



# 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-DR23-03
<b>PROPERTY LOCATION:</b>	5080 MacLeay Road SE, Salem OR 97317
<b>NOTICE MAILING DATE:</b>	June 23, 2023
<b>PROPOSAL SUMMARY:</b>	A proposal for a new 75-unit multi-family housing development.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., FRIDAY, JULY 7, 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>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>  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>	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>	J Conser and Sons LLC (James F Conser, Mary K Conser, Gregory J Conser, Matthew J Conser, Stuart T Conser, Weatherford Thompson, P.C.)
<b>APPLICANT(S):</b>	Laura Laroque
<b>PROPOSAL REQUEST:</b>	A consolidated application including an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 75-unit multi-family apartment complex, with a Class 2 Adjustment to reduce the required driveway spacing standard of 370 feet for a driveway approach along Macleay Road SE, a Minor Arterial street. The subject property is approximately 4 acres in size, zoned RM-II (Multiple Family Residential), and located at 5080 MacLeay Road SE (Marion County Assessor Map and Tax Lot: 072W32D / 2200).
<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: 23-104847. 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:** 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-DR23-03

**PROJECT ADDRESS:** 5080 MacLeay Road SE, Salem OR 97317

**AMANDA Application No.:** 23-104847-PLN

**COMMENT PERIOD ENDS:** Friday, July 7, 2023 at 5:00 PM

**SUMMARY:** A proposal for a new 75-unit multi-family housing development.

**REQUEST:** A consolidated application including an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 75-unit multi-family apartment complex, with a Class 2 Adjustment to reduce the required driveway spacing standard of 370 feet for a driveway approach along Macleay Road SE, a Minor Arterial street. The subject property is approximately 4 acres in size, zoned RM-II (Multiple Family Residential), and located at 5080 MacLeay Road SE (Marion County Assessor Map and Tax Lot: 072W32D / 2200).

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., FRIDAY, JULY 7, 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  
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UNITED STATES

