

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Conditional Use / Class 2 Adjustment Case No. CU-ADJ24-10

AMANDA NO.: 24-117815-PLN

PROJECT ADDRESS: 215 Boone Rd SE, Salem OR 97306

HEARD BY: Hearings Officer

SUMMARY: Proposed Conditional Use Permit and Class 2 Adjustment to allow a residential care facility serving up to 15 persons.

REQUEST: A consolidated application for a Conditional Use Permit to allow a proposed residential care facility serving up to 15 persons; together with a Class 2 Adjustment to increase the maximum allowed lot coverage for the proposed use from 35 percent, as required under SRC 511.010(e), to approximately 50 percent for property approximately 0.24 acres in size, zoned RS (Single Family Residential), and located at 215 Boone Road SE (Marion County Assessor Map and Tax Lot Number: 083W09DD10900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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. Tuesday, September 3, 2024, will be considered in the staff report. Comments received after this date will be provided to the review body. *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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

____ 1. We have reviewed the proposal and have no comments.

____ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

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

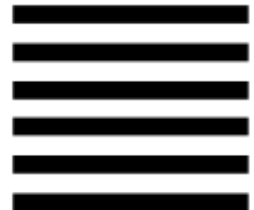
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

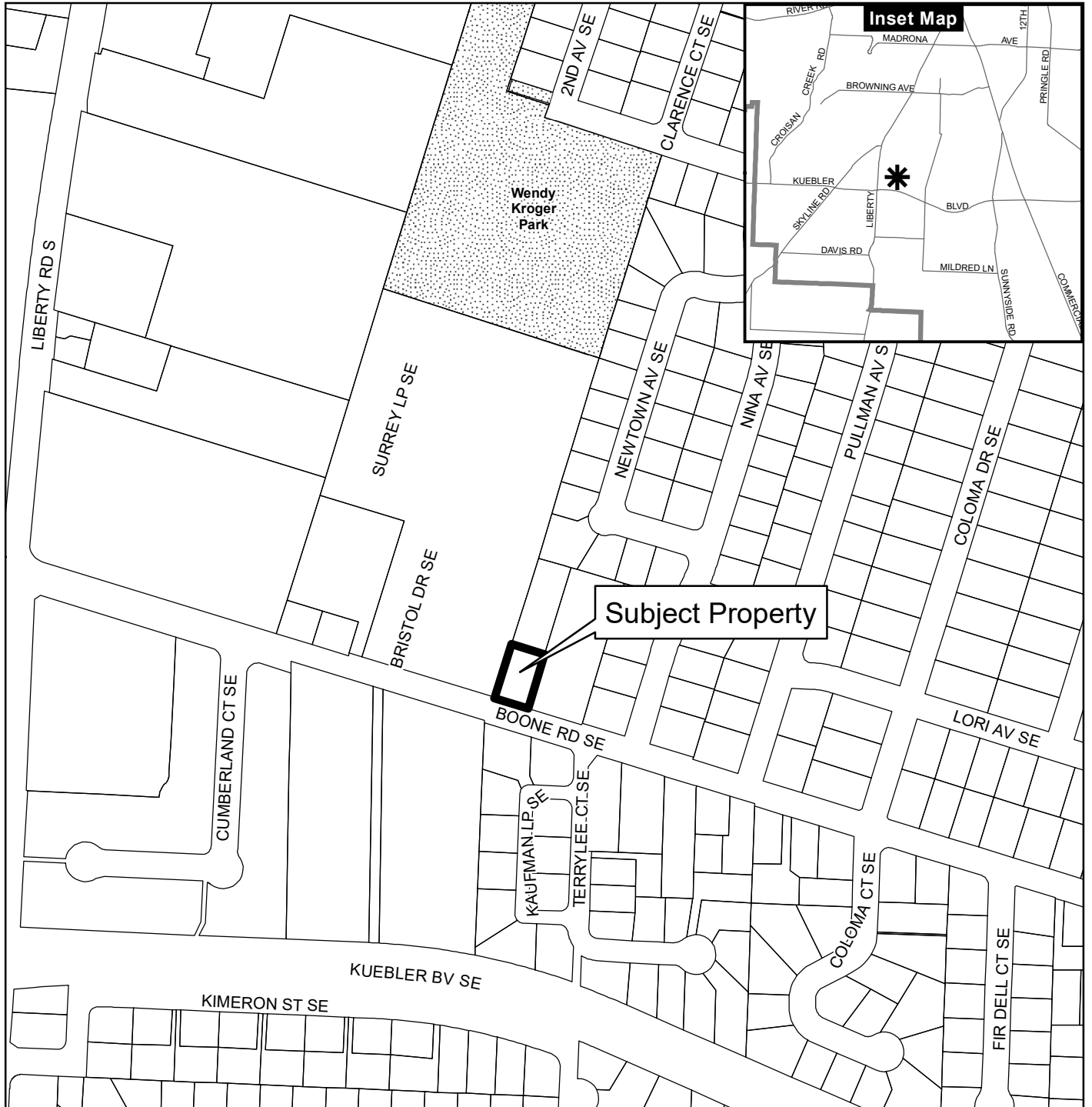


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

215 Boone Road SE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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0' 30' 60'
SCALE: 1 INCH = 30 FEET

