



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 Adjustment Case No. ADJ23-10
PROPERTY LOCATION:	1900 Block of Linwood Street NW, Salem OR 97304
NOTICE MAILING DATE:	November 15, 2023
PROPOSAL SUMMARY:	Three Class 2 Adjustments to the previously approved Case Number SPR-ADJ-DAP-DR23-12.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, November 29, 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.
CASE MANAGER:	Jamie Donaldson, Planner III , 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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 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):	MWSH West Salem LLC (Kelly D. Hamilton, Joshua Cole Hamilton Trust, Jordan Elizabeth Hamilton Trust, Lawrence E Tokarski, Pam Gray, Chris Jundt).
APPLICANT(S):	John Eld, MWSH West Salem Llc
PROPOSAL REQUEST:	<p>A Class 2 Adjustment application for three requests pertaining to the previously approved 67-unit multi-family housing development, Case Number SPR-ADJ-DAP-DR23-12, approved on June 7, 2023. The requested adjustments include:</p> <ol style="list-style-type: none"> (1) Reduce the required size from 96 square feet to 48 square feet for the private open space areas provided for Buildings 9-11 (SRC 702.020(a)(1)(C)); (2) Eliminate the requirement to orient buildings towards the street with direct pedestrian access to the street for the Buildings 3 and 4 abutting Orchard Heights Road NW (SRC 702.020(e)(5)); and (3) Eliminate the dead-end turnaround requirement for private streets within the development site (SRC 806.035(f)). <p>The subject property is 4.86 acres in size, zoned RM-II (Multiple Family Residential), and located at the 1900 Block of Linwood Street NW (Polk County Assessor's Map and Tax lot: 073W16C / 107).</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: 23 115444. 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. ADJ23-10
PROJECT ADDRESS: 1900 Block of Linwood St NW, Salem OR 97304
AMANDA Application No.: 23-115444-PLN
COMMENT PERIOD ENDS: Wednesday, November 29, 2023 at 5:00 p.m.

SUMMARY: Three Class 2 Adjustments to the previously approved Case No. SPR-ADJ-DAP-DR23-12.

REQUEST: A Class 2 Adjustment application for three requests pertaining to the previously approved 67-unit multi-family housing development, Case No. SPR-ADJ-DAP-DR23-12, approved on June 7, 2023. The requested adjustments include:

- (1) Reduce the required size from 96 square feet to 48 square feet for the private open space areas provided for Buildings 9-11 (SRC 702.020(a)(1)(C));
- (2) Eliminate the requirement to orient buildings towards the street with direct pedestrian access to the street for the Buildings 3 and 4 abutting Orchard Heights Road NW (SRC 702.020(e)(5)); and
- (3) Eliminate the dead-end turnaround requirement for private streets within the development site (SRC 806.035(f)).

The subject property is 4.86 acres in size, zoned RM-II (Multiple Family Residential), and located at the 1900 Block of Linwood St NW (Polk County Assessor’s Map and Tax lot: 073W16C / 107).

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, November 29, 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 III, 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

