



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.

CASE NUMBER:	Modification to Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. UGA-SPR-ADJ-DAP-DR23-01MOD1
PROPERTY LOCATION:	3470 – 3480 Blossom Dr NE, Salem OR 97305
NOTICE MAILING DATE:	February 26, 2025
PROPOSAL SUMMARY:	A modification to UGA-SPR-ADJ-DAP-DR23-01.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, March 12, 2025. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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.
CASE MANAGER:	Quincy Miller, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-584-4676; E-mail: gmiller@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Northgate Neighborhood Association; Don Jensen, Land Use Chair; Email: djensen5913@gmail.com ; Baynard Mentrum, Land Use Vice-Chair; Email: beebalmbees@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.010(d)(2) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Blossom Garden Apartments LLC (Sean and Terence Blackburn)
APPLICANT(S):	Britany Randall, BRAND Land Use, on behalf of Blossom Garden Apartments, LLC
PROPOSAL REQUEST:	A modification to the Class 3 Site Plan Review for consolidated case UGA-SPR-ADJ-DAP-DR23-01 to develop additional improved open space for Blossom Garden Apartments following a Property Line Adjustment (PLA25-01), along with a Class 2 Adjustment to eliminate the minimum buildable width standard SRC 702.020(e)(4). The subject property is approximately 3.5 acres in size, zoned RM-II (Multiple Family Residential) and located at 3470-3480 Blossom Drive NE (Marion County Assessor's Map and Tax Lot Numbers: 073W01A / 3300 and 3301).
APPLICATION PROCESS:	<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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 25 103545. 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: Modification to Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review No. UGA-SPR-ADJ-DAP-DR23-01MOD1

PROJECT ADDRESS: 3470 – 3480 Blossom Dr NE, salem OR 97305

AMANDA Application No.: 25-103545-PLN

COMMENT PERIOD ENDS: March 12, 2025, at 5:00 p.m.

SUMMARY: A modification to UGA-SPR-ADJ-DAP-DR23-01.

REQUEST: A modification to the Class 3 Site Plan Review for consolidated case UGA-SPR-ADJ-DAP-DR23-01 to develop additional improved open space for Blossom Garden Apartments following a Property Line Adjustment (PLA25-01), along with a Class 2 Adjustment to eliminate the minimum buildable width standard SRC 702.020(e)(4). The subject property is approximately 3.5 acres in size, zoned RM-II (Multiple Family Residential) and located at 3470-3480 Blossom Drive NE (Marion County Assessor's Map and Tax Lot Numbers: 073W01A / 3300 and 3301).

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., Wednesday, March 12, 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: Quincy Miller, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-584-4676; E-Mail: gmiller@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

