



# 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. ADJ25-12
<b>PROPERTY LOCATION:</b>	3470 Blossom Dr NE, Salem OR 97305
<b>NOTICE MAILING DATE:</b>	June 11, 2025
<b>PROPOSAL SUMMARY:</b>	A Class 2 Adjustment to increase the maximum interior fence height from three feet to ten feet.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, June 25, 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>Quincy Miller, Planner I</b> , City of Salem Planning Division, PO Box 14300, Salem, Oregon 97309-3986; 440 Church St SE, Salem OR 97312; Telephone: 503-584-4676; E-mail: <a href="mailto:gmiller@cityofsalem.net">gmiller@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>  Northgate Neighborhood Association; Don Jensen, Land Use Chair; Email: <a href="mailto:djensen5913@gmail.com">djensen5913@gmail.com</a> ; Baynard Mentrum, Land Use Vice-Chair; Email: <a href="mailto:beebalmbees@gmail.com">beebalmbees@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 250.005(d)(2) – Class 2 Adjustment  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>	Blossom Gardens Limited Partnership (Luke Glaze, Benjamin Pray)
<b>APPLICANT(S):</b>	Britany Randall, BRAND Land Use
<b>PROPOSAL REQUEST:</b>	A Class 2 Adjustment to increase the maximum interior fence height for a sports court within an existing multifamily complex to ten feet where three feet is required per SRC 702.020(c)(4). The subject property is approximately 3.5 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 3470 Blossom Drive NE (Marion County Assessor's Map and Tax Lot Number: 073W01A / 3301).
<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 110838. 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. ADJ25-12

**PROJECT ADDRESS:** 3470 Blossom Dr NE, Salem OR 97305

**AMANDA Application No.:** 25-110838-PLN

**COMMENT PERIOD ENDS:** June 25, 2025, at 5:00 p.m.

**SUMMARY:** A Class 2 Adjustment to increase the maximum interior fence height from three feet to ten feet.

**REQUEST:** A Class 2 Adjustment to increase the maximum interior fence height for a sports court within an existing multifamily complex to ten feet where three feet is required per SRC 702.020(c)(4). The subject property is approximately 3.5 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 3470 Blossom Drive NE (Marion County Assessor's Map and Tax Lot Number: 073W01A / 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, June 25, 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; PO Box 14300, Salem OR 97309-3986; 440 Church St SE, Salem OR 97312; Phone: 503-584-5676; E-Mail: [qmillier@cityofsalem.net](mailto:qmillier@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**



