



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005  
www.cityofsalem.net/planning • www.cityofsalem.net

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

December 26, 2019

Owner / Applicant:  
Northstar Communities, LLC (Karl Ivanov)  
9550 SW Clackamas Rd  
Clackamas OR 97015-9074

- I. TYPE OF LAND USE CASE: Class 3 Design Review / Class 3 Site Plan Review / Driveway Approach Permit; Case No. DR-SPR-DAP19-12 / Application No. 19-122763-DR, 19-122762-RP, 19-124614-ZO
- II. DATE APPLICATION DEEMED COMPLETE: December 26, 2019
- III. LOCATION OF SUBJECT PROPERTY: 4485 Kale St NE, Salem OR 97305
- IV. REQUEST: A Class 3 Design Review, Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new multi-family apartment complex containing eight buildings and a total of 324 dwelling units, with associated parking, play and recreation areas, landscaping, and common building, for property approximately 14.5 acres in size, zoned RM-II (Multi-Family Residential), and located at 4485 Kale Street NE - 97305 (Marion County Assessor's Map and Tax lot numbers: 062W32C / 800 and 062W32C / 700)."
- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
  - a. Twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
  - b. The PUBLIC HEARING is scheduled for **Tuesday, January 28, 2020 at 5:30 PM**, in the Council Chambers, Room 240, Civic Center. This is your opportunity to appear and testify before the Salem Planning Commission who will make the decision on your request.
- VI. POSTING PROCEDURE: The subject property must be POSTED no sooner than January 14, 2020 and no later than January 18, 2020.
  - a. Please pick up **2** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
  - b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing or comment period.
  - c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. IF THE SUBJECT PROPERTY IS NOT PROPERLY POSTED 10 DAYS PRIOR TO THE HEARING, THE HEARING MAY NOT BE HELD.

If you have any questions, please contact Olivia Glantz, Planner III at this office:

City of Salem Planning Division  
Civic Center, 555 Liberty Street SE/Room 305  
5035402343, E-mail: OGlantz@cityofsalem.net

## AFFIDAVIT OF POSTING NOTICE

I, \_\_\_\_\_, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

\_\_\_\_\_

\_\_\_\_\_

That I posted said notice in the manner at the place above stated on the \_\_\_\_ day of \_\_\_\_, 20\_\_, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

\_\_\_\_\_  
Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON     )  
                                  ) ss.  
County of MARION    )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

### Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A  
(Hearing or  
Filing Notice)

Attachment B  
(Site Plan or  
Photo)



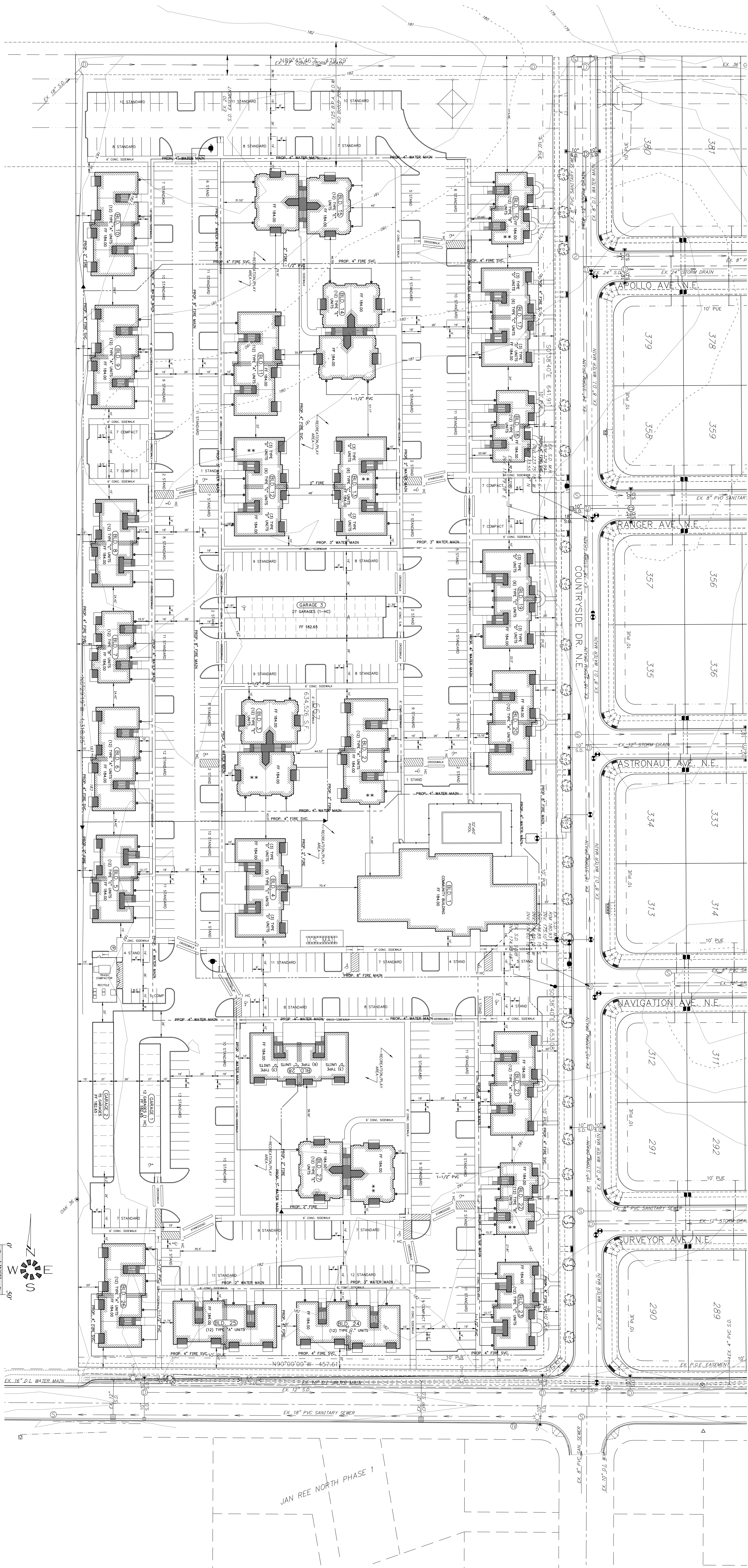
# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