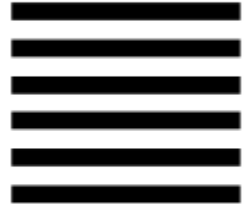


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UNITED STATES

BUSINESS REPLY MAIL
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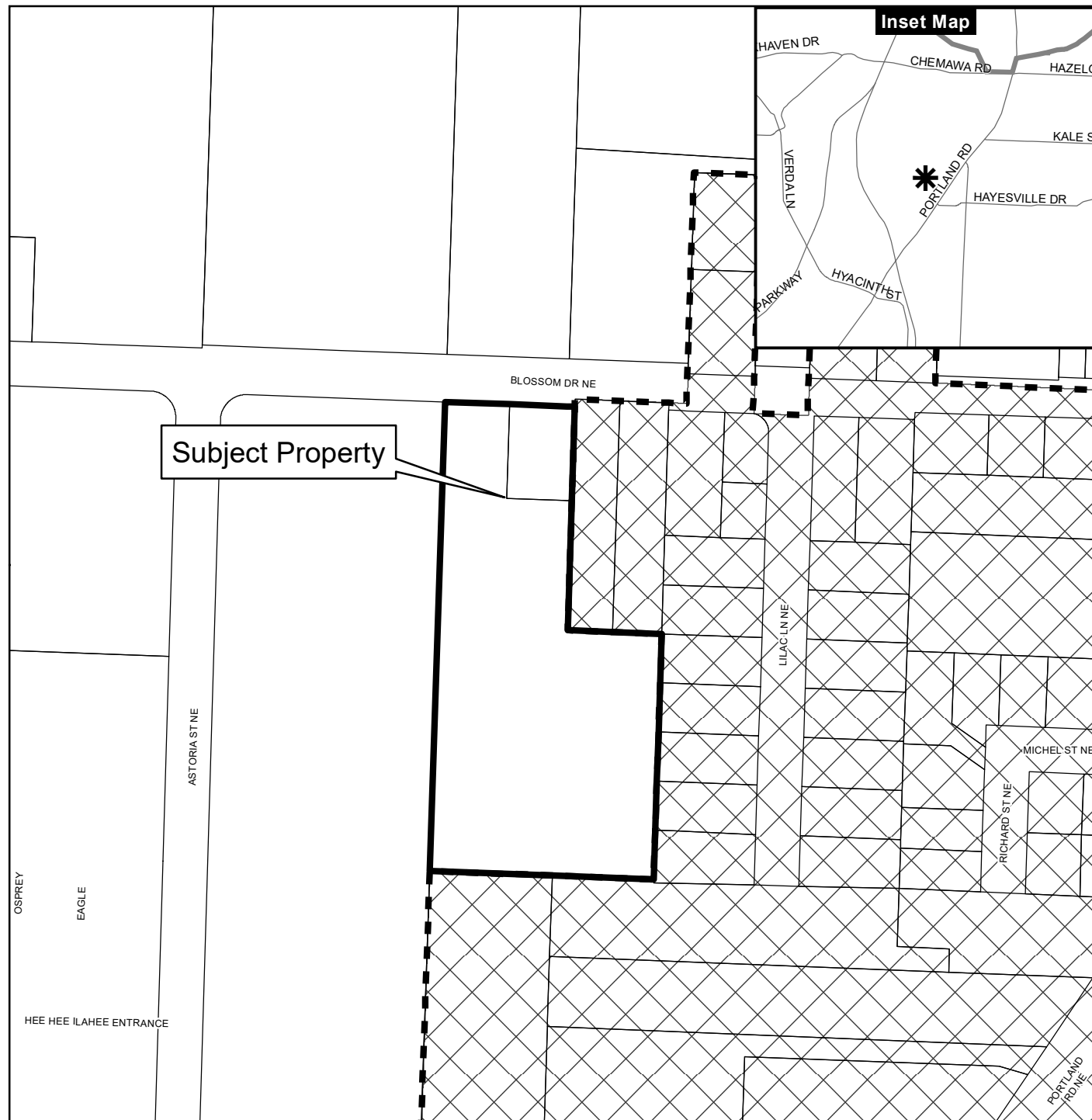
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

3470-3480 Blossom Drive NE



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

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0 100 200 400 Feet



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

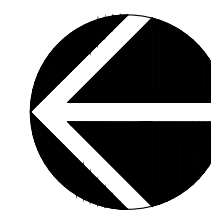
503.784.6494
laurusdesigns.com

BLOSSOM
GARDENS
PLAYGROUND
IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



AMENITY
SITE PLAN



SCALE: 1" = 10' - 0"



