



# 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 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP25-03
<b>PROPERTY LOCATION:</b>	415 Moyer Ln NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	January 28, 2025
<b>PROPOSAL SUMMARY:</b>	New mixed-use development with commercial retail and 32 residential units.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, February 11, 2025. 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>Jamie Donaldson, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@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(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit  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>	Jorge Brambila
<b>APPLICANT(S):</b>	Landon Hattan, Skyline Builders LLC (Landon Hattan, Marc Gallegos)
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for a Class 3 Site Plan Review, and Class 2 Driveway Approach Permit for a new mixed-use development, consisting of 2,365 square feet of retail commercial space and a total of 32 multi-family units, with two Class 2 Adjustments to:</p> <ol style="list-style-type: none"> <li>(1) Eliminate the requirement for a primary building entrance facing the street for the ground floor unit abutting Bartell Drive NW (SRC 525.010(i)(1)(A)(ii)); and</li> <li>(2) Reduce the required ground floor window coverage from 65 percent to 50 percent along Moyer Lane NW (SRC 525.010(i)(1)(B)).</li> </ol> <p>The subject properties are 23,950 square feet in total size, zoned WSCB (West Salem Central Business District), and located at 415 Moyer Lane NW (Polk County Assessor Map and Tax Lot Numbers: 073W22CB / 800, 2000, 2001, and 2100).</p>
<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>	<p>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 121939. Paper copies can be obtained for a reasonable cost.</p>

***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 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP25-03

**PROJECT ADDRESS:** 415 Moyer Ln NW, Salem OR 97304

**AMANDA Application No.:** 24-121939-PLN

**COMMENT PERIOD ENDS:** February 11, 2025 at 5:00 p.m.

**SUMMARY:** New mixed-use development with commercial retail and 32 residential units.

**REQUEST:** A consolidated application for a Class 3 Site Plan Review, and Class 2 Driveway Approach Permit for a new mixed-use development, consisting of 2,365 square feet of retail commercial space and a total of 32 multi-family units, with two Class 2 Adjustments to:

- (1) Eliminate the requirement for a primary building entrance facing the street for the ground floor unit abutting Bartell Drive NW (SRC 525.010(i)(1)(A)(ii)); and
- (2) Reduce the required ground floor window coverage from 65 percent to 50 percent along Moyer Lane NW (SRC 525.010(i)(1)(B)).

The subject properties are 23,950 square feet in total size, zoned WSCB (West Salem Central Business District), and located at 415 Moyer Lane NW (Polk County Assessor Map and Tax Lot Numbers: 073W22CB / 800, 2000, 2001, and 2100).

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. Tuesday, February 11, 2025**, 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:** Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@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**