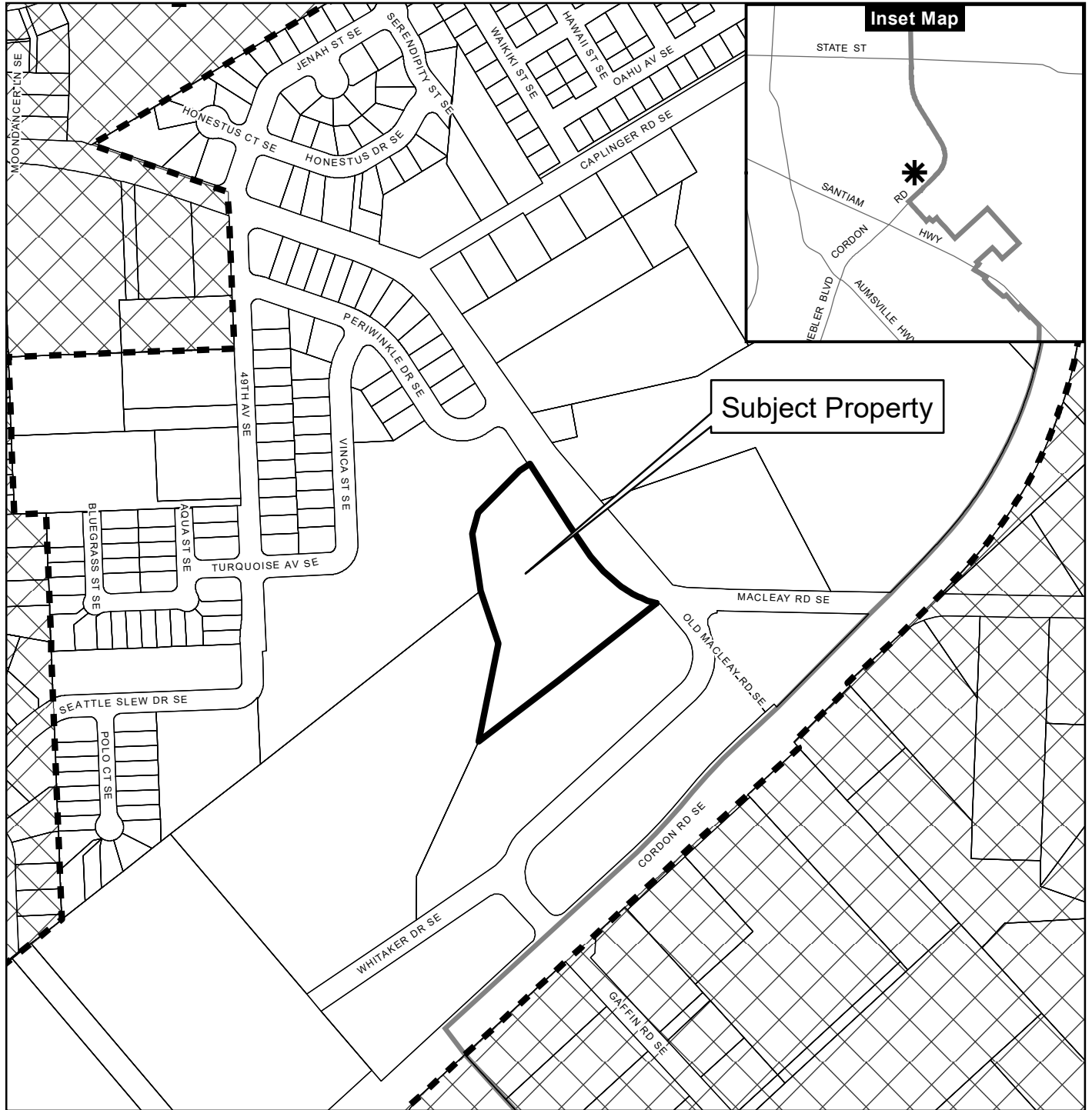
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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

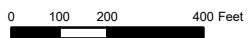


# Vicinity Map 5080 Macleay Road SE



### Legend

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

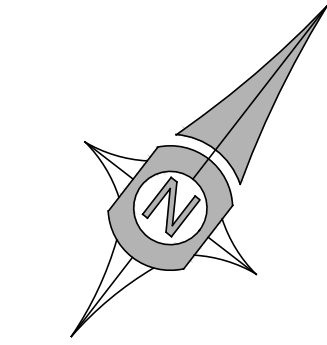


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LOT COVERAGE		
SITE AREA BREAKDOWN	AREA	PERCENTAGE
BUILDING	25,995 SF	14.9%
PARKING	37,287 SF	21.4%
SIDEWALK	10,752 SF	6.2%
LANDSCAPE	36,208 SF	21.0%
OTHER	63,997 SF	36.7%
TOTAL	174,239 SF (3.99 AC)	100%

TAX LOT 10600  
MAP 072W32D  
ZONE: RM2-MULTIPLE FAMILY RESIDENTIAL 2  
USE: APARTMENTS  
SANTIAM VILLAGE APARTMENTS

TAX LOT 2101  
MAP 072W32D  
ZONE:  
IBC-INDUSTRIAL BUSINESS CAMPUS  
USE: CITY OF SALEM



BUILDING TYPES		
BUILDING NUMBER	UNIT TYPE	# UNITS
1	1 BD / 1 BA	18
2	1 BD / 1 BA	18
3	2 BD / 2 BA	15
4	2 BD / 2 BA	12
5	2 BD / 2 BA	12
TOTALS		75

PARKING SUMMARY			
# UNITS	TYPE	REQUIRED	SPACES PROVIDED
39	2 BEDROOM (1 SPACE/UNIT)	39 SPACES	55 COMPACT, 8'x15' (48%)
36	1 BEDROOM (1 SPACE/UNIT)	36 SPACES	6 ACCESSIBLE, 9'x19'
TOTAL FUTURE ELECTRIC CHARGING STATIONS		48 SPACES	75 TOTAL 114 TOTAL

