



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 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-25
PROPERTY LOCATION:	1330 Ewald Ave SE, Salem OR 97302
NOTICE MAILING DATE:	July 23, 2024
PROPOSAL SUMMARY:	A consolidated application for alteration to sport court and existing playground area at Morningside Park.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., TUESDAY, August 6, 2024. 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:	Abigail Pedersen, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: apedersen@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 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: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	City Of Salem – Building And Safety
APPLICANT(S):	AKS Engineering And Forestry
PROPOSAL REQUEST:	A Class 3 Site Plan Review for expansion and reconstruction to the existing sport court and pedestrian improvements to the existing playground area at Morningside Park with a Class 2 Adjustment to allow a chain-link fence for the sport court to be ten feet in height where height is limited to eight feet when within ten feet of a property line (SRC 800.050(a)(B)(1)). The subject properties is 4.46 acres in size and zoned PA (Public Amusement) and located at 1330 Ewald Avenue SE (Marion County Assessor's Map and Tax Lot 083W02CC / 0200 / 0100).
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 110426. 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 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-25

PROJECT ADDRESS: 1330 Ewald Ave SE, Salem OR 97302

AMANDA Application No.: 24-110426-PLN

COMMENT PERIOD ENDS: Tuesday, August 6, 2024, at 5:00 p.m.

SUMMARY: A consolidated application for alteration to sport court and existing playground area at Morningside Park.

REQUEST: A Class 3 Site Plan Review for expansion and reconstruction to the existing sport court and pedestrian improvements to the existing playground area at Morningside Park with a Class 2 Adjustment to allow a chain-link fence for the sport court to be ten feet in height where height is limited to eight feet when within ten feet of a property line (SRC 800.050(a)(B)(1)). The subject properties is 4.46 acres in size and zoned PA (Public Amusement) and located at 1330 Ewald Avenue SE (Marion County Assessor's Map and Tax Lot 083W02CC / 00200 / 0100).

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., TUESDAY, August 6, 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: Abigail Pedersen, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: apedersen@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

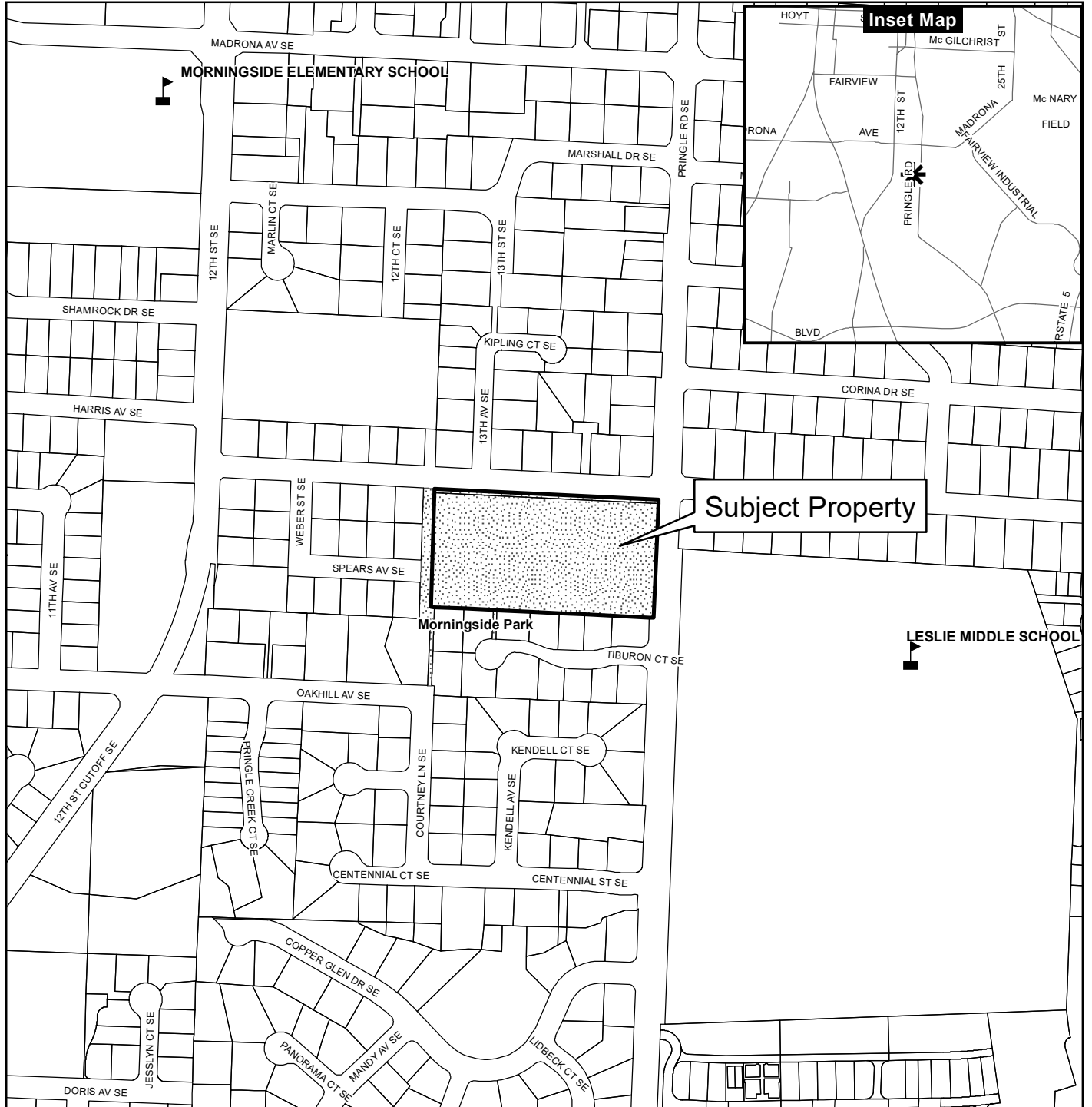
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map








