



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-ADJ24-04
PROPERTY LOCATION:	3295 Ladd Ave NE, Salem OR 97301
SUMMARY:	A Conditional Use Permit and Class 3 Site Plan Review for addition to an existing parish hall.
HEARING INFORMATION:	<u>Hearings Officer, June 26, 2024 at 5:30 PM Planning Conference Room, Room 305, 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. <i>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i>
CASE MANAGER:	Jacob Brown, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: (503) 540-2347; E-mail: jrbrown@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> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@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):	St Timothys Episcopal Church
APPLICANT / AGENT(S):	Britany Randall
PROPOSAL / REQUEST:	<p>A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to expand an existing building used for religious assembly with one Class 2 Adjustment to eliminate the requirement to provide a pedestrian connection to one adjacent street, Ellis Avenue NE (SRC 800.065(a)(1)).</p> <p>The subject properties are 5.29 acres in size, zoned RS (Single Family Residential) and located at 3295 Ladd Ave NE (Marion County Assessors Map and Tax Lot Numbers 073W24DA00900).</p>
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 103756. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	June 6, 2024

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

For more information about Planning in Salem:

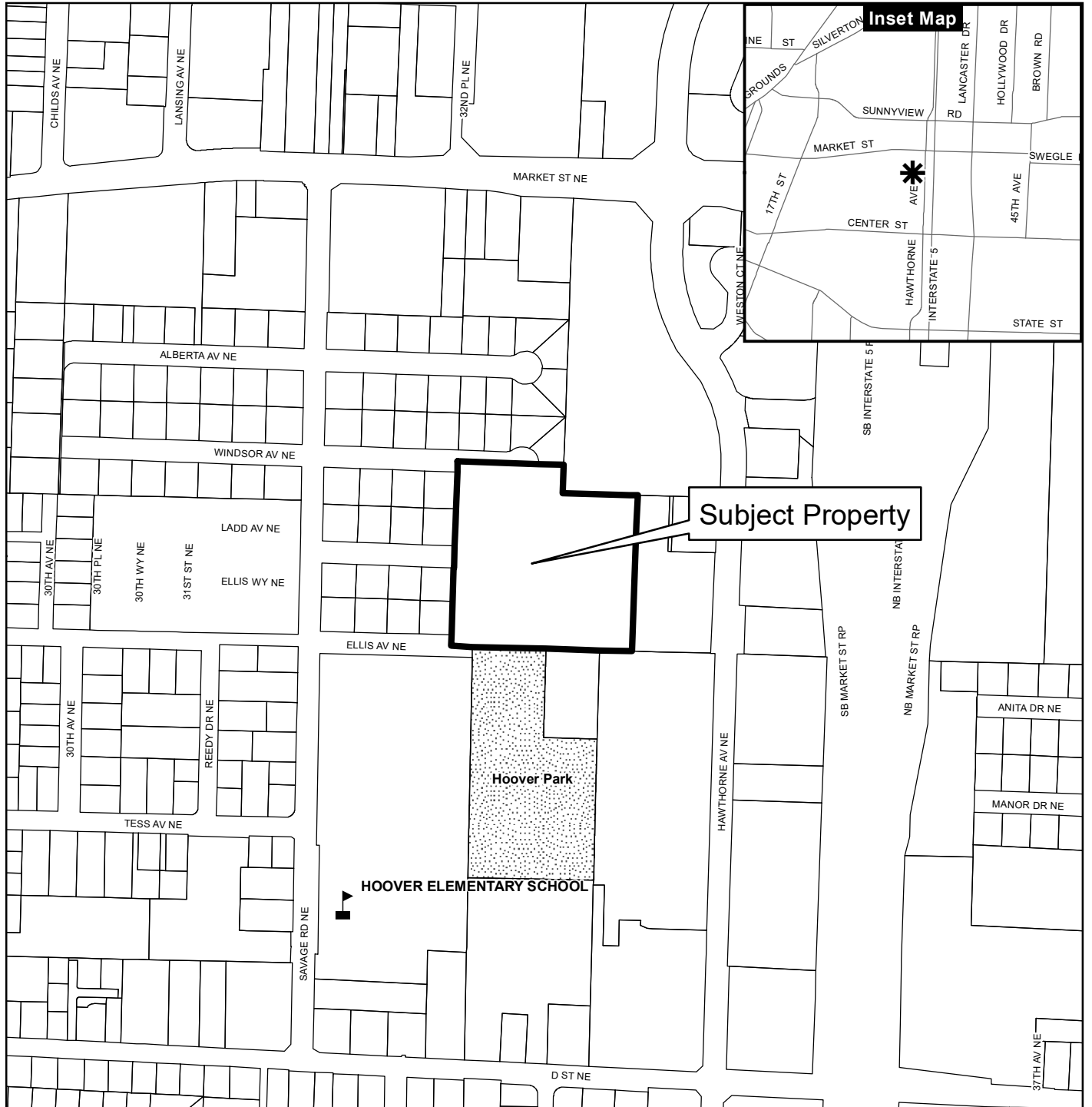
<http://www.cityofsalem.net/planning>

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 3295 Ladd Avenue NE



Legend

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



0 100 200 400 Feet



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ZONING SUMMARY

THIS PROJECT COMPRISES AN ADDITION TO AN EXISTING PARISH HALL BUILDING FOR A NEW COMMERCIAL KITCHEN, MEETING ROOM AND SUPPORT SPACES.

ZONING CODE: RS-SINGLE FAMILY RESIDENTIAL
 PLANNING ZONE: RELIGIOUS ASSEMBLY
 RELIGIOUS ASSEMBLY: SPECIAL USE, <375 SEATS, EXISTING SEATING TO REMAIN

MAP # 073W24DA, LOT 00900

LOT COVERAGE: 230,301 SF
 OVERALL SITE AREA: 16,941 SF = 7.4% < 35%
 BUILDING AREA: 2,581 SF
 NEW ADDITION: 163,556 SF
 LANDSCAPE AREA: 163,556 SF

BUILDING HEIGHT: 16'-4"
 PROPOSED HEIGHT:

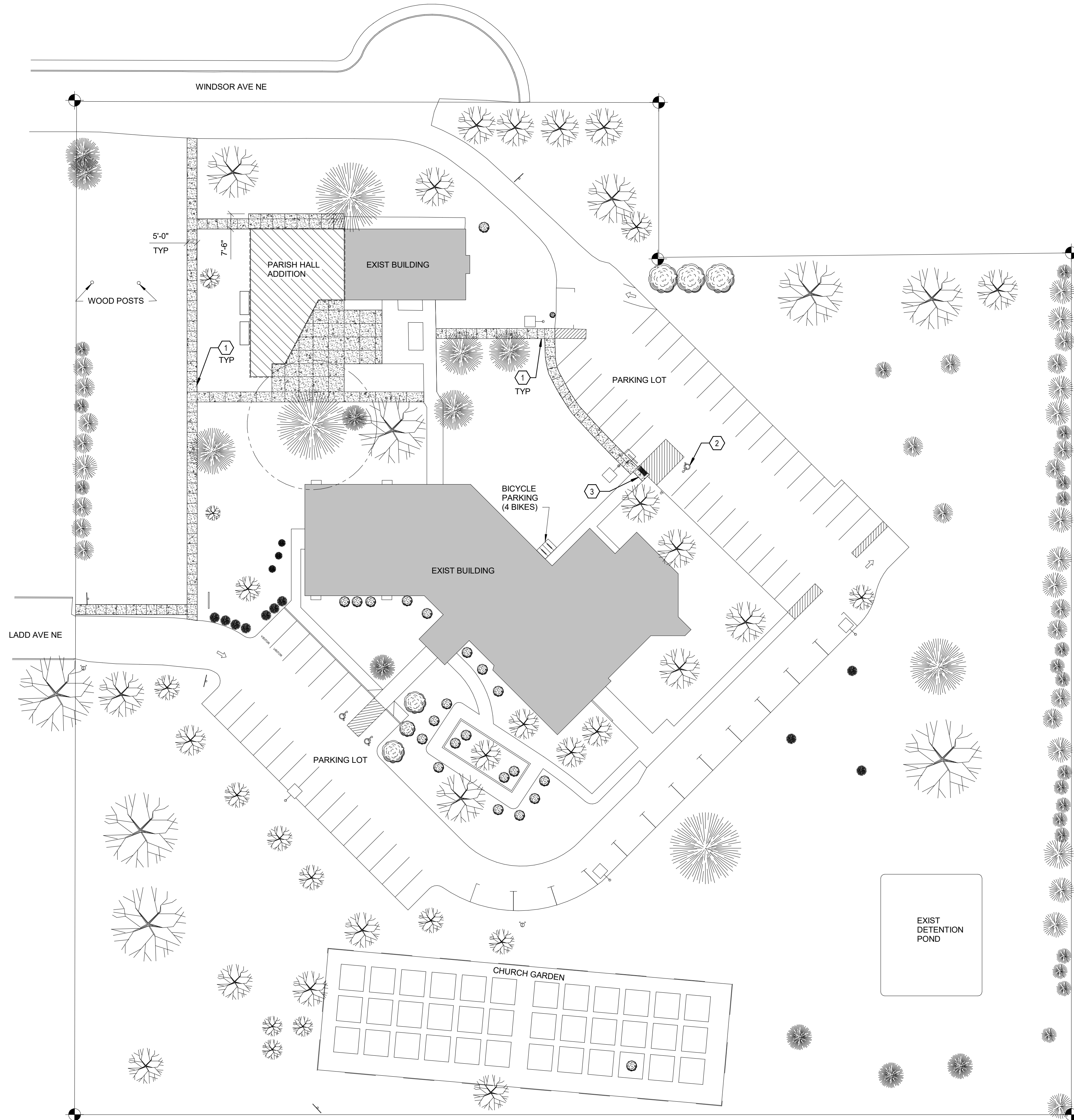
LANDSCAPING: 130 PU
 PLANTING REQUIRED: 1 PU PER 20 SF
 (BUILDING ADDITION = 2,581 SF)