LOADING ZONE SUMMARY			
# UNITS	TYPE	REQUIRED	SPACES PROVIDED
75	1 SPACE/50 TO 99 UNITS	1 SPACES	1 SPACE, 12'x19'

BIKE PARKING SUMMARY			
# UNITS	TYPE	REQUIRED	SPACES PROVIDED
75	(0.1 SPACE/UNIT)	8 SPACES	8 SPACES (BIKE RACK) 8 SPACES

DEVELOPMENT CODE REVIEW	
ZONING:	RM2-MULTIPLE FAMILY RESIDENTIAL 2
TOTAL SITE AREA:	3.99± ACRES
SETBACK: FRONT=20', SIDE (SE)=15', SIDE (W, NW)=10'	
BUILDING HEIGHT: TOP OF RIDGE, BLDG 3,4,5 = 40'-0"	
	, BLDG 1,2 = 39'-7"
DENSITY:	MINIMUM (15 du/ac) = 60 UNITS
	MAXIMUM (31 du/ac) = 124 UNITS
	PROPOSED = 75 UNITS

TAX LOT 101  
MAP 082W05  
ZONE: RM2-MULTIPLE FAMILY RESIDENTIAL 2  
USE: APARTMENTS  
THE RESERVE AT HAWKS RIDGE APARTMENTS

TAX LOT 2200  
MAP 072W32D  
3.99± ACRES

TAX LOT 100  
MAP 082W05  
ZONE:  
IC-INDUSTRIAL COMMERCIAL  
USE: APARTMENTS

**SITE PLAN**  
**MACLEY PLACE APARTMENTS**  
**MULTI-FAMILY DEVELOPMENT**  
**SALEM, OREGON**

DATE: FEBRUARY, 2023  
PROJECT: 21-590 CONSER MACLEY  
DRAWN BY: MUM, ECH  
CHECKED BY: BSV

CLIENT:  
J. CONSER AND SONS, LLC  
1010 AIRPORT ROAD SE  
ALBANY, OREGON  
(541) 791-9310

UDELL ENGINEERING AND SURVEYING, LLC  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE
CITY COMMENTS	4.17.23
CITY COMMENTS	6.12.23

