



# 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 2 Adjustment Case No. ADJ23-02
<b>PROPERTY LOCATION:</b>	5033 32nd Ave SE, Salem OR 97317
<b>NOTICE MAILING DATE:</b>	May 16, 2023
<b>PROPOSAL SUMMARY:</b>	An application to reduce the minimum interior side and rear setbacks for buildings and vehicle use areas adjacent to property lines located within a multifamily development.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, May 30, 2023. 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>Austin Ross, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2431; E-mail: <a href="mailto:aross@cityofsalem.net">aross@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>  Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.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 250.005(d)(2) – Class 2 Adjustment  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>	John Eld MWSH Boone Road Property LLC (Kelley D Hamilton, Chris Jundt, and Pam Gray)
<b>APPLICANT(S):</b>	Brandie Dalton
<b>PROPOSAL REQUEST:</b>	An application for six Class 2 Adjustments to reduce setbacks adjacent to property lines located on the interior of a multifamily development from 15 feet to 5 feet, a 67 percent reduction, for property approximately 27.01 acres in size located in the IC (Industrial Commercial) zone and located at 5033 32nd Avenue SE 97317 (Marion County Assessor map and tax lot number: 083W13A / 300).
<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>	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 108567. 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 información, por favor llame 503-588-6173

**REGARDING:** Class 2 Adjustment Case No. ADJ23-02

**PROJECT ADDRESS:** 5033 32nd Ave SE, Salem OR 97317

**AMANDA Application No.:** 23-108567-PLN

**COMMENT PERIOD ENDS:** May 30, 2023

**SUMMARY:** An application to reduce the minimum interior side and rear setbacks for buildings and vehicle use areas adjacent to property lines located within a multifamily development.

**REQUEST:** An application for six Class 2 Adjustments to reduce setbacks adjacent to property lines located on the interior of a multifamily development from 15 feet to 5 feet, a 67 percent reduction, for property approximately 27.01 acres in size located in the IC (Industrial Commercial) zone and located at 5033 32nd Avenue SE 97317 (Marion County Assessor map and tax lot number: 083W13A / 300).

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. Tuesday, May 30, 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:** Austin Ross, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2431; E-Mail: [aross@cityofsalem.net](mailto:aross@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

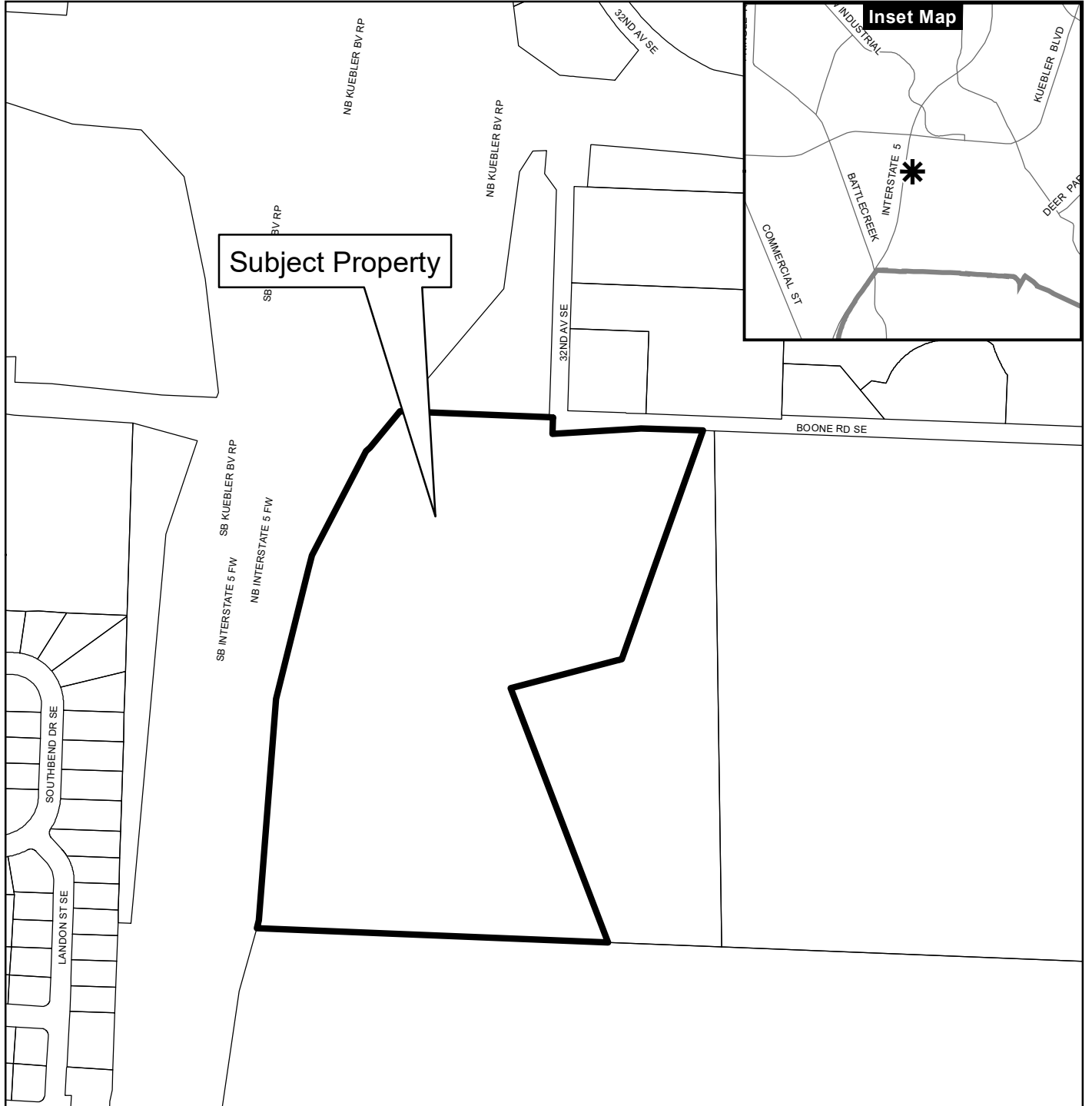
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



