

## REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**REGARDING:** Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. PAR-UGA-SPR-ADJ-TRV-DAP-DR-PLA25-05

**PROJECT ADDRESS:** 1700 and 1709 Baxter Rd SE, Salem OR 97306

**AMANDA Application No.:** 24-125333-PLN

**COMMENT PERIOD ENDS:** Tuesday, April 1, 2025 at 5:00 p.m.

**SUMMARY:** New multi-family development of a 138-unit apartment complex.

**REQUEST:** A consolidated application for a Tentative Partition Plan and Property Line Adjustment to separate the northern portion of the property on its own parcel, and divide the remaining 9.5 acres into two parcels with a new street; an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, three Class 2 Driveway Approach Permits, and Class 1 Design Review for development of a new 138-unit multi-family apartment complex on Parcel 1; a Tree Regulation Variance to remove seven significant trees; and five Class 2 Adjustment requests to:

- (1) Reduce the minimum setback abutting a street for Building G from 20 feet to 16 feet (SRC 514.010(d));
- (2) Eliminate the requirement for off-street parking areas not to be located between a building and the street for the area between Building A and Building L (SRC 702.020(d)(2));
- (3) Eliminate the requirement for off-street parking areas not to be located between a building and the street for the area between Building G and Building J (SRC 702.020(d)(2));
- (4) Reduce the 40 percent buildable width requirement for buildings along the new cul-de-sac at the end of Abbie Avenue (SRC 702.020(e)(4)); and
- (5) Reduce the 40 percent buildable width requirement for buildings along the new cul-de-sac at the end of Snowball Avenue (SRC 702.020(e)(4)).

The subject properties are approximately 11 acres in total size, zoned RM-II (Multiple Family Residential-II), and located at 1700 and 1709 Baxter Rd SE (Marion County Assessor Map and Tax lot number: 083W14BD / 100 and 200).

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, April 1, 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:

**COMPLY WITH ACCESSIBLE ROUTE AND BUILDING CODE REQUIREMENTS AS APPLICABLE.**

Name/Agency: *Miriam J. Donnell*

City of Salem  
Building and Safety

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

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