



# 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 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP20-33
<b>PROPERTY LOCATION:</b>	5600 & 5669 Commercial Street SE, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	August 10, 2020
<b>PROPOSAL SUMMARY:</b>	A Class 3 Site Plan Review, Class 2 Driveway Approach permit and a Class 2 Adjustment for the development of an outpatient medical building.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 P.M., Monday, August 24, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.</b>
<b>CASE MANAGER:</b>	<b>Steven McAtee, Planner</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: <a href="mailto:smcatee@cityofsalem.net">smcatee@cityofsalem.net</a>
<b>NEIGHBORHOOD ORGANIZATION:</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>  South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.com</a> ; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: <a href="mailto:hughes.m@comcast.net">hughes.m@comcast.net</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) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Driveway Approach Permit  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>	Cole Johnson, Dragonfist LLC
<b>APPLICANT(S):</b>	Sam Thomas, Lenity Architecture, on behalf of Cole Johnson, Dragonfist LLC
<b>PROPOSAL REQUEST:</b>	A Class 3 Site Plan Review, Class 2 Driveway Approach permit and a Class 2 Adjustment to driveway spacing standards, for the construction of a new outpatient medical facility and the demolition of existing structures. The proposed development is on two properties totaling 3.11 acres in size, and located at 5669 & 5600 Commercial St SE. The properties are zoned CG (General Commercial) and are within the South Gateway Overlay Zone. Marion County Assessors Map and Taxlot Numbers: 083W14CA01000 and 083W14CA01100.
<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>	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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 106981

***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 2 Driveway Approach Permit Case No. SPR-ADJ-DAP20-33

**PROJECT ADDRESS:** 5600 & 5669 Commercial Street SE, Salem OR 97306

**AMANDA Application No.:** 20-106981-RP / 20-110751-ZO / 20-106983-ZO

**COMMENT PERIOD ENDS:** Monday, August 24, 2020 at 5:00 P.M.

**SUMMARY:** A Class 3 Site Plan Review, Class 2 Driveway Approach permit and a Class 2 Adjustment for the development of an outpatient medical building.

**REQUEST:** A Class 3 Site Plan Review, Class 2 Driveway Approach permit and a Class 2 Adjustment to driveway spacing standards, for the construction of a new outpatient medical facility and the demolition of existing structures. The proposed development is on two properties totaling 3.11 acres in size, and located at 5669 & 5600 Commercial St SE. The properties are zoned CG (General Commercial) and are within the South Gateway Overlay Zone. Marion County Assessors Map and Taxlot Numbers: 083W14CA01000 and 083W14CA01100.

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., Monday, August 24, 2020,** will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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:** Steven McAtee, Planner II, Phone: 503-540-2363; E-Mail: [smcatee@cityofsalem.net](mailto:smcatee@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**

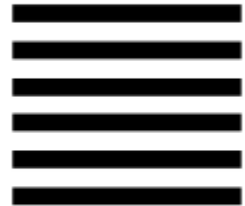


NO POSTAGE  
NECESSARY  
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UNITED STATES