Sheet **C110**  
SCALE: SEE BARSCALE

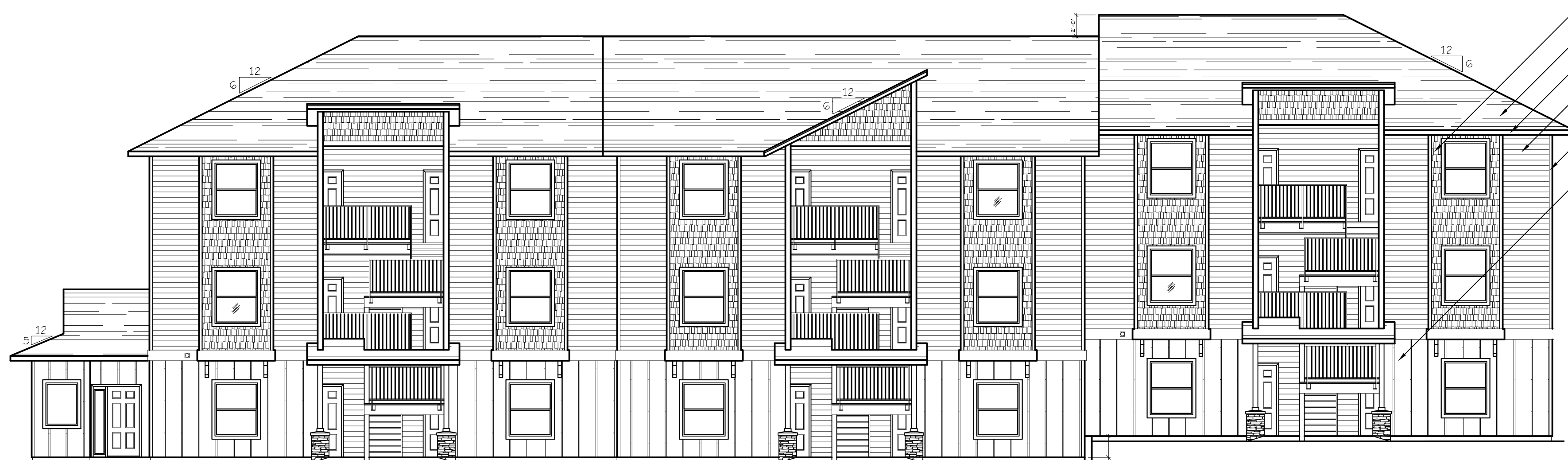


**NORTH ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

- COMP. ROOFING
- HARDIESHINGLE SIDING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1" X 4" TRIM
- HARDEPANEL SIDING W/ BATTIS
- ceiling line
- Upper fin. floor ceiling line
- Main fin. floor ceiling line
- Lower fin. floor ground



**WEST ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

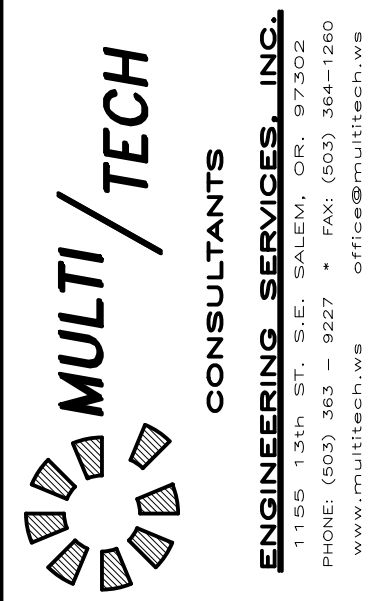


**SOUTH ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1" X 4" TRIM
- HARDEPANEL SIDING W/ BATTIS
- ceiling line
- Upper fin. floor ceiling line
- Main fin. floor ceiling line
- Lower fin. floor ground
- ROCK FACADE



**EAST ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1



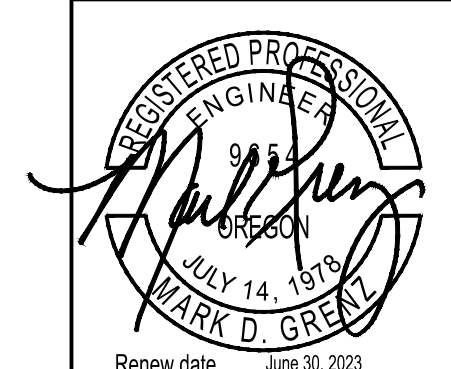
**BUILDING ELEVATIONS**

**MACLEAY PLACE APARTMENT COMPLEX**

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D./A.R.B.  
Checked: M.D.G.  
Date: Jan-23  
Scale: AS SHOWN

JOB # 7523



**A1.90**

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**NORTH ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



**WEST ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



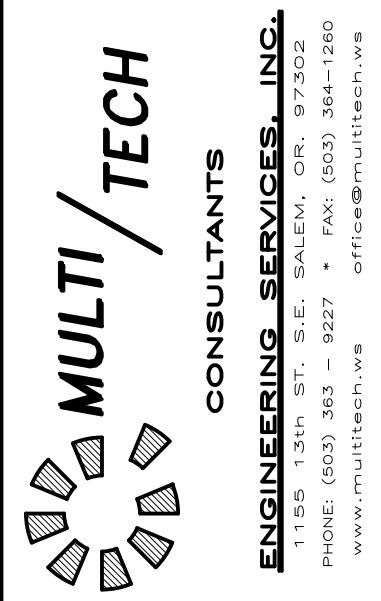
**SOUTH ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



