



HEARING NOTICE

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:	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment Case No. CU-SPR-ADJ24-02
PROPERTY LOCATION:	325 Lancaster Dr SE, Salem OR 97317
SUMMARY:	A Conditional Use Permit, Class 3 Site Plan Review and Class 2 Adjustment for a Residential Care Facility.
HEARING INFORMATION:	<u>Hearings Officer on April 24, 2024 at 5:30 PM Municipal Court, Room 130, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: odias@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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 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: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Bryce Peterson
APPLICANT / AGENT(S):	Bryce Peterson
PROPOSAL / REQUEST:	A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to construct a Residential Care Facility and associated site improvements with a Class 2 Adjustment to reduce the perimeter setback landscaping and plant units for the undeveloped portion of the development site. The subject properties are 5.57 acres in size, zoned CG (General Commercial) and located at 325 Lancaster Drive SE (Marion County Assessors Map and Tax Lot Numbers 072W31BB / 4501).
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</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: 24 103944. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	April 4, 2024

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

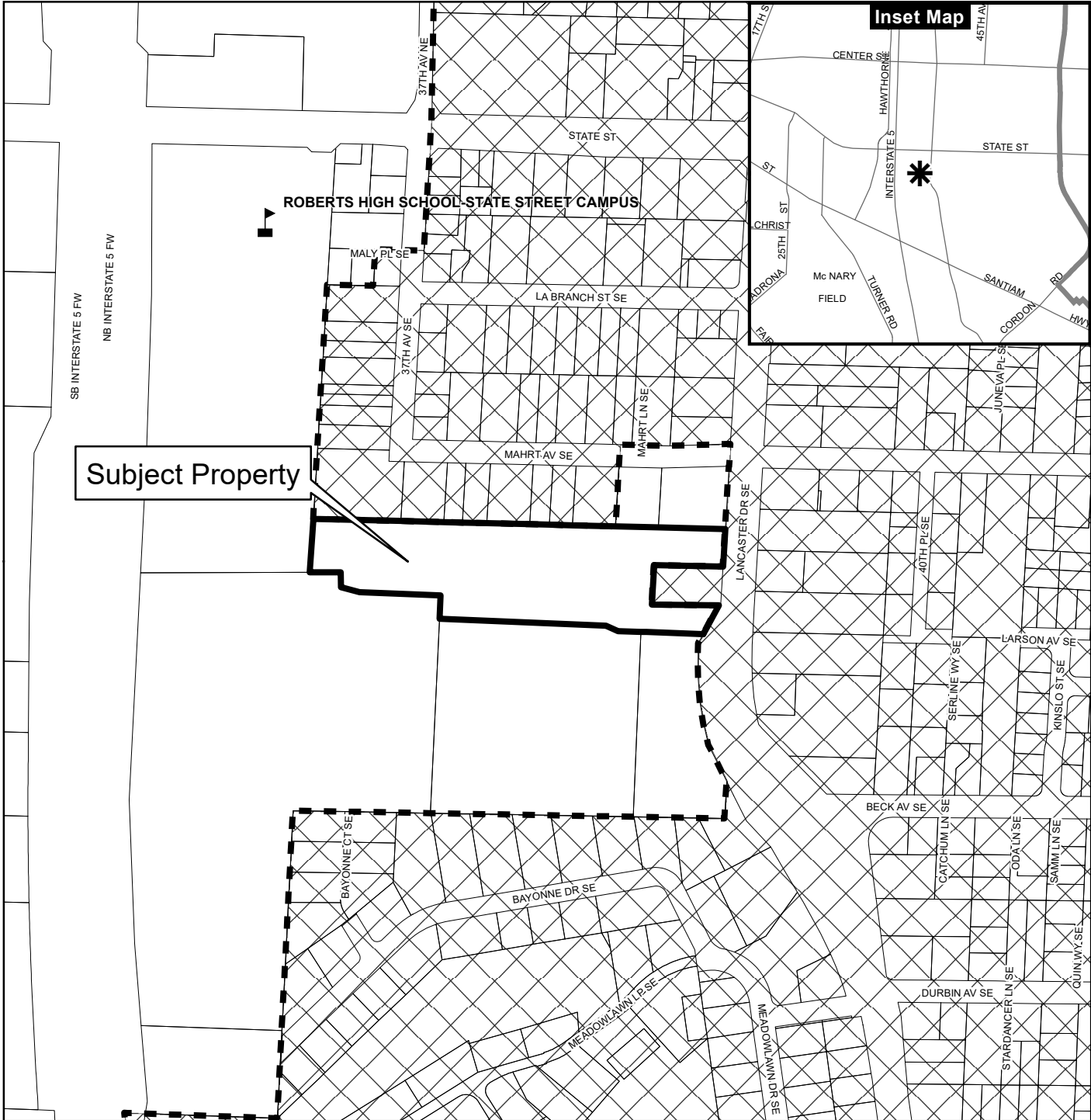
<http://www.cityofsalem.net/planning>

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

Vicinity Map








325 Lancaster Drive



Subject Property

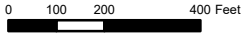
Inset Map

Legend

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



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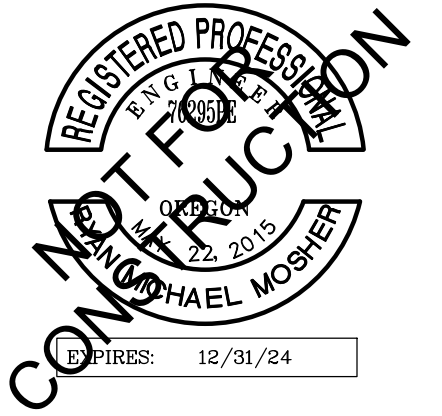


EROSION CONTROL NOTES:

- 9 SEED ALL DISTURBED SOIL AREAS NOT SHOWN ON LANDSCAPE PLAN WITH SUNMARK NATIVE EC SEED MIX (43.63 LBS PER ACRE).

GENERAL ESC NOTES

1. BMP'S SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES MAY BE NECESSARY DURING CONSTRUCTION AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH CITY AND DEQ PERMIT REQUIREMENTS.
2. ALL PROPOSED SLOPE GRADING SHALL CONFORM TO I.B.C. REQUIREMENTS FOR BENCHING AND DRAINAGE.

