



# 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 / Tree Variance / Class 1 Design Review Case No. SPR-ADJ-DAP-TRV-DR21-24
<b>PROPERTY LOCATION:</b>	5871 Liberty Rd S, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	September 17, 2021
<b>PROPOSAL SUMMARY:</b>	A proposal to construct a new 66-unit apartment complex.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, October 1, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. 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>Brandon Pike, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:bpike@cityofsalem.net">bpike@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>  Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@comcast.net</a> .  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>	<p>Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.045(d) – Tree Variances; 225.005(e)(1) – Class 1 Design Review</p> <p>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.</p>
<b>PROPERTY OWNER(S):</b>	Harrison Industries LLC (Kenneth Harrison, Kevin Harrison)
<b>APPLICANT(S):</b>	Brandie Dalton, Multi-Tech Engineering, on behalf of Harrison Industries LLC
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment complex with associated site improvements, a Class 2 Driveway Approach Permit to allow driveway access onto Big Mountain Avenue S, a Tree Variance to remove two significant Oregon white oak trees, and Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Allow a portion of an off-street parking area to be located between a building and a street;</li> <li>2) Allow less than 40 percent of the buildable width along a street to be occupied by buildings placed at the setback line; and</li> <li>3) Allow a building located within 25 feet of a property line abutting Joynak Street S to not include a building entrance facing that street, and to eliminate the associated pedestrian accessway to the adjacent sidewalk.</li> </ol>
<b>APPLICATION PROCESS:</b>	<p>The subject property is approximately 3.09 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5871 Liberty Road S (Marion County Assessor map and tax lot number(s): 083W16C / 601).</p> <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: 21 105391

**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 / Tree Variance / Class 1 Design Review Case No. SPR-ADJ-DAP-TRV-DR21-24

**PROJECT ADDRESS:** 5871 Liberty Rd S, Salem OR 97306

**AMANDA Application No.:** 21-105391-RP, 21-105392-ZO, 21-105393-ZO, 21-116670-NR 21-105394-DR

**COMMENT PERIOD ENDS:** October 1, 2021

**SUMMARY:** A proposal to construct a new 66-unit apartment complex.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review and Class 1 Design Review for the development of a new apartment complex with associated site improvements, a Class 2 Driveway Approach Permit to allow driveway access onto Big Mountain Avenue S, a Tree Variance to remove two significant Oregon white oak trees, and Class 2 Adjustment requests to:

- 1) Allow a portion of an off-street parking area to be located between a building and a street;
- 2) Allow less than 40 percent of the buildable width along a street to be occupied by buildings placed at the setback line; and
- 3) Allow a building located within 25 feet of a property line abutting Joynak Street S to not include a building entrance facing that street, and to eliminate the associated pedestrian accessway to the adjacent sidewalk.

The subject property is approximately 3.09 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 5871 Liberty Road S (Marion County Assessor map and tax lot number(s): 083W16C / 601).

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. Friday, October 1, 2021**, 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.*

**CASE MANAGER:** Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: [bpike@cityofsalem.net](mailto:bpike@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**