**EAST ELEVATION** (TYPE C UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2

- COMP. ROOFING
- HARDISHINGLE SIDING
- 2 X 6 FASCIA
- HARDEPLANK LAP SIDING
- 1' X 4' TRIM
- HARDEPANEL SIDING W/ BATTIS

- HARDISHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDEPLANK LAP SIDING
- 1' X 4' TRIM
- HARDEPANEL SIDING W/ BATTIS



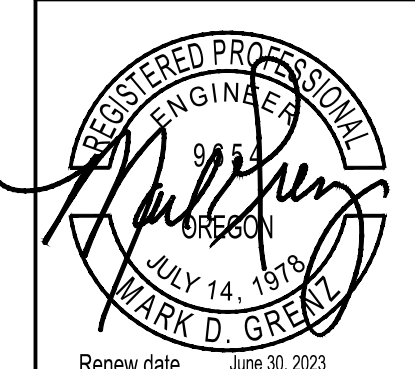
**BUILDING ELEVATIONS**

**MACLEAY PLACE APARTMENT COMPLEX**

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Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Dec-22  
Scale: AS SHOWN

JOB # 7523



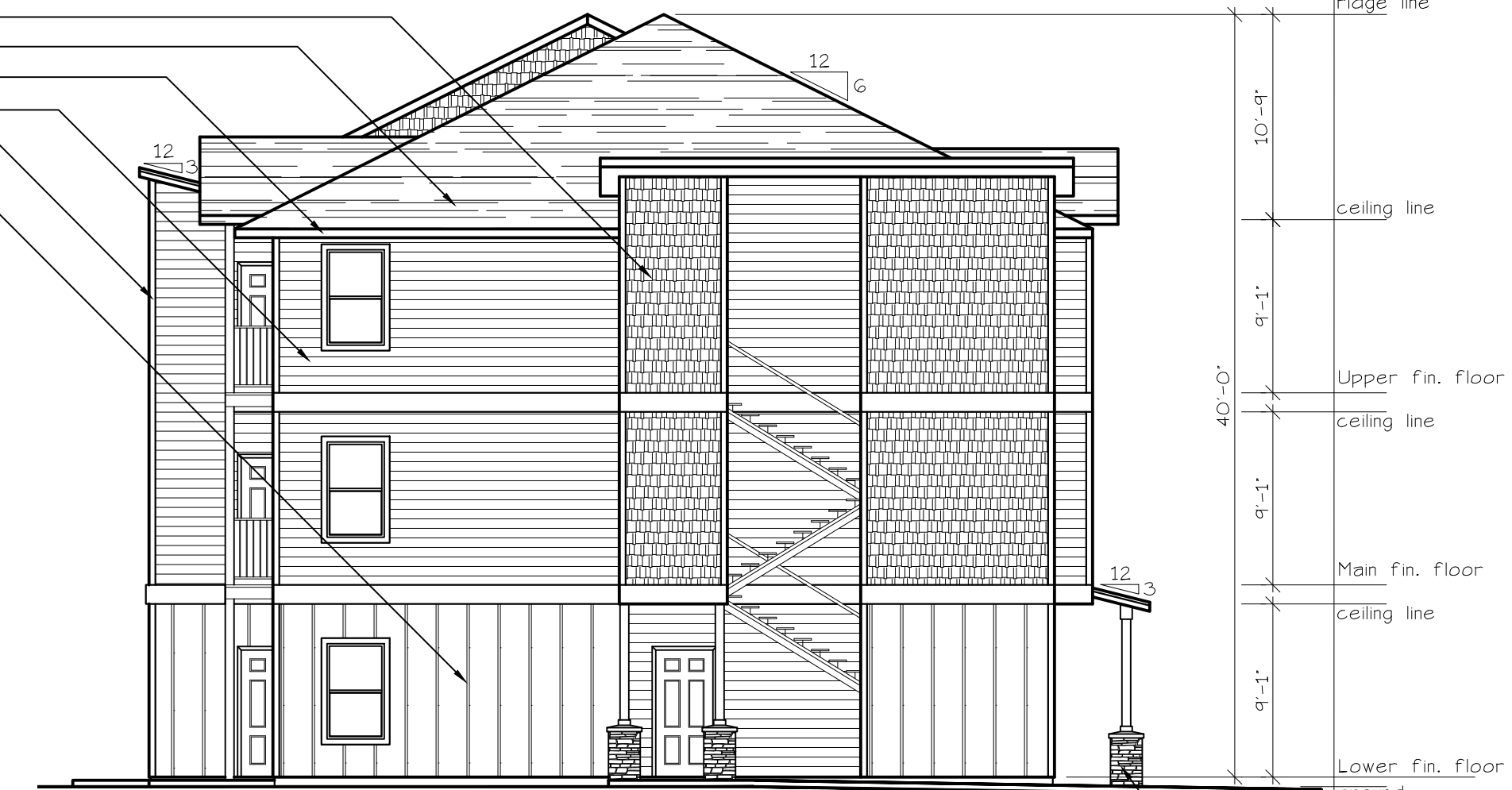
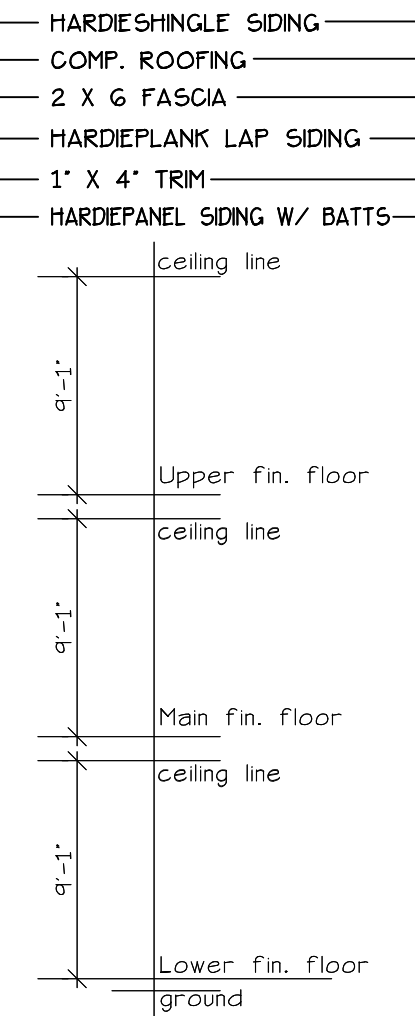
Renew date: June 30, 2023

