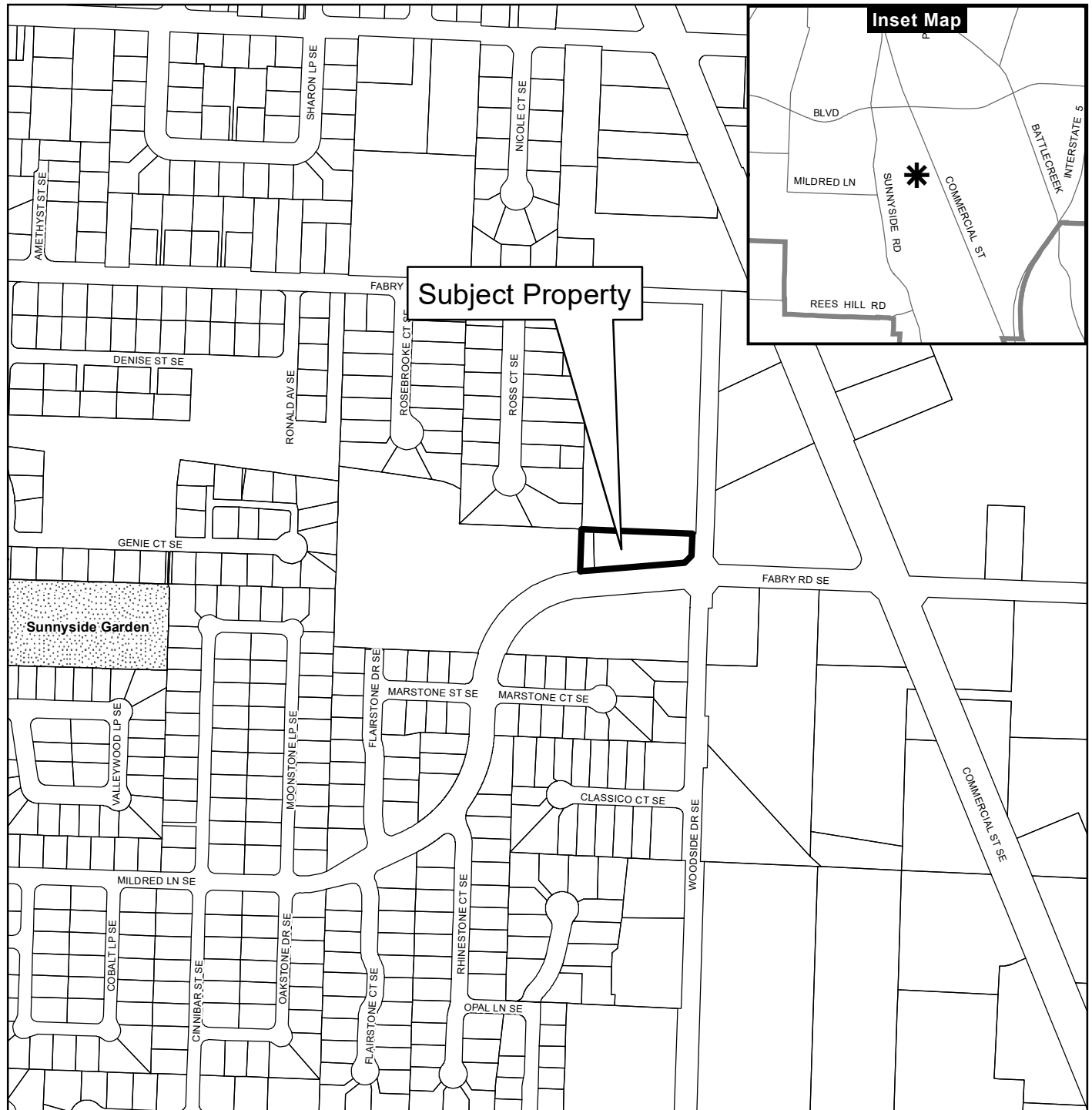


# Vicinity Map

## 1425 Mildred Lane SE



### Legend

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

Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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.

