



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-DR21-36
PROPERTY LOCATION:	226 Salem Heights Ave SE, Salem OR 97302
NOTICE MAILING DATE:	December 23, 2021
PROPOSAL SUMMARY:	A proposal to demolish existing single-family homes and develop 10 new apartment units (2 duplex & 2 triplex).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, January 6, 2022</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.
CASE MANAGER:	Jamie Donaldson, CD Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Faye Wright Neighborhood Association, Sue Hecox, Land Use Chair; Email: sihecox@msn.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Adjustments; 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):	Covey Rowhouses LLC (Sam Lapray)
APPLICANT(S):	Sam Lapray
PROPOSAL REQUEST:	<p>A consolidated Class 3 Site Plan Review and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, parking spaces, and associated site improvements, with Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Exceed the maximum of 18 spaces allowed within one-quarter mile of the Core Network by 11 percent and provide 20 parking spaces accessed from Crawford Street SE; and 2) Reduce the landscaped setback for a portion along the east property line from 10 feet to 6 feet to accommodate a turnaround area at the end of the drive aisle. <p>The subject property is approximately 0.39 acres, zoned RM-II (Multiple Family Residential) and located at 226 Salem Heights Avenue SE - 97302 (Marion County Assessors Map and Tax Lot 083W03BD / 9100).</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: 21 119877</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-DR21-36

PROJECT ADDRESS: 226 Salem Heights Ave SE, Salem OR 97302

AMANDA Application No.: 21-119877-RP, 21-121552-ZO, 21-119878-DR

COMMENT PERIOD ENDS: January 6, 2022

SUMMARY: A proposal to demolish existing single-family homes and develop 10 new apartment units (2 duplex & 2 triplex).

REQUEST: A consolidated Class 3 Site Plan Review and Class 1 Design Review to replace an existing single-family dwelling with 10 new apartment units, garages, parking spaces, and associated site improvements, with Class 2 Adjustments to:

- 1) Exceed the maximum of 18 spaces allowed within one-quarter mile of the Core Network by 11 percent and provide 20 parking spaces accessed from Crawford Street SE; and
- 2) Reduce the landscaped setback for a portion along the east property line from 10 feet to 6 feet to accommodate a turnaround area at the end of the drive aisle.

The subject property is approximately 0.39 acres, zoned RM-II (Multiple Family Residential) and located at 226 Salem Heights Avenue SE - 97302 (Marion County Assessors Map and Tax Lot 083W03BD / 9100).

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. Thursday, January 6, 2022, 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: Jamie Donaldson, CD Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

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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