**A2.90**

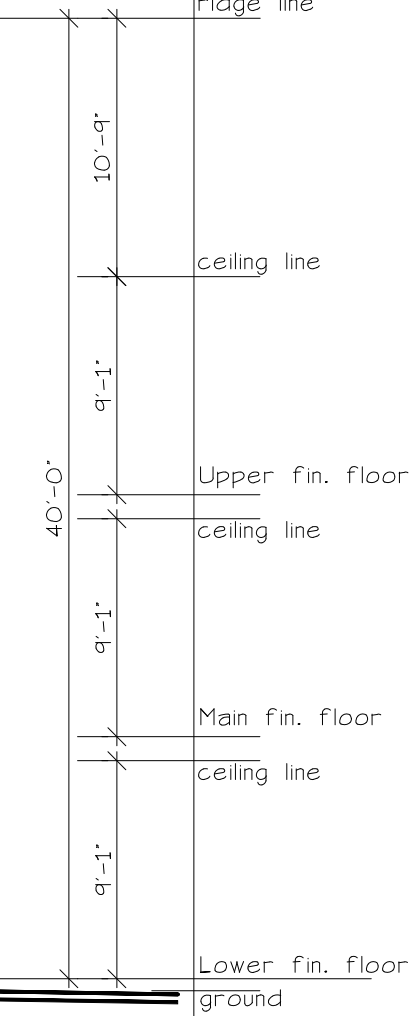




**SOUTHEAST ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 3**

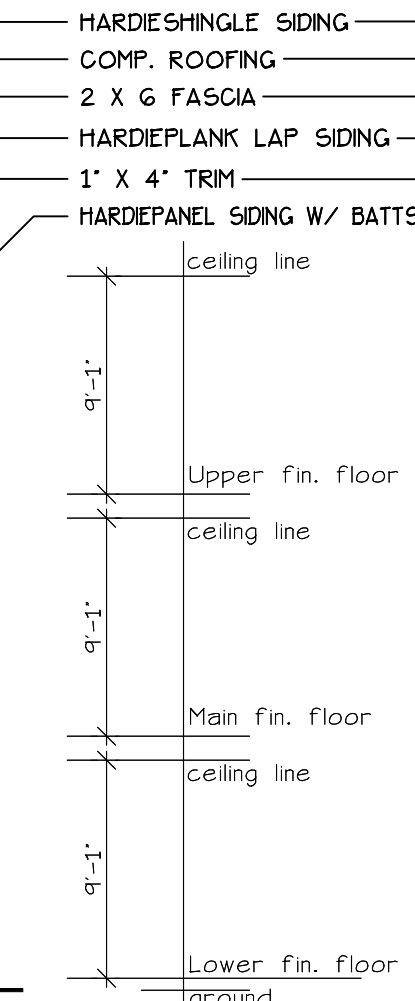


**NORTHEAST ELEVATION (TYPE A UNITS)**  
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**BLD. 3**

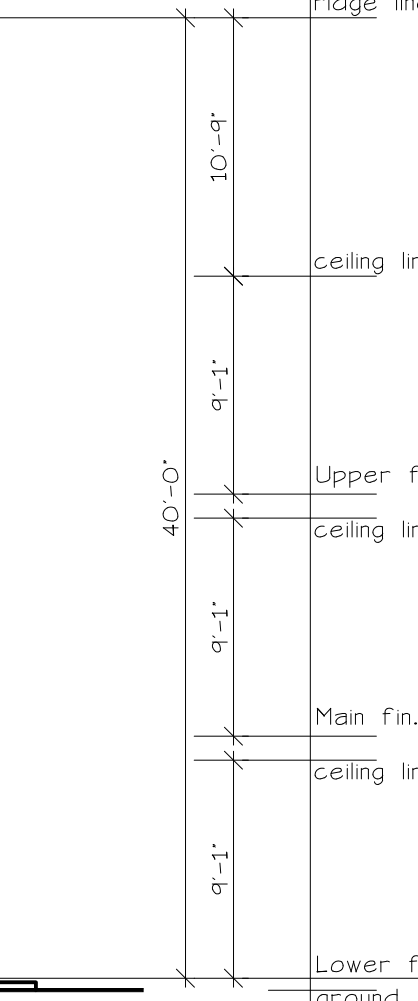


**NORTHWEST ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 3**

EXHAUST VENT 3'-0"  
 CLEAR OF OPERABLE  
 WINDOW AREA TYP.



**SOUTHWEST ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 3**



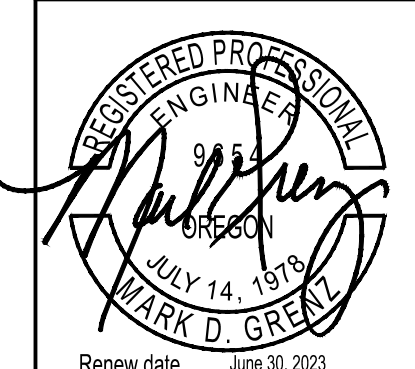
**BUILDING ELEVATIONS**

**MACLEAY PLACE APARTMENT COMPLEX**

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Design: P.L.M.  
 Drawn: G.L.D.  
 Checked: M.D.G.  
 Date: Nov-22  
 Scale: AS SHOWN