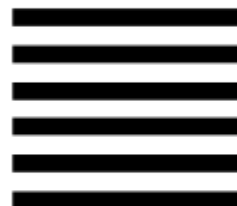


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

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

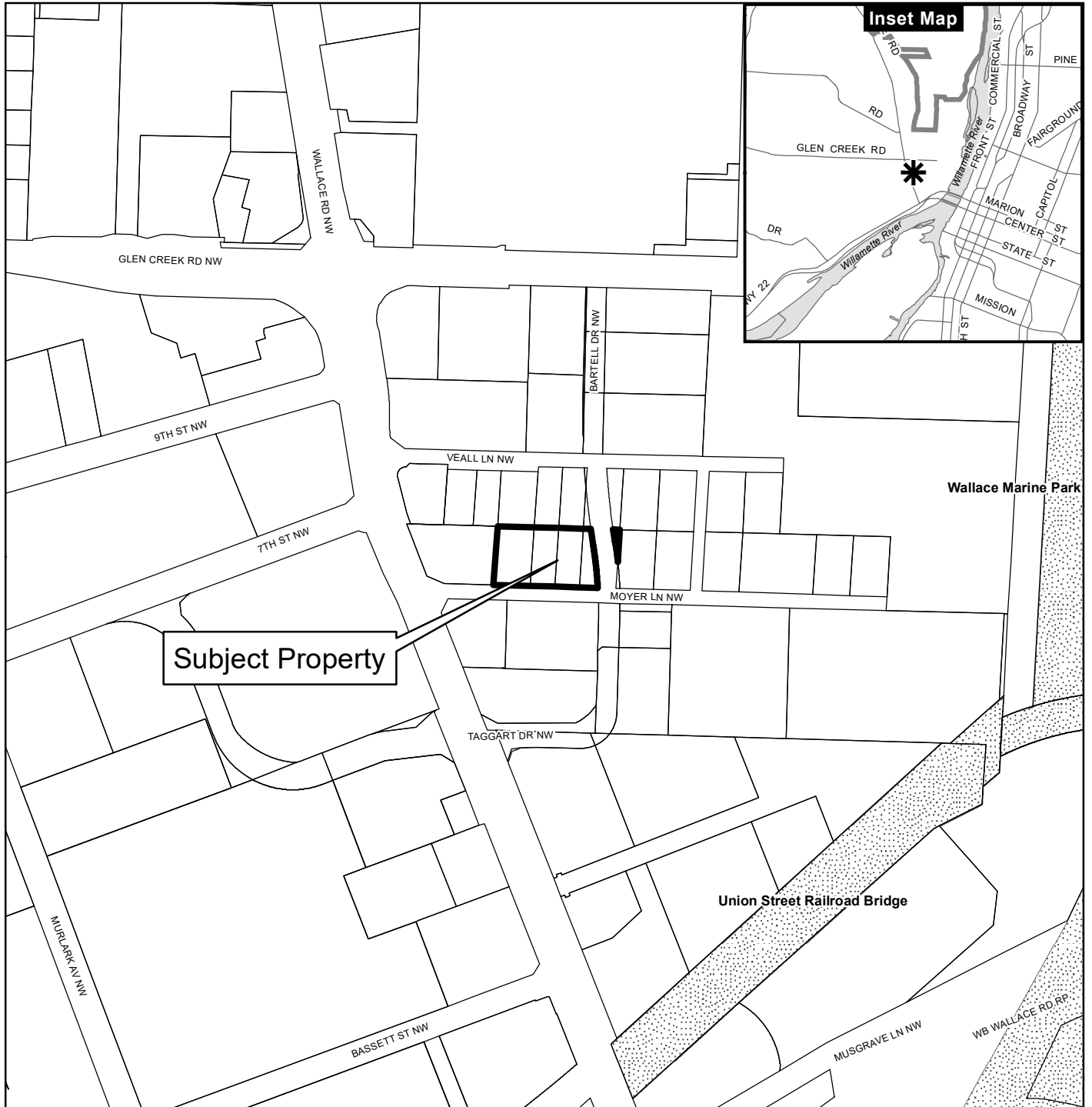
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 415 Moyer Lane 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

0 100 200 400 Feet



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.

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA = 19,930 SF (AFTER ROW) 100%  
BLDG FOOTPRINT = 6,856 SF 34.4%  
PAVEMENT = 9,231 SF 46.3%  
LANDSCAPED = 3,843 SF 19.3%  
FLOOD ELEVATION AT 141.0'

- BUILDING AREAS:
- TOTAL BUILDING AREA: (3 FLOORS) = 21,744 SF
  - BUILDING HEIGHT TO TOP OF PARAPET = 37'-6"
  - COMMERCIAL RETAIL AREA = 2,365 SF
  - 22 - ONE BEDROOM 519 SF AVG, 11,410 SF TOTAL
  - 10 - STUDIOS 411 SF AVG, 4,107 SF TOTAL
  - TOTAL LEASEABLE RESIDENTIAL = 15,517 SF.

