

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

Application type

Please describe the type of land use action requested:

UGA (Urban Growth Area Permit)

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, OR 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	11/14/24
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Attended the NA meeting on 7/11/24, 9/12/24, and 11/14/24 to discuss the project.
Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	NA

Authorization by property owner(s)/applicant

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Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: Louise Turnidge, Trustee

Print Name: Louise Turnidge, Trustee Date: 8-27-2024

Address (include ZIP): 3215 W Lynn St, Seattle, WA 98199

Authorized Signature:

Print Name: Date:

Address (include ZIP):

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Permit #:

Application type

Please describe the type of land use action requested:

Partition

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	9.6 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	3-Parcel Partition

People information

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Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, OR 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	11/14/24
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Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	NA

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Permit #:

Application type

Please describe the type of land use action requested:

Tree Variance

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	Tree Variance for a 135-Apartment Unit Development

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, OR 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
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Date Neighborhood Association contacted	11/14/24
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Date Salem-Keizer Transit contacted	
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Permit #:

Work site location and information

Street address or location of subject property	1700 Baxter Road
Lot size	9.61 Acres
Proposed use or type of development	3-Parcel Partition

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, Oregon 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St, Salem, OR 97302	503-363-9227 bdalton@engineering.net
Contact	Brandie Dalton	"	"

Project information

How many trees are on the property (10" or more dbh)? (Tree means any living, standing, woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more in dbh, and possesses an upright arrangement of branches and leaves (SRC 808.005(n)). dbh means diameter at breast height. Diameter at breast height is a tree's diameter measured in inches at 4½ feet above grade.)	36
How many trees are proposed for removal? Removal means to cut down a tree or remove 30% or more of the crown, trunk, or root system of a tree; or to damage a trees so as to cause the tree to decline or die.	36
How many trees are proposed for preservation?	0
What percentage of the total trees will be preserved?	0
If any riparian corridors are present on the site, name of the waterway The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.	0
How many trees within a riparian corridor are proposed for removal?	0
What type of native vegetation within a riparian corridor proposed for removal? A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).	0
How many Significant Trees are proposed for removal?	7
How many Significant Trees are proposed for preservation?	0

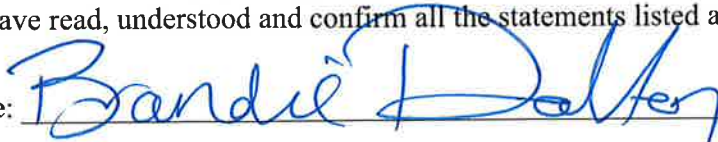
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Authorized Signature:



Print Name: Brandie Dalton

Date: 11/20/24

Submittal requirements

- 1) **Site Plan:** Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
- 2) **Written Statement:** A statement demonstrating compliance with the approval criteria in SRC 808.035(d). If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives pursuant to SRC 808.035(d)(2) that would enable preservation of such trees. Additionally, if the proposed tree conservation plan results in preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating which mitigation measures, pursuant to SRC 808.035(e), the applicant is proposing.
- 3) **Additional items that may be submitted or requested:** When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.035(c)(2).

Appeal and review

The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.

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Site Plan Review (SPR) Class-3

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development

People information

	Name	Full Mailing Address	Phone Number and Email address
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Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
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Permit #:

Application type

Please describe the type of land use action requested:

Adjustment (ADJ) Class-2

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development Class-2 Adjustment for SRC 702.020(d)(2)

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, OR 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
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Describe contact with Salem-Keizer Transit	NA

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Permit #:

Application type

Please describe the type of land use action requested:

Driveway Approach Permit (DAP)

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development

People information

	Name	Full Mailing Address	Phone Number and Email address
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Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

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Application type

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Adjustment (ADJ) Class-2

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development Class-2 Adjustment for Table 514-4 (Setbacks)

People information

	Name	Full Mailing Address	Phone Number and Email address
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Adjustment (ADJ) Class-2

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development Class-2 Adjustment for SRC 702.020(e)(4)

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Laura Robinson Neighborly Development	2925 River Road Suite 100 Salem, OR 97302	laurar@neighborlydevelopment.com
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	South Gateway NA
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	11/14/24
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Attended the NA meeting on 7/11/24, 9/12/24, and 11/14/24 to discuss the project.
Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	NA

Authorization by property owner(s)/applicant

*If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: Louise Turnidge, Trustee

Print Name: Louise Turnidge, Trustee Date: 8-27-2024

Address (include ZIP): 3215 W Lynn St, Seattle, WA 98199

Authorized Signature:

Print Name: Date:

Address (include ZIP):

(For office use only)		
Received by	Date:	Receipt Number:

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Save the file to your computer and email to planning@cityofsalem.net.

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Application type

Please describe the type of land use action requested:

Design Review (DR) Class-1

(For office use only)

Permit #:

Work site location and information

Street address or location of subject property	1700 Baxter Road SE
Total size of subject property	5.04 Acres
Assessor tax lot numbers	083W14BD/Tax Lots 100 and 200
Existing use structures and/or other improvements on site	Existing SFD to be removed
Zoning	RMII
Comprehensive Plan Designation	Multi-Family Residential
Project description	138-Apartment Unit Development

People information

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Print Name: Louise Turnidge, Trustee Date: 8-27-2024

Address (include ZIP): 3215 W Lynn St, Seattle, WA 98199

Authorized Signature:

Print Name: Date:

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Received by	Date:	Receipt Number:

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