



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 1 Adjustment Case No. SPR-ADJ24-29
PROPERTY LOCATION:	3010 Kettle Ct SE, Salem OR 97301
NOTICE MAILING DATE:	September 18, 2024
PROPOSAL SUMMARY:	Development of a new hotel and associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., WEDNESDAY, October 2, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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.community .
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)(1) – Class 1 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):	Highside Development, LLC
APPLICANT(S):	AKS Engineering And Forestry
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the development of a new 115 room hotel and associated site improvements including off-street parking and landscaping. The consolidated application includes one Class 1 Adjustment to increase the maximum building height from 45 feet to 50 feet. The subject property is 5.11-acres in size, zoned IP (Industrial Park) and located at 3010 Kettle Court SE (Marion County Assessor's Map and Tax Lot Number 073W25D / 1700).
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 114030. 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 1 Adjustment Case No. SPR-ADJ24-29

PROJECT ADDRESS: 3010 Kettle Ct SE, Salem OR 97301

AMANDA Application No.: 24-114030-PLN

COMMENT PERIOD ENDS: Wednesday, October 2, 2024, at 5:00 p.m.

SUMMARY: Development of a new hotel and associated site improvements.

REQUEST: A Class 3 Site Plan Review for the development of a new 115 room hotel and associated site improvements including off-street parking and landscaping. The consolidated application includes one Class 1 Adjustment to increase the maximum building height from 45 feet to 50 feet. The subject property is 5.11-acres in size, zoned IP (Industrial Park) and located at 3010 Kettle Court SE (Marion County Assessor’s Map and Tax Lot Number 073W25D / 1700).

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., WEDNESDAY, October 2, 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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

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

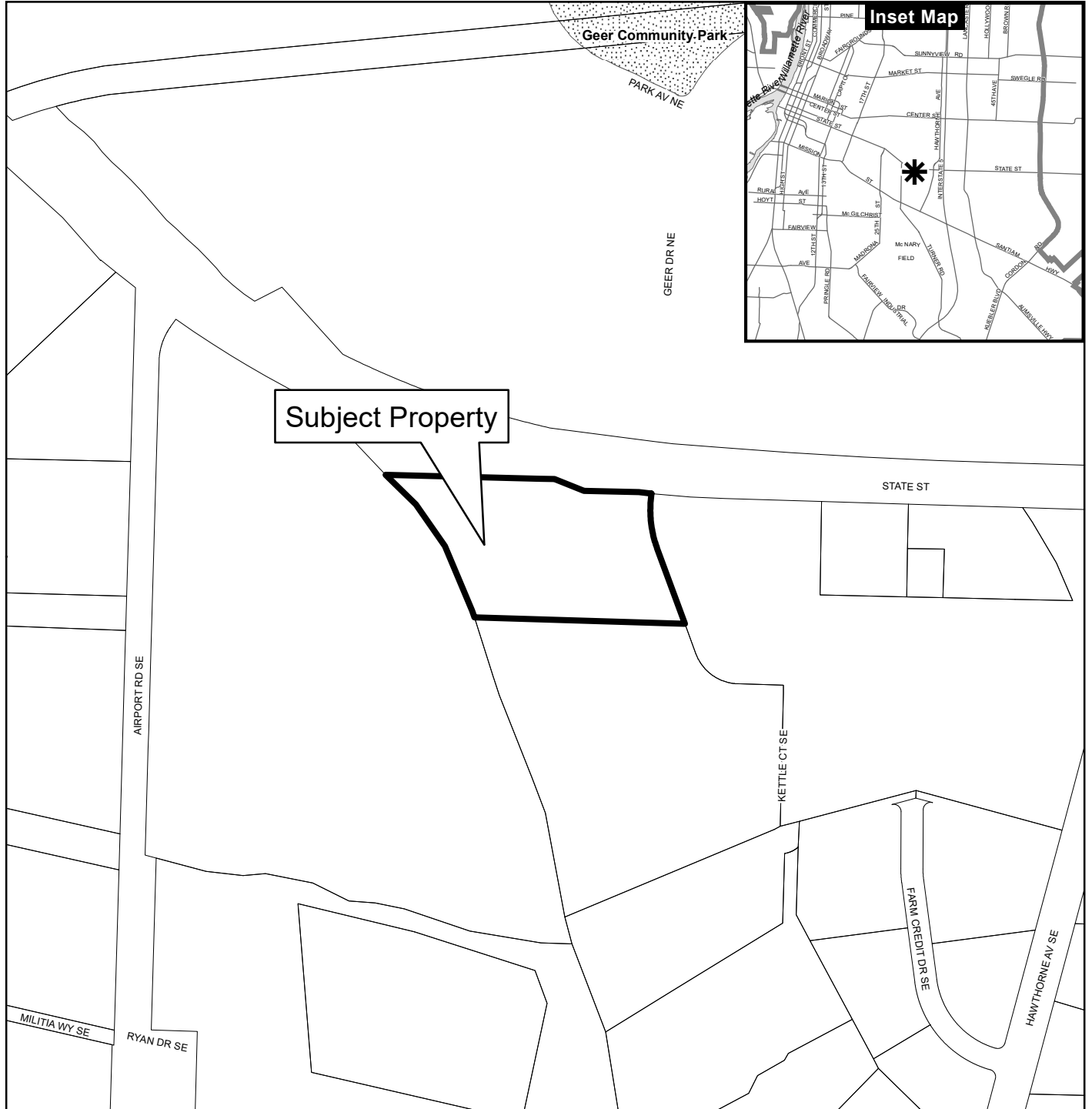
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

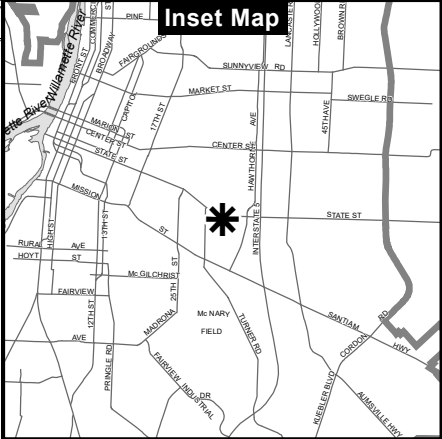
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map 3010 Kettle Court SE



Subject Property



Legend

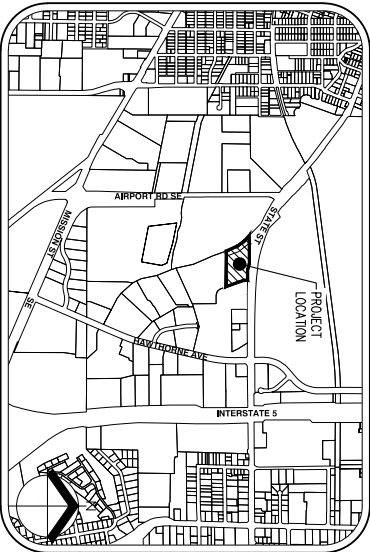
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



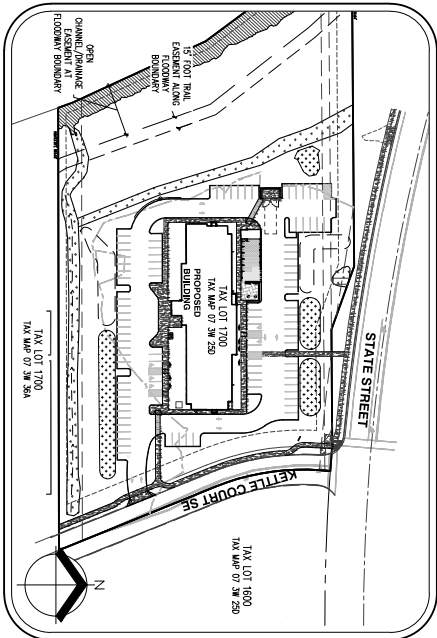
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EVERHOME SUITES

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

EXISTING		PROPOSED	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GUY WIRE ANCHOR	
CONCRETE CURB WALL		UTILITY POLE	
SHOWER SINKS CLEAN OUT		POWERS WALL	
SANITARY SEWER MANHOLE		POWERS JUNCTION BOX	
SIGN		POWERS FEEDSILL	
STREET LIGHT		COMMUNICATIONS MOUNT	
MANHOLE		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

EXISTING		PROPOSED	
RIGHT-OF-WAY LINE		BOUNDARY LINE	
BOUNDARY LINE		PROPERTY LINE	
CONCRETE		CONCRETE	
DITCH		DITCH	
CURB		CURB	
EDGE OF PAVEMENT		EDGE OF PAVEMENT	
EDGE OF PAVEMENT		EDGE OF PAVEMENT	
ESSENT		ESSENT	
ENCE LINE		ENCE LINE	
GRAVEL EDGE		GRAVEL EDGE	
POWER LINE		POWER LINE	
OVERHEAD WIRE		OVERHEAD WIRE	
COMMUNICATIONS LINE		COMMUNICATIONS LINE	
FIBER OPTIC LINE		FIBER OPTIC LINE	
ODS LINE		ODS LINE	
STORM DRAIN LINE		STORM DRAIN LINE	
SANITARY SEWER LINE		SANITARY SEWER LINE	
WATER LINE		WATER LINE	
RECLAIMED WATER LINE		RECLAIMED WATER LINE	

PROPERTY DESCRIPTION
MARION COUNTY TAX MAP 07 3W 250
TAX LOT 1700
CITY OF SALEM, OREGON

PROPERTY LOCATION
PROPERTY LOCATED ON THE
SOUTHWEST CORNER OF STATE ST
AND KETTLE CT.
NEW ADDRESS TO BE DETERMINED

VERTICAL DATUM
ELEVATIONS ARE BASED ON NGS BENCHMARK DET1450,
LOCATED AT THE INTERSECTION OF LANCASTER DRIVE NE AND
RAMBER STREET. ELEVATION = 216.73 FEET (NAVD88). THEN
ADJUSTED TO NVD029 WITH A VERTON SHIFT OF -3.37 FEET.
SETTING THE NVD029 ELEVATION AT 213.36 FEET.

**CIVIL ENGINEERING,
SURVEYING/LAND USE
PLANNING/LANDSCAPE
ARCHITECTURE FIRM**
AKS ENGINEERING & FORESTRY, LLC
CONTACT: TYLER ROHR, PE
3700 RIVER RD N, STE 1
KEIZER, OR 97303
PH: 503.400.6028
WWW.AKS-ENG.COM

APPLICANT
HIGSHIDE COMPANIES, LLC
CONTACT: BEN COHEN
7800 E. UNION AVE, STE 910
DENVER, CO 98133

ARCHITECT
PARKWAY CONSTRUCTION & ARCHITECTURE
CONTACT: MATTHEW HOEDELV, AIA, NCARB
1000 CIVIL CIRCLE
LEWISVILLE, TX 75067
PH: 469.757.2233

GEOTECHNICAL FIRM
PARTNER ENGINEERING AND SCIENCE, INC.
CONTACT: ANDREW A. ARRY, PE
2150 NORTH 107TH ST, STE 475
SEATTLE, WA 98133

SHEET INDEX

- P1 COVER SHEET
- C002 EXISTING CONDITIONS PLAN
- C003 EXISTING CONDITIONS PLAN
- P4 PRELIMINARY DEMOLITION PLAN
- P5 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P6 PRELIMINARY SITE PLAN
- P7 PRELIMINARY GRADING AND DRAINAGE PLAN
- P8 PRELIMINARY COMPOSITE UTILITY PLAN
- P9 PRELIMINARY KETTLE COURT STREET IMPROVEMENT PLAN
- P10 PRELIMINARY TREE CANOPY AND SOIL VOLUME PLAN
- P11 PRELIMINARY LANDSCAPE PLAN
- P12 PRELIMINARY LANDSCAPE NOTES & DETAILS

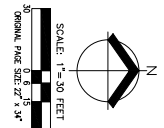
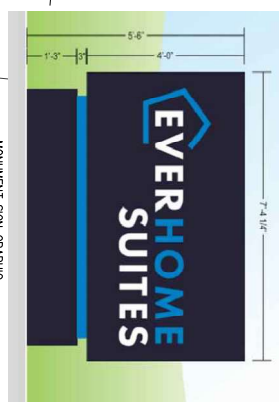
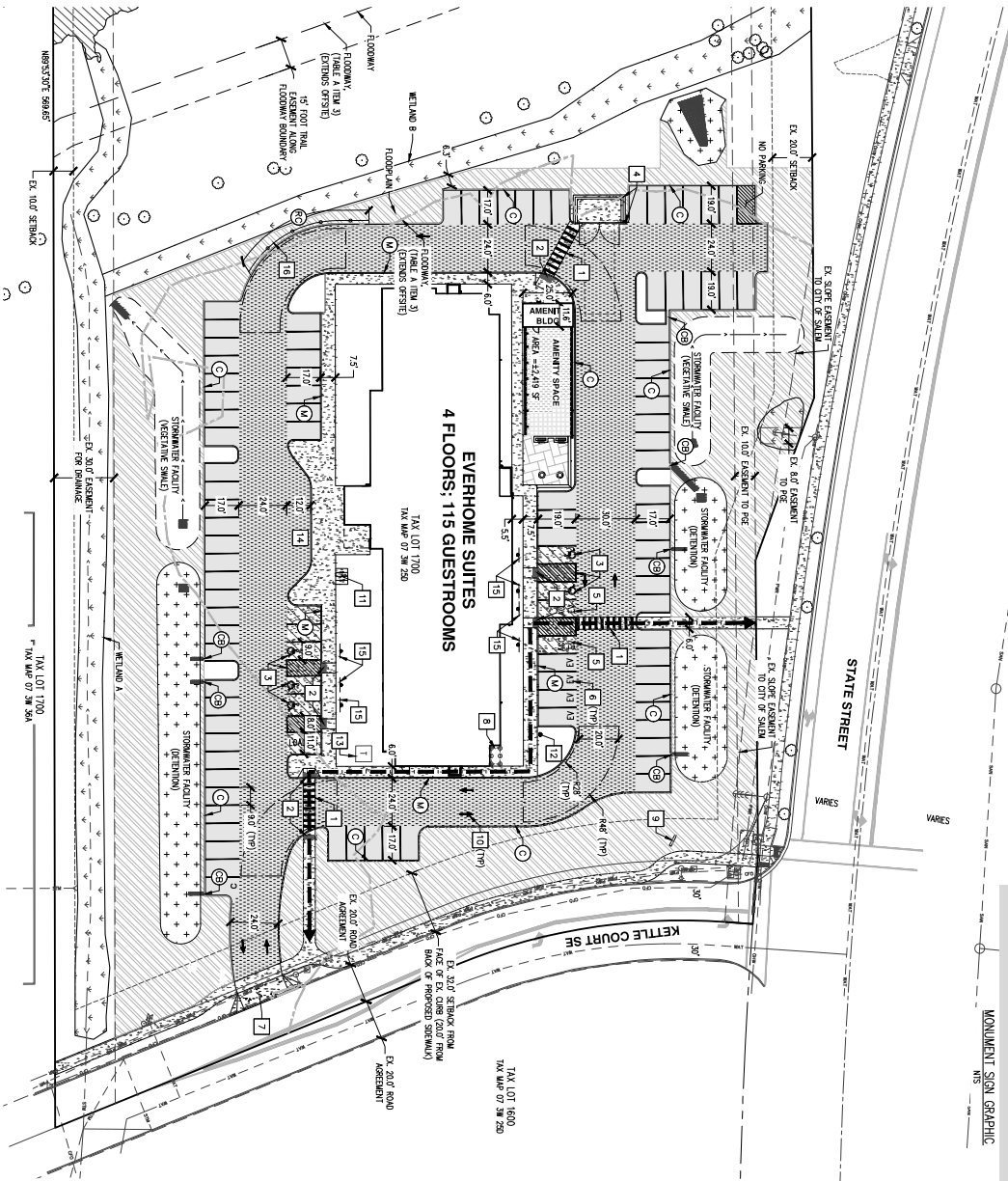
PRELIMINARY
CONSTRUCTION
DRAWING

DATE: 09/23/2024
DRAWN BY: [Signature]
CHECKED BY: [Signature]

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

COVER SHEET
EVERHOME SUITES
SALEM, OR

AKS
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



SITE PLAN DATA

ZONING	=	INDUSTRIAL PARK (P)
TOTAL SITE AREA	=	322249 SF (741.1 ACRES)
PROJECT AREA	=	1127699 SF (25.9 ACRES)
DEVELOP.	=	115 ROOMS
REQUIRED OPEN SPACE	=	141979 SF (0.3% OF TOTAL DEVELOPED AREA)
PROVIDED OPEN SPACE	=	142333 SF
PARKING SUMMARY		
MAX PARKING ALLOWED	=	173 SPACES (1.3 SPACES/GUEST ROOM)
TOTAL PARKING PROVIDED	=	102 SPACES (INCLUDES 7 ACCESSIBLE)
REQUIRED BICYCLE PARKING	=	4 SPACES (ONE/EA OF 4 OR 1/20 ROOMS)
LOADING ZONE	=	1 SPACE (70X30X1)
TOTAL PROVIDED	=	1 SPACE

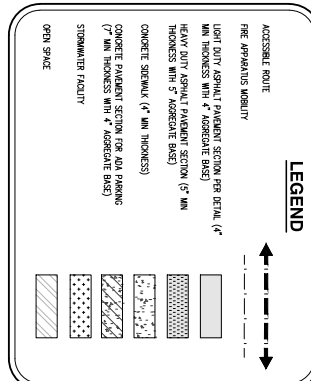
SEPARATORS BY ZONING DISTRICT

ADJUTING STREET	=	20 FT
VEGETATIVE SWALE AREA	=	10 FT
SETBACK MAINT	=	10 FT
VEHICLE USE AREA	=	10 FT

CURB KERED NOTES

- 1. TYPE 'C' CURB
- 2. MANHOLE COVER AND SINKWALK
- 3. CURB BREAK
- 4. RETAINING WALL CURB

- SITE KETED NOTES**
1. PESTERBAIN CROSSING (CONTRACTING SURFACE MATERIAL).
 2. ACCESSIBLE CURB RAMP AND DETACHED WALKING SURFACE.
 3. ACCESSIBLE PARKING STALLS AND ISLE STRIPING.
 4. TRASH ENCLOSURE WITH "NO PARKING" SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS.
 5. ACCESSIBLE ELECTRIC VEHICLE (EV) PARKING COMPARTMENT WITH ELECTRICAL DESIGNER TO PROVIDE POWER TO APPLICABLE CHARGING STATIONS. VERIFY CHARGING STATIONS MEET MANUFACTURER'S CLEARANCE REQUIREMENTS.
 6. ELECTRIC VEHICLE (EV) PARKING COMPARTMENT WITH ELECTRICAL DESIGNER TO PROVIDE POWER TO APPLICABLE CHARGING STATIONS. VERIFY CHARGING STATIONS MEET MANUFACTURER'S CLEARANCE REQUIREMENTS.
 7. COMMERCIAL DRENNAY APPROACH PER CITY STANDARDS.
 8. PRE-ENGINEERED SMOKING SHELTER. SEE ARCHITECTURAL PLANS.
 9. MONUMENT SIGN. SEE GRAPHIC ABOVE FOR MONUMENT DIMENSIONS.
 10. DIRECTIONAL ARROW STRIPE.
 11. ONE PARKING.
 12. FET WAST STATION. SEE ARCHITECTURAL PLANS.
 13. CONCEPTUAL TRANSFORMER LOCATION.
 14. DROFF OF AREA TO DIRECTIONALLY WETTING CITY LOADING SPACE REQUIREMENTS.
 15. ACCESSIBLE PARKING SIGN.
 16. VEHICLE BARRIER 2-FT TALL FENCE.
- EV READY NOTE**
- 40% OF PARKING STALLS ARE REQUIRED TO BE EV READY PER STATE REQUIREMENTS. FINAL EV READY STALL LOCATION AND CIRCUIT PACKAGING WILL BE COORDINATED WITH PROJECT ELECTRICAL AT THE TIME OF BUILDING PERMITS SUBMITTAL.
- GENERAL NOTES**
1. SEE PROVIDED ARCHITECTURAL PHOTOGRAPHIC PLAN FOR SITE LIGHTING.



PRELIMINARY SITE PLAN

AKS ENGINEERING & FORESTRY, LLC
 3700 RIVER RD, N, STE 1
 KODAK, OR 97030
 503.400.9000
 WWW.AKS-ENG.COM

DATE: 09/27/2024
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]

P6

PRELIMINARY SITE PLAN

EVERHOME SUITES

SALEM, OR

AKS ENGINEERING & FORESTRY, LLC

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