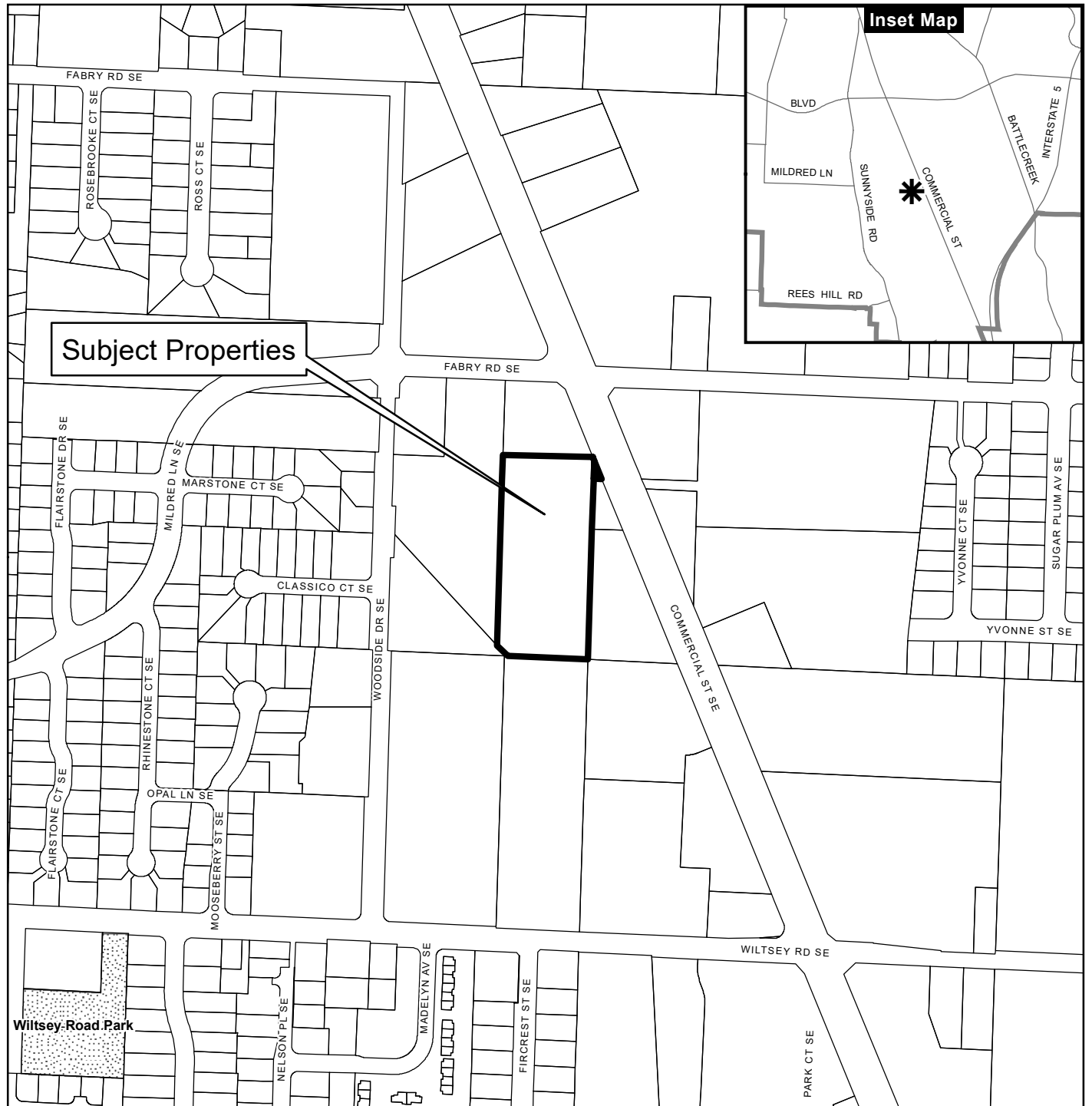
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 5669 Commercial Street SE and adjacent Tax Lot 083W14CA01200



### 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



# CLASS III SITE PLAN REVIEW

5669 COMMERCIAL ST SE, SALEM, OR 97306

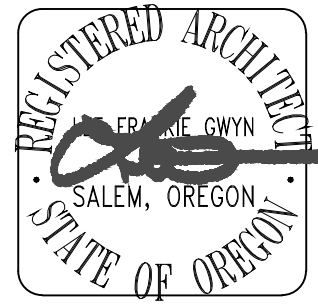
PROJECT TEAM:

OWNER  
Dragonist LLC  
2447 Robins LN SE  
Salem, OR 97306

ARCHITECT  
Lentia Architecture  
Architect, Lee Gwyn  
3150 Kettle Court SE  
Salem, OR  
503.399.1090  
lee@lentiaarchitecture.com