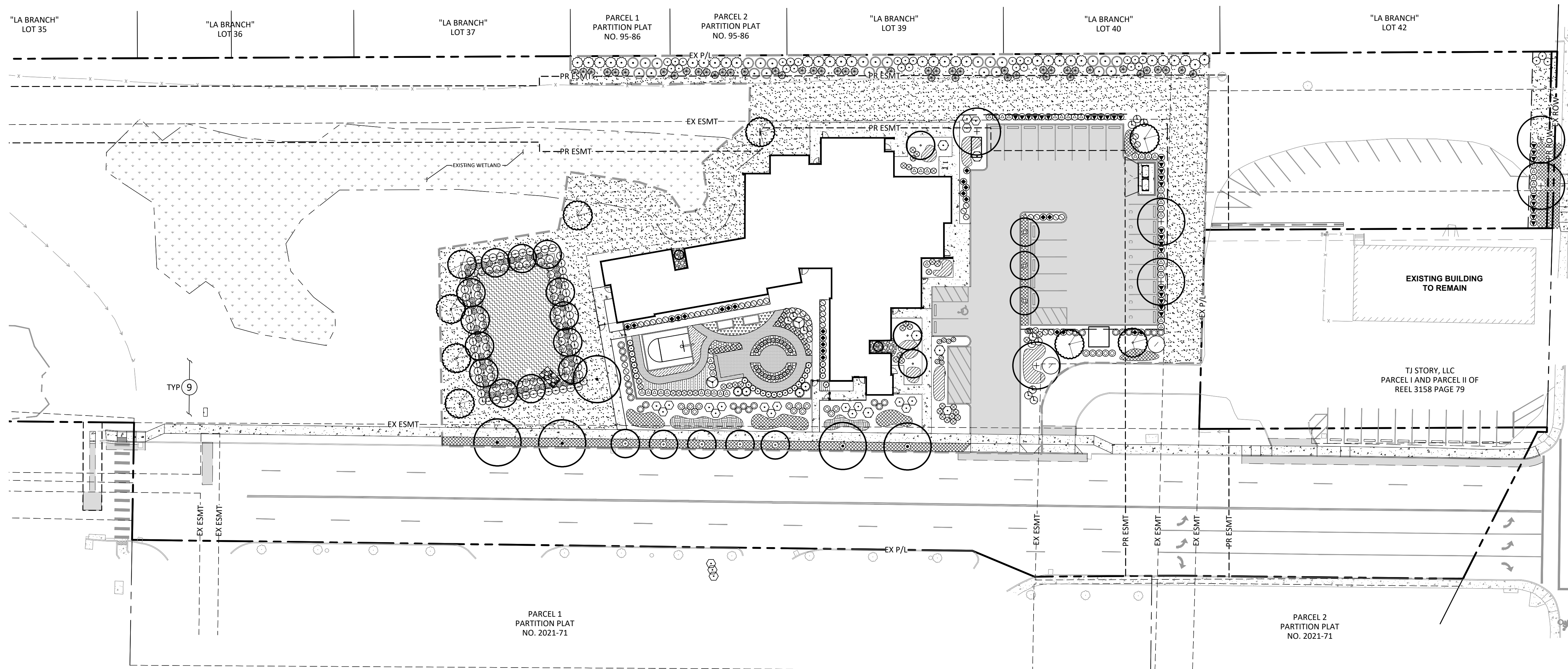


**CFS SRTF -
SALEM**

Job Number: 22224

325 Lancaster Drive SE
Salem, Oregon 97317

FILE PATH:



LANCASTER DRIVE SE

LAND USE 03.15.24

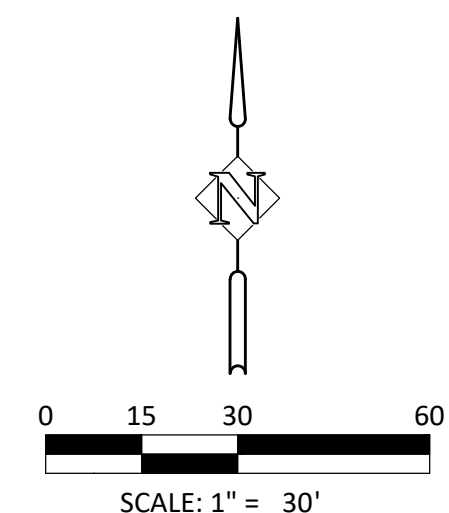
ISSUE DATE

Drawing:

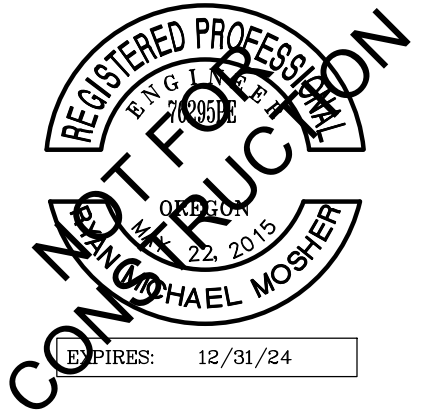
ESC - FINAL LANDSCAPING
AND SITE STABILIZATION

Sheet No:

C155



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PARKING STALL QUANTITIES:

STANDARD: 14
COMPACT: 8
ADA ACCESSIBLE: 1

GENERAL NOTES:

1. ELECTRONIC FILES WILL BE PROVIDED TO CONTRACTOR FOR SITE LAYOUT.
2. THE OWNER SHALL RETAIN A LICENSED SURVEYOR TO PROVIDE CONSTRUCTION STAKING FOR ALL SITE WORK, INCLUDING BUT NOT LIMITED TO GRADING, PAVING, CURBS, UTILITIES, SITE ELECTRICAL, ETC.
3. SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR SCORING PATTERNS, SPECIALTY SURFACING, AND OTHER INFORMATION.
4. FOR STANDARD ASPHALT PAVEMENT AREAS AND STRIPING, SEE SIGNING, STRIPING AND SURFACING PLANS ON SHEET C210.

TOTAL PROJECT AREA = 242,695 SF (5.57 AC)
EXISTING IMPERVIOUS AREA = 3,753 SF (0.09 AC)
PROPOSED IMPERVIOUS AREA = 34,446 SF (0.79 AC)

CONSTRUCTION NOTES:

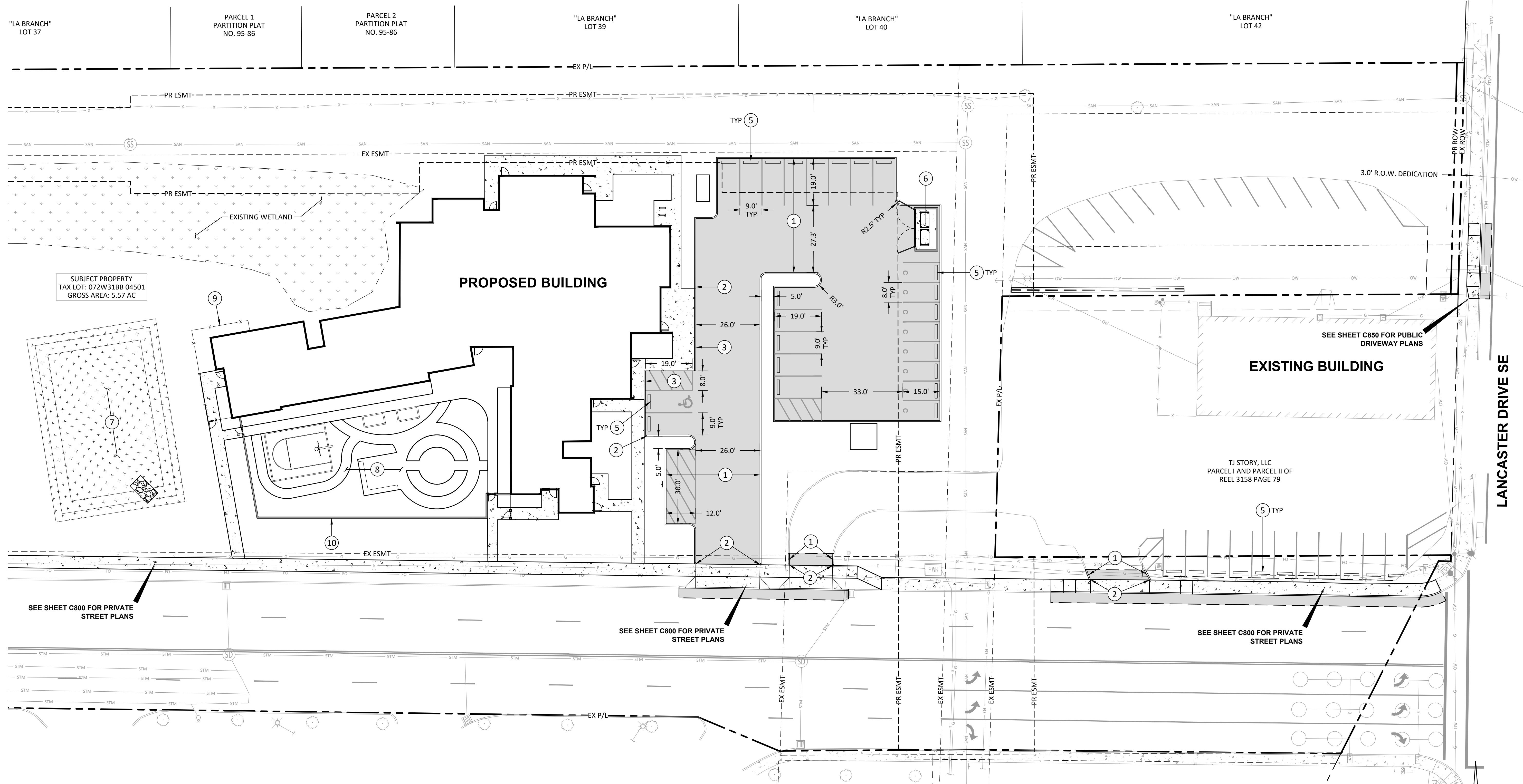
1. CONSTRUCT STANDARD CURB PER DETAIL ON SHEET C900.
2. CONSTRUCT 45 DEGREE CURB TAPER.
3. CONSTRUCT FLUSH CURB PER DETAIL ON SHEET C900.
5. INSTALL PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET C900.
6. PROPOSED TRASH COLLECTION AREA. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
7. PROPOSED STORMWATER FACILITY. REFER TO SHEET C501 FOR ADDITIONAL INFORMATION.
8. PROPOSED COURTYARD AND LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
9. PROPOSED 10' HEIGHT METAL FENCE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
10. PROPOSED 10' HEIGHT CMU WALL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

**CFS SRTF -
SALEM**

Job Number: 22224

325 Lancaster Drive SE
Salem, Oregon 97317

FILE PATH:



SUBJECT PROPERTY
TAX LOT: 072W31BB 04501
GROSS AREA: 5.57 AC

TJ STORY, LLC
PARCEL I AND PARCEL II OF
REEL 3158 PAGE 79

SEE SHEET C800 FOR PRIVATE
STREET PLANS

SEE SHEET C800 FOR PRIVATE
STREET PLANS

SEE SHEET C800 FOR PRIVATE
STREET PLANS

SEE SHEET C850 FOR PUBLIC
DRIVEWAY PLANS

LAND USE 03.15.24

ISSUE DATE

Drawing:
ENLARGED SITE PLAN

Sheet No:

C201

0 10 20 40
SCALE: 1" = 20'

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