



# 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. ADJ25-07
<b>PROPERTY LOCATION:</b>	5783 Joynak St S, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	February 24, 2025
<b>PROPOSAL SUMMARY:</b>	A Class 2 Adjustment to reduce the rear setback from 20 to 18 feet for a single-family townhouse.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, March 10, 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>Arthur Graves, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:agraves@cityofsalem.net">agraves@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>  Sunnyslope Neighborhood Association, Sally Cook, Land Use Chair; Email: <a href="mailto:sally.cook@gmail.com">sally.cook@gmail.com</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) 250.005(d)(2) – Class 2 Adjustments  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>	Harrison Industries LLC (Kevin C. Harrison, Kenneth O. Harrison)
<b>APPLICANT(S):</b>	Brandie Dalton
<b>PROPOSAL REQUEST:</b>	A Class 2 Adjustment to reduce the rear setback for single-family townhouse to 18.1 feet where 20 feet is required, per SRC 514.010(d) Table 514-4. The subject property is 1742 square feet in size, zoned RMII (Multiple Family Residential) and located at 5783 Joynak Street S (Marion County Assessors Map and Tax Lot: 083W16C0/0600).
<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: 25 101765. 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. ADJ25-07

**PROJECT ADDRESS:** 5783 Joynak St S, Salem OR 97306

**AMANDA Application No.:** 25-101765-PLN

**COMMENT PERIOD ENDS:** Monday, March 10, 2025 at 5:00 p.m.

**SUMMARY:** A Class 2 Adjustment to reduce the rear setback from 20 to 18 feet for a single-family townhouse.

**REQUEST:** A Class 2 Adjustment to reduce the rear setback for single-family townhouse to 18.1 feet where 20 feet is required, per SRC 514.010(d) Table 514-4. The subject property is 1742 square feet in size, zoned RMII (Multiple Family Residential) and located at 5783 Joynak Street S (Marion County Assessors Map and Tax Lot: 083W16C0/0600).

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. Monday, March 10, 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:** Arthur Graves, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: [agraves@cityofsalem.net](mailto:agraves@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**