CIVIL  
Westech Engineering, Inc.  
Josh Wells, PE  
3841 Fairview Ind. DR. STE 100  
Salem, OR 97302  
503.585.2474  
jwells@westech-eng.com

SURVEYOR  
Barker Surveying  
Greg Wilson, President  
3657 Kashmir Way SE  
Salem, OR 97317  
503.588.8800  
greg@barkerwilson.com



lenity  
architecture, inc.  
3150 Kettle Court SE, Salem, Oregon 97301  
503.399.1090 F 503.599.0565  
www.lentiaarchitecture.com

NEW BUILDING  
FOR JOHNSON FAMILY  
ORTHODONTICS

5669 COMMERCIAL ST SE SALEM, OR 97306

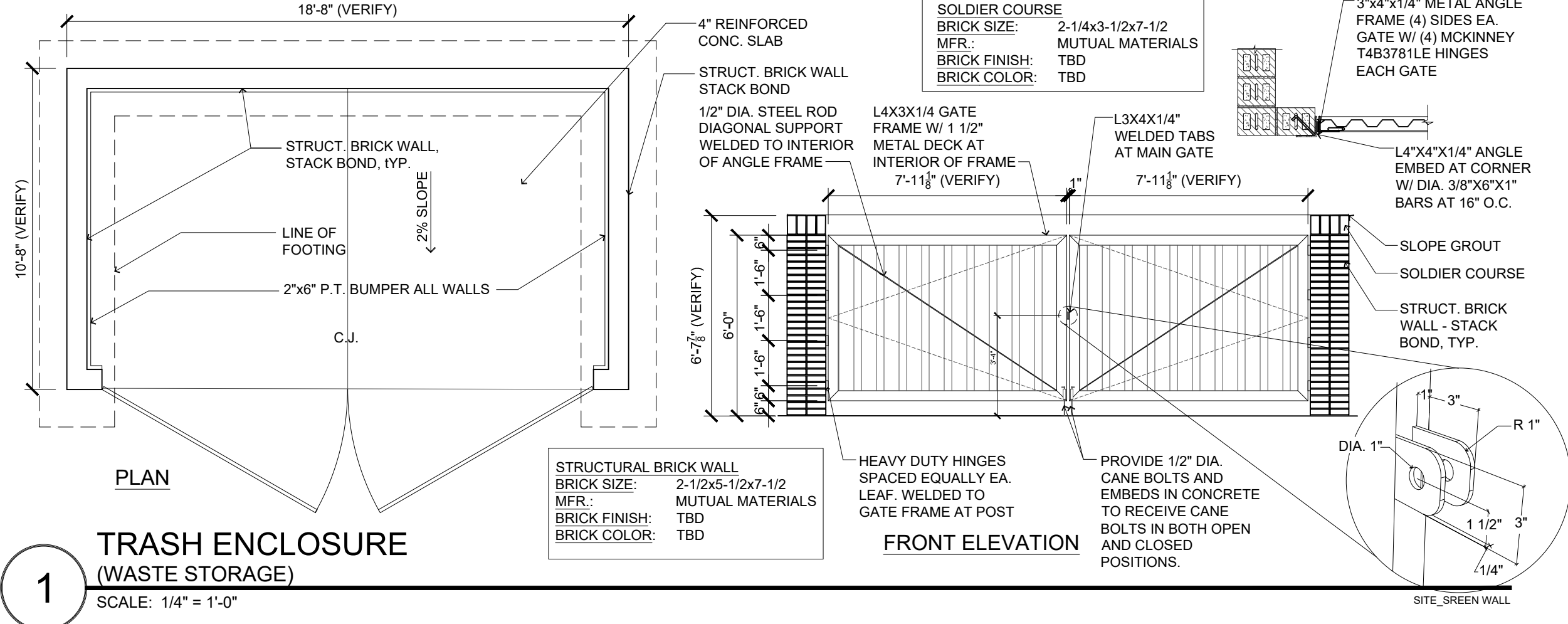
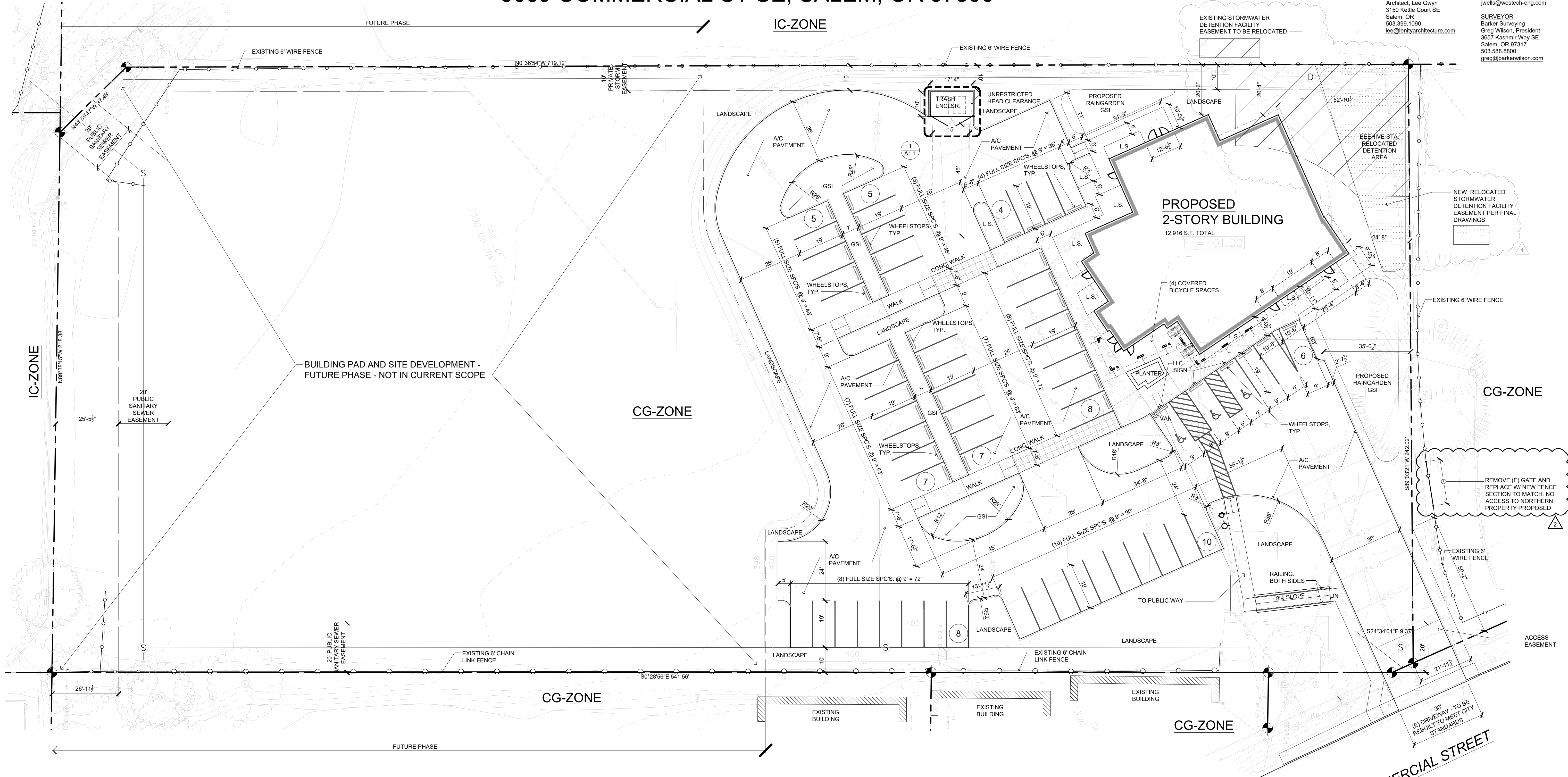
SITE  
PLAN REVIEW  
CLASS III

