

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Jeff Springer , do hereby certify that on July 15, 2022 I deposited true and correct copies of the NOTICE OF FILING in the Salem post office addressed to the attached mailing list, for the application of Zoning Adjustment - Class 1, New Case No. ADJ22-11; Application No. 22-109336-ZO:

"Application Summary: An application to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots within the Strong Heights subdivision.

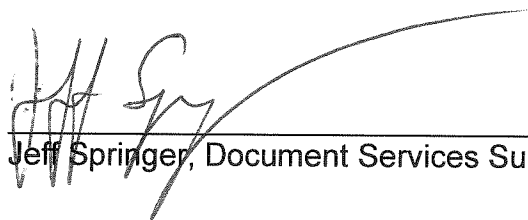
Request: A consolidated application for a Class 1 and Class 2 Adjustment to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots within the Strong Heights subdivision. The application includes the following:

- 1) A Class 1 Adjustment to:
 - a) Increase the maximum allowed front building setback abutting a street required under the Fairview Refinement Plan II refinement plan from 20 ft. up to a maximum of approximately 22.5 ft. for Lots 1, 3, 4, 9, 10, 11, 15, 16, 24, 25, 27, and 29; and
 - b) Increase the maximum allowed driveway depth required under the Fairview Refinement Plan II refinement plan from 20 feet up to a maximum of approximately 24 ft. for Lots 3, 9, 11, 12, 13, 15, 16, 22, 23, 24, and 27.
- 2) A Class 2 Adjustment to:
 - a) Increase the maximum allowed front building setback abutting a street required under the Fairview Refinement Plan II refinement plan from 20 ft. up to a maximum of approximately 44.2 ft. for Lots 2, 5, 6, 7, 8, 14, 17, 18, 19, 20, 21, 26, and 28;
 - b) Increase the maximum allowed side building setback abutting a street required under the Fairview Refinement Plan II refinement plan from 20 feet to approximately 29.7 ft. for Lot 22; and
 - c) Increase the maximum allowed driveway depth required under the Fairview Refinement Plan II refinement plan from 20 feet up to a maximum of approximately 46.2 ft. for Lots 1, 2, 4, 5, 6, 7, 8, 10, 14, 17, 18, 19, 20, 21, 25, 26, 28, and 29.

The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300)."

A copy of such notification is filed in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, July 15, 2022.

A handwritten signature in black ink, appearing to read 'Jeff Springer', is written over a horizontal line.

Jeff Springer, Document Services Supervisor

first	address	city	st	zip
ADJ22-11 NOF-RFC				
PORTLAND GENERAL ELECTRIC CO CORPORATE TAX DEPARTMENT	121 SW SALMON ST	PORTLAND	OR	97204-2904
WILLAMETTE VALLEY INDUSTRIAL PARK LLC C/O DEERING MANAG	4800 S MACADAM AVE STE 120	PORTLAND	OR	97239-3929
MWIC GROVE 2 LLC	201 FERRY ST SE STE 400	SALEM	OR	97301-3775
CURRENT TENANT	2450 STRONG RD SE	SALEM	OR	97302-1350
MWIC GROVE LLC	2925 RIVER RD S STE 100	SALEM	OR	97302-3677
CURRENT TENANT	3925 FAIRVIEW INDUSTRIAL DR SE	SALEM	OR	97302-1182
CURRENT TENANT	3925 FAIRVIEW INDUSTRIAL DR SE STE 100	SALEM	OR	97302-1196
CURRENT TENANT	3925 FAIRVIEW INDUSTRIAL DR SE STE 120	SALEM	OR	97302-1196
CURRENT TENANT	3991 FAIRVIEW INDUSTRIAL DR SE	SALEM	OR	97302-1166
CURRENT TENANT	3991 FAIRVIEW INDUSTRIAL DR SE STE 100	SALEM	OR	97302-1166
CURRENT TENANT	3991 FAIRVIEW INDUSTRIAL DR SE STE 130	SALEM	OR	97302-1166
CURRENT TENANT	3992 HERITAGE ST SE	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 114	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 115	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 116	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 117	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 214	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 215	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 216	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 217	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 314	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 315	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 316	SALEM	OR	97302-4094
CURRENT TENANT	3992 HERITAGE ST SE APT 317	SALEM	OR	97302-4094
CURRENT TENANT	4002 HERITAGE ST SE	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 118	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 119	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 120	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 121	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 218	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 219	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 220	SALEM	OR	97302-4095