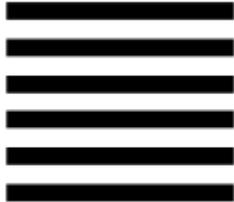


NO POSTAGE  
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IF MAILED  
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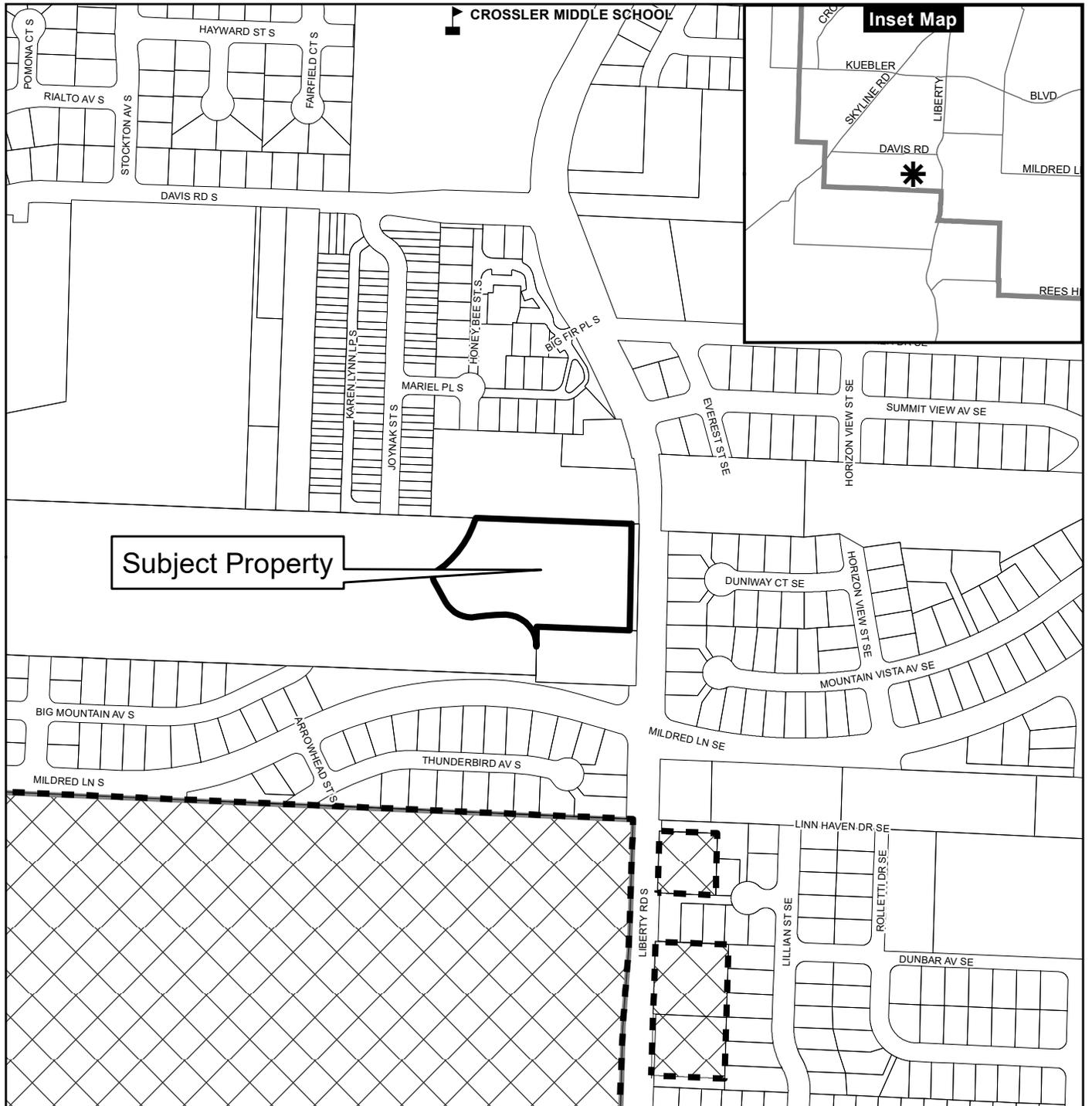
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 5871 Liberty Rd S