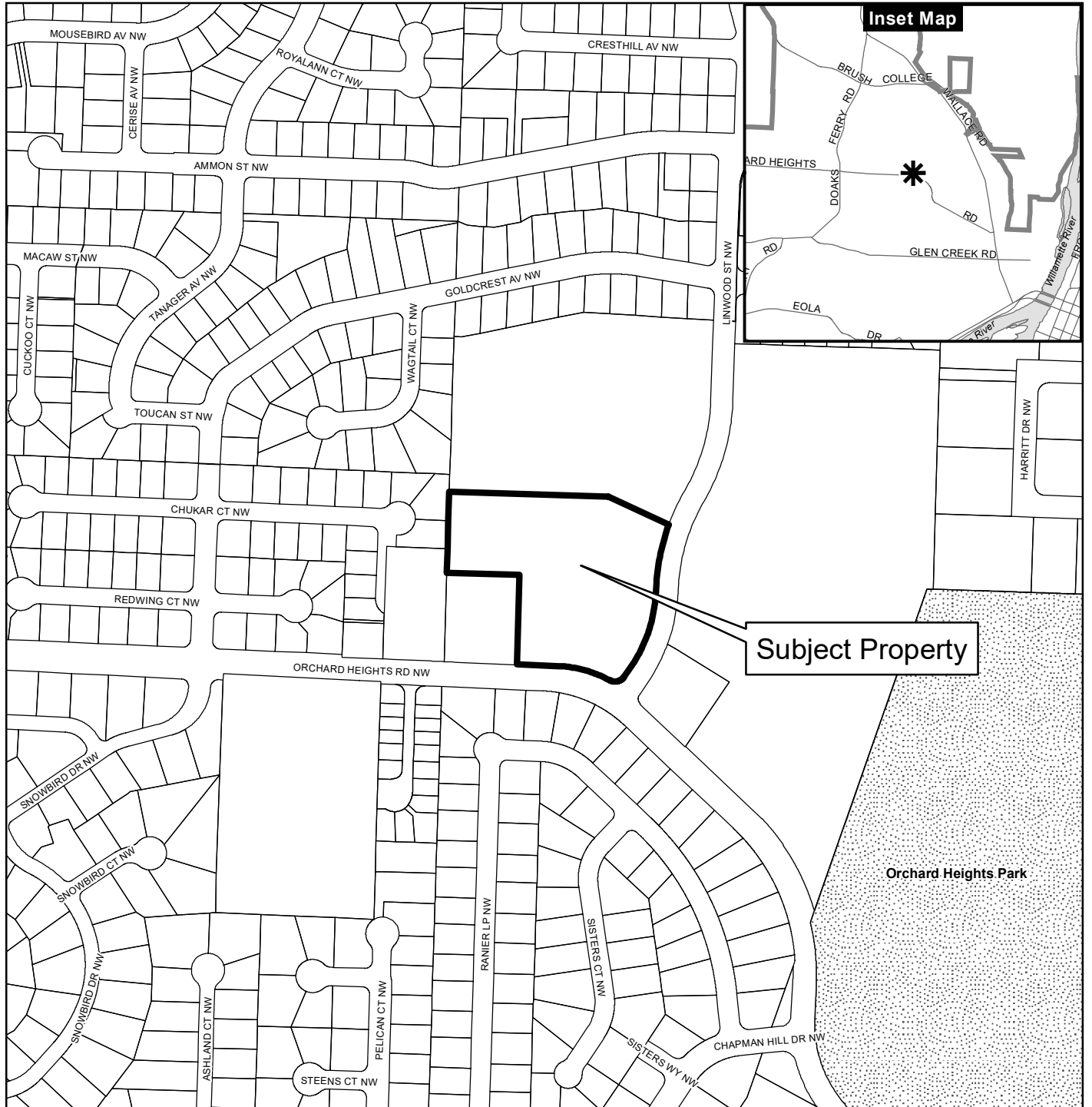
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