POSTAGE WILL BE PAID BY ADDRESSEE

**Planning Division  
City of Salem Room 305  
PO Box 14300  
Salem, OR 97309-3986**

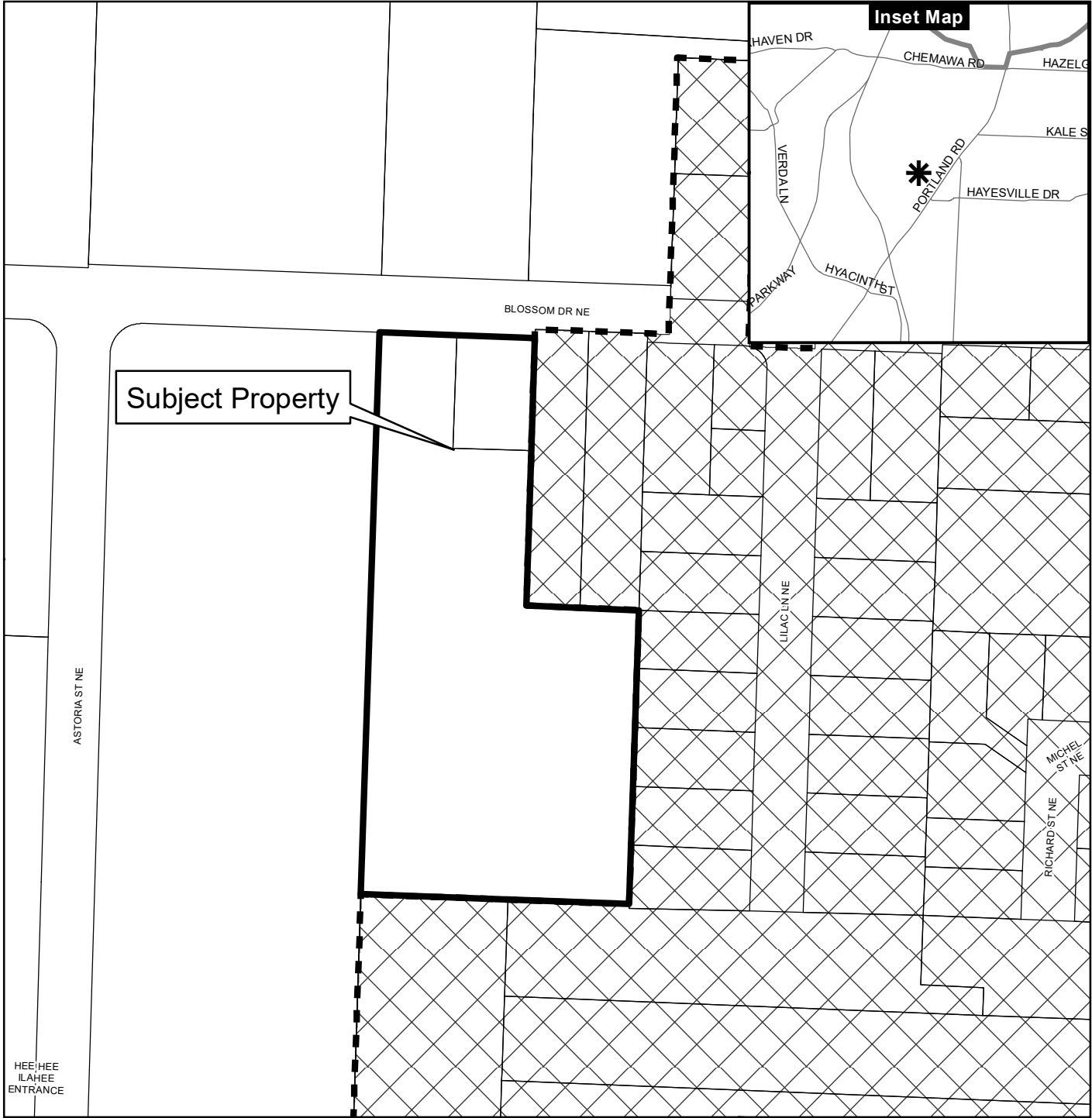


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map

## 3470 Blossom Drive NE



### Legend

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

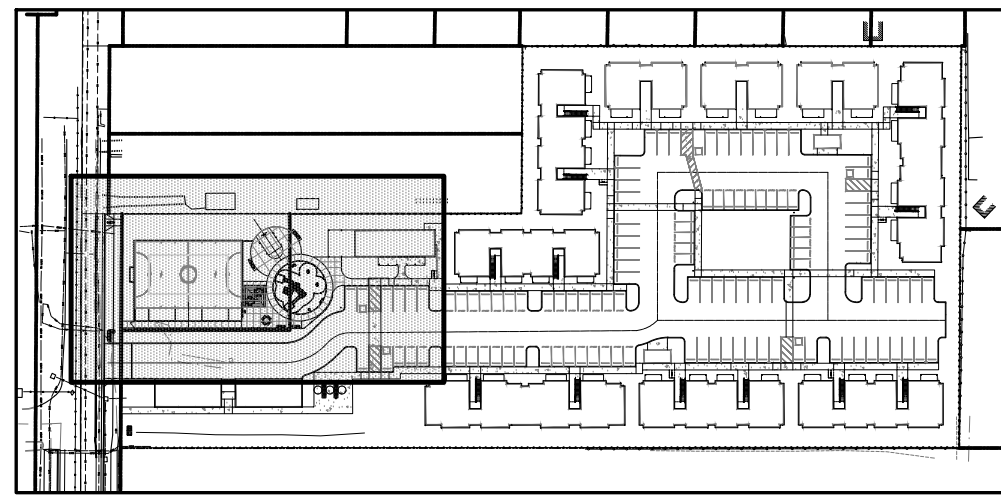
Parks



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



KEY MAP:



LEGEND:

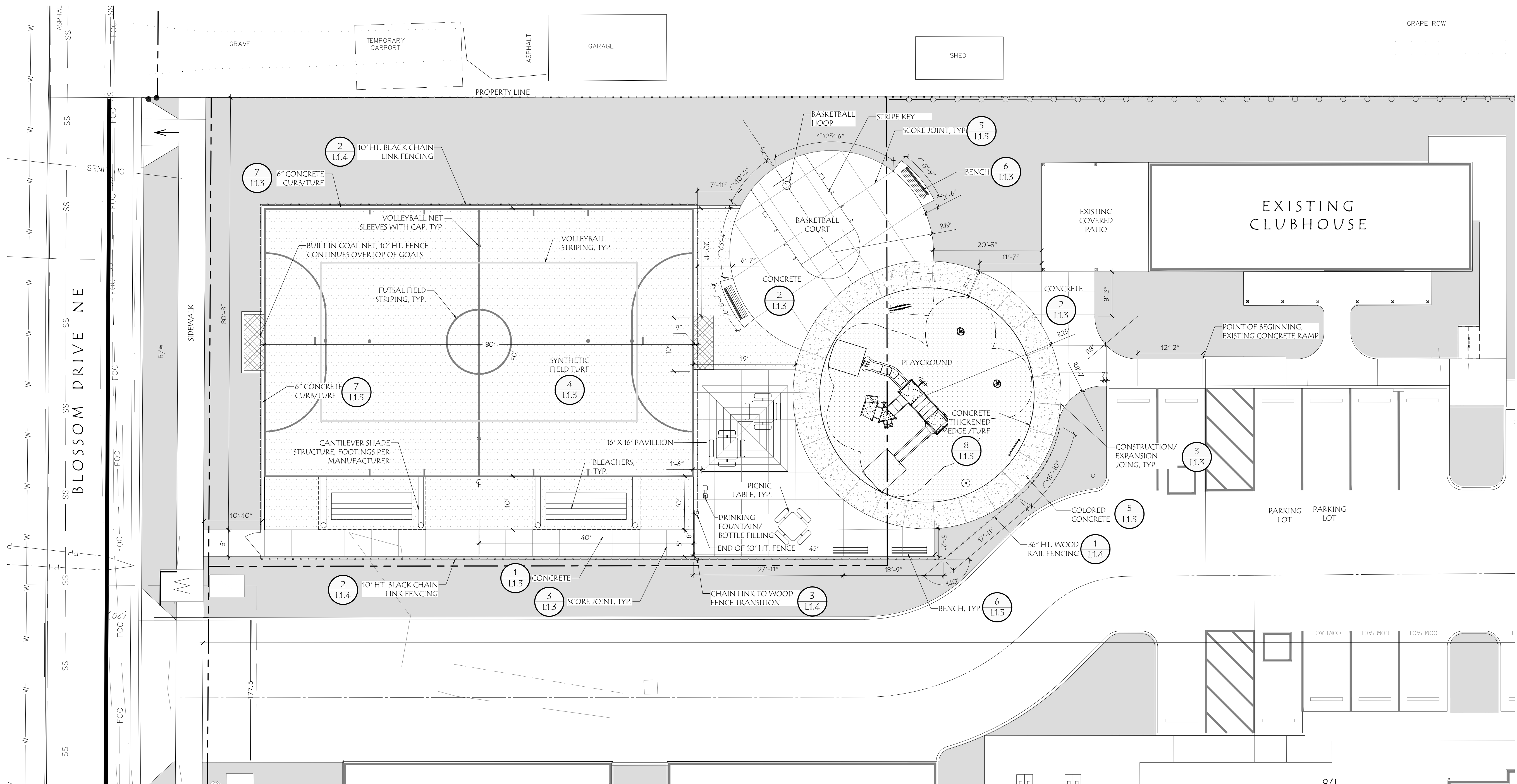
- PLANTER AREAS
- CONCRETE, SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
- COLORS CONCRETE: DAVIS COLORS 5084 HARVEST GOLD  
SCORE AS SHOWN, EQUAL SPACES WHERE POSSIBLE, ALIGN JOINTS AS SHOWN, EXPANSION JOINTS AT STRUCTURES AND SEPARATE CONCRETE FEATURES, LIGHT BROOM FINISH, NO SHINERS
- SYNTHETIC SPORTS TURF WITH STRIPING  
PL55 TURF  
SEE CIVIL DRAWINGS FOR PERF. PIPE DRAIN LOCATION
- SYNTHETIC TURF WITH PROTECTIVE FALL RUBBER UNDERLAY, CHILDREN'S PLAY AREA AND SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES.
- VOLLEYBALL NET SLEEVE (2)  
INSTALL PER TURF MANUFACTURER SPECIFICATIONS FOR EQUIPMENT IN TURF PRODUCT

- FENCING:  
10' HEIGHT BALL FENCE  
STYLE: BLACK, CHAIN LINK
- 36" HEIGHT PLAYGROUND FENCE  
STYLE: WOOD RAIL
- DRINKING FOUNTAIN/BOTTLE FILLING STATION  
MANUFACTURER: GLOBAL INDUSTRIAL  
MODEL: WB761216BK  
COLOR: BLACK
- PICNIC TABLES (2) AND (1) ACCESSIBLE TABLE  
MANUFACTURER: ULTRA SITE  
STYLE/SIZE: 46" KENSINGTON SQUARE TABLE  
COLOR: BLACK POWDERCOAT  
FRAME COLOR: BLACK POWDERCOAT  
MOUNT: SURFACE
- BENCH WITH BACK (4)  
MANUFACTURER: ULTRA SITE  
STYLE/SIZE: JACKSON BENCH, 6' LENGTH  
COLOR: BLACK  
FRAME COLOR: BLACK POWDERCOAT  
MOUNT: SURFACE (4)

- BLEACHERS (2)  
3 ROW, 15' LENGTH  
MATERIAL AND FINISH: ALUMINUM  
MOUNT: OWNER SELECT
- 16' X 16' PAVILION TIMBER FRAME  
MANUFACTURER: YARDISTRY  
-OR APPROVED EQUAL-
- CANTILEVER SHADE COVER (2)  
10' X 20' PALRAM - CANOPIA SYDNEY  
FOOTING PER MANUFACTURER OR BY STRUCTURAL ENGINEER  
-OR APPROVED EQUAL-
- TRASH RECEPTACLE (2)  
MANUFACTURER: ULTRA SITE  
STYLE/SIZE: KENSINGTON 36 GAL.  
MOUNT: SURFACE

GENERAL NOTES:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER.
4. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT DETAILS SEE SHEET L1.2. CONTACT PARK N PLAY NORTHWEST FOR MORE INFORMATION.
5. SITE DETAILS SEE SHEETS L1.3 AND L1.4.
6. PLANTING PLAN SEE SHEET L2.1.



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"

0' 5' 10' 20'

SCALE

MAY 1ST, 2025

REVISIONS		
#	DATE	NOTES



