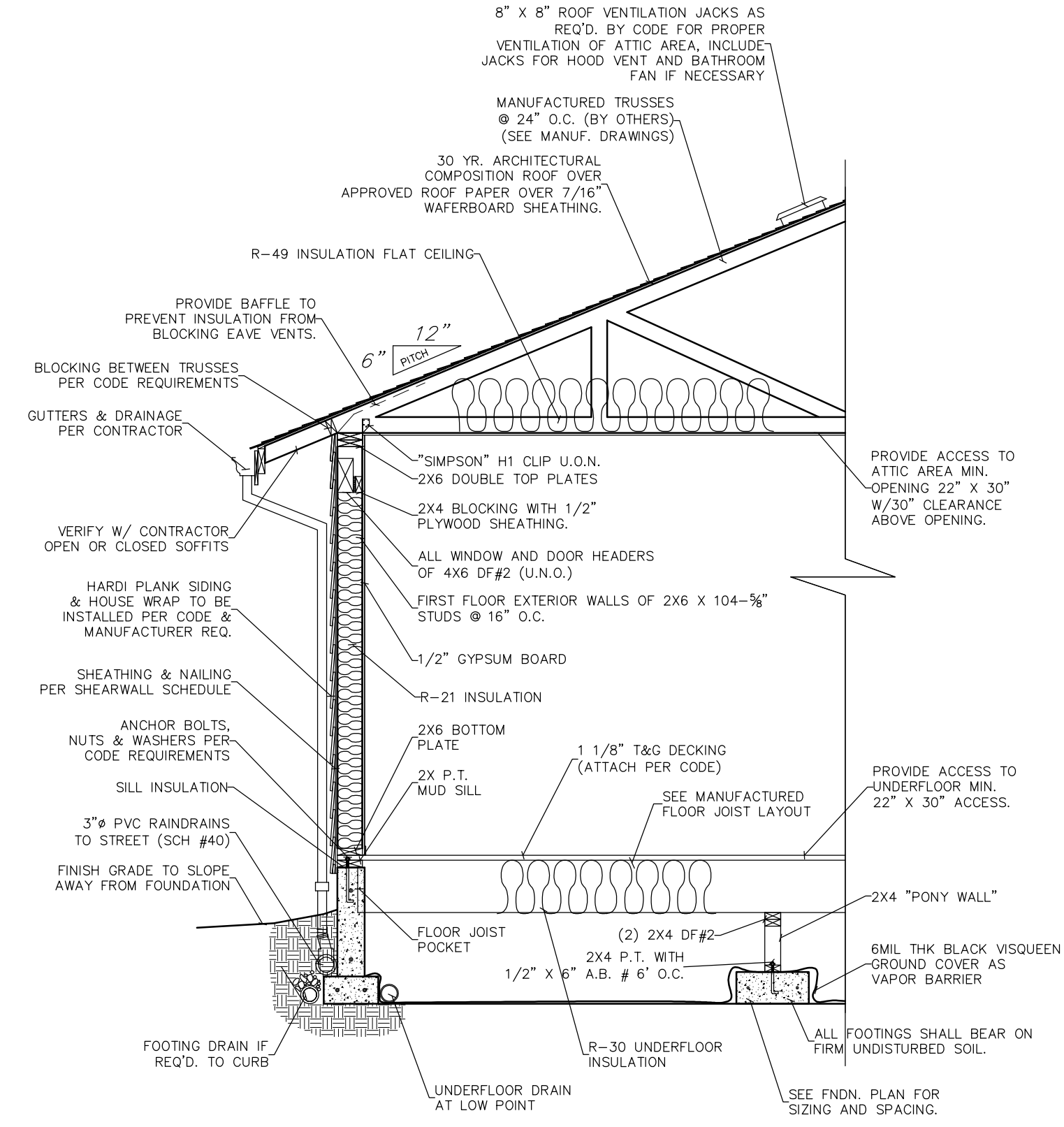


RIGHT ELEVATION SCALE: 1/4" = 1'-0"

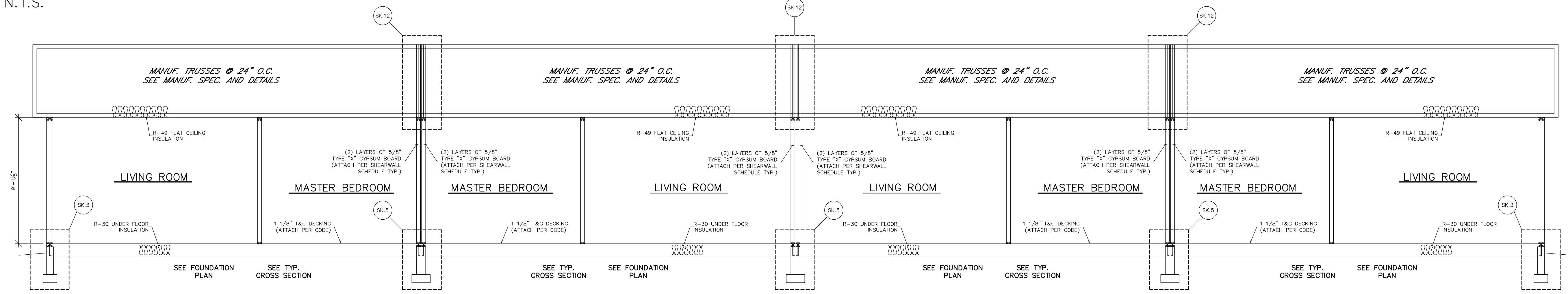
THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

HARDI PLANK SIDING OVER APPROVED HOUSE WRAP. INSTALL SIDING/HOUSE WRAP AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS



TYPICAL WALL SECTION  
 SCALE: N.T.S.



BUILDING SECTION "A" SCALE: 1/4" = 1'-0"