1900 Block of Linwood Street NW



Legend

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

CITY OF Salem

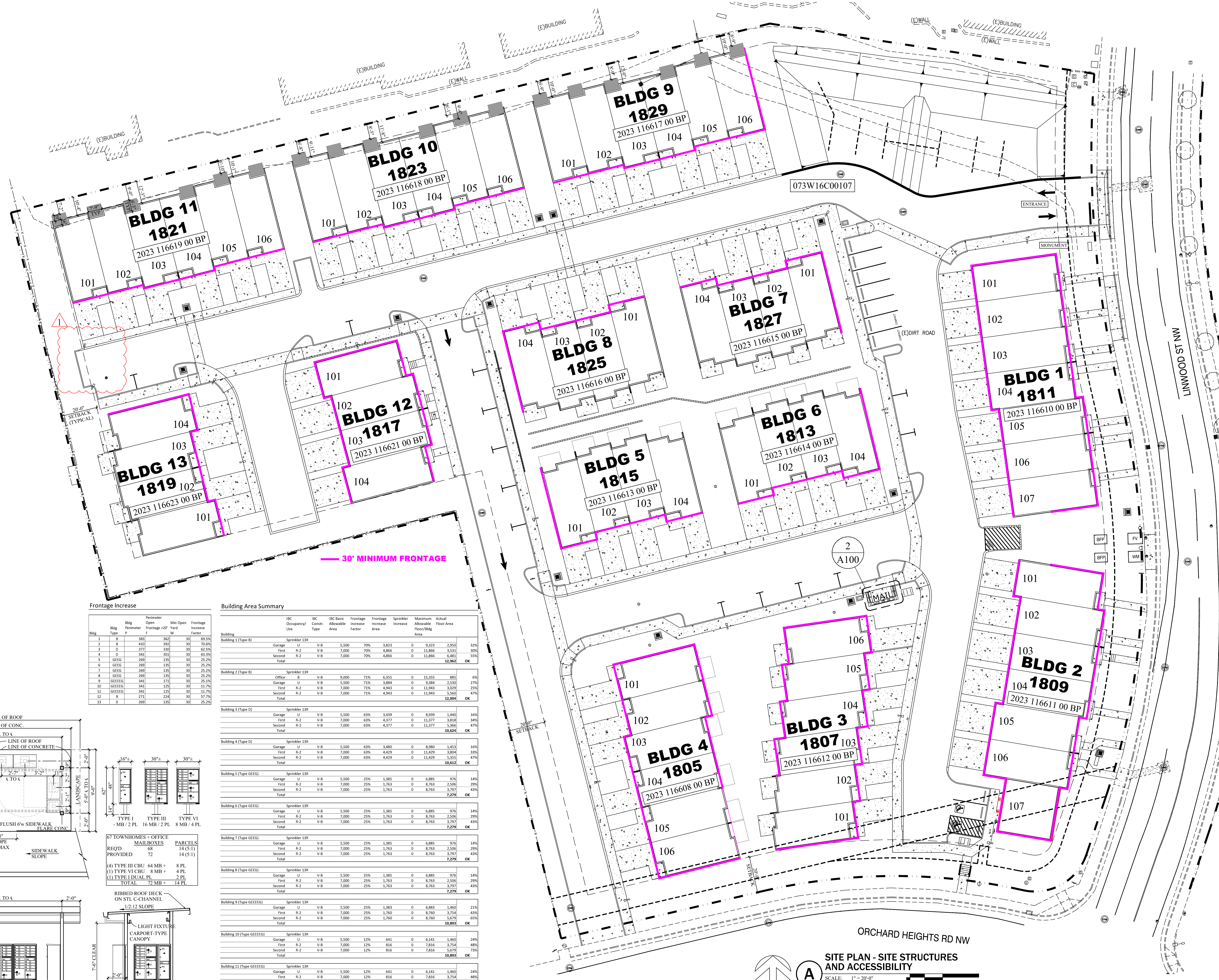
 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



