



# 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.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ24-32
<b>PROPERTY LOCATION:</b>	2025 Broadway St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 15, 2024
<b>PROPOSAL SUMMARY:</b>	Highland Park sports court improvements.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, November 29, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at <a href="https://egov.cityofsalem.net/PlanningComments">https://egov.cityofsalem.net/PlanningComments</a>. 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.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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: <a href="mailto:highland@salemneighbors.org">highland@salemneighbors.org</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapters 220.005 – Class 3 Site Plan Review; 220.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Keith Stahley, City Of Salem-City Manager
<b>APPLICANT(S):</b>	City Of Salem-Public Works, AKS Engineering And Forestry
<b>PROPOSAL REQUEST:</b>	<p>A Class 3 Site Plan Review to upgrade the existing tennis court at Highland Park, with three Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Increase the maximum allowed height for a fence within ten feet of the property line abutting a street from eight feet to ten feet (SRC 800.050(a)(1)(B)(i));</li> <li>2) Increase the maximum allowed opacity for portions of the fence above 30 inches, and within ten feet of the property line abutting a street, from 25 percent to 78 percent opaque (SRC 800.050(a)(1)(B)(ii)); and</li> <li>3) Allow alternative vision clearance standards for a fence with windscreens located within a portion of the required vision clearance triangle for a controlled intersection (SRC 805.005(a)(2)).</li> </ol> <p>The subject properties are approximately 0.5 acres in total size, zoned PA (Public Amusement), and located at 2025 Broadway Street NE (Marion County Assessor's Map and Tax Lot number(s): 073W14CB / 12500 &amp; 073W14CC / 14700).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 24 119550. 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-ADJ24-32

**PROJECT ADDRESS:** 2025 Broadway St NE, Salem OR 97301

**AMANDA Application No.:** 24-119550-PLN

**COMMENT PERIOD ENDS:** Friday, November 29, 2024 at 5:00 p.m.

**SUMMARY:** Highland Park sports court improvements.

**REQUEST:** A Class 3 Site Plan Review to upgrade the existing tennis court at Highland Park, with three Class 2 Adjustment requests to:

- 1) Increase the maximum allowed height for a fence within ten feet of the property line abutting a street from eight feet to ten feet (SRC 800.050(a)(1)(B)(i));
- 2) Increase the maximum allowed opacity for portions of the fence above 30 inches, and within ten feet of the property line abutting a street, from 25 percent to 78 percent opaque (SRC 800.050(a)(1)(B)(i)); and
- 3) Allow alternative vision clearance standards for a fence with windscreens located within a portion of the required vision clearance triangle for a controlled intersection (SRC 805.005(a)(2)).

The subject properties are approximately 0.5 acres in total size, zoned PA (Public Amusement), and located at 2025 Broadway Street NE (Marion County Assessor's Map and Tax Lot number(s): 073W14CB / 12500 & 073W14CC / 14700).

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., Friday, November 29, 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:** Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@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**

