



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 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. SPR-ADJ-DR20-21
PROPERTY LOCATION:	1795 Fairgrounds Road NE, Salem, OR 97301
NOTICE MAILING DATE:	Tuesday, May 19, 2020
PROPOSAL SUMMARY:	A proposal for a new six-unit multi-family complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>Tuesday, June 02, 2020 by 5:00 P.M.</u> Please see the attached Request for Comments form for information on how to comment. Please direct any questions about the case to the Case Manager listed below.
CASE MANAGER:	Olivia Dias, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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> Grant Neighborhood Association, Paul Tigan, Land Use Chair; Phone: 503-845-2449; Email: paultigan@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review, 250.005(d)(2) – Class 2 Adjustment, and 225.005(e)(1) – Class 1 Design Review 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):	Brandon Fahlman
APPLICANT(S):	Brandon Fahlman
PROPOSAL REQUEST:	<p>Request: Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a six-unit multi-family development. The Adjustments requested are:</p> <ol style="list-style-type: none"> (1) To reduce the minimum lot size from 9,750 (based on density) to 7,345 square feet; (2) To reduce the minimum setback abutting a street from 12-feet to 8-feet abutting Fairgrounds Road; (3) To reduce the minimum setback abutting a street from 12-feet to 8-feet abutting Winter Street. (4) To eliminate the on-site pedestrian path between entrances and open space and use existing public sidewalks. <p>For property approximately 7,345 square feet in size, zoned CO (Commercial Office), and located at 1795 Fairgrounds Road NE (Marion County Assessor Map and Tax Lot 073W23BA / 3600).</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>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 106698</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 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. SPR-ADJ-DR20-21

PROJECT ADDRESS: 1795 Fairgrounds Road NE, Salem OR 97301

AMANDA Application No.: 20-106698-RP / 20-106701-ZO / 20-106703-DR

COMMENT PERIOD ENDS: Tuesday, June 02, 2020 at 5:00 P.M.

SUMMARY: A proposal for a new six-unit multi-family complex.

REQUEST: Class 3 Site Plan Review, a Class 2 Adjustment and Class 1 Design Review permit for a six-unit multi-family development. The Adjustments requested are:

- (1) To reduce the minimum lot size from 9,750 (based on density) to 7,345 square feet;
- (2) To reduce the minimum setback abutting a street from 12-feet to 8-feet abutting Fairgrounds Road;
- (3) To reduce the minimum setback abutting a street from 12-feet to 8-feet abutting Winter Street.
- (4) To eliminate the on-site pedestrian path between entrances and open space and use existing public sidewalks.

For property approximately 7,345 square feet in size, zoned CO (Commercial Office), and located at 1795 Fairgrounds Road NE (Marion County Assessor Map and Tax Lot 073W23BA / 3600).

The Planning Department 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, June 02, 2020, will be considered in the decision process.

Comments received after this date will be not considered. *****PLEASE NOTE: While City offices are closed to the public in response to the COVID-19 pandemic, Staff encourages you to e-mail your comments directly to the Case Manager listed below. Mailed comments will still be accepted but Staff cannot guarantee they will be received before the comment deadline.*****

CASE MANAGER: Olivia Dias, Planner III, Phone: 503-540-2343; E-Mail: odias@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

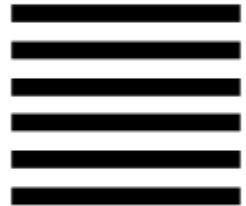


NO POSTAGE
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IN THE
UNITED STATES