DATE  
04/06/2020

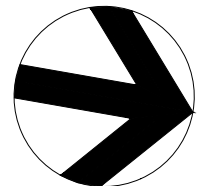
REVISED DATE

SHEET  
A1.1

SITE PLAN REVIEW CLASS 3



PROJECT DATA/ SUMMARY TABLE				
SITE DATA:				
ADDRESS:	5669 COMMERCIAL ST SE			
MAP TAX LOT:	083W14CA 01000			
PROPERTY AREA:	3.1 A.C. 135,235 SQ. FT.			
UNDERLYING ZONE:	CG (GENERAL COMMERCIAL)			
OVERLAY ZONE:	SOUTH GATEWAY OVERLAY ZONE			
PROPOSED USE:	2ND FLOOR - PUBLIC SERVICES - HEALTH SERVICES - OUTPATIENT MEDICAL SERVICES AND LABORATORIES 1ST FLOOR SHELL - BUSINESS & PROFESSIONAL SERVICES - OFFICE			
1				
SITE AREA BREAKDOWN:		PROPOSED	REQUIRED/ ALLOWED	
OFFICE BUILDING	(2) STORY 12,916 S.F.	(2) STORY 18,000 S.F.		
BUILDING HEIGHT:	6,458 S.F. (0.5%) 37 FT.	NO MAX 70 FT. MAX		
TRASH ENCLOSURE STRUCTURE:	256 S.F. (0.5%)			
TRASH ENCLOSURE HEIGHT:	6 FT.	15 FT. MAX		
SETBACKS:				
BUILDING SETBACK:				
STREET:	150 FT.	5 FT.		
INTERIOR FRONT:	N/A	NONE		
SIDE:	N/A	NONE		
REAR:	20'-2"	5 FT. TYPE "A"		
ACCESSORY STR. SETBACK:				
STREET:	N/A	5 FT.		
INTERIOR FRONT:	N/A	NONE		
SIDE:	N/A	5 FT. TYPE "A"		
REAR:	10'-0"	5 FT. TYPE "A"		
VEHICLE USE SETBACK:				
STREET:	N/A	10 FT. TYPE "A"		
INTERIOR FRONT:	10'-0"	5 FT. TYPE "A"		
SIDE:	35'-0"	5 FT. TYPE "A"		
REAR:	N/A	NONE		
SITE AREA BREAKDOWN - cont'd:				
		PROPOSED	REQUIRED/ ALLOWED	
LANDSCAPING AREA:		23,125 S.F. (17%)	20,285 S.F. (15.0%)	
PATIOS / WALKS:		4,027 S.F. (2.9%)		
INTERIOR DRIVES:		5,788 S.F. (4.2%)		
PARKING AREA (INC. INT. L.S.):		32,617 S.F. (24.1%)		
INTERIOR LANDSCAPE AREA:		5,705 S.F. (17.4%)	1,631 S.F. (5.0%)	
IMPERVIOUS AREA:		91,480 S.F. (68%)		
PERVIOUS AREA:		43,755 S.F. (32%)		
PARKING BREAKDOWN (1/350 S.F.):				
OPEN STANDARD SPACES		57 (9' x 19')	35 MIN. 62 MAX (175%)	
COMPACT SPACES		0 (8' x 15')	26 MAX (75%)	
ACCESSIBLE SPACES		3 (9' x 19')		
TOTAL SPACES		60		
LOADING SPACES:		NONE	EXEMPT 806.075(a)	
BICYCLE PARKING (1/3,500 - 4 MIN.):				
12,916/3,500		4 (6' x 2')	(4) SPACES REQ'D.	



SITE PLAN  
SCALE: 1" = 20'-0"