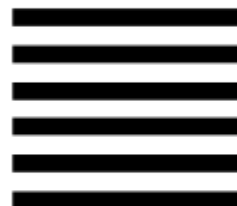


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



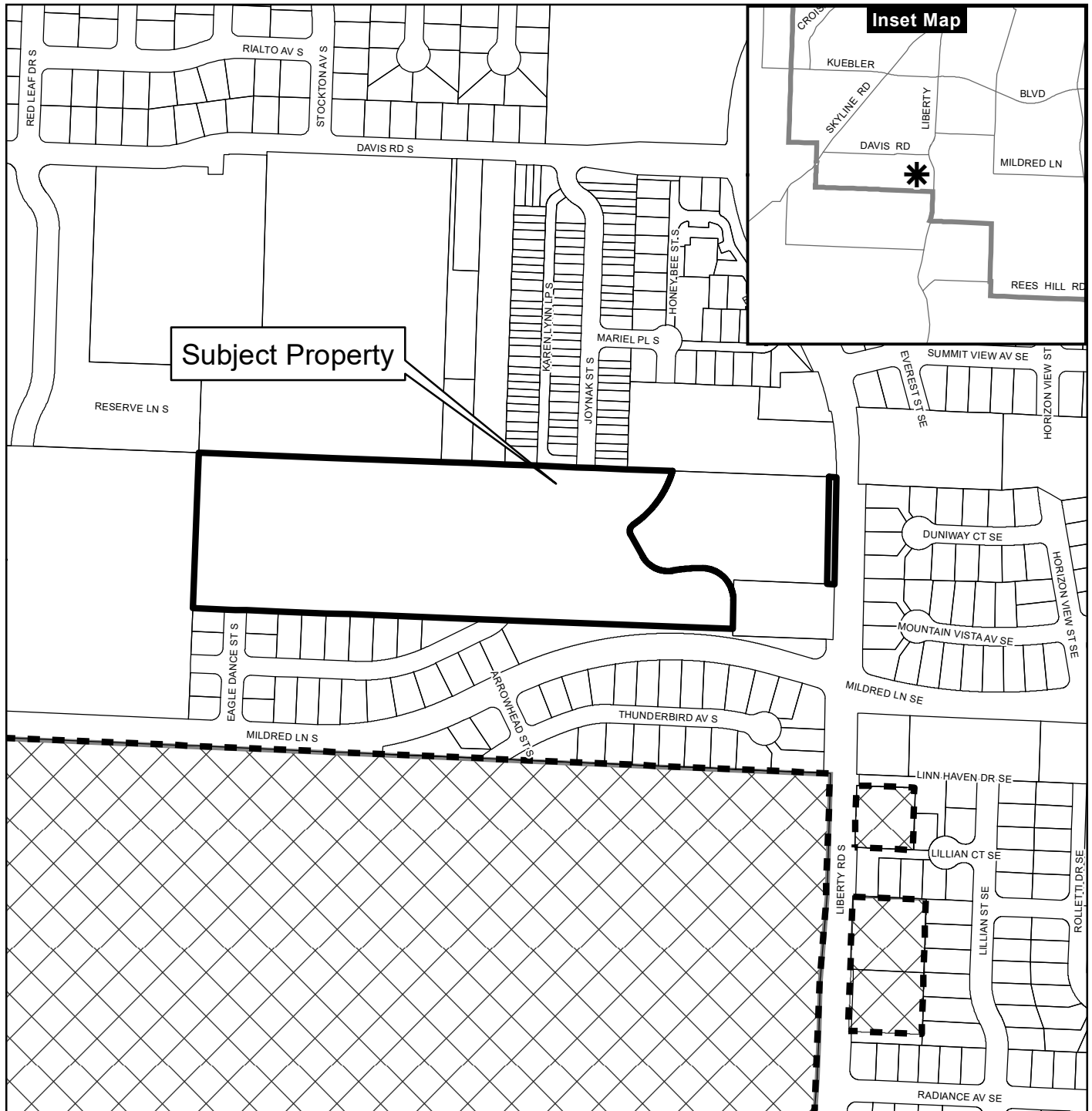
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 5783 JOYNAK STREET S