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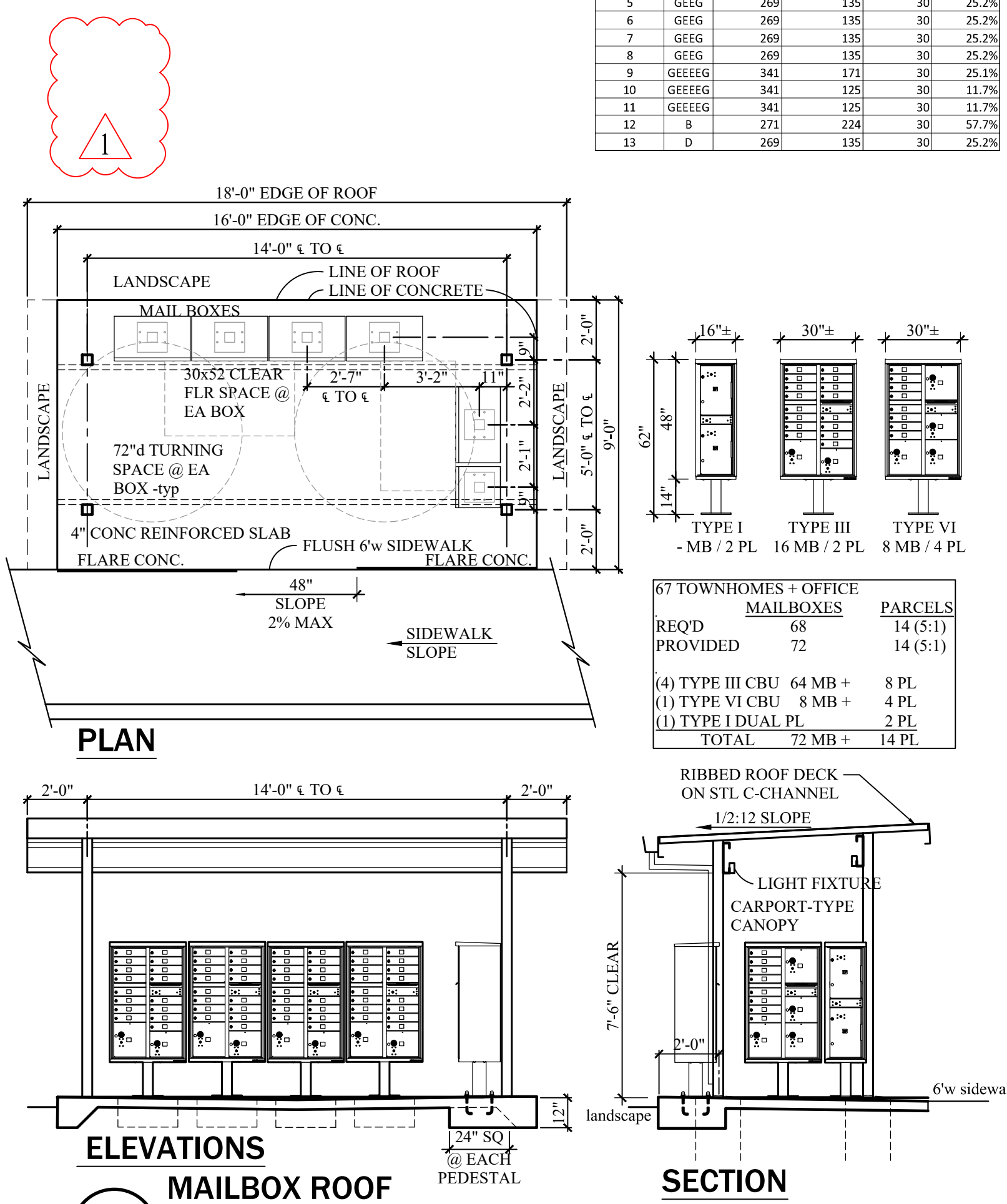


Frontage Increase

Blgd	Blgd Type	Perimeter P	Open Perimeter F	Min Open Frontage >30' W	Frontage Increase Factor
1	B	383	362	30	69.5%
2	B	420	392	30	70.0%
3	D	377	330	30	62.5%
4	D	341	301	30	63.3%
5	GEEG	269	135	30	26.2%
6	GEEG	269	135	30	25.2%
7	GEEG	269	135	30	25.2%
8	GEEG	269	135	30	25.2%
9	GEEGEG	341	171	30	25.1%
10	GEEGEG	341	125	30	11.7%
11	GEEGEG	341	125	30	11.7%
12	B	271	224	30	57.7%
13	D	269	135	30	25.2%