PARKING: 20 SPACES
 MAXIMUM PARKING ALLOWED: RELIGIOUS ASSEMBLY: 1 PER 15' BENCH (296')
 TOTAL PROVIDED: 70 SPACES (EXISTING NON-CONFORMING)
 ACCESSIBLE REQUIRED: 3
 ACCESSIBLE PROVIDED: 3
 BIKE PARKING REQUIRED: (1 PER 30 VEHICLE) 3
 BIKE PARKING PROVIDED: 4

GENERAL NOTES

CONSTRUCTION NOTES

- 1 NEW 5' WIDE SIDEWALK, EXPOSED AGGREGATE FINISH
- 2 NEW ADA SYMBOL
- 3 NEW ADA CURB RAMP



PRELIMINARY
 NOT FOR CONSTRUCTION

PRELIMINARY DATE:
 04/23/24

CD PROGRESS SET

project: ST. TIMOTHY'S EPISCOPAL CHURCH
 PARISH HALL ADDITION
 3295 Ladd Ave NE,
 Salem, OR 97301
 consultants:

revisions:

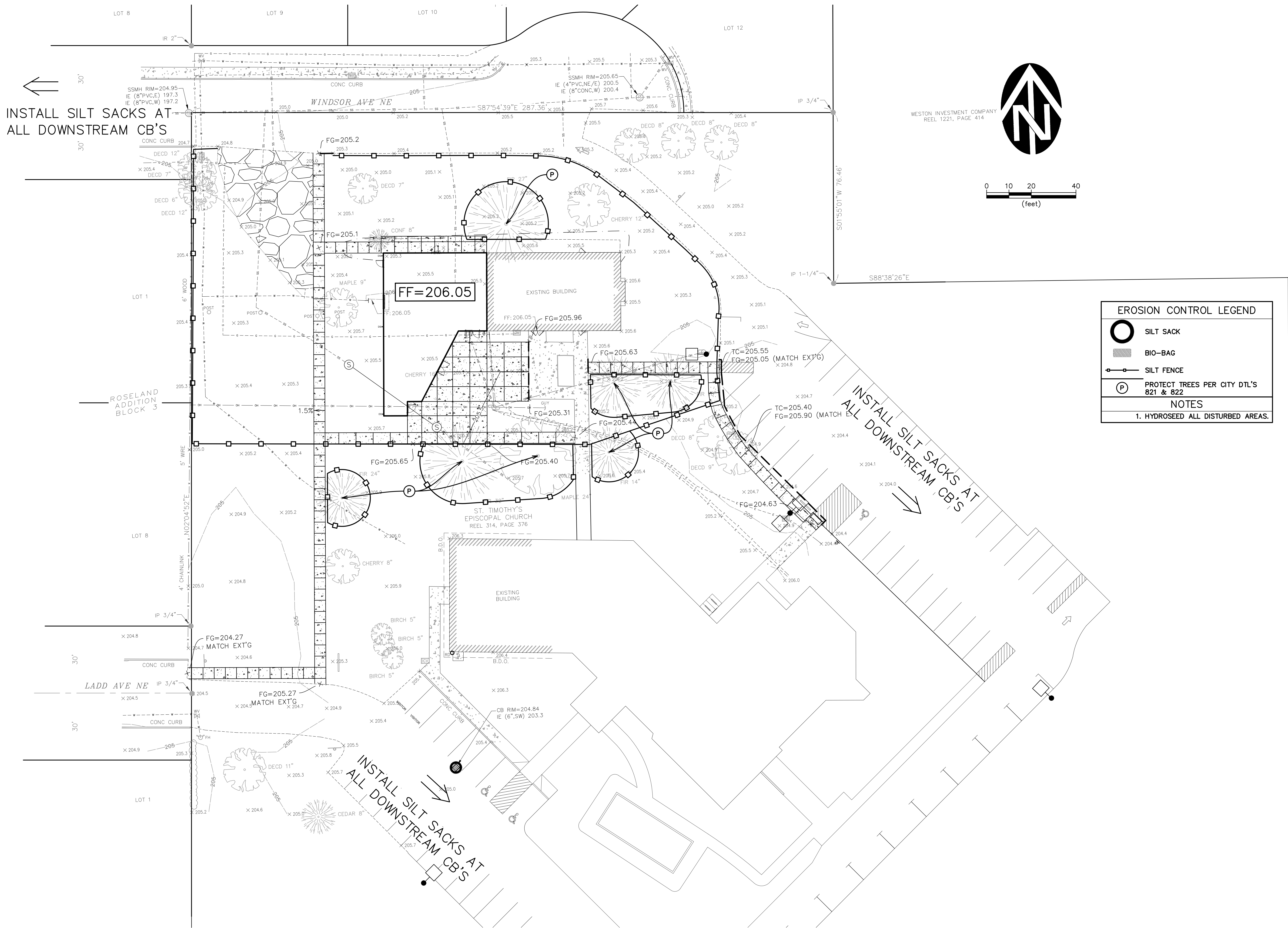
date: Issue Date
 project: 00622
 drawn by: MP
 checked by: AF
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 Carlson Veit Junge Architects PC

