

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on December 16, 2024, I deposited true and correct copies of the NOTICE OF DECISION in the Salem post office addressed to the attached mailing list, for the application for Class 2 Adjustment, Class 3 Site Plan Review, Replat Tentative Plan, Tree and Vegetation Removal Permit Case No. "REP-SPR-ADJ-TRP24-07"; Application No. 24-118099-PLN:

"Summary: Development of a new multi-family apartment complex.

Request: A Class 3 Site Plan Review for the development of a 41-unit multi-family apartment complex and associated site improvements. The consolidated application includes a tentative replat plan to consolidate four discrete units of land into one development site, and eight Class 2 Adjustments to:

- 1.) To provide only a one-foot landscaped setback without pedestrian amenities along the Grove Street side, per SRC 533.015(c);
- 2.) To reduce the ground floor building height from 14 feet to 10 feet, per SRC 533.015(h);
- 3.) To provide only a five-foot landscaped setback along the Commercial Street side where ground floor dwelling units require horizontal or vertical separation, per SRC 533.015(h);
- 4.) To reduce the minimum ground floor window coverage from 65 percent to 24 and 27 percent along Commercial Street and Grove Street, respectively, per SRC 533.015(h);
- 5.) To reduce the minimum weather protection from 75 percent to 37 percent along the Commercial Street side, per SRC 533.015(h);
- 6.) To eliminate the minimum weather protection on the Grove Street side, per SRC 533.015(h);
- 7.) To reduce the building recess and extension depth from two feet to 18 inches for the middle facade, per SRC 533.015(h);
- 8.) To eliminate the required off-street parking vehicle turnaround area, per SRC 806.035(f)

The proposal also includes one tree removal permit to remove one 45-inch dbh (diameter-at-breast height) black walnut tree to accommodate the widening of the alley. The development site is 28,333 square feet in size, zoned MU-I (Mixed Use I) and located at 2230 Commercial Street NE (Marion County Assessors Map and Tax Lot Numbers 073W15DA / 3400; 3300; 3200; and 3100). "

A copy of such notification is filed in the case file. Said notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, December 16, 2024.

Josh Horrocks