### Legend

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

Parks

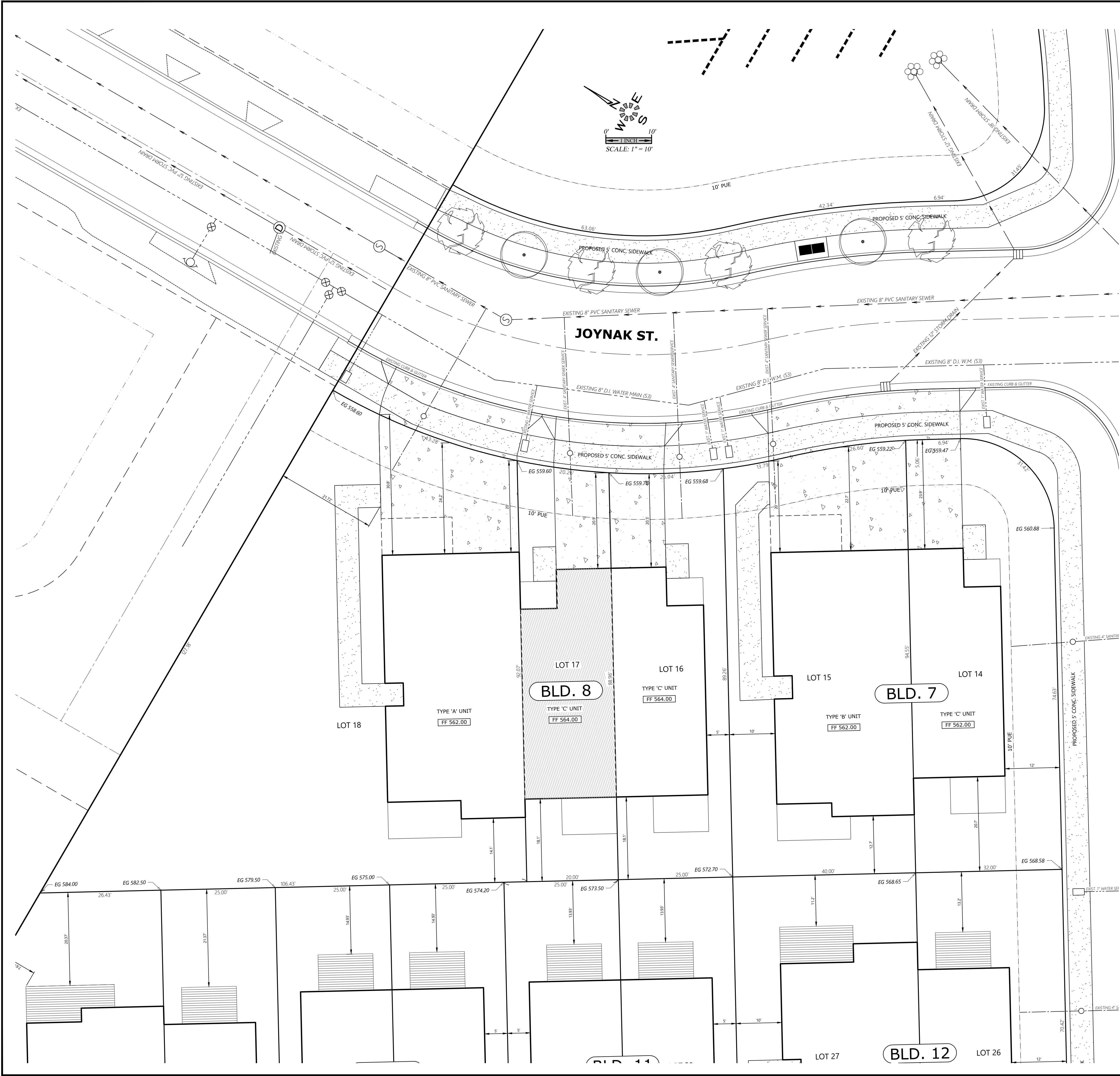
**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

0 100 200 400 Feet



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**Standard Erosion Control Plan**  
**Small Development – Sloped Site**

CITY OF *Salem*  
AT YOUR SERVICE  
Public Works Department

**KEYNOTES**

1. NON-CONSTRUCTION VEHICLES MUST PARK ONLY ON ALL-WEATHER (PAVED) SURFACES.
2. NO SEDIMENT MAY BE TRACKED OFF THE PROPERTY. ALL VEHICLES MUST ONLY USE GRAVEL ENTRANCE TO ENTER AND EXIT THE SITE.
3. IF THE CURB IS IN PLACE, USE CURB WOOD RAMPS.
4. CURB MUST ALREADY BE IN PLACE IN ORDER TO USE SIDEWALK SUBGRADE GRAVEL BARRIER.
5. NO EPSC MATERIALS ARE NEEDED IF THE SPACE BETWEEN THE SIDEWALK SUBGRADE GRAVEL BARRIER AND THE CURB ARE FLAT (SLOPE < 2%).
6. STOCK PILES MUST BE A MINIMUM OF 3 FT FROM THE PROPERTY LINE AND A SEDIMENT FENCE ON THE DOWNSLOPE SIDE ADJACENT TO THE PROPERTY LINE.
7. SEDIMENT FENCE NEEDED ON ANY SLOPE > 2% WITHOUT A VEGETATED BUFFER ZONE.
8. USE SEDIMENT FENCE WITH GRAVEL BARRIER WHEN THE SLOPE TOWARDS THE STREET IS > 5%.
9. MAY USE ONLY UNDISTURBED VEGETATIVE BUFFER WHEN SLOPE TOWARDS THE PROPERTY LINE IS < 10%.

**LEGEND**

- CATCH BASIN/INLET PROTECTION.
- GRAVEL CONSTRUCTION ENTRANCE/EXIT.
- SIDEWALK SUBGRADE GRAVEL BARRIER.
- SEDIMENT FENCE.
- UNDISTURBED VEGETATIVE BUFFER ZONE.
- DIRECTION OF SURFACE WATER RUNOFF.
- CONCRETE MANAGEMENT FACILITY.

