



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 / Class 2 Driveway Approach Permit / Class 1 Design Review Permit Case No. SPR-ADJ-DAP-DR24-27
PROPERTY LOCATION:	676 17 th St SE, Salem OR 97301
NOTICE MAILING DATE:	August 12, 2024
PROPOSAL SUMMARY:	A proposal for a new 12-unit multi-family housing development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, August 26, 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:	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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters SRC 220.005(f)(3) – Class 3 Site Plan Review; SRC 250.005(d)(2) – Class 2 Adjustment; SRC 804.025(d) – Class 2 Driveway Approach Permit; SRC 225.005(e)(1) – Class 1 Design Review 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):	Servando Garcia
APPLICANT(S):	Ronald Ped Servando Garcia
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a 12-unit multi-family apartment complex, with eight Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> 1) Reduce the minimum building setback abutting 17th Street from 20 feet to 12 feet, per SRC 514.010(d); 2) Reduce the minimum building setback abutting Oak Street from 20 feet to 12 feet, per SRC 514.010(d); 3) Eliminate the minimum 10-foot building setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d) 4) Eliminate the minimum 10-foot building setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d) 5) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d) 6) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d) 7) Eliminate the minimum 10-foot vehicle use area setback to the abutting residentially zoned property to the east, per SRC 514.010(d); 8) Reduce the vehicle use area perimeter setback abutting the buildings, per SRC 806.035(c)(4) <p>The subject property is 0.4 acres in size, zoned RM-II (Multiple Family Residential), and located at 676 17th Street SE (Marion County Assessor's Map and Tax Lot: 073W26CD / 4401).</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: 24 103565. 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 / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR24-27

PROJECT ADDRESS: 676 17th St SE, Salem OR 97301

AMANDA Application No.: 24-103565-PLN

COMMENT PERIOD ENDS: Monday, August 26, 2024, at 5:00 p.m.

SUMMARY: A proposal for a new 12-unit multi-family housing development.

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a 12-unit multi-family apartment complex, with eight Class 2 Adjustment requests to:

- 1) Reduce the minimum building setback abutting 17th Street from 20 feet to 12 feet, per SRC 514.010(d);
- 2) Reduce the minimum building setback abutting Oak Street from 20 feet to 12 feet, per SRC 514.010(d);
- 3) Eliminate the minimum 10-foot building setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d)
- 4) Eliminate the minimum 10-foot building setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d)
- 5) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 1 to proposed Parcel 2, per SRC 514.010(d)
- 6) Eliminate the minimum 10-foot vehicle use area setback on proposed Parcel 2 to proposed Parcel 1, per SRC 514.010(d)
- 7) Eliminate the minimum 10-foot vehicle use area setback to the abutting residentially zoned property to the east, per SRC 514.010(d);
- 8) Reduce the vehicle use area perimeter setback abutting the buildings, per SRC 806.035(c)(4)

The subject property is 0.4 acres in size, zoned RM-II (Multiple Family Residential), and located at 676 17th Street SE (Marion County Assessor's Map and Tax Lot: 073W26CD / 4401).

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., MONDAY, August 26, 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

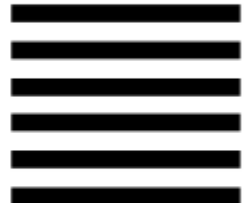


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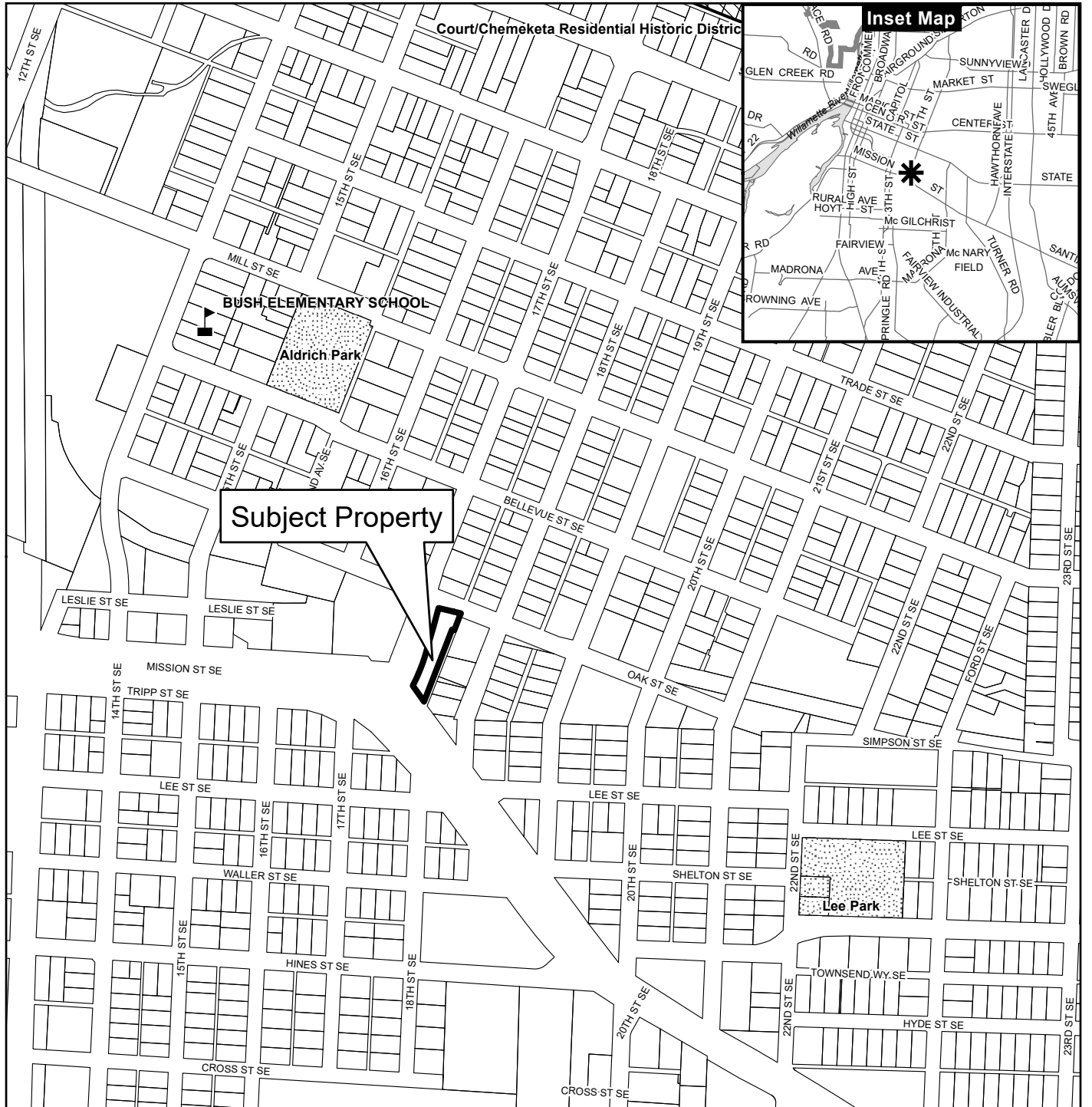
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

676 17th Street SE



Legend

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



0 100 200 400 Feet



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 SUMMARY

17th and OAK SALEM OREGON 97301
 TAX ACCOUNT: 568581
 TAXLOT NUMBER: 0131U26CD04401
 ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
 NEW BUILDING HEIGHT: 34'
 ACRES: 16.310 SF (3.1 AC)
PROPOSED LANDSCAPE: 6,411 SF
 NEW BUILDINGS FOOTPRINTS (3 Bldgs): 2,896.5 SF - 17.1%
 HARD SURFACE: 6,996.5 SF - 42.1%
 TOTAL IMPERVIOUS (Bldgs + Ovrtngs + Surf): 14,255 SF **SEE: SPR-11**

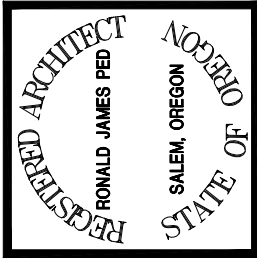
PARKING

12 UNITS X 175 = 21 MAX PARKING ALLOWED (PER TABLE 806-1)
 12 PARKING SPACES PROVIDED - **COMPLIES**

DRAWING INDEX

- SPR1 PROPOSED SITE PLAN
- SPR1A TREE PROTECTION PLAN
- SPR2 EXISTING CONDITIONS PLAN
- SPR3 UTILITY PLAN
- SPR4 GRADING PLAN
- SPR5 LANDSCAPE PLAN
- SPR5A ENLARGED LANDSCAPE PLAN
- SPR5B ENLARGED LANDSCAPE PLAN
- SPR5C LANDSCAPE DETAILS
- SPR5D LANDSCAPE DETAILS
- SPR6 DETAILS
- SPR7 PLAT PLAN
- SPR8 BUILDING ELEVATIONS
- SPR8A FLOOR PLANS
- SPR9 OPEN SPACE PLAN
- SPR10 SITE SAFETY AND SECURITY PLAN
- SPR11 IMPERVIOUS PLAN

REV 1 - 04.09.24
 REV 2 - 05.24.24
 REV 3 - 07.09.24



NEW APARTMENTS FOR
SERVANDO GARCIA
 17th and OAK, SALEM OR 97301

DATE: 02-07-2024
 DRAWN: TB
 JOB NO.: 2169

SPR-1