1330 Ewald Avenue SE

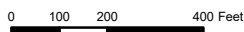


Subject Property

Inset Map

Legend

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



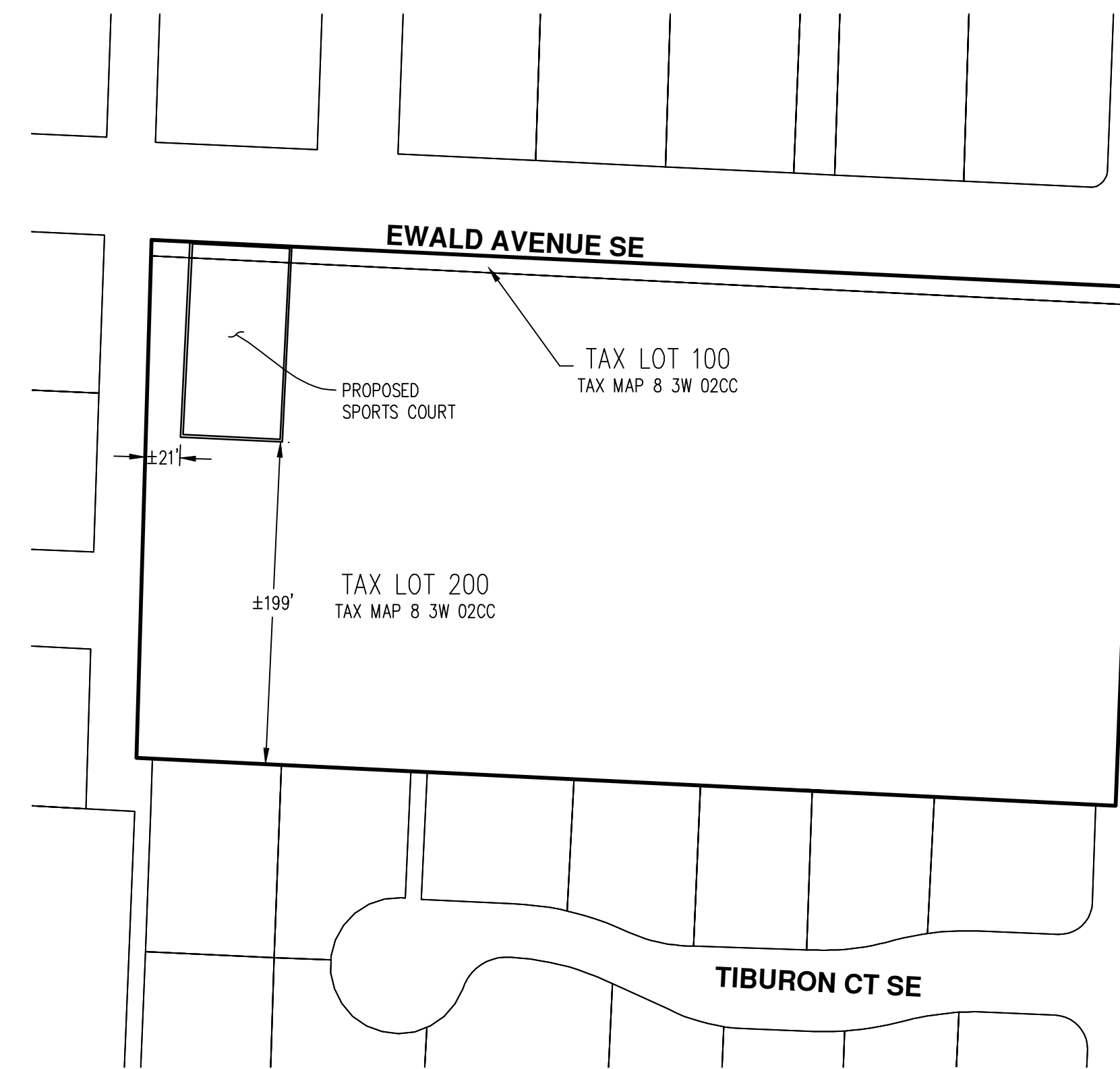
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