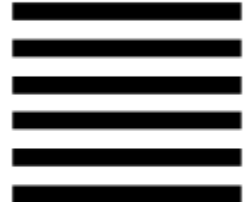


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UNITED STATES



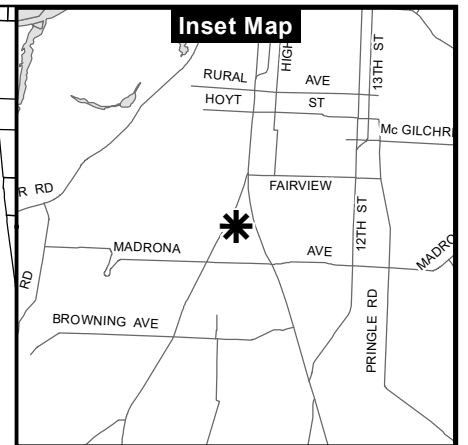
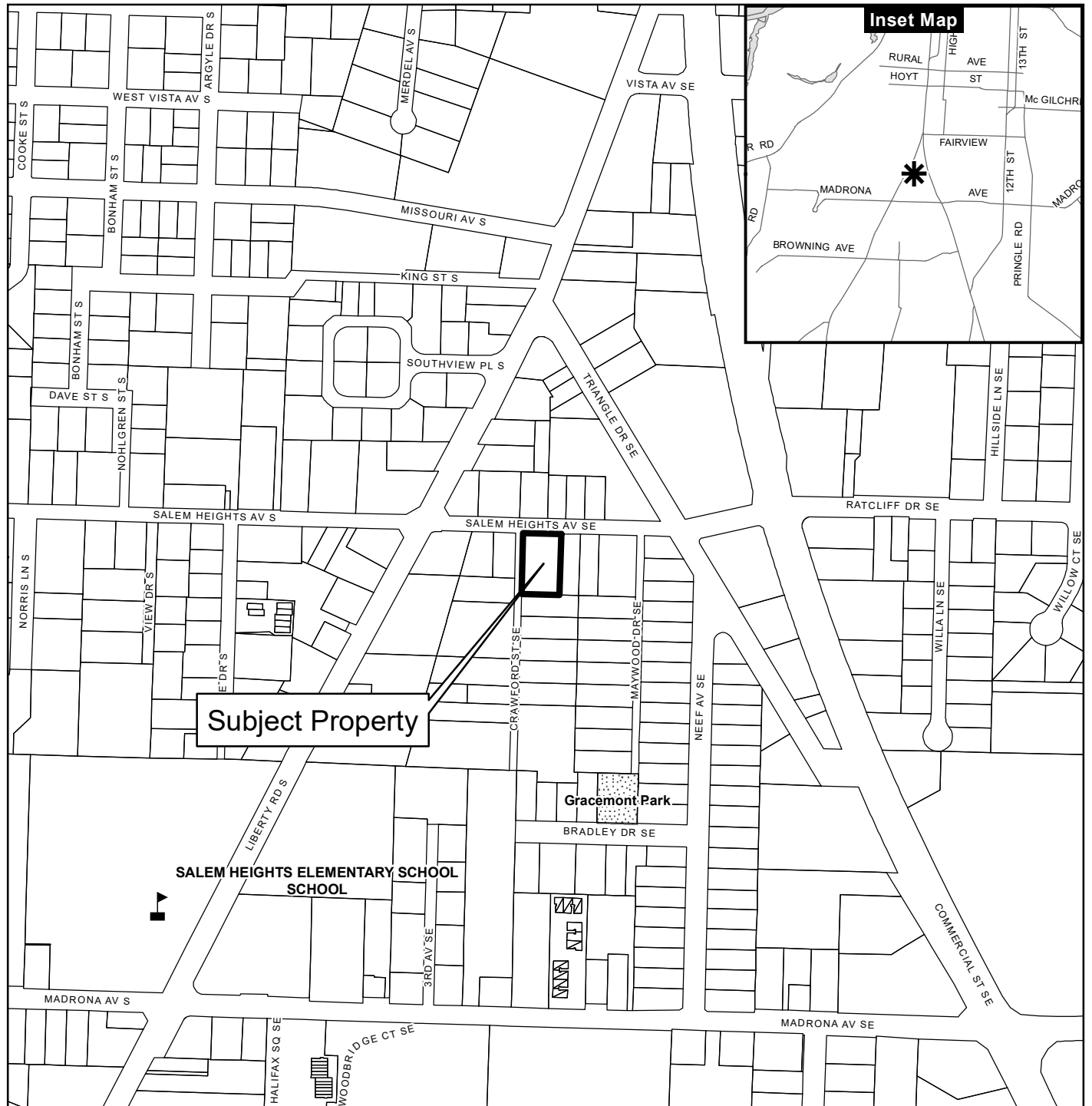
POSTAGE WILL BE PAID BY ADDRESSEE

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









Vicinity Map

226 Salem Heights Avenue SE



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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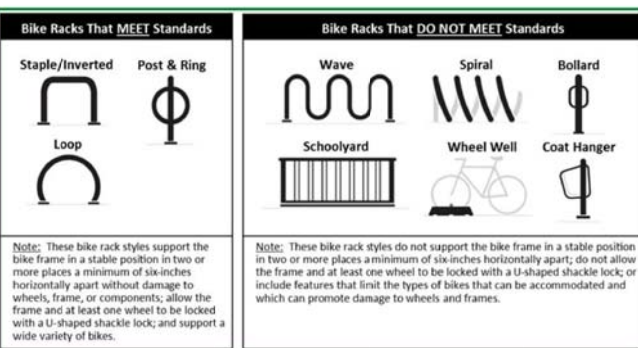
0 100 200 400 Feet





GROUND SLOPE

BIKE PARKING - RACKS



1' 5' 10' 12'

SITE PLAN