# Vicinity Map 5033 32nd Avenue SE



### Legend

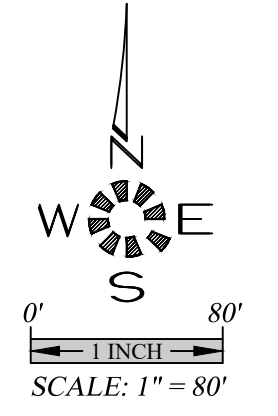
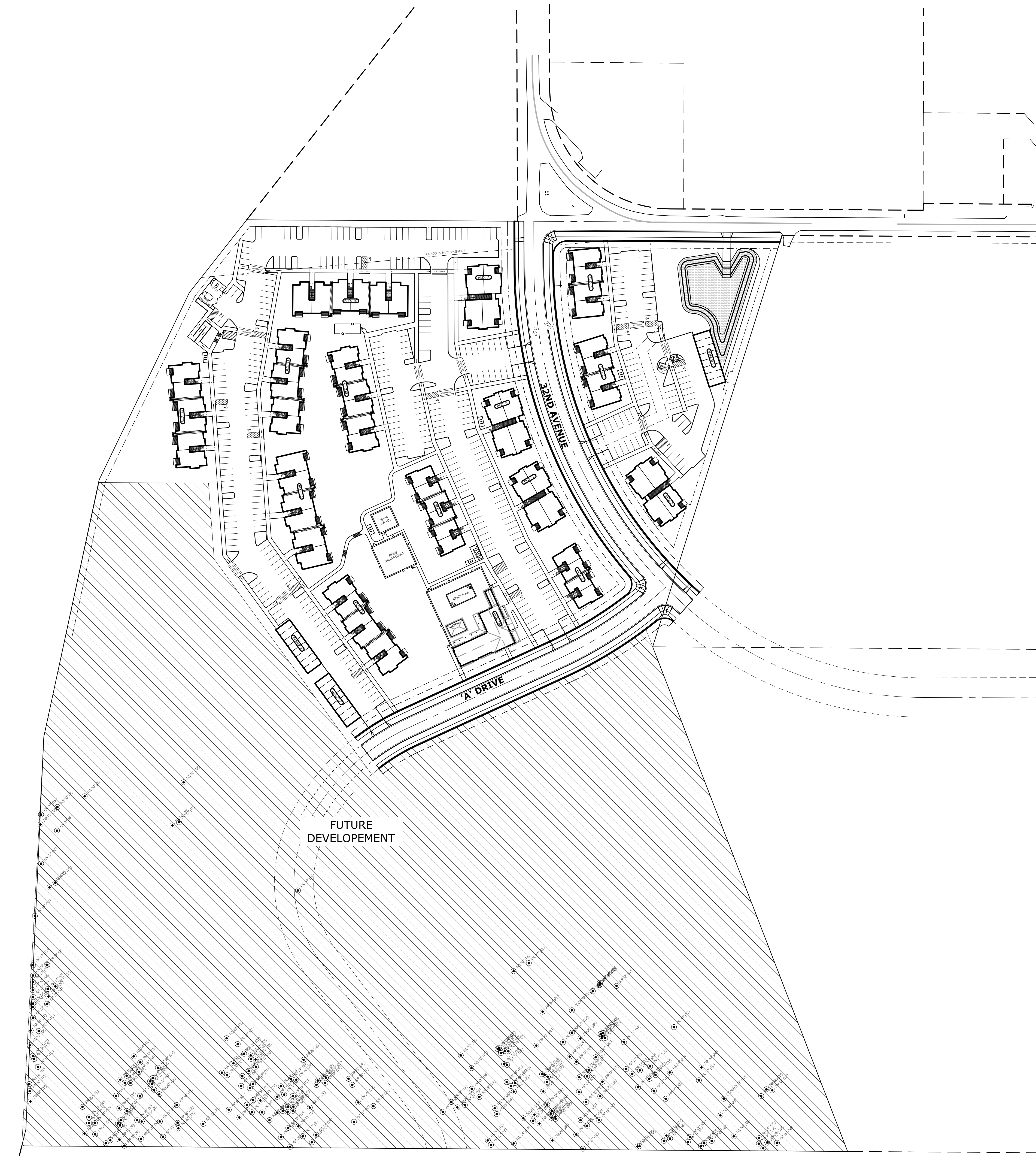
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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**OVERALL SITE PLAN**

