



# 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 Adjustment Case No. ADJ24-09
<b>PROPERTY LOCATION:</b>	815 Cascade Dr NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	December 11, 2024
<b>PROPOSAL SUMMARY:</b>	An adjustment to reduce the minimum driveway depth for a new dwelling.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, December 26, 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>Peter Domine, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: <a href="mailto:pdomine@cityofsalem.net">pdomine@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>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</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 250.005(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>	Martha Ochoa
<b>APPLICANT(S):</b>	Brandie Dalton, Multi/Tech Engineering
<b>PROPOSAL REQUEST:</b>	A Class 2 Adjustment to reduce the minimum 20-foot driveway depth to 15.7 feet for a newly constructed single-family dwelling due to the narrow and steep configuration of the lot. The subject property is 0.19-acres in size, zoned RS (Single Family Residential) and located at 815 Cascade Drive NW (Polk County Assessor's Map and Tax Lot Number 073W21CA / 6700).
<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 123220. 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 Adjustment Case No. ADJ24-09

**PROJECT ADDRESS:** 815 Cascade Dr NW, Salem OR 97304

**AMANDA Application No.:** 24-123220-PLN

**COMMENT PERIOD ENDS:** Thursday, December 26, 2024, at 5:00 p.m.

**SUMMARY:** An adjustment to reduce the minimum driveway depth for a new dwelling.

**REQUEST:** A Class 2 Adjustment to reduce the minimum 20-foot driveway depth to 15.7 feet for a newly constructed single-family dwelling due to the narrow and steep configuration of the lot. The subject property is 0.19-acres in size, zoned RS (Single Family Residential) and located at 815 Cascade Drive NW (Polk County Assessor's Map and Tax Lot Number 073W21CA / 6700).

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., Thursday, December 26, 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](mailto: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**

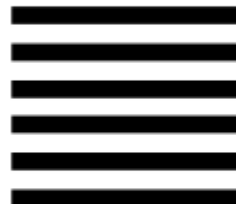
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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



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UNITED STATES









# Vicinity Map

## 815 Cascade Dr NW



### Legend

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

-  Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

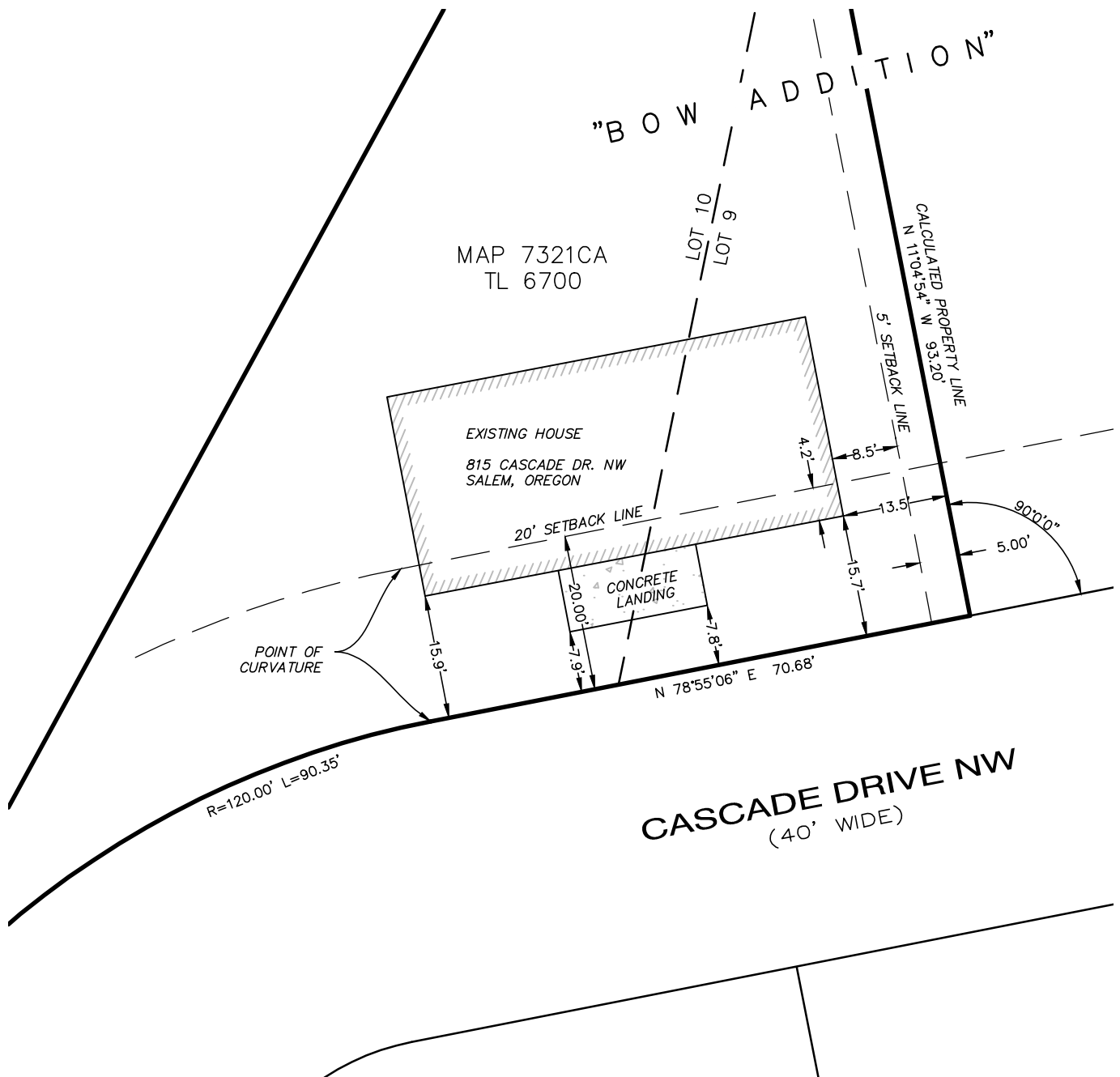
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0 100 200 400 Feet





SURVEY SKETCH  
BEING LOT 10, AND PORTIONS LOTS 6 & 9, "BOW ADDITION"  
SW 1/4 SEC. 21, T.7S., R.3W., W.M.  
POLK COUNTY, OREGON  
FOR: CASA DUTCH LLC

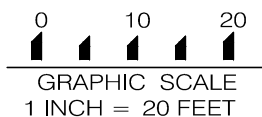


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brian Leggs*

OREGON  
SEPTEMBER 10, 2019  
**BRIAN LEGGS**  
77667PLS

RENEWS: DEC. 31, 2024



**ANDY PARIS AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
15450 BOONES FERRY ROAD, SUITE 7  
LAKE OSWEGO, OREGON 97035  
503-636-3341 WWW.ANDYPARIS.COM  
DRAWN: BL 9/08/2024 | PROJECT: 24308 | DWG: 24308c