

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: bpik@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: The proposed development will increase traffic on Joynak & will become a throughfare to the middle school. I am also concerned about the removal of the oak trees.

Name/Agency: GANAPATHY NATARATAN

Address: 5760 JOYNAK ST S, SALEM OR 97306

Phone: (503) 341-2718

Email: gana1984@gmail.com

Date: 09/26/2021

RECEIVED

OCT 04 2021

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

COMMUNITY DEVELOPMENT

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- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: THERE ARE ADDITIONAL PROJECTS THAT HAVE BEEN APPROVED IN THE NEIGHBORHOOD THAT COUPLED WITH THIS PROJECT, WILL DRAMATICALLY INCREASE TRAFFIC NEAR AN ALREADY DANGEROUS INTERSECTION AT LIBERTY AND MILDRED.

Name/Agency: DONALD A. ERICKSON

Address: 102 MOUNTAIN VISTA AVE. 97306, SALEM

Phone: 541-636-7875

Email: ERICKSOND74@GMAIL.COM

Date: 9/29/2021

RECEIVED

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COMMUNITY DEVELOPMENT