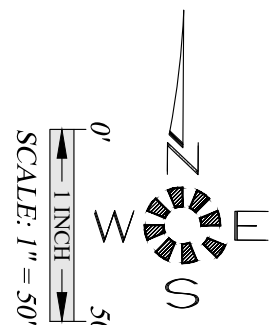
*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*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 3 Design Review, Class 3 Site Plan Review and Driveway Approach Permit, Case No. DR-SPR-DAP19-12
<b>AMANDA APPLICATION NO:</b>	19-122763-DR, 19-122762-RP, 19-124614-ZO
<b>HEARING INFORMATION:</b>	<u>Salem Planning Commission, Tuesday, January 28, 2020 at 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
<b>PROPERTY LOCATION:</b>	4485 Kale S NE, Salem OR 97305
<b>SUMMARY:</b>	A Class 3 Design Review, Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new multi-family apartment complex containing eight buildings and a total of 324 dwelling units, with associated parking, play and recreation areas, landscaping, and common building, for property approximately 14.5 acres in size, zoned RM-II (Multi-Family Residential), and located at 4485 Kale Street NE - 97305 (Marion County Assessor's Map and Tax lot numbers: 062W32C / 800 and 062W32C / 700).
<b>CASE MANAGER:</b>	Olivia Glantz, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:OGlantz@cityofsalem.net">OGlantz@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<p><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></p> <p>Northgate Neighborhood Association, Land Use Chair Frank Pack; Phone: 503-364-7353 Email: <a href="mailto:frankpack@gmail.com">frankpack@gmail.com</a></p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 250.005(e)(2), 220.005(f)(3), 804.025(d)



- 324 TOTAL APARTMENT UNITS  
120 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS  
48 TYPE "B" STUDIO (549 S.F.) UNITS  
72 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS  
36 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS  
48 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS
- 611 TOTAL PARKING STALLS  
500 STANDARD STALLS  
42 COMPACT STALLS  
14 HANDICAP STALLS  
54 GARAGES
- 1 RECREATION BLD. / MANAGER'S OFFICE  
1 TRASH COMPACTOR / RECYCLE  
4 RECREATION/PLAY AREA  
1 SWIMMING POOL (32'x60')  
1 U.S. MAIL BOX AREA



**NORTHSTAR  
APARTMENT COMPLEX**

**SITE  
PLAN**

6826p SDR3-SITE  
Design: M.D.G.  
Drawn: C.F.S.  
Checked: ---  
Date: OCT 2018  
Scale: AS SHOWN

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.

**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR, 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
www.mtengineering.net office@mtengineering.net

**SDR3**

JOB # 6826