JOB # 7523



**A3.50**

**BUILDING ELEVATIONS**

**MACLEAY PLACE APARTMENT COMPLEX**

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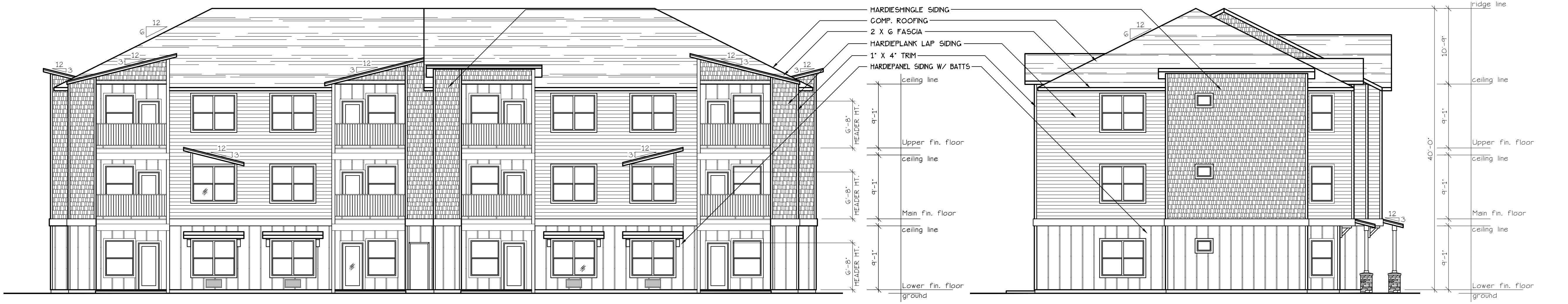
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 Drawn: G.I.D.  
 Checked: M.D.G.  
 Date: Dec-22  
 Scale: AS SHOWN

JOB # 7523



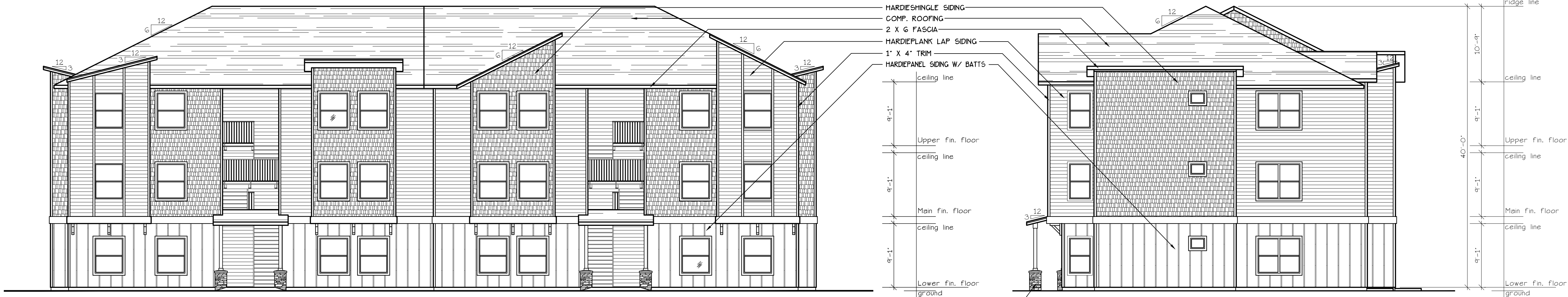
Renew date: 06-30-2023

#####



**REAR ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 4+5**

**END ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 4+5**



**FRONT ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 4+5**

**END ELEVATION (TYPE A UNITS)**  
 SCALE: 1/8" = 1'-0"  
**BLD. 4+5**