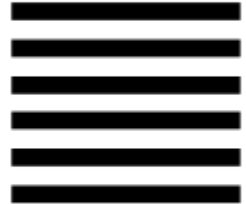


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

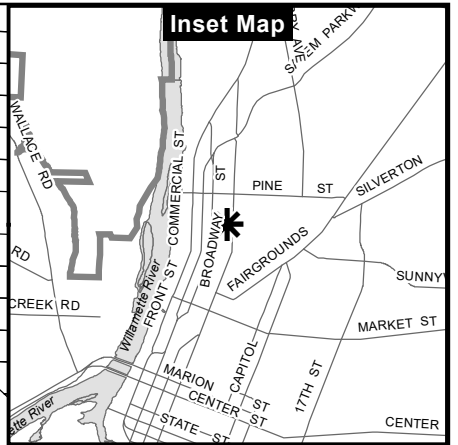
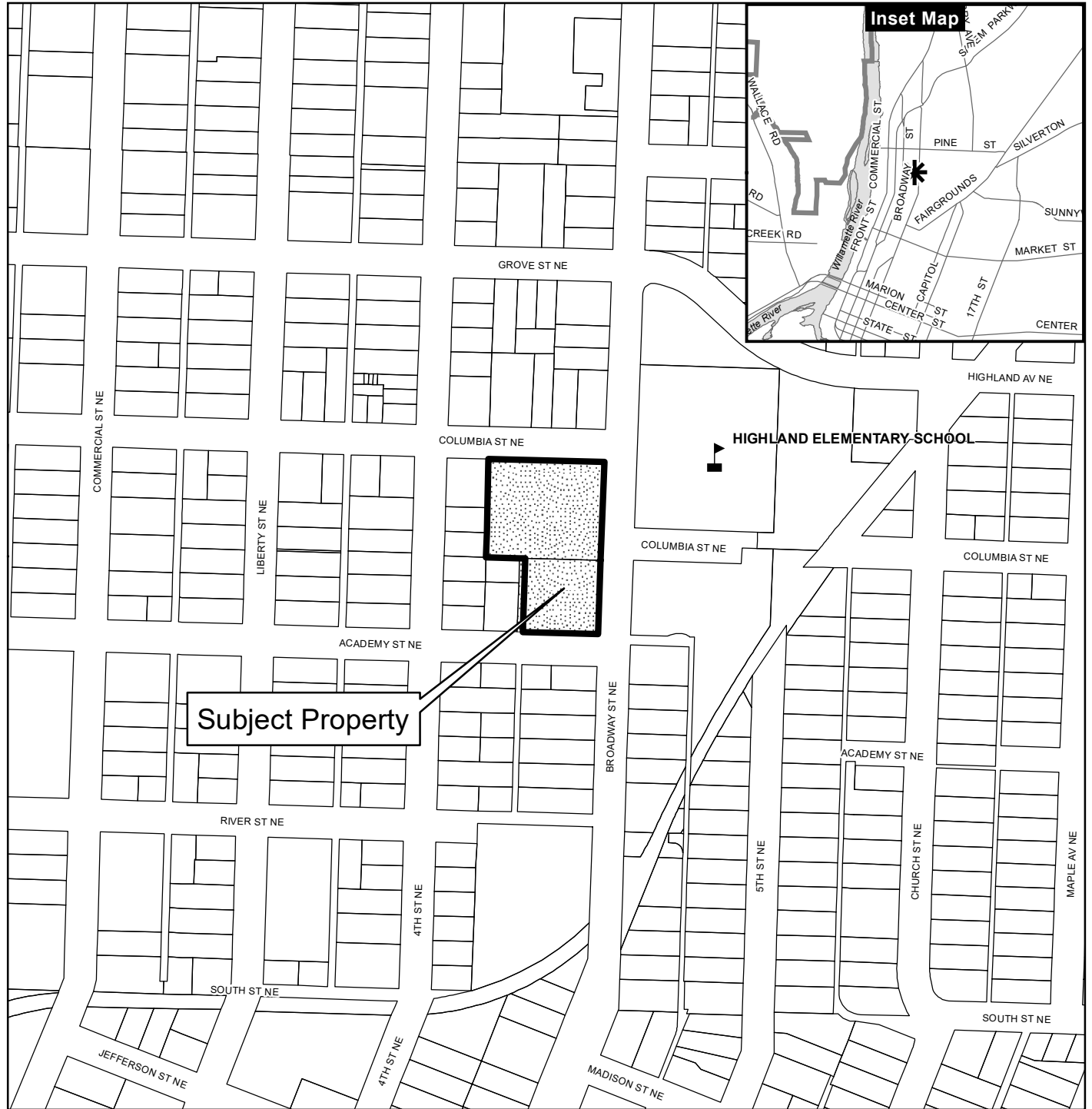
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