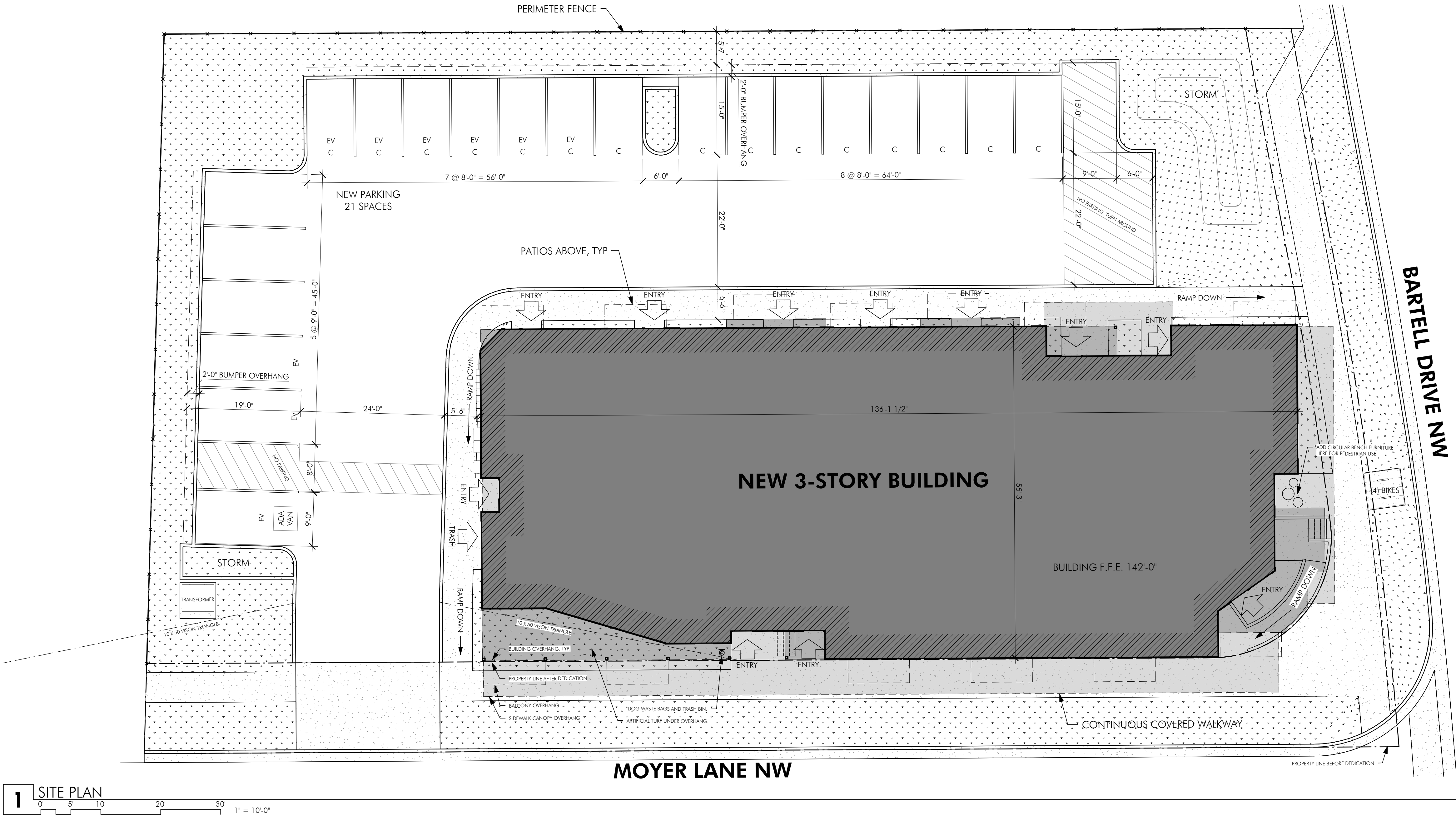
PARKING SUMMARY:

VEHICLE PARKING PROVIDED = 21 SPACES TOTAL  
STANDARD (9' X 19') = 6  
COMPACT (8' X 15') = 15 (71%)  
ADA = 1 (VAN ACCESSIBLE)  
EV READY = 9 (43%)

BICYCLE PARKING PROVIDED = 36 TOTAL  
SHORT TERM = 4 HORIZONTAL NEAR COMMERCIAL ENTRANCE  
LONG TERM = 32 WITHIN BUILDING IN SECURE BIKE ROOM  
12 WALL MOUNTED VERTICAL, STAGGERED  
20 DOUBLE STACKED HORIZONTAL WITH LIFT ASSIST

SITE PLAN NOTES:

1 TBD



IN THE EVENT CONFLICTS ARE DISCOVERED  
BETWEEN THE ORIGINAL SIGNED AND SEALED  
DOCUMENTS PREPARED BY THE ARCHITECTS  
AND/OR THEIR CONSULTANTS, AND ANY COPY OF  
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,  
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL  
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