JANUARY 23RD, 2025

REVISIONS

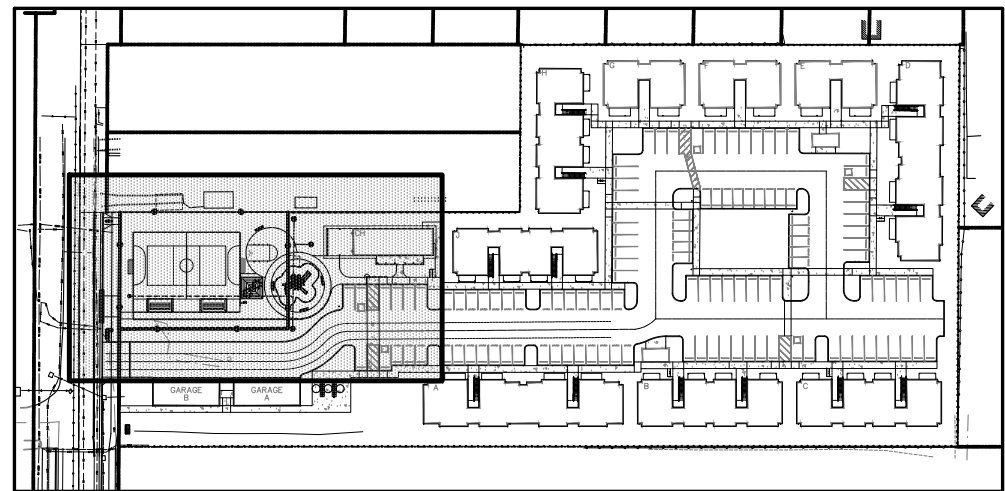
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L1.1

SHEET 2 OF 5

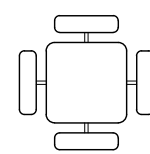
PROJECT #: 1487R

KEY MAP:



LEGEND:

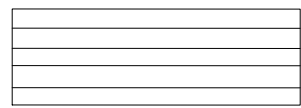
- LIMITS OF LANDSCAPE
- PLANTER AREAS
- CONCRETE, SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
- SYNTHETIC SPORTS TURF
- PLAY AREA SURFACE, CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
- 10' HEIGHT BALL FENCING
- 42" HEIGHT PLAYGROUND FENCING
- DRINKING FOUNTAIN



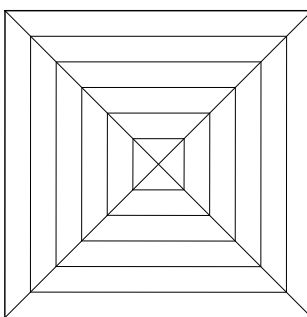
PICNIC TABLE



BENCH



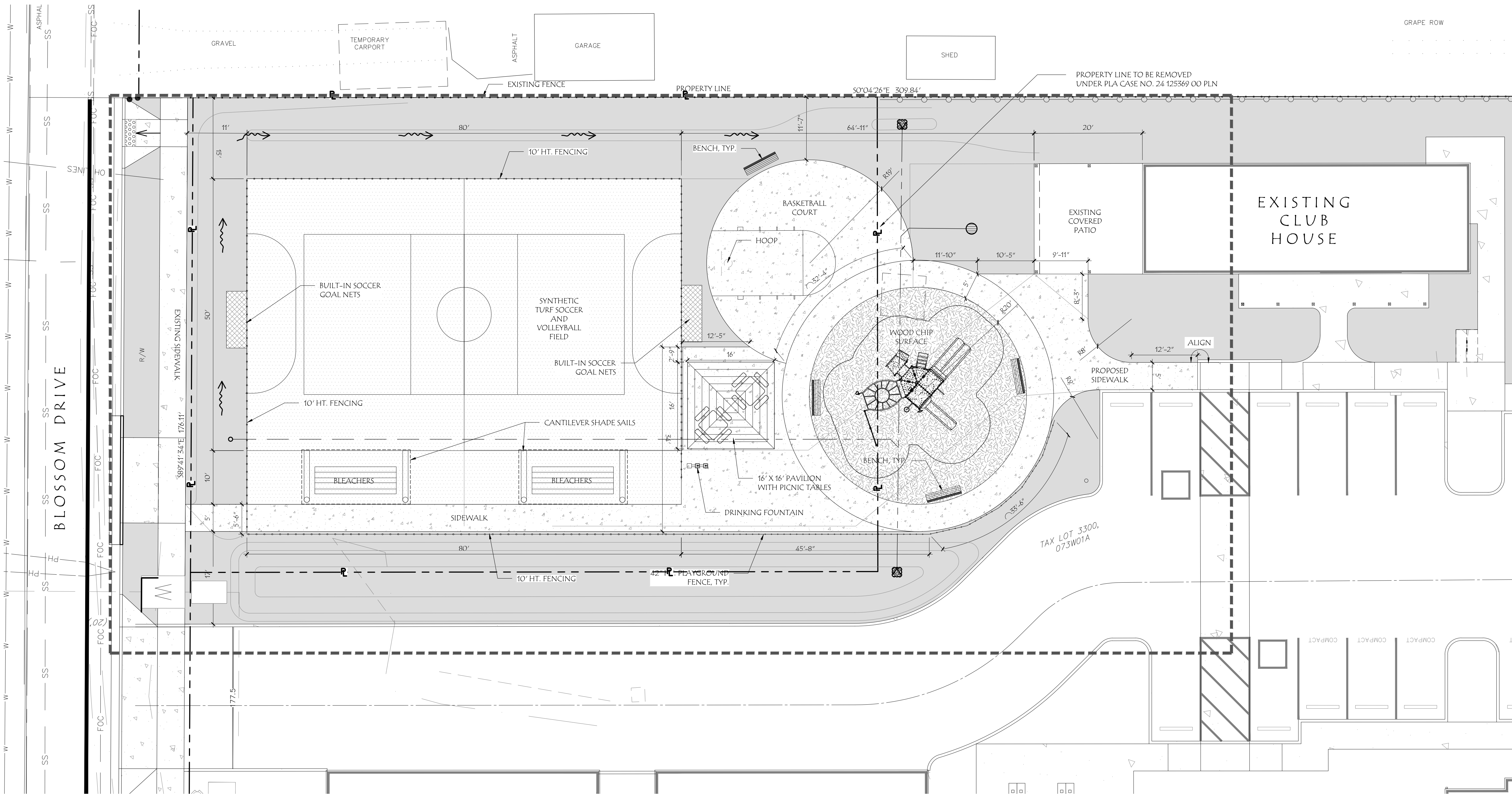
BLEACHERS





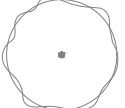

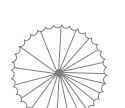



16' X 16' PAVILION








CANTILEVER SHADE SAIL









EXISTING TO REMAIN PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1½" CAL., B&B STREET TREE
	5	CEDRUS DEODARA "KARL FUCHS" / KARL FUCHS DEODAR CEDAR	6'-8" HT., B&B
	15	CERCIS CANADENSIS / EASTERN REDBUD	1½" CAL., B&B
	7	CHAMAECYPARIS NOOTKATENSIS "GLAUCA PENDULA" / WEEPING NOOTKA FALSE CYPRESS	6'-8" HT., B&B
	5	CHAMAECYPARIS OBTUSA "GRACILIS" / SLENDER HINOKI CYPRESS	6'-8" HT., B&B
	21	NYSSA SYLVATICA "WILDFIRE" / BLACK GUM	1½" CAL., B&B
	8	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1½" CAL., B&B
	6	ULMUS PARVIFOLIA 'EMER II' TM / ALLEE LACEBARK ELM	1½" CAL., B&B
	8	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	1½" CAL., B&B





SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	64	ABELIA X GRANDIFLORA "KALEIDOSCOPE" / KALEIDOSCOPE ABELIA	2 GAL.
	49	ABELIA X GRANDIFLORA "SHERWOODII" / SHERWOOD GLOSSY ABELIA	2 GAL.
	9	CAMELLIA JAPONICA 'APRIL DAWN' / APRIL DAWN CAMELLIA	3 GAL.
	75	EUONYMUS ALATUS "COMPACTUS" / COMPACT BURNING BUSH	5 GAL.
	88	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS	3 GAL.
	18	ILEX CRENATA "SKY PENCIL" / SKY PENCIL JAPANESE HOLLY	24"-30" HT.
	4	LEUCOTHOE FONTANESIANA "RAINBOW" / RAINBOW LEUCOTHOE	3 GAL.
	11	LEUCOTHOE FONTANESIANA 'ZEBLID' / SCARLETTA DROOPING LEUCOTHOE	2 GAL.
	50	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.
	62	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.
	50	MAHONIA AQUIFOLIUM / OREGON GRAPE	2 GAL.
	62	NANDINA DOMESTICA "GULF STREAM" TM / GULF STREAM HEAVENLY BAMBOO	2 GAL.
	26	NANDINA DOMESTICA 'ATROPURPUREA NANA' / DWARF HEAVENLY BAMBOO	2 GAL.
	47	PRUNUS LAUROCERASUS "MOUNT VERNON" / MOUNT VERNON LAUREL	1 GAL.
	53	RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN	2 GAL.
	60	RHAPHIOLEPIS UMBELLATA "MINOR" / YEDDA HAWTHORN	2 GAL.
	82	SARCOCOCCA CONFUSA / SWEETBOX	2 GAL.
	31	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA	2 GAL.

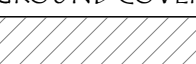

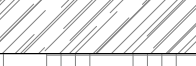


GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.
	11	HEMEROCALLIS SPP. / DAYLILY	1 GAL.
	41	PENNISETUM ALOPECUROIDES "HADELN" / HAMELN DWARF FOUNTAIN GRASS	1 GAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	375 (2,218 sf)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	72 (1,087 sf)	COTONEASTER DAMMERI "LOWFAST" / LOWFAST BEARBERRY COTONEASTER	1 GAL.	48" o.c.
	342 (1,308 sf)	FRAGARIA VIRGINIANA / VIRGINIA STRAWBERRY	4" POT	24" o.c.
	340 (734 sf)	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	4" POT	18" o.c.
	55 (784 sf)	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	8,353 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF	

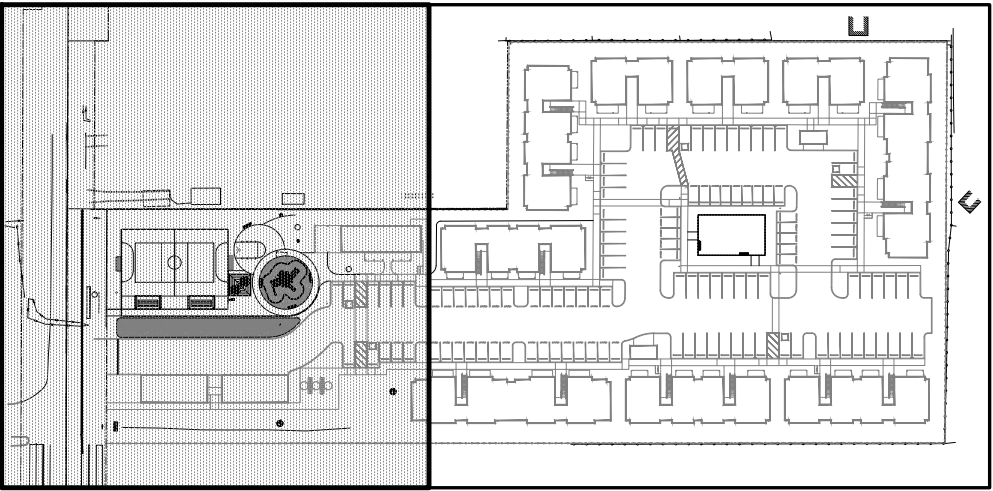
PROPOSED PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	3	ACER CIRCINATUM / VINE MAPLE	1" CAL., B&B	RELOCATE EXISTING
	1	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	1½" CAL., B&B STREET TREE	
	2	CEDRUS DEODARA "KARL FUCHS" / KARL FUCHS DEODAR CEDAR	6'-8" HT., B&B	RELOCATE EXISTING
	2	CHAMAECYPARIS NOOTKATENSIS "GLAUCA PENDULA" / WEEPING NOOTKA FALSE CYPRESS	6'-8" HT., B&B	RELOCATE EXISTING
	6	NYSSA SYLVATICA "WILDFIRE" / BLACK GUM	1½" CAL., B&B	
	3	PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA	1½" CAL., B&B	RELOCATE EXISTING
	6	THUJA PLICATA 'FASTIGIATA' / FASTIGIATE WESTERN RED CEDAR	6'-8" HT., B&B	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	61	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.	
	89	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS	3 GAL.	
	64	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET	5 GAL.	RELOCATE EXISTING
	12	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY	5 GAL.	RELOCATE EXISTING

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	184 (1,100 sf)	ARCTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	23 (346 sf)	COTONEASTER DAMMERI "LOWFAST" / LOWFAST BEARBERRY COTONEASTER	1 GAL.	48" o.c.
	42 (634 sf)	EUONYMUS FORTUNEI "MOONSHADOW" TM / MOONSHADOW EUONYMUS	1 GAL.	48" o.c.
	45 (665 sf)	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	1,182 sf	PROTIME PT301 WATER SMARTER FESCUE OR EQUAL	SEED @ RATE OF 7-10 LBS PER 1,000 SF	

KEY MAP:



MULTIFAMILY LANDSCAPE REQUIREMENTS

SITE AREA SQUARE FOOTAGE (SF): 152,517 SF
1 TREE PER 2000 SF GROSS AREA = 77 TREES
PROPOSED = 95 TREES

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
LANDSCAPE OPEN SPACE PROVIDED: 29,406 SF INCLUDING LAWN AREAS, SPORTS COURT, CLUB HOUSE PATIO, DOES NOT INCLUDE PRIVATE PATIO SPACE

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

TYPE C IN ALL PERIMETER SETBACKS: SEE PLAN FOR CALCULATIONS

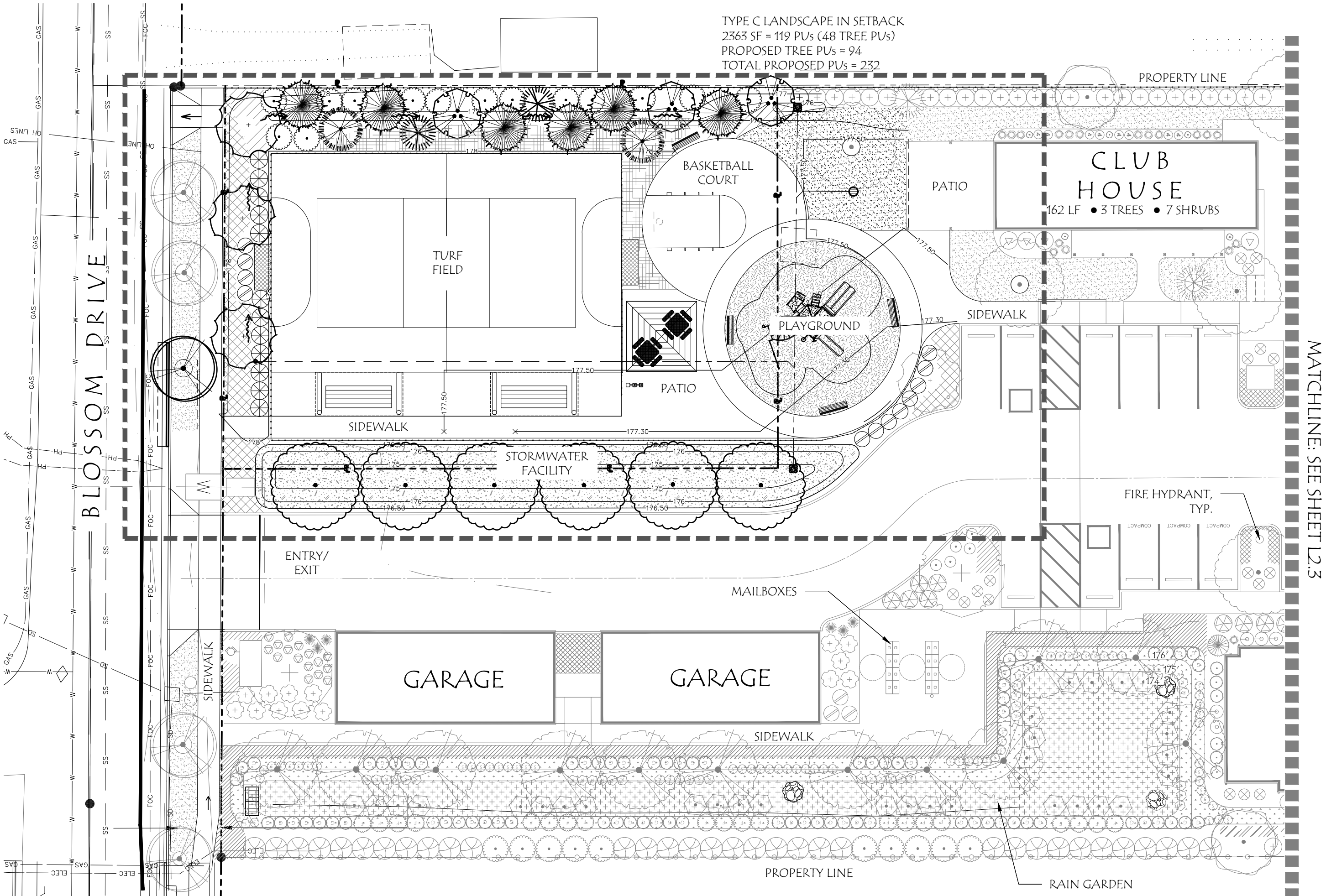
PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)

LEGEND:

- PROPOSED STORMWATER FACILITY, TO BE PLANTED TO SALEM STANDARDS
- PLAY AREA SURFACE, CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
- LIMITS OF LANDSCAPE

GENERAL NOTES:

- DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SITE PLAN SEE SHEET L1.1.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
- PLANTS TO BE SIZED ACCORDING TO SALEM REQUIREMENTS FOR GENERAL PLANTING. RELOCATE EXISTING PLANTS WHERE POSSIBLE. SEE SCHEDULE FOR MORE INFORMATION.
- STORMWATER FACILITY PLANTINGS TO FOLLOW SALEM STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
- ADDITIONAL STREET TREE TO BE SELECTED FROM SALEM APPROVED STREET TREE LIST.
- LANDSCAPE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND SYSTEM AND CONNECTED TO EXISTING SYSTEM.
- EXISTING PLANTS INSTALLED AND INSPECTED BY LANDSCAPE ARCHITECT IN OCTOBER 2024. SEE EXISTING PLANTING SHEET L2.1.
- EXISTING PLANTS TO REMAIN PLANT SCHEDULE AND PROPOSED PLANT SCHEDULE SEE THIS SHEET.
- APPROVED PLANTING REQUIREMENTS SEE PLAN FOR SETBACKS AND NOTES BELOW FOR PARKING THIS SHEET.



Laurus Designs, LLC



1012 Pine Street
Silverton, Oregon 97381

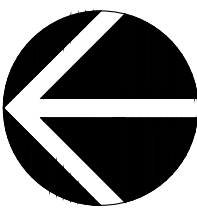
503.784.6494
laurusdesigns.com

BLOSSOM GARDENS PLAYGROUND IMPROVEMENTS

BLOSSOM DRIVE
SALEM, OREGON



PROPOSED PLANTING PLAN



SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

JANUARY 23RD, 2025

REVISIONS

DATE NOTES INITIALS

L2.2

SHEET 4 OF 5

PROJECT #: 1487R