CURRENT TENANT	4002 HERITAGE ST SE APT 221	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 318	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 319	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 320	SALEM	OR	97302-4095
CURRENT TENANT	4002 HERITAGE ST SE APT 321	SALEM	OR	97302-4095
CURRENT TENANT	4012 MOUNTAIN ST SE	SALEM	OR	97302-4193
CURRENT TENANT	4012 MOUNTAIN ST SE APT 122	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 123	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 124	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 125	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 222	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 223	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 224	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 225	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 322	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 323	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 324	SALEM	OR	97302-4096
CURRENT TENANT	4012 MOUNTAIN ST SE APT 325	SALEM	OR	97302-4096
CURRENT TENANT	4020 MOUNTAIN ST SE	SALEM	OR	97302-3793
CURRENT TENANT	4020 MOUNTAIN ST SE APT 161	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 162	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 163	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 164	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 261	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 262	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 263	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 264	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 361	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 362	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 363	SALEM	OR	97302-3881
CURRENT TENANT	4020 MOUNTAIN ST SE APT 364	SALEM	OR	97302-3881
CURRENT TENANT	4022 HERITAGE ST SE	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 326	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 126	SALEM	OR	97302-4097

CURRENT TENANT	4022 HERITAGE ST SE APT 127	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 128	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 129	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 226	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 227	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 228	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 229	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 327	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 328	SALEM	OR	97302-4097
CURRENT TENANT	4022 HERITAGE ST SE APT 329	SALEM	OR	97302-4097
CURRENT TENANT	4025 MOUNTAIN ST SE	SALEM	OR	97302-3794
CURRENT TENANT	4025 MOUNTAIN ST SE APT 165	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 166	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 167	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 168	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 169	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 265	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 266	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 267	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 268	SALEM	OR	97302-3882
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CURRENT TENANT	4025 MOUNTAIN ST SE APT 365	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 366	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 367	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 368	SALEM	OR	97302-3882
CURRENT TENANT	4025 MOUNTAIN ST SE APT 369	SALEM	OR	97302-3882
CURRENT TENANT	4032 MOUNTAIN ST SE	SALEM	OR	97302-3796
CURRENT TENANT	4032 MOUNTAIN ST SE APT 174	SALEM	OR	97302-3883
CURRENT TENANT	4032 MOUNTAIN ST SE APT 175	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 176	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 177	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 274	SALEM	OR	97302-3883
CURRENT TENANT	4032 MOUNTAIN ST SE APT 275	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 276	SALEM	OR	97302-3884

CURRENT TENANT	4032 MOUNTAIN ST SE APT 277	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 374	SALEM	OR	97302-3883
CURRENT TENANT	4032 MOUNTAIN ST SE APT 375	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 376	SALEM	OR	97302-3884
CURRENT TENANT	4032 MOUNTAIN ST SE APT 377	SALEM	OR	97302-3884
CURRENT TENANT	4045 MOUNTAIN ST SE	SALEM	OR	97302-3795
CURRENT TENANT	4045 MOUNTAIN ST SE APT 170	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 171	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 172	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 173	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 270	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 271	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 272	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 273	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 370	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 371	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 372	SALEM	OR	97302-3882
CURRENT TENANT	4045 MOUNTAIN ST SE APT 373	SALEM	OR	97302-3882
CURRENT TENANT	4052 CHAPEL DR SE	SALEM	OR	97302-3797
CURRENT TENANT	4052 CHAPEL DR SE APT 182	SALEM	OR	97302-3885
CURRENT TENANT	4052 CHAPEL DR SE APT 183	SALEM	OR	97302-3885
CURRENT TENANT	4052 CHAPEL DR SE APT 282	SALEM	OR	97302-3885
CURRENT TENANT	4052 CHAPEL DR SE APT 283	SALEM	OR	97302-3885
CURRENT TENANT	4052 CHAPEL DR SE APT 382	SALEM	OR	97302-3885
CURRENT TENANT	4052 CHAPEL DR SE APT 383	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE	SALEM	OR	97302-3798
CURRENT TENANT	4062 CHAPEL DR SE APT 178	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 179	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 180	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 181	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 278	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 279	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 280	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 281	SALEM	OR	97302-3885