Building Area Summary

Building	IBC Occupancy/Use	IBC Constr. Type	IBC Basic Allowable Area	Frontage Increase Factor	Frontage Increase Area	Sprinkler Increase	Maximum Allowable Floor/Bldg Area	Actual Floor Area
Building 1 (Type B)								
Sprinkler 13R								
Garage	U	V-B	5,500	70%	3,825	0	5,323	2,950
First	R-2	V-B	7,000	70%	4,866	0	11,866	3,581
Second	R-2	V-B	7,000	70%	4,866	0	11,866	1,481
Total								12,962
Building 2 (Type B)								
Sprinkler 13R								
Office	B	V-B	9,000	71%	6,355	0	15,355	885
Garage	U	V-B	5,500	71%	3,884	0	9,384	2,530
First	R-2	V-B	7,000	71%	4,943	0	11,943	3,029
Second	R-2	V-B	7,000	71%	4,943	0	11,943	1,560
Total								12,904
Building 3 (Type D)								
Sprinkler 13R								
Garage	U	V-B	5,500	63%	3,439	0	8,939	1,440
First	R-2	V-B	7,000	63%	4,377	0	11,377	3,818
Second	R-2	V-B	7,000	63%	4,377	0	11,377	3,366
Total								10,624
Building 4 (Type D)								
Sprinkler 13R								
Garage	U	V-B	5,500	63%	3,480	0	8,980	1,453
First	R-2	V-B	7,000	63%	4,429	0	11,429	3,804
Second	R-2	V-B	7,000	63%	4,429	0	11,429	3,366
Total								10,612
Building 5 (Type GEEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,385	0	6,885	976
First	R-2	V-B	7,000	25%	1,763	0	8,763	2,506
Second	R-2	V-B	7,000	25%	1,763	0	8,763	3,797
Total								7,279
Building 6 (Type GEEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,385	0	6,885	976
First	R-2	V-B	7,000	25%	1,763	0	8,763	3,262
Second	R-2	V-B	7,000	25%	1,763	0	8,763	3,797
Total								7,279
Building 7 (Type GEEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,385	0	6,885	976
First	R-2	V-B	7,000	25%	1,763	0	8,763	3,262
Second	R-2	V-B	7,000	25%	1,763	0	8,763	3,797
Total								7,279
Building 8 (Type GEEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,385	0	6,885	976
First	R-2	V-B	7,000	25%	1,763	0	8,763	3,262
Second	R-2	V-B	7,000	25%	1,763	0	8,763	3,797
Total								7,279
Building 9 (Type GEEGEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,383	0	6,883	1,460
First	R-2	V-B	7,000	25%	1,760	0	8,760	3,754
Second	R-2	V-B	7,000	25%	1,760	0	8,760	5,679
Total								10,893
Building 10 (Type GEEGEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	12%	641	0	6,141	1,460
First	R-2	V-B	7,000	12%	816	0	7,816	3,754
Second	R-2	V-B	7,000	12%	816	0	7,816	5,679
Total								10,893
Building 11 (Type GEEGEG)								
Sprinkler 13R								
Garage	U	V-B	5,500	12%	641	0	6,141	1,460
First	R-2	V-B	7,000	12%	816	0	7,816	3,754
Second	R-2	V-B	7,000	12%	816	0	7,816	5,679
Total								10,893
Building 12 (Type B)								
Sprinkler 13R								
Garage	U	V-B	5,500	58%	3,171	0	8,671	1,691
First	R-2	V-B	7,000	58%	4,036	0	11,036	2,026
Second	R-2	V-B	7,000	58%	4,036	0	11,036	3,713
Total								7,434
Building 13 (Type D)								
Sprinkler 13R								
Garage	U	V-B	5,500	25%	1,385	0	6,885	974
First	R-2	V-B	7,000	25%	1,763	0	8,763	2,539
Second	R-2	V-B	7,000	25%	1,763	0	8,763	3,279
Total								7,992



SITE PLAN - SITE STRUCTURES AND ACCESSIBILITY
 SCALE: 1" = 20'-0"

LAST SAVED: Mon, 16 Oct 2023 - 05:48 pm LOCATION: M:\Drafting\Projects\2204 West Salem townhomes\Permit\A100 Site.dwg A100
 PRINTED: Fri, 03 Nov 2023 - 05:04 pm PRINTED BY: Steven