



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:	Tree Variance Case No. TRV24-02
PROPERTY LOCATION:	2180 Laurel Ave NE, Salem OR 97301
NOTICE MAILING DATE:	May 10, 2024
PROPOSAL SUMMARY:	A tree variance to construct within the critical root zone of one Significant Tree.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, May 24, 2024.</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.
CASE MANAGER:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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> Highland Neighborhood Association, Leigha Gaynair, Chair; Phone: 541-948-9312; Email: highland@salemneighbors.org .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 808.045(d)(1) 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):	Providence Construction Group LLC (Thomas Harbolt)
APPLICANT(S):	Chandler Cavell, on behalf of the Owner
PROPOSAL REQUEST:	A Tree Variance for the construction of a cottage cluster development within more than 30 percent of the critical root zone of one 84-inch diameter-at-breast height (DBH) Giant Sequoia tree. The proposed variance is necessary for construction of utility lines while preserving the tree. The subject property is 0.43 acres in size, zoned RS (Single Family Residential) and located at 2180 Laurel Avenue NE (Marion County Assessor's Map and Tax Lot Number 073W14CD / 5500).
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: 24 108986. 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: Tree Variance Case No. TRV24-02

PROJECT ADDRESS: 2180 Laurel Ave NE, Salem OR 97301

AMANDA Application No.: 24-108986-PLN

COMMENT PERIOD ENDS: Friday, May 24, 2024 at 5:00 p.m.

SUMMARY: A tree variance to construct within the critical root zone of one Significant Tree.

REQUEST: A Tree Variance for the construction of a cottage cluster development within more than 30 percent of the critical root zone of one 84-inch diameter-at-breast height (DBH) Giant Sequoia tree. The proposed variance is necessary for construction of utility lines while preserving the tree. The subject property is 0.43 acres in size, zoned RS (Single Family Residential) and located at 2180 Laurel Avenue NE (Marion County Assessor’s Map and Tax Lot Number 073W14CD / 5500).

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, May 24, 2024, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

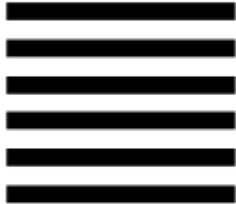


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

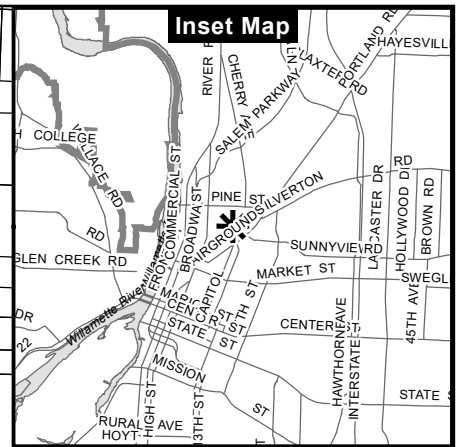
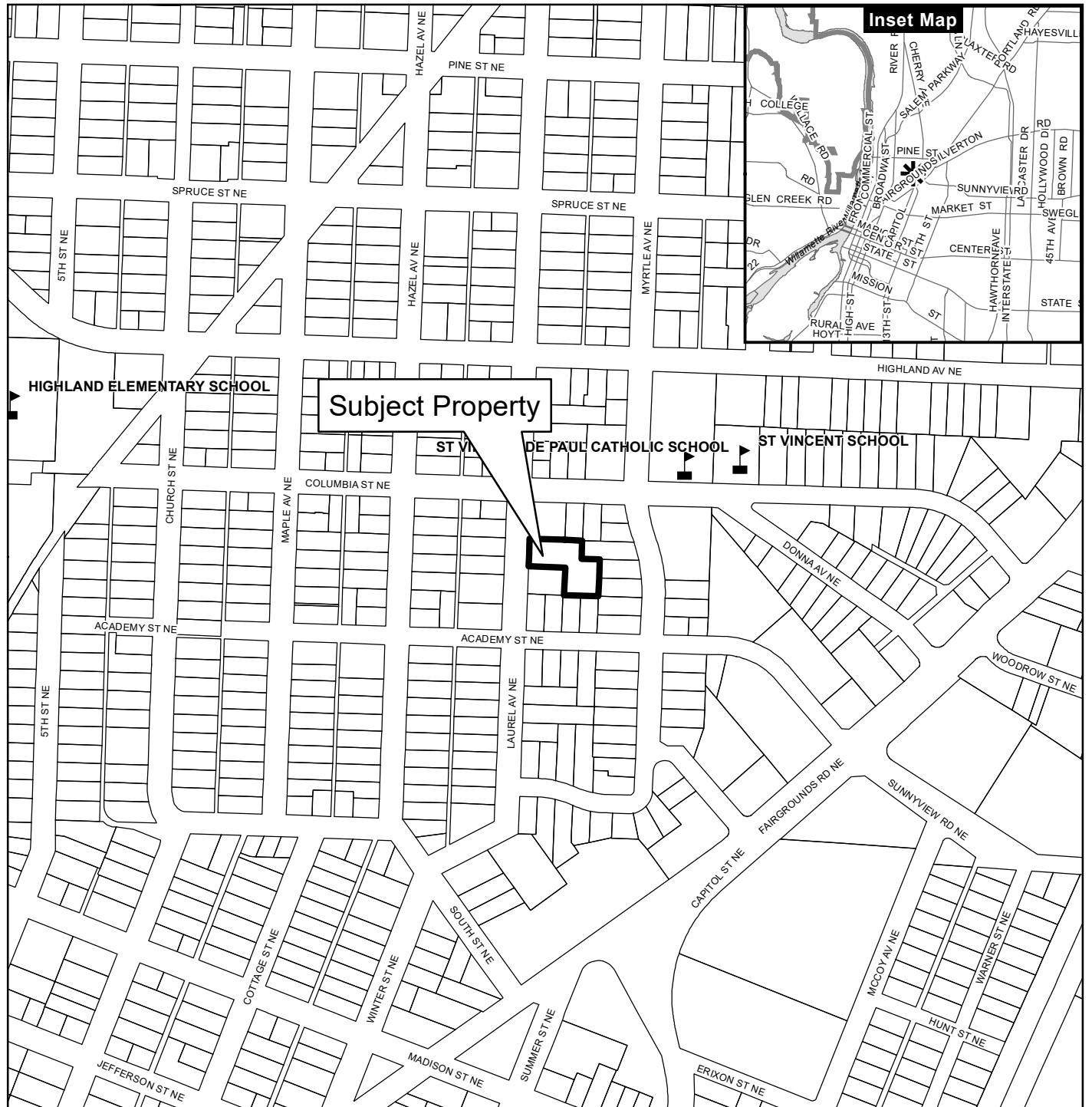
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2180 Laurel Ave NE