CURRENT TENANT	4062 CHAPEL DR SE APT 378	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 379	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 380	SALEM	OR	97302-3885
CURRENT TENANT	4062 CHAPEL DR SE APT 381	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE	SALEM	OR	97302-3799
CURRENT TENANT	4072 CHAPEL DR SE APT 184	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 185	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 186	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 284	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 285	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 286	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 384	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 385	SALEM	OR	97302-3885
CURRENT TENANT	4072 CHAPEL DR SE APT 386	SALEM	OR	97302-3885
SHANGRI-LA CORPORATION	4080 REED RD SE	SALEM	OR	97302-1100
CURRENT TENANT	4080 REED RD SE STE 110	SALEM	OR	97302-1357
CURRENT TENANT	4080 REED RD SE STE 130	SALEM	OR	97302-1357
CURRENT TENANT	4080 REED RD SE STE 150	SALEM	OR	97302-1335
CURRENT TENANT	4080 REED RD SE STE 160	SALEM	OR	97302-1357
WARD DEVELOPMENT LLC <COVEY ROWHOUSES LLC	PO BOX 3432	SALEM	OR	97302-0432
SWAMP CAT INVESTMENTS LLC C/O JEFF RAINES	PO BOX 4483	SALEM	OR	97302-8483
JANET BUBL	1115 MORNINGSIDE DR SE	SALEM	OR	97302
GEOFFREY JAMES	4115 FRASER LANE SE	SALEM	OR	97302



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:	Class 2 Adjustment / Class 1 Adjustment Case No. ADJ22-11
PROPERTY LOCATION:	3990 Old Strong Rd SE, Salem OR 97302
NOTICE MAILING DATE:	July 15, 2022
PROPOSAL SUMMARY:	An application to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, July 29, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. 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:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 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):	Ward Development, LLC
APPLICANT(S):	Covey Rowhouses, LLC (Sam Lapray)
PROPOSAL REQUEST:	<p>A consolidated application for a Class 1 and Class 2 Adjustment to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision within the Fairview Refinement Plan II refinement plan. The application includes the following:</p> <ol style="list-style-type: none"> 1) A Class 1 Adjustment to: <ol style="list-style-type: none"> a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 22.5 ft. for Lots 1, 3, 4, 9, 10, 11, 15, 16, 24, 25, 27, and 29; b) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 24 ft. for Lots 3, 9, 11, 12, 13, 15, 16, 22, 23, 24, and 27. 2) A Class 2 Adjustment to: <ol style="list-style-type: none"> a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 44.2 ft. for Lots 2, 5, 6, 7, 8, 14, 17, 18, 19, 20, 21, 26, and 28; b) Increase the maximum allowed side building setback abutting a street from 20 feet to approximately 29.7 ft. for Lot 22; and c) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 46.2 ft. for Lots 1, 2, 4, 5, 6, 7, 8, 10, 14, 17, 18, 19, 20, 21, 25, 26, 28, and 29. <p>The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).</p>
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:	<p>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: 22 109336. 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 informacion, por favor llame 503-588-6173

REGARDING: Class 2 Adjustment / Class 1 Adjustment Case No. ADJ22-11

PROJECT ADDRESS: 3990 Old Strong Rd SE, Salem OR 97302

AMANDA Application No.: 22-113285-ZO, 22-109336-ZO

COMMENT PERIOD ENDS: July 29, 2022

SUMMARY: An application to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision.

REQUEST: A consolidated application for a Class 1 and Class 2 Adjustment to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision within the Fairview Refinement Plan II refinement plan. The application includes the following:

- 1) A Class 1 Adjustment to:
 - a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 22.5 ft. for Lots 1, 3, 4, 9, 10, 11, 15, 16, 24, 25, 27, and 29;
 - b) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 24 ft. for Lots 3, 9, 11, 12, 13, 15, 16, 22, 23, 24, and 27.
- 2) A Class 2 Adjustment to:
 - a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 44.2 ft. for Lots 2, 5, 6, 7, 8, 14, 17, 18, 19, 20, 21, 26, and 28;
 - b) Increase the maximum allowed side building setback abutting a street from 20 feet to approximately 29.7 ft. for Lot 22; and
 - c) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 46.2 ft. for Lots 1, 2, 4, 5, 6, 7, 8, 10, 14, 17, 18, 19, 20, 21, 25, 26, 28, and 29.

The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).