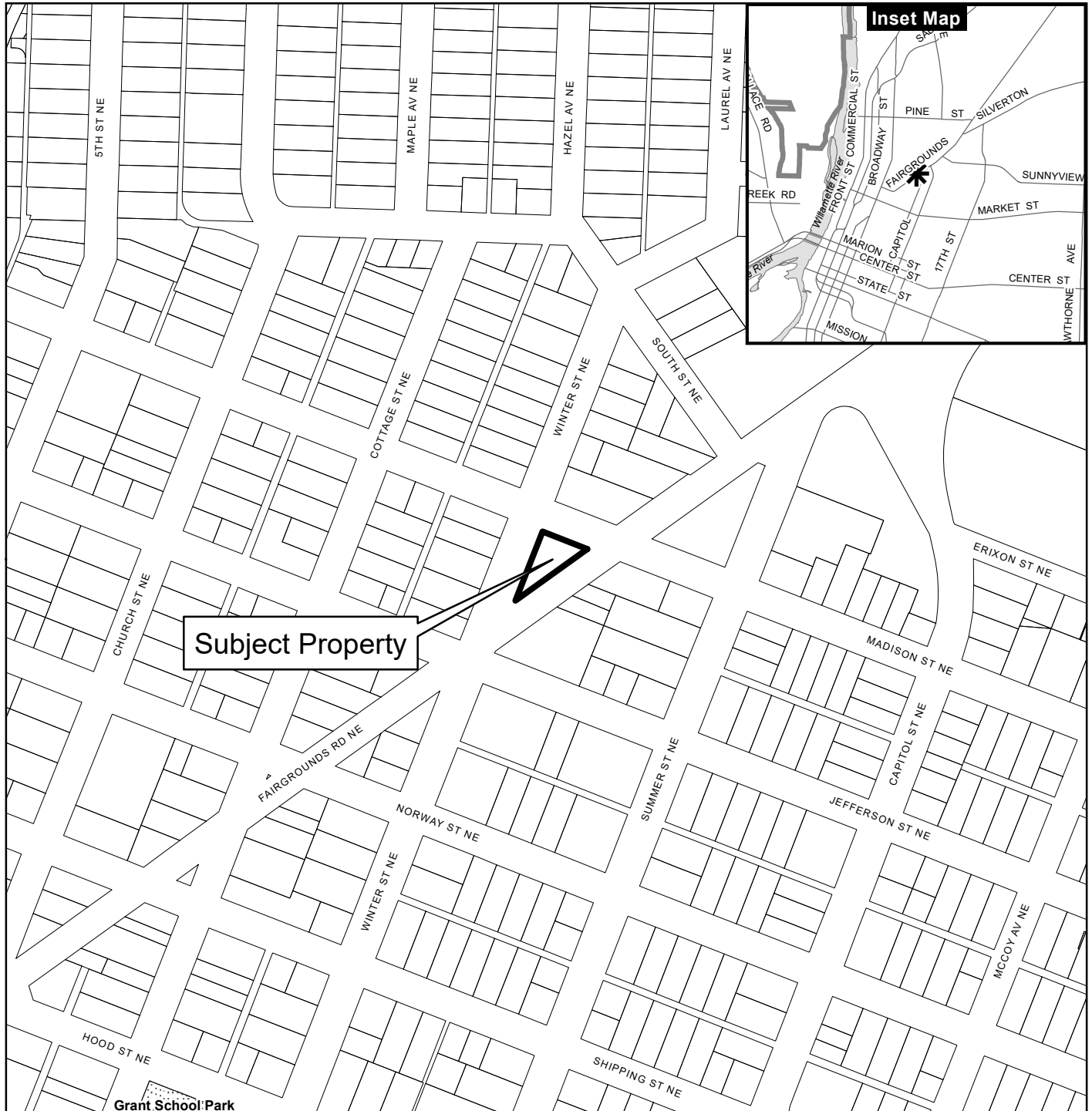
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