### Legend

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



0 100 200 400 Feet



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**CONCEPTUAL  
 SITE PLAN**

**LIBERTY ROAD  
 APARTMENTS**

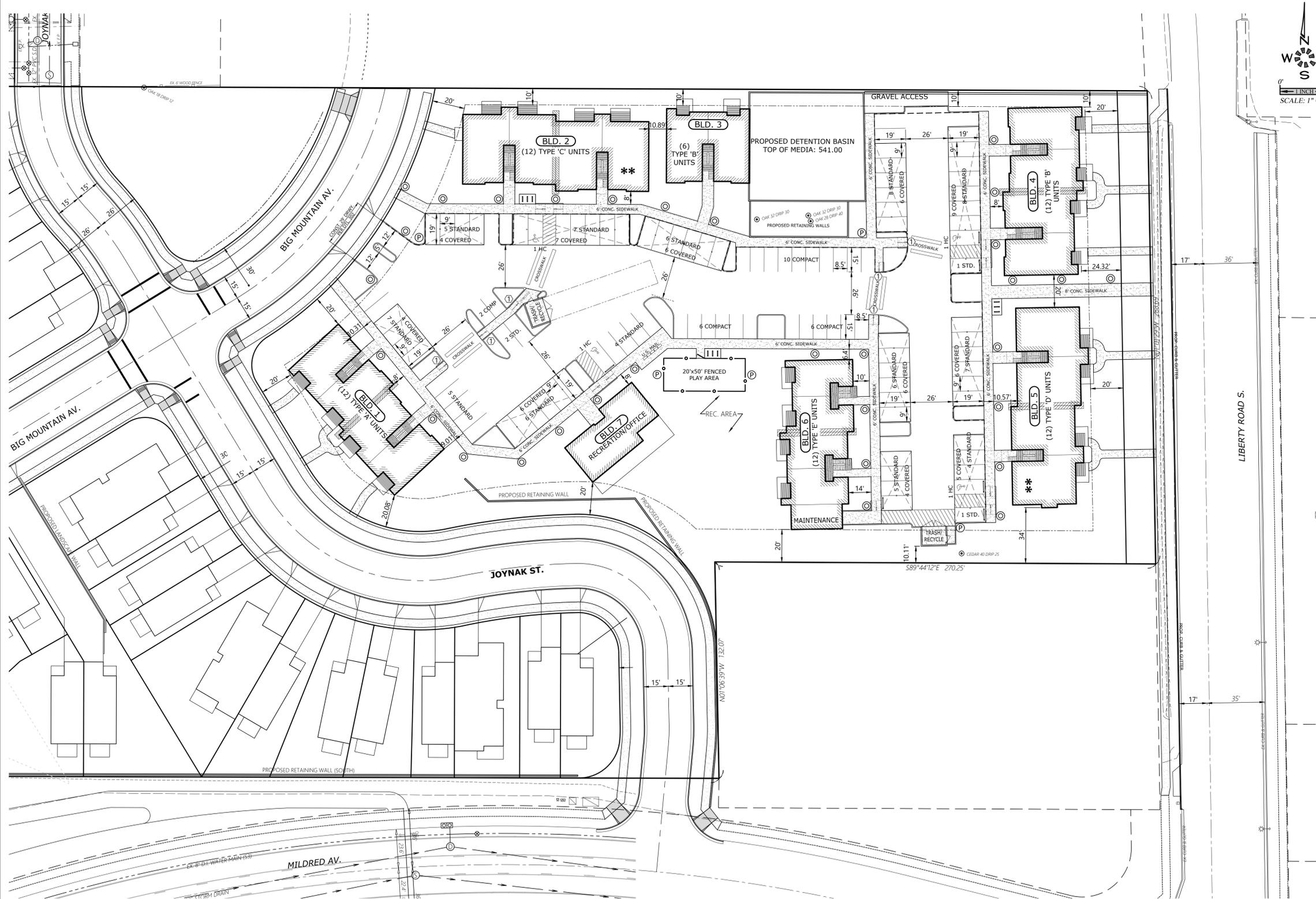
NO CHANGES, MODIFICATIONS  
 OR REPRODUCTIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
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 PRECEDENCE OVER  
 GRAPHICAL REPRESENTATION.

977526K SUBSITE  
 Design: M.D.G.  
 Drawn: P.H.S.  
 Checked: M.D.G.  
 Date: JAN. 2020  
 Scale: AS SHOWN



EXPIRES: 06-30-2021  
 JOB # 6727

**SDR3**



- 66 TOTAL APARTMENT UNITS**  
 12 TYPE 'A' 2-Bd, 1-Ba (903 S.F.) UNITS  
 18 TYPE 'B' 2-Bd, 2-Ba (1005 S.F.) UNITS  
 12 TYPE 'C' 2-Bd, 2-Ba (1139 S.F.) UNITS  
 12 TYPE 'D' 3-Bd, 2-Ba (1127 S.F.) UNITS  
 12 TYPE 'E' 1-Bd, 1-Ba (728 S.F.) UNITS

- 109 TOTAL PARKING STALLS**  
 81 STANDARD STALLS (63 COVERED)  
 24 COMPACT STALLS (0 COVERED)  
 4 HANDICAP STALLS (3 COVERED)  
 1 LOADING ZONE  
 18 BICYCLE SPACES (17 REQUIRED)

- 1 RECREATION BLD. / MANAGER'S OFFICE  
 2 TRASH / RECYCLE  
 1 REC. AREA  
 1 U.S. MAIL BOX AREA

- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
- ⌌ - 6 BICYCLE SPACES - COVERED

**\*\*** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 2 & 5 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.1.2