

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.

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: _____

Salem Electric will provide Electric Service according to the rates and policies at the time of construction.

Name/Agency: Adam Deshon - Salem Electric
Address: 633 Seventh St NW Salem, OR 97304
Phone: 503-362-3601
Email: deshon@salemelectric.com
Date: 1/28/2025

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