1795 Fairgrounds Street NE



Subject Property

Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

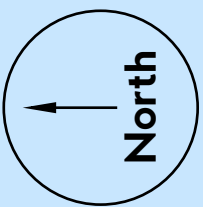
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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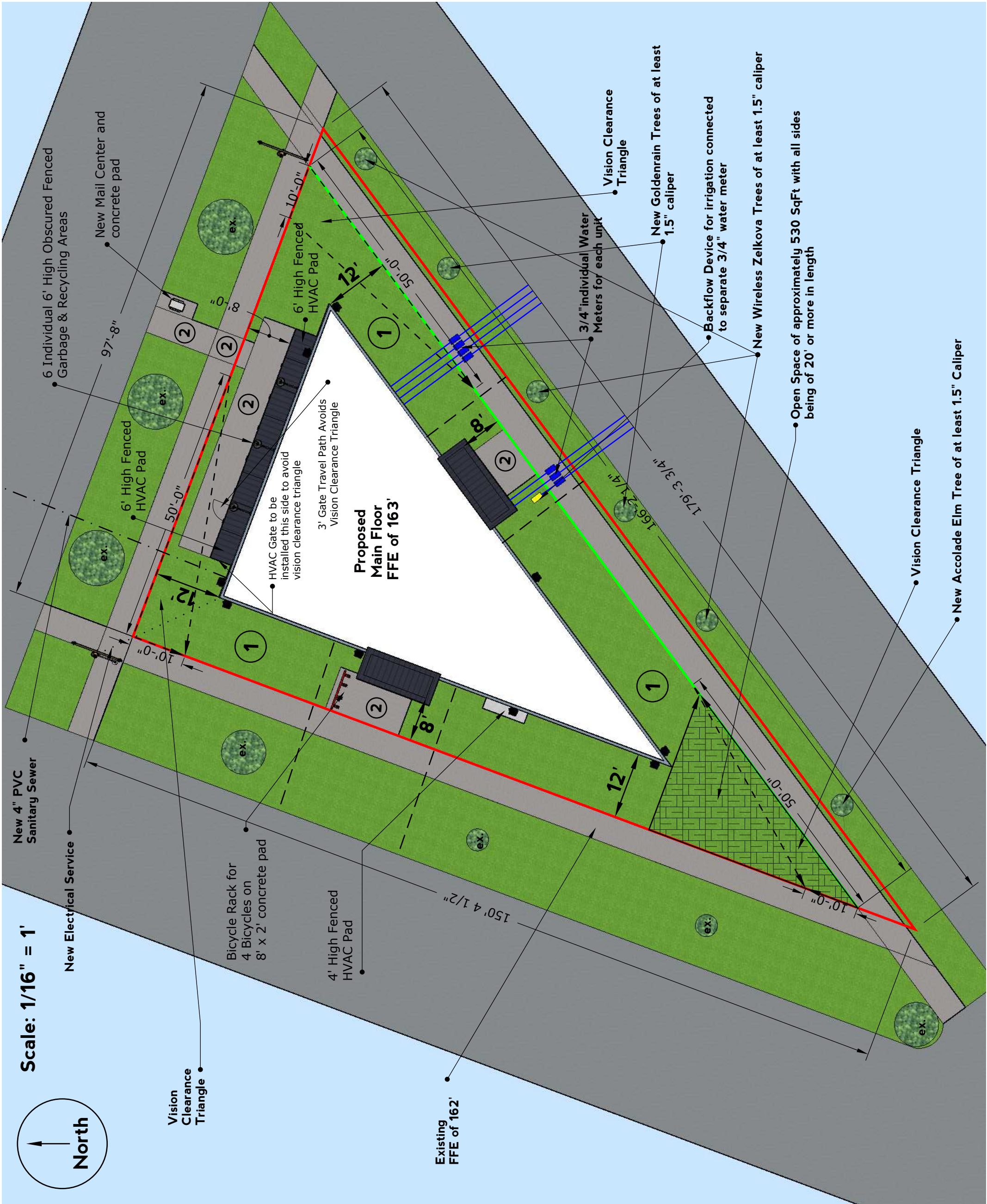
0 100 200 400 Feet





**295 PATTERSON ST NW
SALEM, OR 97304**

SITE ADDRESS	
1795 Fairgrounds Rd NE Salem, OR 97301	
Project Name	
TRIANGLES	
Contact Information	
Brandon Fahlman 503-930-2786 bfahlman@gmail.com	
Page Title	
Proposed Site Plan	
KEY	
ex. = existing	
Existing Property Lines	
Property Line after ROW	
New Electrical Service	
New 4" PVC Sanitary Sewer	
New 3" PVC Rain Drains	
1 Landscaped Areas (Type A)	
2 New Pedestrian Paths	
Existing Conditions	
Total Site Area: 7,345 SqFt Use: Vacant Land NOT located in a flood plain	
Proposed (After ROW Dedication)	
Total Site Area: 6,194 SqFt Landscaped Areas: 3,111 SqFt Percent Landscaped Open Space: 50%	
A1.01	



SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
TRIANGLES
Contact Information
Brandon Fahlman 503-930-2786 bfahlman@gmail.com
Page Title
Main Floor



SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
TRIANGLES
Contact Information
Brandon Fahlman 503-930-2786 bfahlman@gmail.com
Page Title
Second Floor





SITE ADDRESS
1795 Fairgrounds Rd NE Salem, OR 97301
Project Name
TRIANGLES
Contact Information
Brandon Fahlman 503-930-2786 bfahlman@gmail.com
Page Title
Elevations