SITE KEYED NOTES:

1. FULL COURT RECONSTRUCTION AND EXPANSION.
2. NEW DRINKING WATER FOUNTAIN WITH BOTTLE FILL.
3. NEW BENCHES.
4. FENCE REPLACEMENT (10-FT TALL).
5. REPAIR OF CRACKED SIDEWALK PANELS.
6. RETAINING WALL ON THE NORTHERN END OF THE EXISTING COURT TO BE REMOVED.
7. RELOCATE SMALL TREES.
8. PERMANENT GARBAGE RECEPTACLE.
9. IRRIGATION SYSTEM TO BE RESTORED WHERE IMPACTED WITHIN LIMITS OF PROJECT.
10. NEW SIDEWALK FOR COURT ACCESS.
11. IRRIGATION LINE TO BE RELOCATED TO SOUTH OUTSIDE OF NEW COURT.
12. IRRIGATION LINE AND SPRINKLER TO BE RELOCATED TO EAST OUTSIDE OF NEW COURT.
13. EXISTING STREET TREES TO BE REMOVED AND REPLACED.

NOTE:
 ADDITIONAL SIDEWALK MAINTENANCE AREAS MAY BE IDENTIFIED DURING CONSTRUCTION AND WOULD BE REPLACED BACK TO THE EXISTING CONFIGURATION.



LEGEND	
NEW PAVEMENT SECTION	
CONCRETE SIDEWALK (4" MIN THICKNESS)	
CONCRETE SIDEWALK MAINTENANCE (4" MIN THICKNESS)	



SHEET PREPARED BY:

AKS ENGINEERING & FORESTRY, LLC
 3700 RIVER RD N, STE 1
 KEIZER, OR 97303
 503.400.6028
 WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

AKS PROJECT #: 5218-19



CERTIFICATE EXPIRES: DEC 31, 2024
 DATE: JAN 19, 2024

**SALEM MULTI-USE
 SPORTS COURTS
 MORNINGSIDE
 PARK**

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PN 723404

HORIZ DATUM:
 VERT DATUM:
 HORIZ SCALE: AS NOTED
 VERT SCALE: AS NOTED
 DESIGN: TDR
 DRAWN: ED
 CHECKED: TDR

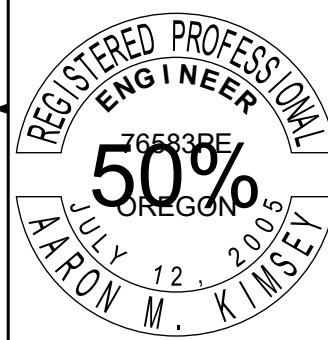
APPROVED:

SHEET TITLE

**PRELIMINARY
 SITE AND
 DIMENSIONING
 PLAN**

ST-01

SHEET 4 OF 5



EXPIRES: 12-31-2025
DATE SIGNED:

**MORNINGSIDE PARK
PLAYGROUND
IMPROVEMENTS**

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN:723400

HORIZ DATUM: NAD 83-SPCS
VERT DATUM: NGVD 1929(47)
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DESIGN: T.OU
DRAWN: J.KUENZI
CHECKED:

APPROVED:

SHEET TITLE

**PRELIMINARY
SITE PLAN**

ST-01

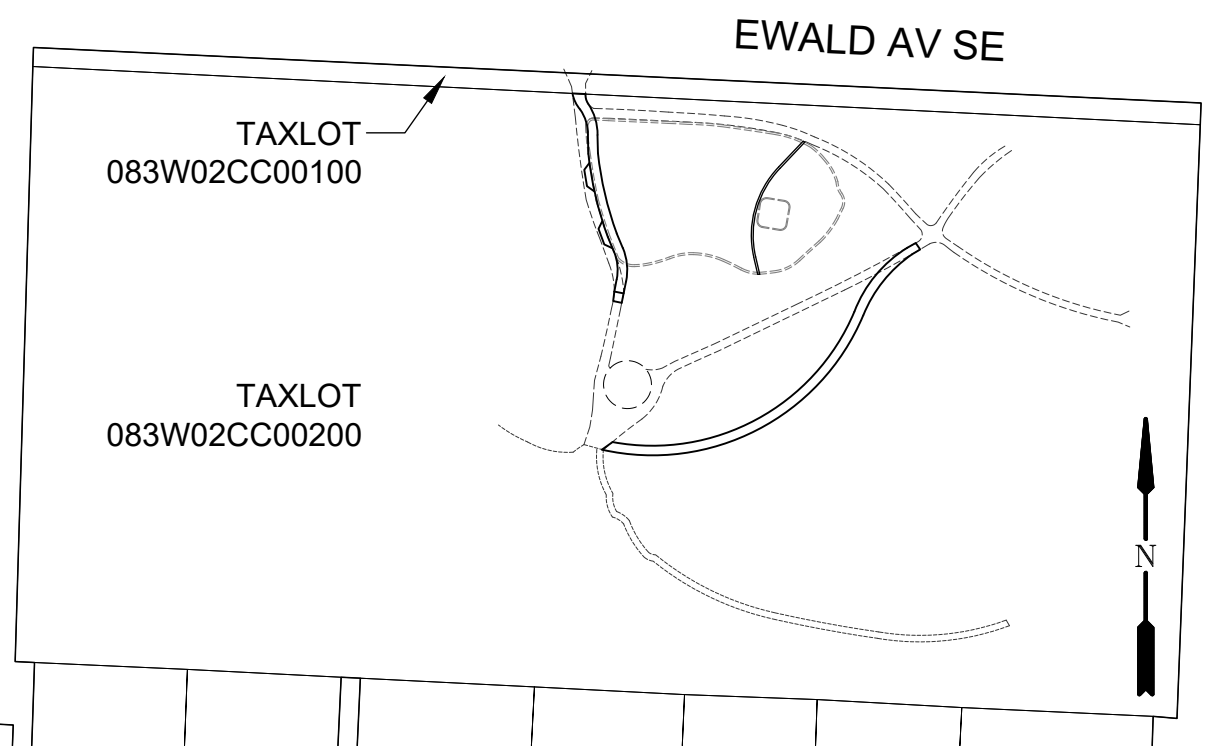
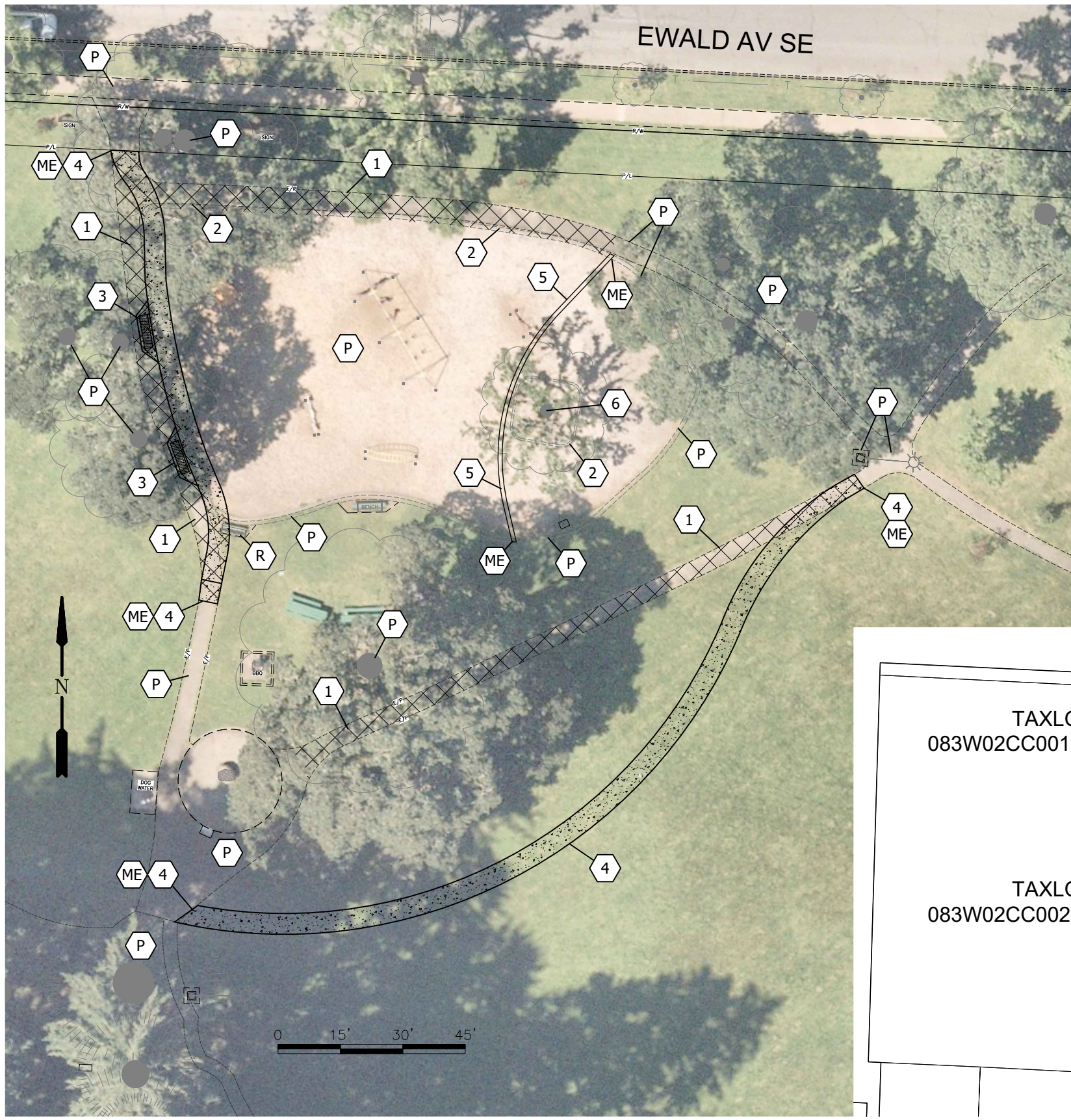
SHEET 1 OF 1

SITE KEYED NOTES:

- 1 DEMO/REMOVE EXISTING PATH.
- 2 DEMO/REMOVE EXISTING CURB.
- 3 CONSTRUCT P.C.C. BENCH PAD AND INSTALL NEW BENCHES.
- 4 CONSTRUCT 4" THICK P.C.C. PATH.
- 5 CONSTRUCT P.C.C. CURB.
- 6 REMOVE EXISTING TREE.

KEY

- P PROTECT
- ME MATCH EXISTING
- R REMOVE



4/2/2024 11:01:11 AM G:\Group\Engineering\Projects\CIP\723400 Bond Playgrounds\16 CAD\Morningside\LAND USE.dwg (ST-01.iab)