0 100 200 400 Feet







# 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 2 Time Extension Case No. DR-CU-SPR-ADJ-DAP20-02EXT2
<b>PROPERTY LOCATION:</b>	1425 Mildred Ln SE, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	July 24, 2024
<b>PROPOSAL SUMMARY:</b>	A request for a second 2-year extension to the approved Class 3 Design Review, Conditional Use Permit, Class 2 Driveway Approach Permit, and two Class 2 Adjustments for an 18-unit multiple family residential development (Case No. DR-CU-SPR-ADJ-DAP20-02).
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, August 7, 2024</u>. 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.</b>
<b>CASE MANAGER:</b>	<b>Austin Ross, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2431; E-mail: <a href="mailto:aross@cityofsalem.net">aross@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>  South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.com</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) Chapter(s) 300.850(b)(4)(B) – Class 2 Extension  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>	Mildred Lane LLC (Larry Tokarski)
<b>AGENT:</b>	Brandie Dalton, Multitech Engineering
<b>PROPOSAL REQUEST:</b>	A second Class 2 Extension to extend the approval for a Class 3 Design Review, Conditional Use Permit, Class 2 Driveway Approach Permit, and two Class 2 Adjustments (Case Number DR-CU-SPR-ADJ-DAP20-02) by two years to August 11, 2026. DR-CU-SPR-ADJ-DAP20-02 granted approval for the development of an 18-unit multiple family residential complex with associated site improvements for property approximately .67 acres in size and zoned IC (Industrial Commercial) The subject property is located at 1425 Mildred Lane SE (Marion County Assessor map and tax lot numbers: 083W14CB / 02402 and 02403).
<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 114370. 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 2 Time Extension Case No. DR-CU-SPR-ADJ-DAP20-02EXT2

**PROJECT ADDRESS:** 1425 Mildred Ln SE, Salem OR 97306

**AMANDA Application No.:** 24-114370-PLN

**COMMENT PERIOD ENDS:** Wednesday, August 7, 2024 at 5:00 p.m.

**SUMMARY:** A request for a second 2-year extension to the approved Class 3 Design Review, Conditional Use Permit, Class 2 Driveway Approach Permit, and two Class 2 Adjustments for an 18-unit multiple family residential development (Case No. DR-CU-SPR-ADJ-DAP20-02).

**REQUEST:** A second Class 2 Extension to extend the approval for a Class 3 Design Review, Conditional Use Permit, Class 2 Driveway Approach Permit, and two Class 2 Adjustments (Case Number DR-CU-SPR-ADJ-DAP20-02) by two years to August 11, 2026. DR-CU-SPR-ADJ-DAP20-02 granted approval for the development of an 18-unit multiple family residential complex with associated site improvements for property approximately .67 acres in size and zoned IC (Industrial Commercial) The subject property is located at 1425 Mildred Lane SE (Marion County Assessor map and tax lot numbers: 083W14CB / 02402 and 02403).

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, August 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.

**CASE MANAGER:** Austin Ross, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2431; E-Mail: [aross@cityofsalem.net](mailto:aross@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: AL-DR

Address: City of Salem

Phone: Building and Safety

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

## Austin Ross

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**From:** Maegan Mortensen <maeganmortensen@gmail.com>  
**Sent:** Monday, August 5, 2024 2:19 PM  
**To:** Austin Ross  
**Subject:** [SUSPECTED SPAM] Comment for case No. DR-CU-SPR-ADJ-DAP20-02EXT2

Hello,

This email is a response to a request for comments on the following case:

**Case number:** Class 2 Time Extension Case No.DR-CU-SPR-ADJ-DAP20-02EXT2

**Property Location:** 1425 Mildred Ln. SE, Salem OR 97306

I admit that I am unsure if the city is looking for comments that are more general, or if they are seeking lawful objections based on codes or regulations. This email contains comments from a residential tenant perspective. If this is not what the city seeks, please feel free to ignore this email.

I'm a tenant across Mildred Ln in the Waln Creek Apartments. I work remotely from about 7am - 4pm every weekday. Continued construction around the area is often *extremely* disruptive to working, as noise travels through the apartment.

Since I'm often speaking in remote meetings, I cannot prevent sound from coming through and this can make it difficult to work. Public places are not suitable for me to conduct meetings in, as the wifi is often weak and I cannot be in a space for 8 to 9 hours every day, when I do not own said space. It also is not sustainable given the tools I require are in the workplace I live in.

I also want to note that it's not just the machines that are loud. The noise often comes from the construction staff onsite. If this is necessary to communicate, I cannot complain. But it remains a part of the disruptions. And it's not a matter of, 'just put on noise-cancelling headphones'. For one, there is no such thing as no headphone will block all of any sound. But no one should be wearing such a device all day long. It leads to migraines. And again, it does not prevent the sound from being present as I speak to co-workers through a mic.

Ultimately, I'm powerless to what the city wants. But since given the opportunity to submit a concern, I wanted to communicate them prior to the decision.

Thank you for taking the time to read through the comment for the case.

--

Best,  
Maegan M  
[maeganmortensen@gmail.com](mailto:maeganmortensen@gmail.com)