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. Friday, July 29, 2022, 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.*

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

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: _____

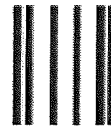
Address: _____

Phone: _____

Email: _____

Date: _____

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

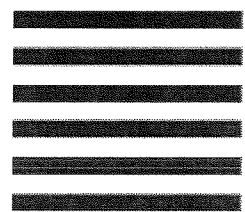


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

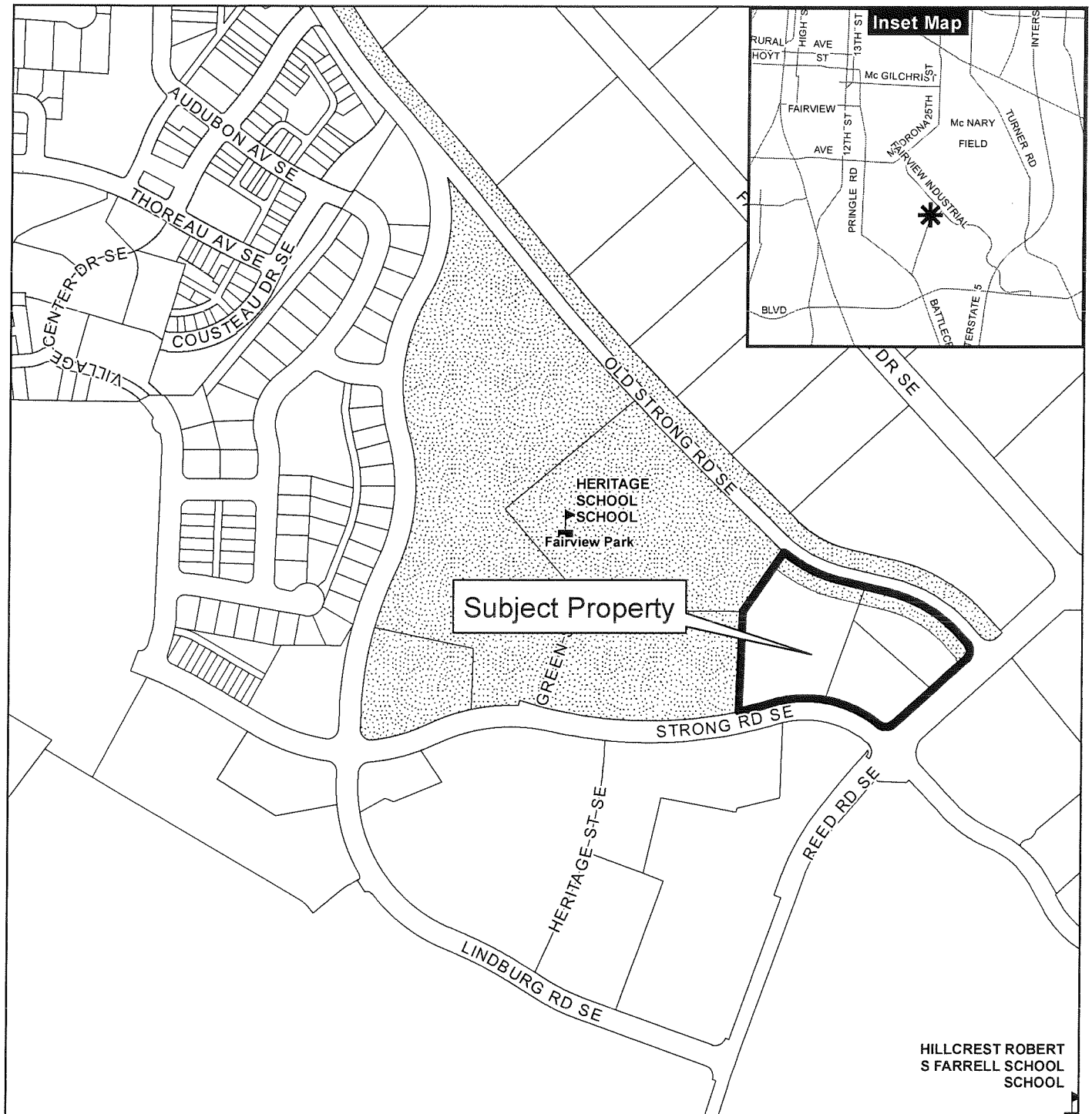


POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 3990 Old Strong Road SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