SITE PLAN -
 PROPOSED

sheet: **A-102**

of:

D:\Westech Engineering\Dropbox\Alec Kenyon\My PC (C109-18)\Desktop\Work (PC)\Projects\Carlson Veit\St. Timothy\Civil\Plots\C1.1 - Post-Development Erosion Control Plan.dwg



INSTALL SILT SACKS AT ALL DOWNSTREAM CB'S

INSTALL SILT SACKS AT ALL DOWNSTREAM CB'S

EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAG
	SILT FENCE
	PROTECT TREES PER CITY DTL'S 821 & 822
NOTES	
1. HYDROSEED ALL DISTURBED AREAS.	

CARLSON VEIT JUNGE ARCHITECTS PC
 ARCHITECTURE • INTERIOR DESIGN
 3095 RIVER RD N, SALEM, OREGON 97303
 WWW.CARLSONVEIT.COM • 503-390-0281

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. WELLS
 NO. 12,358
 REVIEWED: 6/29/2024

project:
ST. TIMOTHY'S EPISCOPAL CHURCH PARISH HALL ADDITION
 3295 LADD AVE NE
 SALEM, OR 97301

WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-9966
 E-mail: westech@westech-eng.com

revisions:

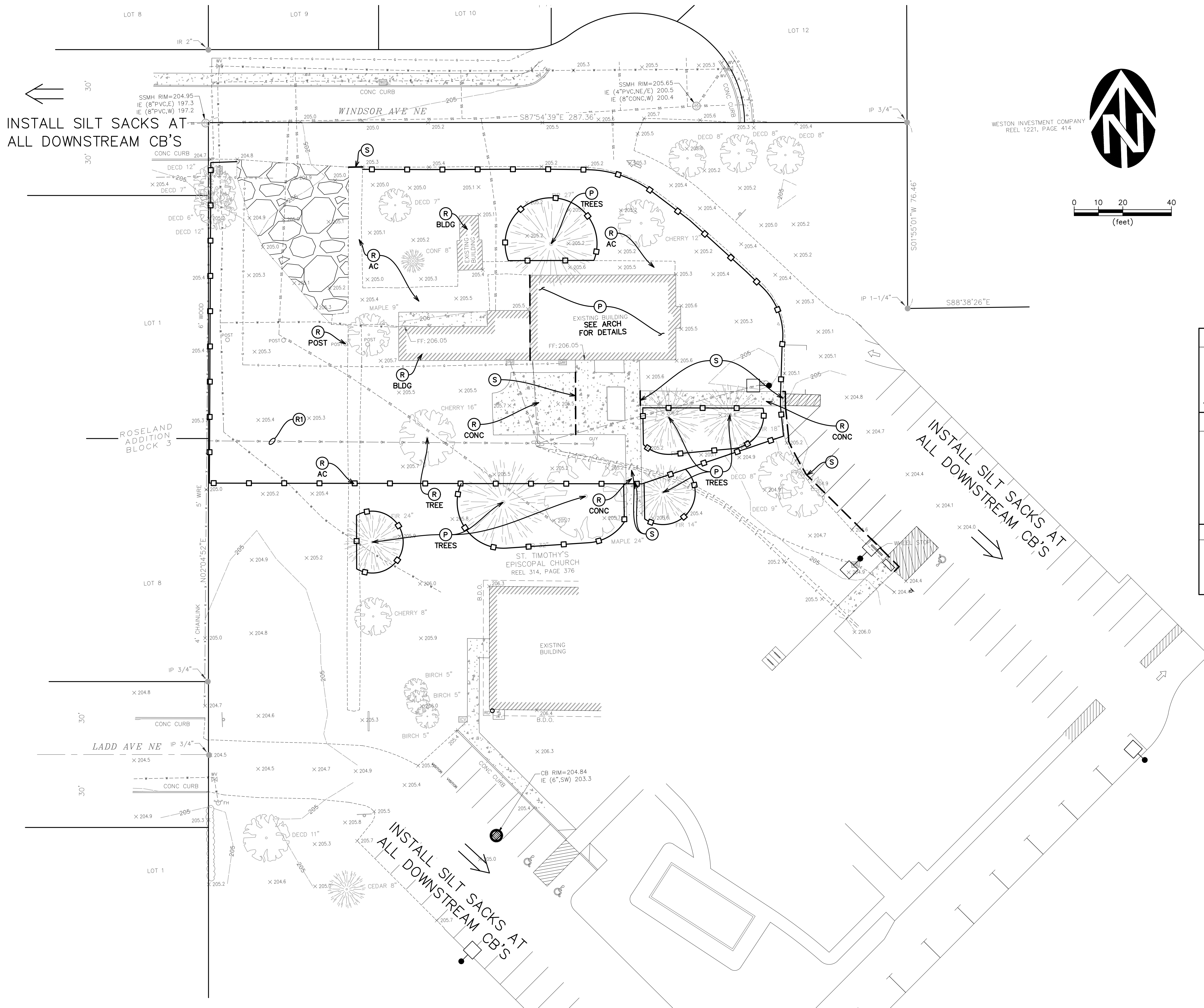
1	---
2	---
3	---
4	---

date: DEC 2023
 project: 3476.0000.0
 dwg file:
 drawn by: AK
 checked by: JW
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 Carlson Veit Architects P.C.

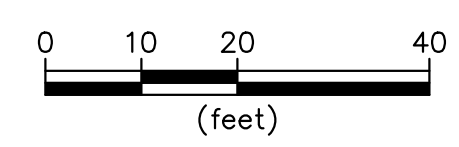
POST-DEVELOPMENT
 EROSION CONTROL PLAN

sheet:
C1.1
 of:

D:\Westech Engineering\Dropbox\Alec Kenyon\My_PC (C109-18)\Desktop\Work (PC)\Projects\Carlson Veit\St. Timothy\Civil\Plots\C1.0 - Existing Conditions, Demolition, & Erosion Control Plan.dwg



WESTON INVESTMENT COMPANY
REEL 1221, PAGE 414



EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAG
	SILT FENCE
DEMOLITION LEGEND	
	ABANDON
	REMOVE
	CONTRACTOR TO COORDINATE W/ PGE. RELOCATE AS REQ'D.
	PROTECT
	SAWCUT
NOTES	
1. NO CONCRETE WASHOUTS OR STOCKPILES ALLOWED ON SITE	
2. CONTRACTOR TO WORK OFF OF EXT'G GRAVEL IF TRACKING BECOMES AN ISSUE, INSTALL GRAVEL CONSTRUCTION ENTRANCE.	

CARLSON VEIT JUNGE ARCHITECTS PC
ARCHITECTURE • INTERIOR DESIGN
3095 RIVER RD N, SALEM, OREGON 97303
WWW.CARLSONVEIT.COM • 503-390-0281

REVIEW
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. WELLS
NOV. 12, 2008
REVISION: 6/29/2024

project:
**ST. TIMOTHY'S EPISCOPAL CHURCH
PARISH HALL ADDITION**
3295 LADD AVE NE
SALEM, OR 97301

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-9966
E-mail: westech@westech-eng.com

revisions:
1
2
3
4

date: DEC 2023
project: 3476.0000.0
dwg file:
drawn by: AK
checked by: JW
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EXISTING CONDITIONS,
DEMOLITION, & EROSION
CONTROL PLAN

sheet:
C1.0
of: