



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. TRV24-03
PROPERTY LOCATION:	2605 Laurel Ave NE, Salem OR 97301
NOTICE MAILING DATE:	September 23, 2024
PROPOSAL SUMMARY:	A Tree Variance to remove one significant tree that will be impacted by required sidewalk construction for a four-family development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, October 7, 2024. 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:	Quincy Miller, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-584-4676; E-mail: gmiller@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):	Francisco Villalobos, Villalobos Real Estate LLC
APPLICANT(S):	Ron Jackson, Lenity Architecture
PROPOSAL REQUEST:	A Tree Variance for the removal of one 33-inch diameter at breast height (dbh) tree to accommodate street standard requirements for a four-family development. The subject property is approximately 0.21 acres in size, zoned RS (Single Family Residential) and located at 2605 Laurel Avenue NE (Marion County Assessor's Map and Tax Lot Number 073W14BD / 03100).
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 118803. 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. TRV24-03

PROJECT ADDRESS: 2605 Laurel Ave NE, Salem OR 97301

AMANDA Application No.: 24-118803-PLN

COMMENT PERIOD ENDS: Monday, October 7, 2024, at 5:00 p.m.

SUMMARY: A Tree Variance to remove one significant tree that will be impacted by required sidewalk construction for a four-family development.

REQUEST: A Tree Variance for the removal of one 33-inch diameter at breast height (dbh) tree to accommodate street standard requirements for a four-family development. The subject property is approximately 0.21 acres in size, zoned RS (Single Family Residential) and located at 2605 Laurel Avenue NE (Marion County Assessor's Map and Tax Lot Number 073W14BD / 03100).

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, October 7, 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: Quincy Miller, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-584-4676; E-Mail: gmiller@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

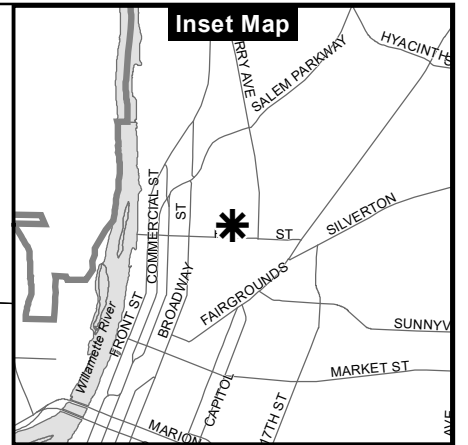
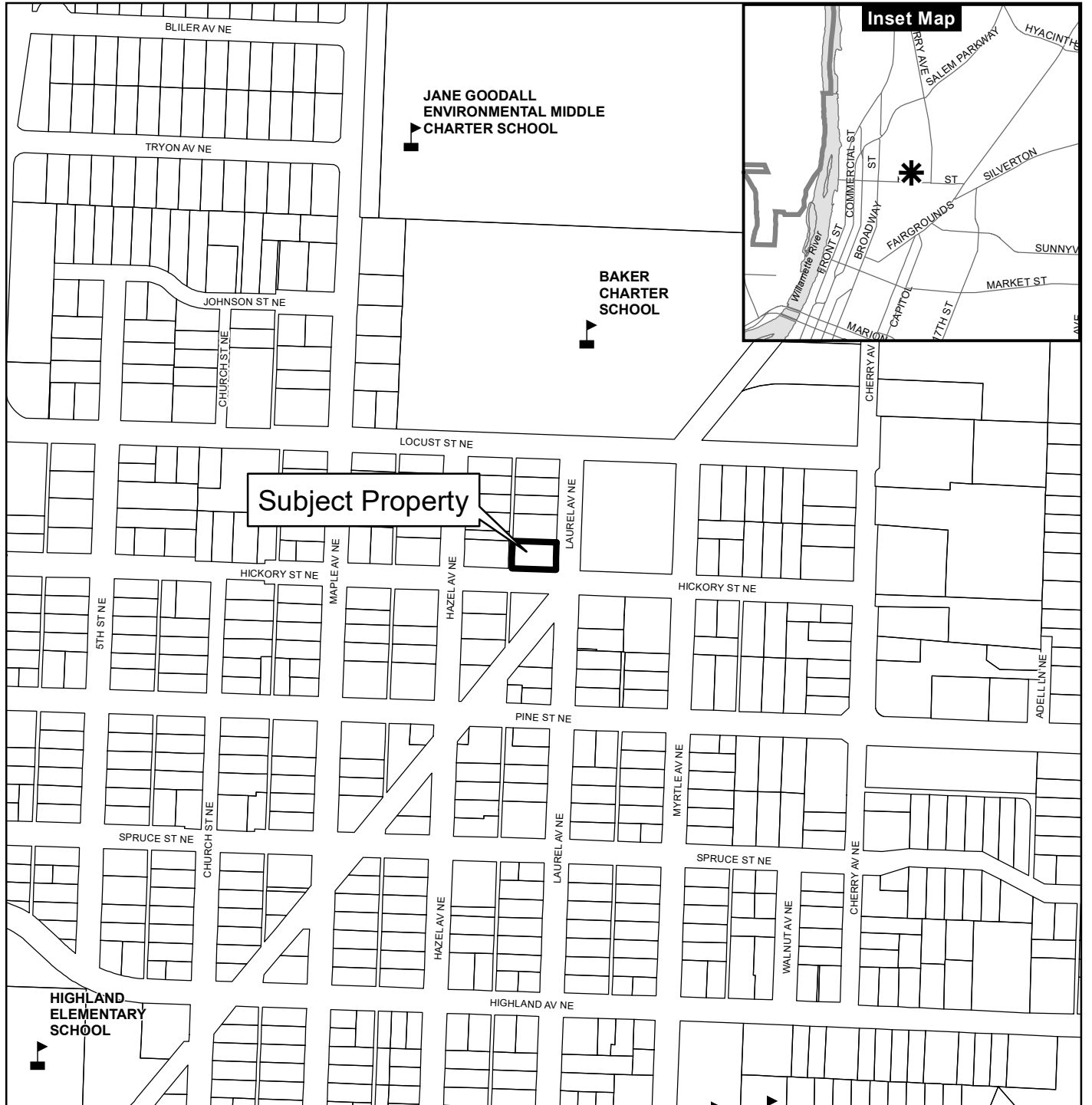
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2605 Laurel 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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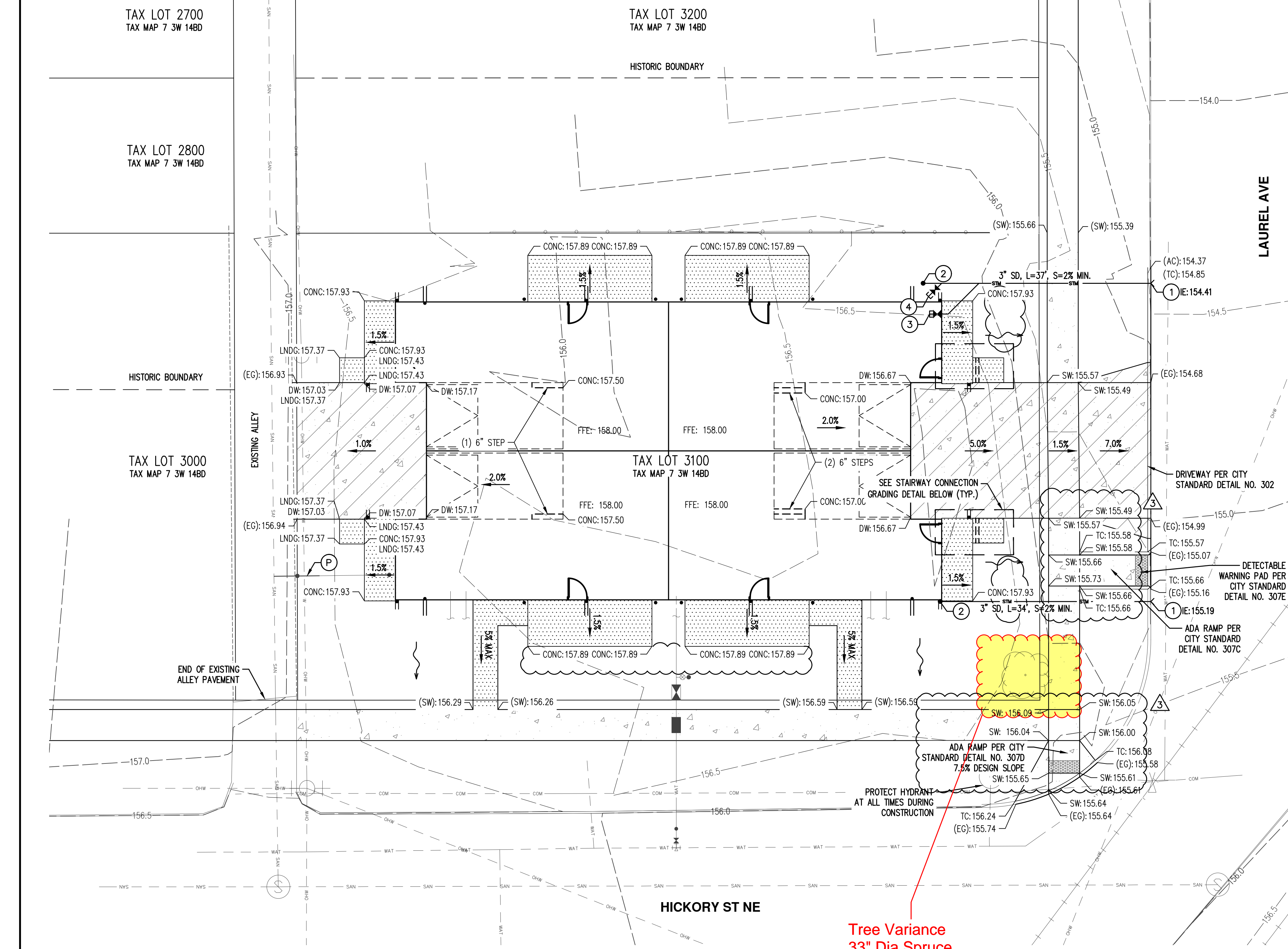
GRADING, DRAINAGE, AND SURFACING PLAN

DESIGNED BY: TDR
 DRAWN BY: TD
 MANAGED BY: TDR
 CHECKED BY: TDR
 DATE: 2/7/2024

REGISTERED PROFESSIONAL ENGINEER
 96330PE
 DIGITALLY SIGNED
 OREGON
 MARCH 9, 2024
 TYLER D. ROTH
 RENEWS: DECEMBER 31, 2024

REVISIONS
 REV #1-PRC1 06/24/2024
 REV #2-PRC2 7/19/2024
 REV #3-PRC3 8/09/2024

JOB NUMBER
10244
 SHEET
C200



ABBREVIATIONS:

EXISTING:
 (EG): EXISTING GRADE ELEVATION
 (AC): EXISTING ASPHALT CONCRETE ELEVATION
 (TC): EXISTING TOP OF CURB ELEVATION
 (SW): EXISTING SIDEWALK ELEVATION

PROPOSED:
 FFE: FINISHED FLOOR ELEVATION
 SW: SIDEWALK ELEVATION
 CONC: CONCRETE ELEVATION
 DW: DRIVEWAY ELEVATION
 LNDG: LANDING ELEVATION

DOWNWARD SLOPE: X.X%

GENERAL NOTES:

- REFER TO BUILDING PLANS FOR DOWNSPOUT ROUTING ALONG FOOTINGS AND CRAWL SPACE DRAIN DETAILS.
 - EXISTING ELEVATION INFORMATION BASED ON SURVEY PROVIDED BY K2 SURVEYING. NOTIFY ENGINEER IF EXISTING SITE CONDITIONS DO NOT MATCH EXISTING GRADE CALLOUTS.
 - SUBMIT SCORING PLAN TO OWNER FOR REVIEW AND APPROVAL PRIOR TO POURING CONCRETE.
 - FINISH GRADE LANDSCAPING TO BEGIN 8" BELOW FFE AND SLOPE AWAY FROM BUILDING.
- (P) PRIOR TO CONSTRUCTION AND ORDERING PIPE MATERIALS, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO VERIFY EXACT LOCATION, ALIGNMENT, DEPTH, AND SIZE. CONTACT ENGINEER IF ADJUSTMENT IS REQUIRED.

STORM DRAIN (SD) KEYED NOTES:

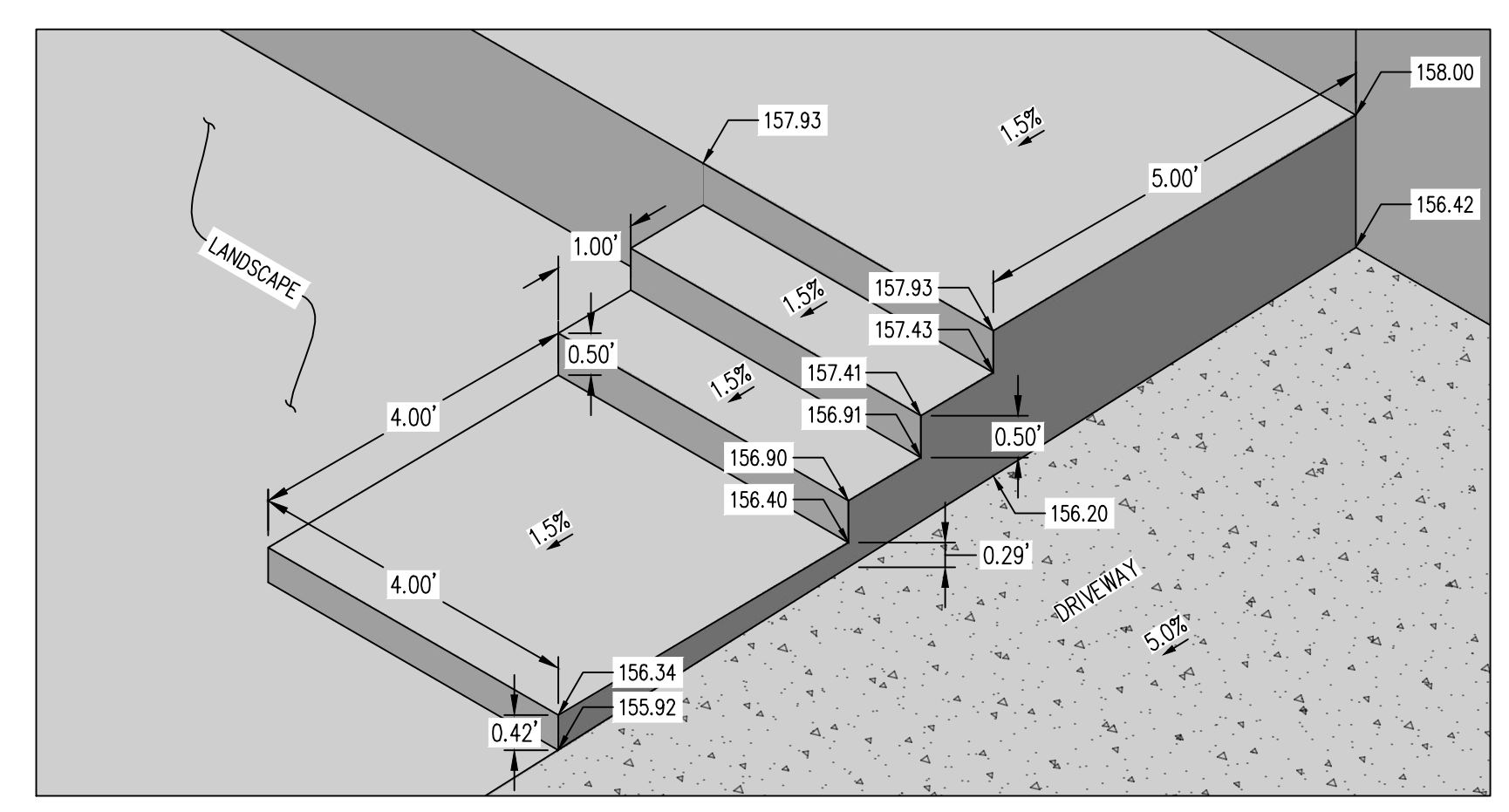
- 3" WEEP HOLE PER CITY STANDARD DETAIL NO. 257
- 3" DOWNSPOUT CONNECTION WITH CLEANOUT PER OREGON PLUMBING SPECIALTY CODE (OPSC). ROUTE ROOF DRAIN ALONG FOOTING TO DOWNSTREAM STUB AS REQUIRED. SEE BUILDING PLANS FOR CONTINUATION.
- STORM DRAIN (SD) STUB FOR CRAWL SPACE DRAIN. REFER TO BUILDING PLANS AND PROVIDE BACKWATER VALVE PER OPSC AS REQUIRED.
- SD STUB FOR FOUNDATION DRAIN CONNECTION. REFER TO BUILDING PLANS FOR FOUNDATION DRAIN DETAILS AND BACKWATER VALVE SPECIFICATIONS.

CURB KEYED NOTES:

- FIELD FIT WITH CITY INSPECTOR TO MEET ADA COMPLIANCE.

LEGEND

- EXISTING GROUND CONTOUR (0.50 FT) --- 154.5
- EXISTING GROUND CONTOUR (1 FT) --- 155.0
- PROPOSED CLEANOUT (CO)\DOWNSPOUT (DS) ●
- FOUNDATION DRAIN BACKWATER VALVE
- SLOPE TO DRAIN AWAY FROM BUILDINGS, MIN. 1.0% WITHOUT PONDING WATER
- NEW SIDEWALK PER CITY OF SALEM STANDARD DETAIL NO. 306B
- 6" PCC DRIVEWAY PER CITY REQUIREMENTS
- CONCRETE PATIOS 1.5% MAX. CROSS SLOPE (4" PCC OVER 2" BASE ROCK). SEE STANDARD SIDEWALK DETAIL.



STAIRWAY CONNECTION GRADING DETAIL

NTS