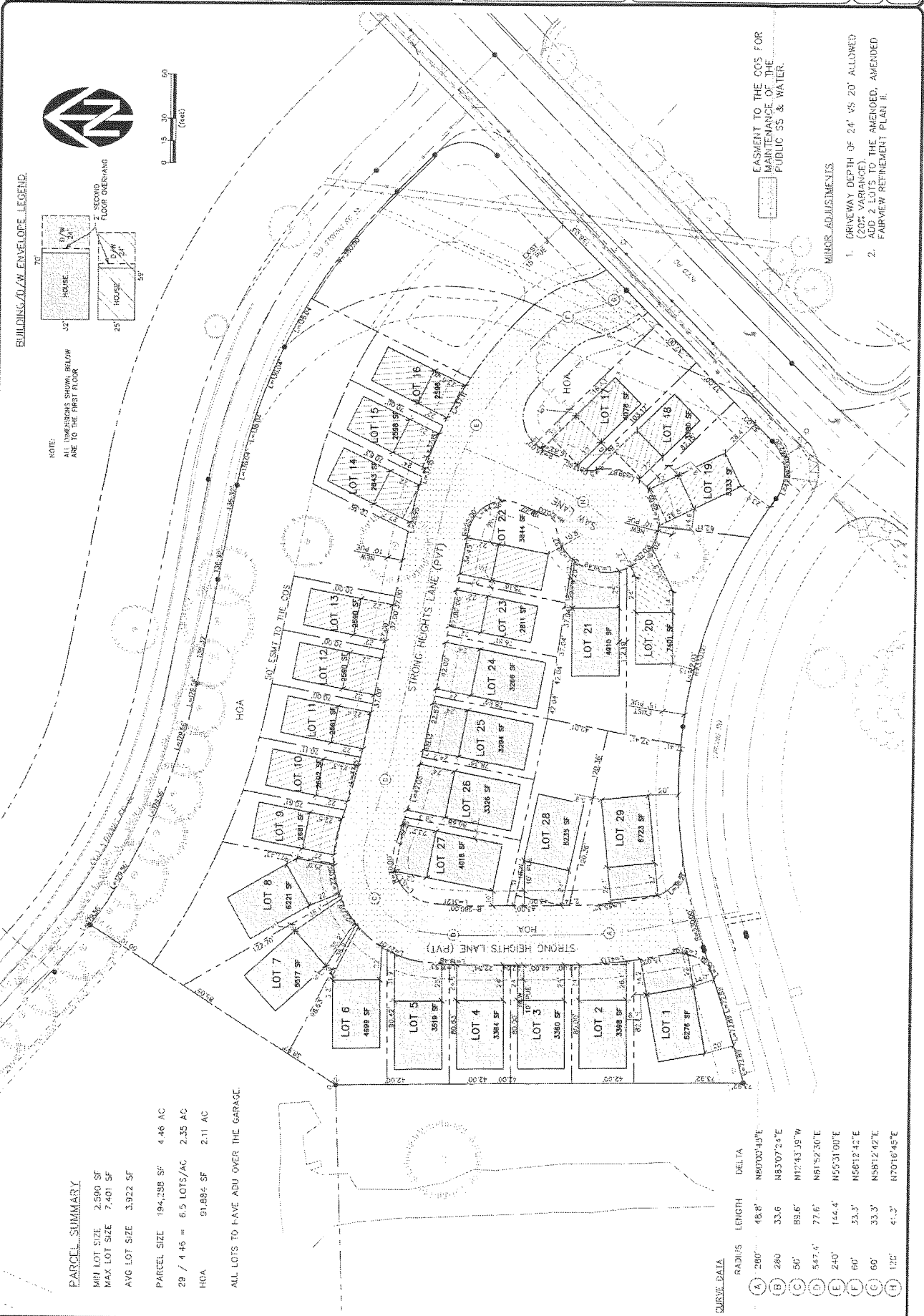
NO.	DATE	DESCRIPTION
1	12/03/2021	PRELIMINARY
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DAVID M. SMITH
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12003
 EXPIRATION DATE 12/31/2023

WE
 WENTHER ENGINEERING, INC.
 2901 KENNEDY BOULEVARD, SUITE 100
 FORT MYERS, FL 33901
 (813) 939-2333
 www.wenther-engineering.com

WARD DEVELOPMENT, LLC
 STRONG HEIGHTS SUBDIVISION
 OVERALL LOT LAYOUT

DRAWING
 G-3
 JOB NUMBER
 2720.7000.0



PARCEL SUMMARY

MIN LOT SIZE	2,590 SF
MAX LOT SIZE	7,407 SF
AVG LOT SIZE	3,922 SF
PARCEL SIZE	194,288 SF 4.46 AC
29 / 4.46 =	6.5 LOTS/AC 2.35 AC
HOA	91,894 SF 2.11 AC

ALL LOTS TO HAVE ADU OVER THE GARAGE.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
A	290'	43.8'	N80°09'49"E
B	280'	33.6'	N45°07'24"E
C	90'	83.6'	N17°43'56"W
D	547.4'	77.6'	N81°52'30"E
E	240'	144.4'	N55°31'00"E
F	60'	33.3'	N58°12'42"E
G	60'	33.3'	N58°12'42"E
H	120'	41.3'	N70°16'45"E