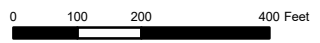
# Vicinity Map 2025 Broadway Street NE



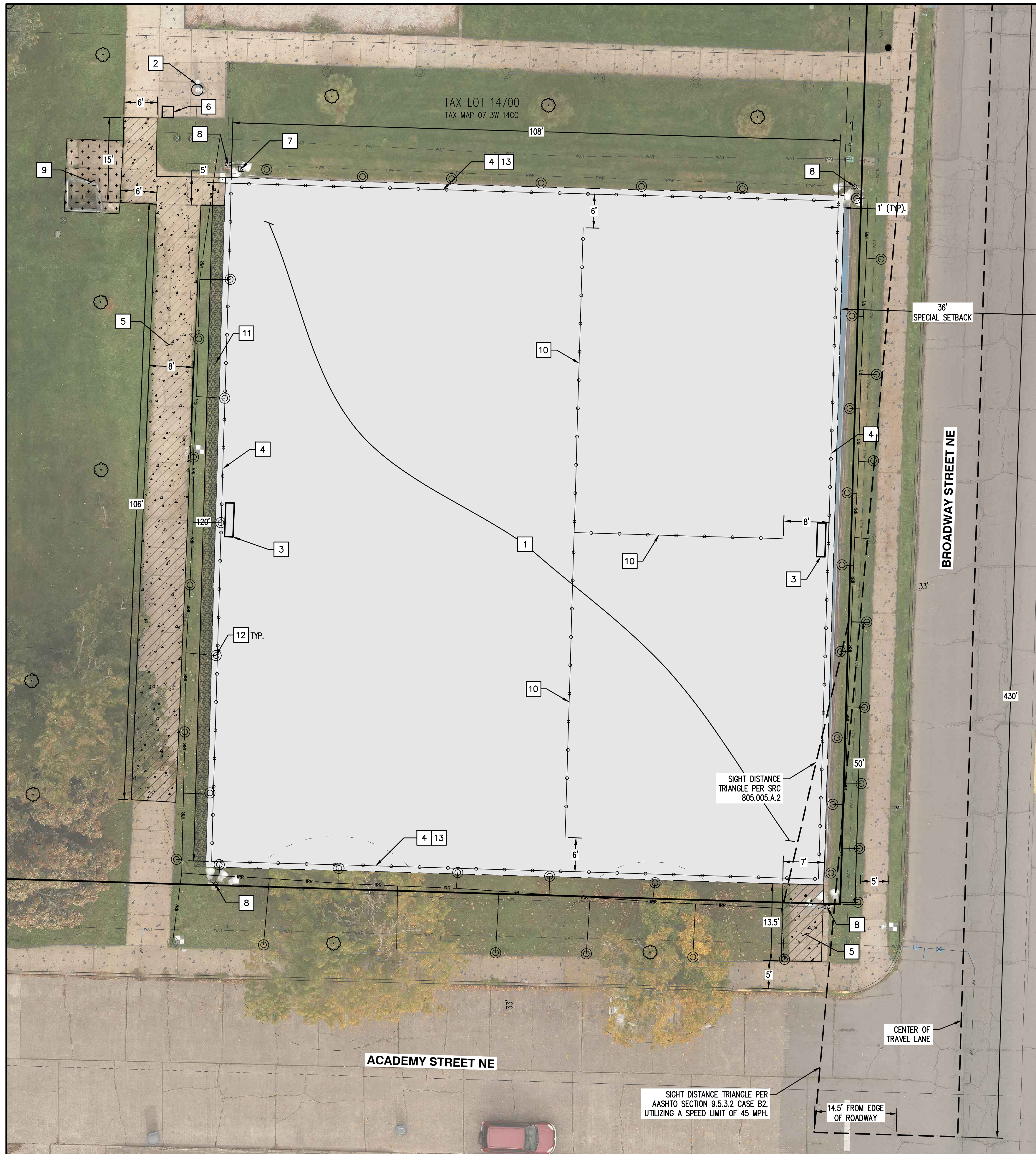
Subject Property

### Legend

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



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**SITE KEYED NOTES:** #

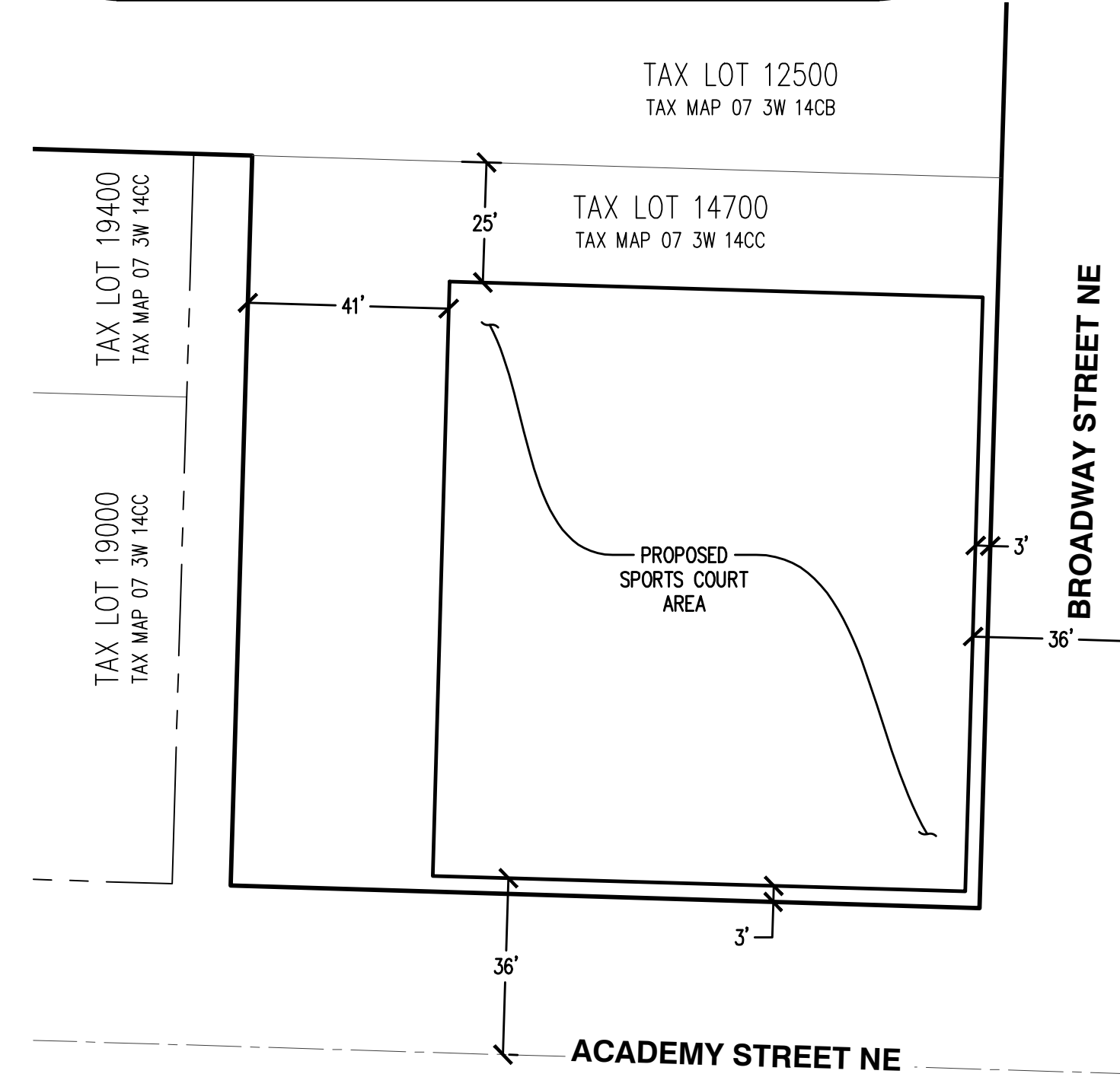
1. FULL COURT RESURFACING.
2. NEW DRINKING WATER FOUNTAIN WITH BOTTLE FILLER.
3. NEW BENCHES.
4. FENCE REPLACEMENT (10-FT TALL CHAIN LINK).
5. REPAIR OF CRACKED SIDEWALK PANELS.
6. PERMANENT STEEL GARBAGE RECEPTACLES.
7. NEW LIGHTING CONTROL CABINET.
8. REPLACED LIGHT POLE, BASE, AND LUMINAIRE.
9. CONCRETE REMOVAL AND LANDSCAPING RESTORATION.
10. NEW INTERIOR FENCE (3-FT TALL CHAIN LINK).
11. DISPERSION TRENCH.
12. IRRIGATION SYSTEM TO BE RELOCATED WHERE IMPACTED WITHIN LIMITS OF PROJECT.