**GENERAL NOTES**

- SPACING BETWEEN SEDIMENT FENCES INSTALLED ALONG THE PROPERTY LINE AND ON THE CONTOURS OF SLOPE IN LAND DIRECTION.

SITE SLOPE	SPACING BETWEEN FENCES
< 2%	50 FT
< 10%	10 FT
< 15%	5 FT
< 20%	5 FT
< 30%	5 FT
< 50%	2 FT
> 50%	2 FT

1. SUBMIT THIS STANDARD EPSC PLAN AND THE ASSOCIATED CONSTRUCTION NOTES AND RESPONSIBILITIES ON THE BACK OF THIS SHEET AS THE OFFICIAL EPSC PLAN FOR THE FOLLOWING SITE: ADDRESS \_\_\_\_\_

APPLICANT NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

EPSC-S2

- General Notes**
- All sediment is required to stay on the site.
  - Prior to any land-disturbing activities a minimum of the following Best Management Practices (BMPs) shall be installed to control erosion on the site: Construction entrance; perimeter sediment control; inlet protection. Catch basin inlet protection is required on the first downstream catch basin and any adjacent catch basin.
  - Additional BMPs shall be installed prior to activities which necessitate their use. If current methods and BMPs are insufficient, implement additional EPSC measures to adequately control sediment from leaving the site.
  - Applicant or designee shall inspect EPSC BMPs after each rainfall event or daily during extended rainfall. Record inspection results and actions taken in a log for review upon request by City Inspector. Make any required repairs, relocations, or additions as necessary.
  - An undisturbed vegetated buffer is either an undisturbed grassed area or is covered with dense vegetation. Limit vegetation removal to minimize disturbed land area and prevent erosion.
  - A sidewalk is assumed to be part of the site plan. If a sidewalk is not planned for the site, a Sediment Fence or other approved BMP shall be used in place of the Sidewalk Subgrade Gravel Barrier.
  - A Concrete Management Facility (CMF) BMP shall be provided for all concrete used on this site.
  - Permanent vegetation or native vegetation should be established prior to October 15 and before removing EPSC BMPs. Temporary BMPs shall be maintained until permanent restoration is achieved.
  - If construction occurs during the Wet Weather Season (October 15 to April 30), temporary stabilization, including covering of bare soils with approved BMPs, must be installed at the end of each work day, and before a holiday or weekend if rainfall is forecast in the next 24 hours.
- Maintenance**
- Remove sediment buildup on fences. No more than one foot of sediment shall be allowed to accumulate against sediment fences.
  - Inspect catch basin inserts daily on active sites. Remove sediment accumulation when clogged or if accumulated sediment is greater than one foot in depth. Replace catch basin inserts as necessary if damaged or functioning improperly.
  - Remove accumulated sediment and add gravel for all types of gravel barriers.
  - Remove dried accumulated Concrete Management Facility debris as needed, and completely remove prior to project completion.
  - Sediment found off-site shall be cleaned throughout each day by sweeping or shoveling. Flushing of sediment is not allowed.
- References**
- For BMP information, see the following documents: ACWA Construction Site Stormwater Guide, Illustrated Best Management Practices, 2013; City of Salem Erosion Prevention and Sediment Control (EPSC) Plan Technical Guidance Handbook.
  - For inspections, call Public Works Dispatch at 503-588-6333.

MULTI/TECH  
ENGINEERING SERVICES, INC.  
1155 131st ST. S.E. SALEM, OR. 97302  
PH. (503) 363-9227 FAX (503) 364-1260  
WWW.MULTITECHENGINEERS.COM

COVER SHEET  
BUILDING #8  
LOT 17 - 5783 JOYNAK ST. S.

LIBERTY ROAD TOWNHOMES

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6/27/24 SITE A8-1137  
Design: M.D.G.  
Drawn: P.H.S.  
Checked: M.D.G.  
Issue Date: 2/17/25  
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER  
MARK D. GREEN  
EXPIRES: 06-30-2025  
JOB # 6727

A8.10