Subject Property

Legend

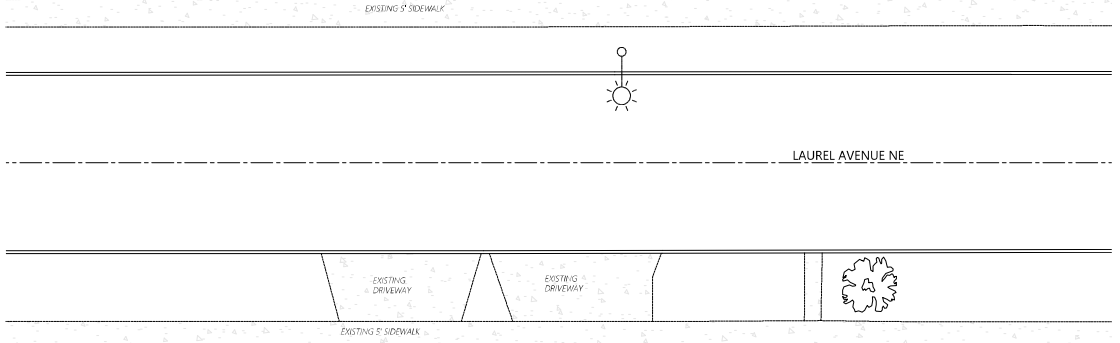
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



