



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 información, por favor llame 503-588-6173

June 17, 2020

Owner and Applicant:
Mountain West Investment Corporation
201 Ferry St Se Suite 400
Salem OR 97301

Contact:
Brandie Dalton
Multi-Tech Engineering
1155 13th Street SE
Salem OR 97302-2508

- I. TYPE OF LAND USE CASE: Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Driveway Approach Permit; Case No. DR-CU-SPR-ADJ-DAP20-02; Application No. 20-102371-DR / 20-102369-ZO / 20-102373-RP / 20-108782-ZO / 20-102375-ZO
- II. DATE APPLICATION DEEMED COMPLETE: June 16, 2020
- III. LOCATION OF SUBJECT PROPERTY: 5611 Woodside Drive SE, Salem OR 97306
- IV. SUMMARY: An application to develop an 18-unit multiple family residential development, with associated site improvements.

REQUEST: A conditional use permit, Class 3 design review, Class 3 site plan review, and Class 2 driveway approach permit application for a new multiple family residential development consisting of two 9-unit buildings, with associated site improvements including an off-street parking area and common open space. The application also includes a Class 2 adjustment request to:

- 1) Reduce the minimum number of required off-street parking spaces from 27 to 26; and
- 2) Reduce the minimum spacing between the proposed driveway approach and Woodside Drive SE from 370 feet to approximately 200 feet.

For property approximately 0.67 acres in size, zoned IC (Industrial Commercial), and located at 5611 Woodside Drive SE (Marion County Assessor map and tax lot number(s): 083W14CB / 02400).

- 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. DUE TO SOCIAL DISTACING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.
 - c. Hearing Authority: **Planning Commission**

Day and time of hearing: **Tuesday, July 7, 2020 at 5:30 P.M.**

To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone:

<https://zoom.us/j/99855985866?pwd=bVhWcIt3N0o5TmdHc0E1L2ZXcFhqZz09>

Meeting ID: 998 5598 5866 *Meeting Password:* 587209

To only listen to the meeting, you may dial in with your phone using this number and the ID and password listed above: *Phone:* +1 253 215 8782

- d. You may present digitally during the hearing if you wish. The Hearing Authority may have questions for you during the hearing. Written testimony will be accepted, and the record will be held open after the hearing to allow for further comments.
- e. Staff will be completing the posting requirement for the applicant during the closure of City Hall.

If you have any questions, please contact Brandon Pike, Planner I at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2326, E-mail: bpike@cityofsalem.net