**CROWN POINT SOUTH SALEM**

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.

6754 - SDR3-OVERALL  
 Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: E.A.H.  
 Date: MAY 2019  
 Scale: AS SHOWN



EXPIRES: 06-30-2021

JOB # 6754

**SDR3**

**SITE AREAS**  
 BOUNDARY 1,412,323 S.F.  
 TOTAL SITE 830,133 S.F.

- EAST SIDE**
- 150 TOTAL APARTMENT UNITS EAST
  - 24 TYPE "I" 2-Bd, 2-Ba (1032 S.F.) UNITS
  - 18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
  - 36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
  - 36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
  - 36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS
- 286 TOTAL PARKING STALLS
- 166 STANDARD STALLS
  - 113 COMPACT STALLS
  - 7 HANDICAP STALLS
  - 2 12x19 LOADING AREAS
  - 15 GARAGES (1 HANDICAP)
  - 42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
  - 1 40'x50' SPORTS COURT
  - 1 30'x30' TOT LOT
  - 1 TRASH COMPACTOR / RECYCLE
  - 2 PLAY AREAS
  - 1 U.S. MAIL BOX AREA
  - 1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
  - 1 SWIMMING POOL (42'x22') (PHASE 1)
  - 1 REC. AREA

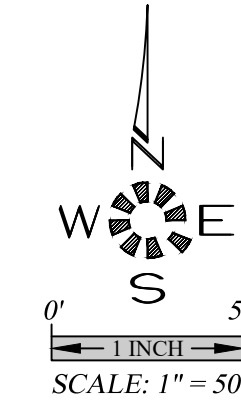
- WEST SIDE**
- 60 TOTAL APARTMENT UNITS WEST
  - 24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
  - 18 TYPE "W6I" 2-Bd, 2-Ba (1037 S.F.) UNITS
  - 18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
  - 62 TOWNHOUSE UNITS
- 165 TOTAL PARKING STALLS
- 102 STANDARD STALLS
  - 62 COMPACT STALLS
  - 1 HANDICAP STALLS
  - 1 12x19 LOADING AREA
  - 1 12x25 LOADING AREA
  - 12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
  - 1 REC. AREA
  - 1 U.S. MAIL BOX AREA

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 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.

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ★ - POST LIGHT MAXIMUM 5' TALL
- - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ⊞ - 6 BICYCLE SPACES.

**ADA HANDICAP ACCESSIBILITY NOTES:**

1. 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%.
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 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. 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.
5. 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.



**PHASE 1**