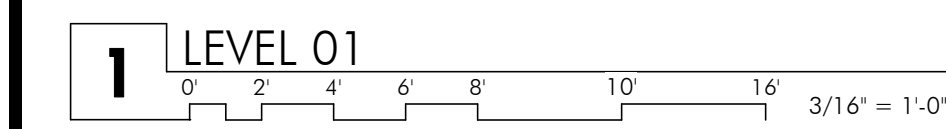
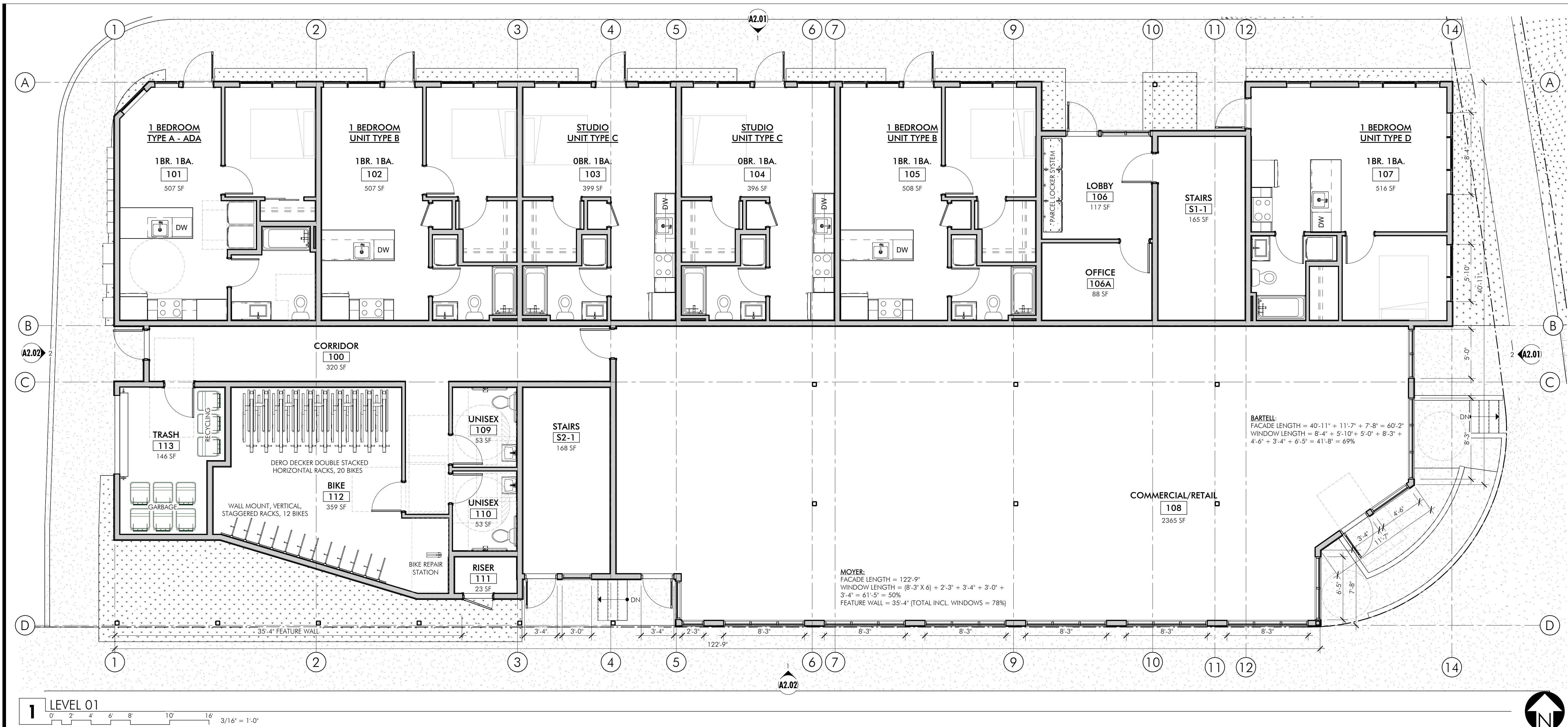
PROJECT # 2023-152  
DATE: 01/10/2025  
REVISIONS

MIXED USE - MULTI FAMILY  
NEW DEVELOPMENT  
415 MOYER LANE NW SALEM, OR 97304

SHEET:

A1.01





### GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
  - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
- PROTECT EXISTING WORK TO REMAIN.
  - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
  - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
  - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
  - PATCH AS SPECIFIED FOR PATCHING NEW WORK.
- REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
- REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
- LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
- CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
- WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS; EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
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### PLAN LEGEND:

### FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

# MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A1.21**



1 LEVEL 02  
0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

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PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

MIXED USE - MULTI FAMILY  
NEW DEVELOPMENT  
415 MOYER LANE NW SALEM, OR 97304



IF THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023- 152

DATE: 01/10/2025

## REVISIONS

# MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

EET:

## A1.23



GENERAL PLAN NOTES:

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  - C. OFOI OWNER FURNISHED - OWNER INSTALLED.
  - D. NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE



**1** NORTH ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"



**2** EAST ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

**MIXED USE - MULTI FAMILY  
NEW DEVELOPMENT**

415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A2.01**



1 SOUTH ELEVATION



2 WEST ELEVATION

MIXED USE - MULTI FAMILY  
**NEW DEVELOPMENT**  
415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A2.02**