EXISTING CONDITIONS

IN THE SE 1/4 OF SECTION 9, T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

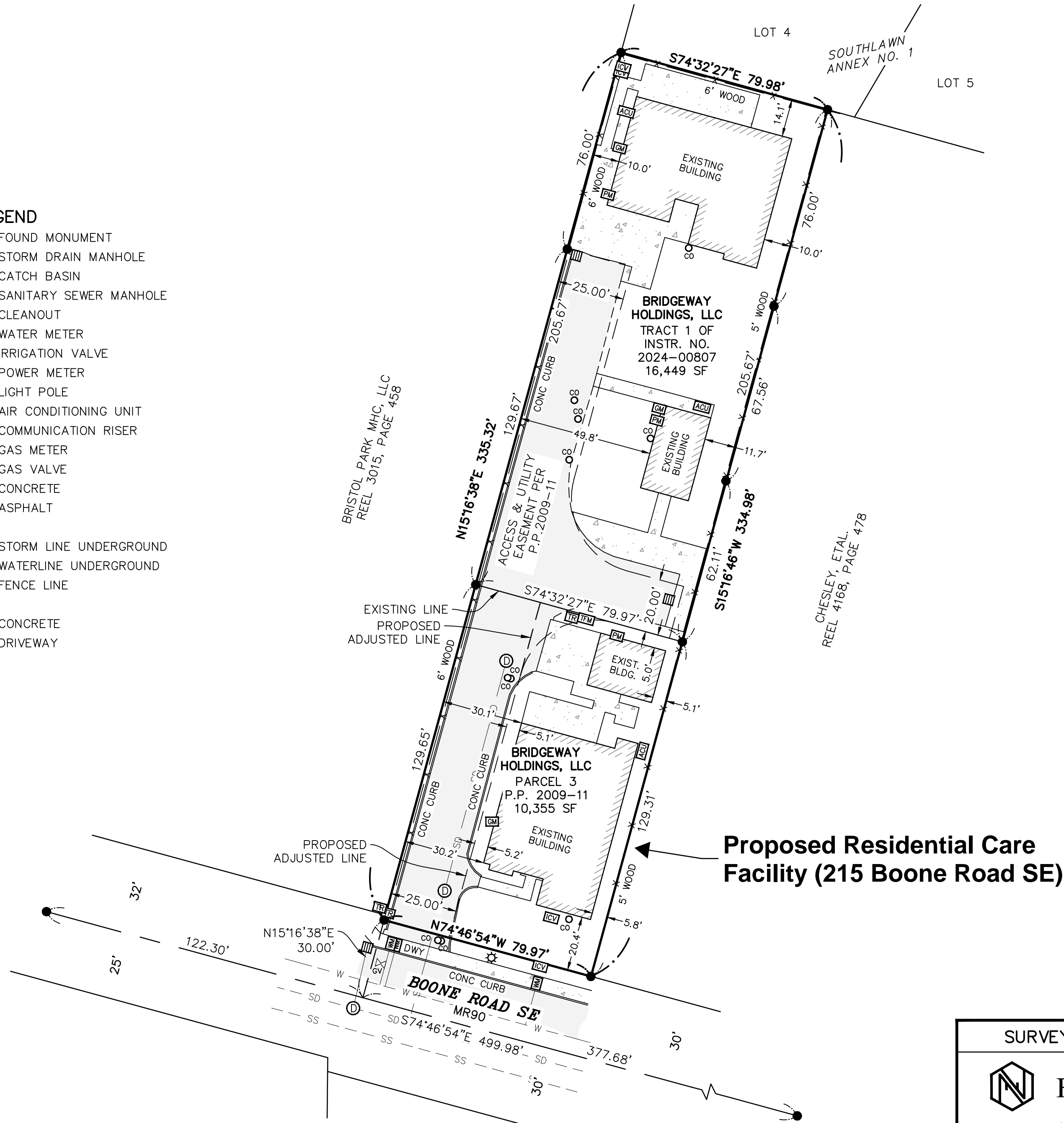
DATE: AUGUST 01, 2024

LEGEND

- FOUND MONUMENT
- ⊙ STORM DRAIN MANHOLE
- ▤ CATCH BASIN
- ⊙ S SANITARY SEWER MANHOLE
- ∞ ○ CLEANOUT
- WM WATER METER
- ICV IRRIGATION VALVE
- PM POWER METER
- ☼ LIGHT POLE
- ACU AIR CONDITIONING UNIT
- TR COMMUNICATION RISER
- GM GAS METER
- GV GAS VALVE
- ▨ CONCRETE
- ▨ ASPHALT

SD STORM LINE UNDERGROUND
W WATERLINE UNDERGROUND
X FENCE LINE

CONC CONCRETE
DWY DRIVEWAY



PROPERTY INFORMATION

TRACT 1, INSTR. NO. 2024-00807
OWNER: BRIDGEWAY HOLDINGS, LLC
ADDRESS: 211 BOONE ROAD SE

PARCEL 3, P.P. 2009-11
OWNER: BRIDGEWAY HOLDINGS, LLC
ADDRESS: 215 BOONE ROAD SE

**Proposed Residential Care
Facility (215 Boone Road SE)**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: BRIDGEWAY RECOVERY SERVICES



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-493

SHEET 1/1