13. CITY FURNISHED WINDSCREENS.

**NOTE:**

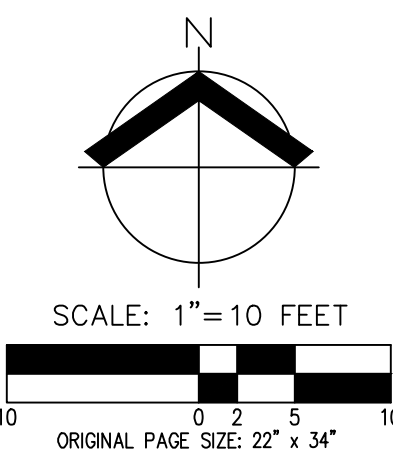
ADDITIONAL SIDEWALK MAINTENANCE AREAS MAY BE IDENTIFIED DURING CONSTRUCTION AND WOULD BE REPLACED BACK TO THE EXISTING CONFIGURATION.

**LEGEND**

NEW PAVEMENT SECTION	
CONCRETE SIDEWALK MAINTENANCE	
CONCRETE REMOVAL AND LANDSCAPE RESTORATION	



SITE IMPROVEMENTS VICINITY MAP  
NTS



**SHEET PREPARED BY:**

AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97305  
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: SEP 13, 2024

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

REVISIONS			
NO.	DESCRIPTION	DATE	BY

**PN: 723404**

HORIZ DATUM: SEE G-02  
VERT DATUM: NGVD 29  
HORIZ SCALE: AS NOTED  
VERT SCALE: AS NOTED  
DESIGN: TDR  
DRAWN: TMN  
CHECKED: TDR

APPROVED:

SHEET TITLE

**PRELIMINARY  
SITE AND  
DIMENSIONING  
PLAN**