HEARING NOTICE

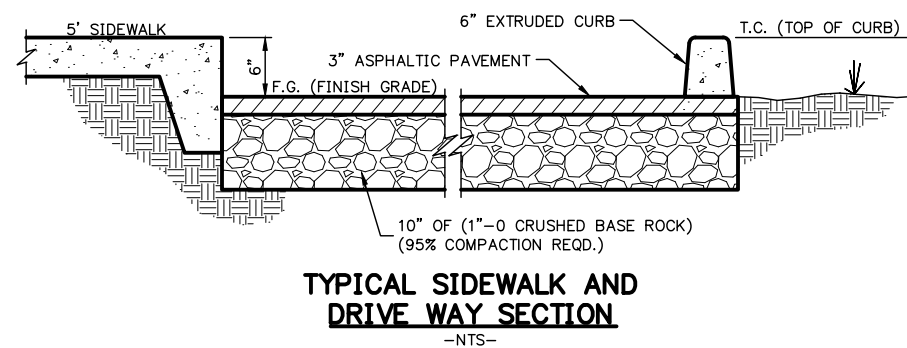
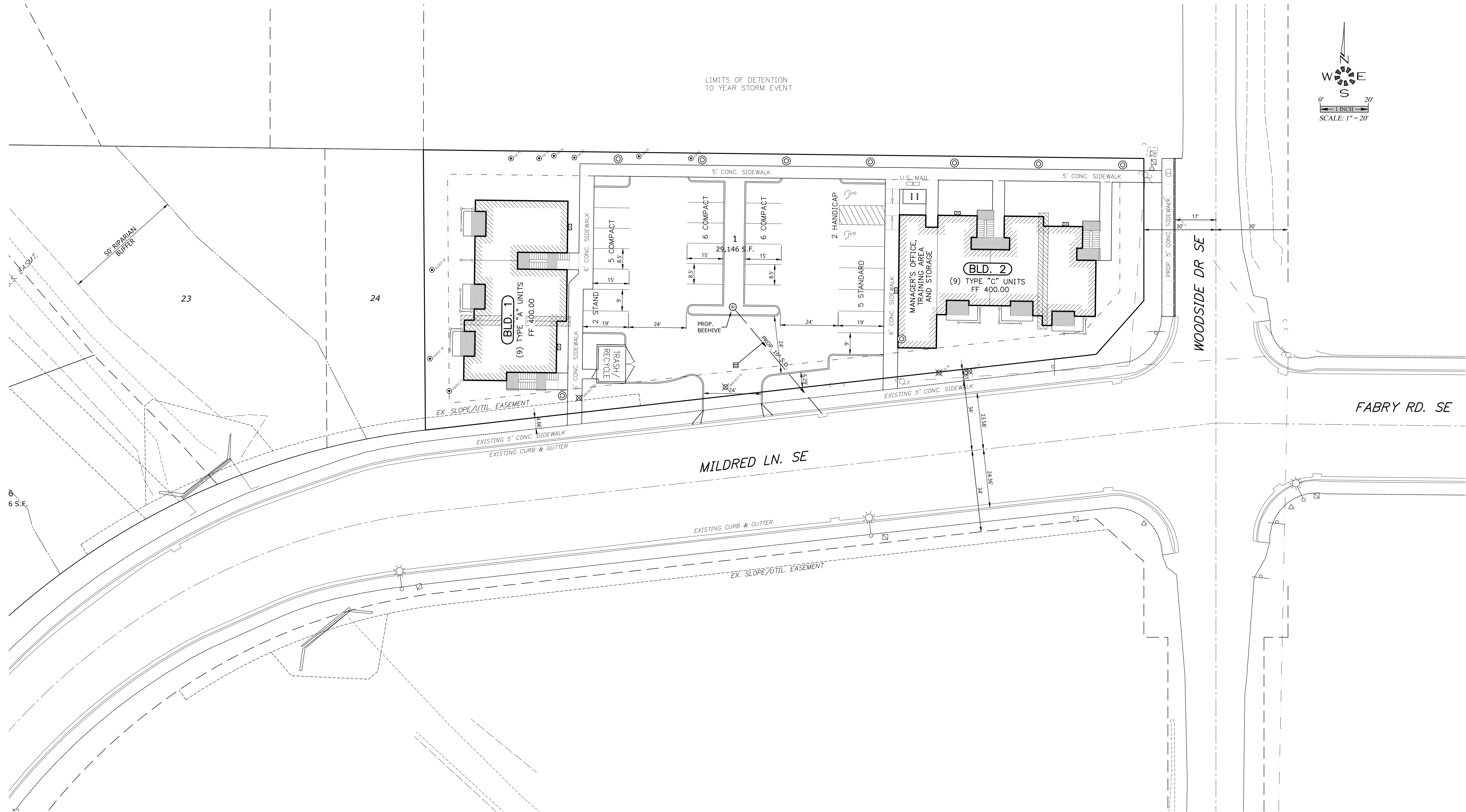
LAND USE REQUEST AFFECTING THIS AREA

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

CASE NUMBER:	Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Adjustments / Driveway Approach Permit Case No. DR-CU-SPR-ADJ-DAP20-02
PROPERTY LOCATION:	5611 Woodside Drive SE, Salem OR 97306
SUMMARY:	An application to develop an 18-unit multiple family residential development, with associated site improvements.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</p> <p><u>Planning Commission, Tuesday, July 7, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: https://bit.ly/planningpublicmeetings</p>
TO PROVIDE WRITTEN TESTIMONY:	<p>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW. Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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>South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 225.005(e)(2) – Design Review; 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d) – Class 2 Adjustment; and 804.025(d) – Driveway Approach Permit</p> <p>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.</p>

J:\A\681\681-Charlene's House\Drawings\SDR3-SDR1 5/19/2020 1:55:07 PM CSchneider



- 19 = EXISTING TREES
- 19 = EXISTING TREE MAY BE REMOVED

18 TOTAL APARTMENT UNITS
9 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
9 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

26 TOTAL PARKING STALLS
7 STANDARD STALLS
17 COMPACT STALLS
2 HANDICAP STALLS

1 MANAGER'S OFFICE / STORAGE
1 TRASH / RECYCLE
1 PLAY AREA
1 U.S. MAIL BOX AREA

- WALL PACK LIGHTS MOUNTED ON BUILDINGS
- POLE LIGHT MAXIMUM 14' TALL
- POST LIGHT MAXIMUM 5' TALL
- LOCATION OF ELECTRICAL SEPARATION WALL
- MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- 4 BICYCLE SPACES

PRELIMINARY SITE PLAN

CHARLENE'S HOUSE APARTMENTS

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.

Design: M.D.G.
Drawn: C.D.S.
Checked: J.J.G.
Date: SEPT 19
Scale: AS SHOWN



EXPIRES: 06-30-2021

JOB # 6818

SDR3