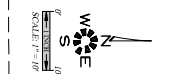
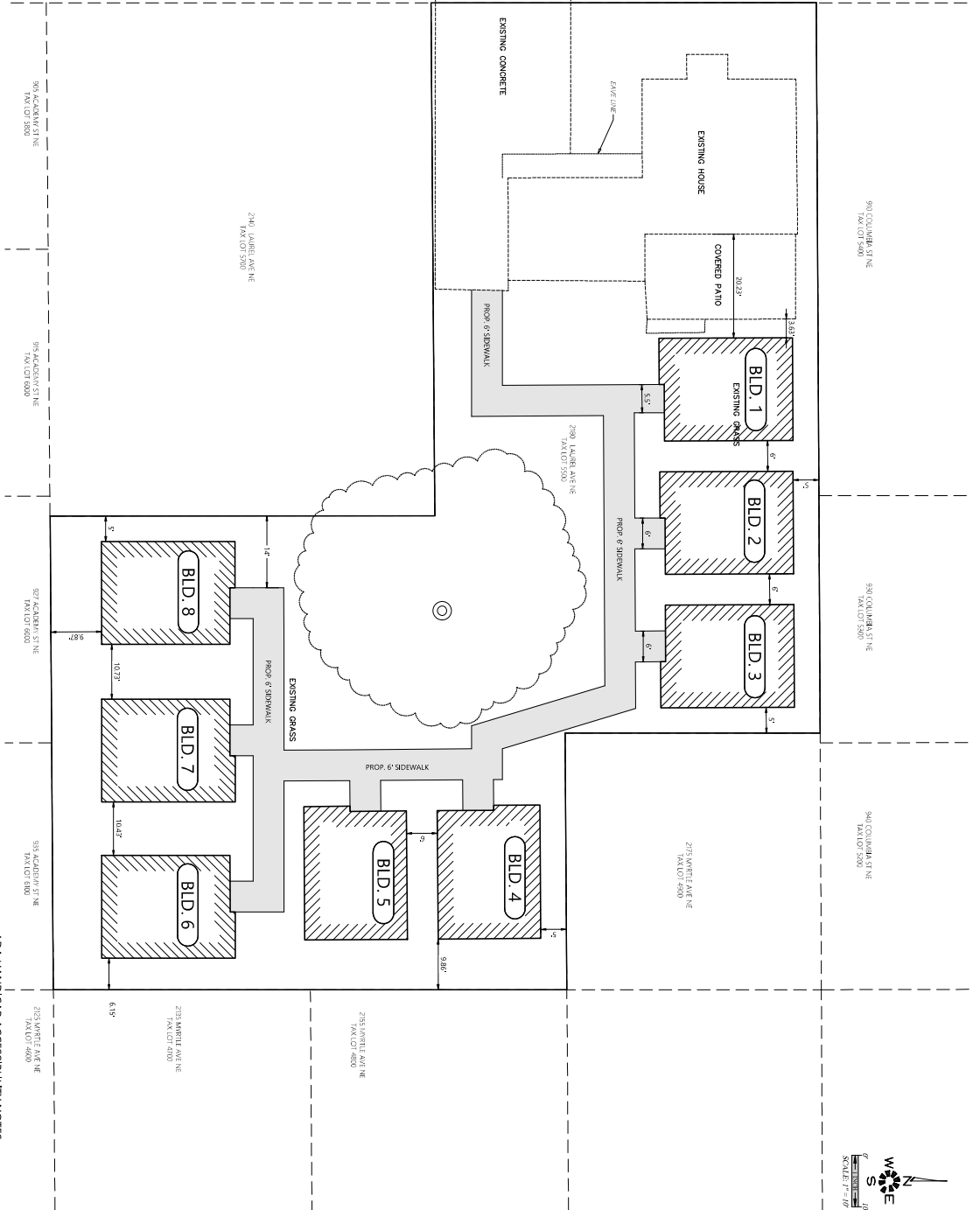
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1. ALL SHARED UTILITIES, INCLUDING WATER, SEWER, GAS, AND ELECTRICITY, SHALL BE LOCATED IN ACCORDANCE WITH THE 2018 OGC SECTION 6.2.1.1 NOTED ON LAYOUT PLANS. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE 2018 OGC SECTION 6.2.1.2.

- ⊙ - POST LIGHT MAXIMUM 14' TALL
- ⊙ - WALL PANEL MOUNTED ON BUILDING
- ⊙ - MAXIMUM 112 SLOPE ON SIDEWALK END RAMP
- ▨ - BRICK SPACES

TOTAL APARTMENT UNITS	
TYPE "A" - Bld. -Ba	(S.F.) UNITS
TYPE "B" - Bld. -Ba	(S.F.) UNITS
TYPE "C" - Bld. -Ba	(S.F.) UNITS
TYPE "D" - Bld. -Ba	(S.F.) UNITS



ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL SHARED UTILITIES, INCLUDING WATER, SEWER, GAS, AND ELECTRICITY, SHALL BE LOCATED IN ACCORDANCE WITH THE 2018 OGC SECTION 6.2.1.1 NOTED ON LAYOUT PLANS. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE 2018 OGC SECTION 6.2.1.2.
2. HANDICAP PARKING STALLS AND ACCESS AREAS ARE TO HAVE SLOPES IN ACCORDANCE WITH CHAPTER 11 AND OGC REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAIMS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:2 MAX AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BILLBOARD & ONE-SITE LAUNDRY FACILITIES WILL BE FULLY ACCESSIBLE IN ACCORDANCE WITH ADA 117.1 AND CHAPTER 11 OF THE 2018 OGC.
5. 2% OF THE LIVING UNITS OR 9 UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THE LAYOUT PLANS. THE REMAINING HANDICAP ACCESSIBLE UNITS WILL BE TYPE "B" APARTMENT UNITS IN ACCORDANCE WITH ADA 117.1.

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.

LAUREL AVENUE COTTAGES

SITE PLAN

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR, 97302
PH: (503) 366-1022 FAX: (503) 366-1242
www.mtechengineering.net email: info@mtechengineering.net

DESIGN: N.D.S.
DRAWN: C.F.G.
CHECKED: J.C.
ISSUE DATE: 2/26/24
SCALE: AS SHOWN

2024 FEB 26 10:11 AM
C1.3