



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

April 7, 2022

Applicant/Owner(s):
MWSH Boone Road Property LLC
3425 Boone Rd SE
Salem, OR 97317

Representative:
Brandie Dalton
1155 13th St SE
Salem, OR 97302-2508

- I. TYPE OF LAND USE CASE: Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Class 1 Design Review Case No. CU-SPR-ADJ-DAP-TRV-DR22-02; Application No. 21-121613-ZO, 21-121614-RP, 21-121616-ZO, 21-121618-ZO, 22-106445-NR , and 22-103391-DR
- II. DATE APPLICATION DEEMED COMPLETE: March 25, 2022
- III. LOCATION OF SUBJECT PROPERTY: 3200 Block of Boone Rd SE, Salem, OR 97317
- IV. Summary: Phase 2 development of the McKenzie Heights complex, this phase includes twelve multiple family residential buildings and twelve townhome buildings containing a total of 272 dwelling units.
- V. Request: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review for development of a new twelve building apartment complex and twelve townhome buildings containing a total of 272 dwelling units, with Class 2 Adjustment requests to:
 - 1) Eliminate the requirement for off-street parking areas to be provided behind or beside a building or structure per SRC 702.020(d)(2) and allow off-street parking areas to be provided between a building and a street.
 - 2) Adjust the pedestrian access standards per SRC 702.020(d)(4) and allow an alternative pedestrian pathway to be provided through the interior corridor of a proposed building.
 - 3) Increase the maximum building length per SRC 702.020(e)(1) from 150 feet to 162 feet for proposed Building 11.
 - 4) Reduce the minimum building setback abutting the RA zoned property to the south from one foot for each foot of building height per SRC 702.020(e)(2) to 20 feet.
 - 5) Eliminate the requirement for a minimum of 40 percent of the buildable width to be occupied by buildings placed at the minimum setback per SRC 702.020(e)(4).
 - 6) Eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units per SRC 702.020(e)(5) for proposed Building 7.

And a Tree Regulation Variance request to remove 21 significant trees (Oregon white oaks with a diameter at breast height of 24 or greater) of the 27 total significant trees identified on this portion of the development site. For property approximately 27 acres in size, zoned IC (Industrial Commercial), and located at the 3200 Block of Boone Road SE - 97317 (Marion County Assessor Map and Tax Lot number: 083W13A / 00300).

- VI. 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. This is your opportunity to appear and testify before the Hearing Body, who will make the decision on your request. You may present digitally during the Public Hearing, if you need assistance please contact the case manager.
- c. Hearing Authority: **Hearings Officer**

Day and time of hearing: **Wednesday, April 27, 2022 at 5:30 p.m.**

This hearing will be shared LIVE on YouTube for public viewing. The forthcoming agenda will contain the YouTube link. As the applicant/owner/representative, you will need the Zoom link below in order to participate in the public hearing:

Please visit this Zoom link with any computer, tablet, or smart phone:
<https://us02web.zoom.us/j/89845673460>

Meeting ID: **898 4567 3460**

If you do not have access to a computer, tablet or smart phone, you may call 253-215-8782 to access the meeting. IF YOU PLAN TO CALL IN TO THE MEETING, please let staff know so they can coordinate access via phone number.

- VII. POSTING PROCEDURE: The subject property must be POSTED no sooner than April 13, 2022 and no later than April 17, 2022.
- a. Please pick up **2** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
 - b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing or comment period.
 - c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. IF THE SUBJECT PROPERTY IS NOT PROPERLY POSTED 10 DAYS PRIOR TO THE HEARING, THE HEARING MAY NOT BE HELD.

If you have any questions, please contact Aaron Panko, Planner III, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2356, E-mail: APanko@cityofsalem.net

AFFIDAVIT OF POSTING NOTICE

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the place above stated on the ____ day of ____, 20__, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON)
County of MARION) ss.

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)

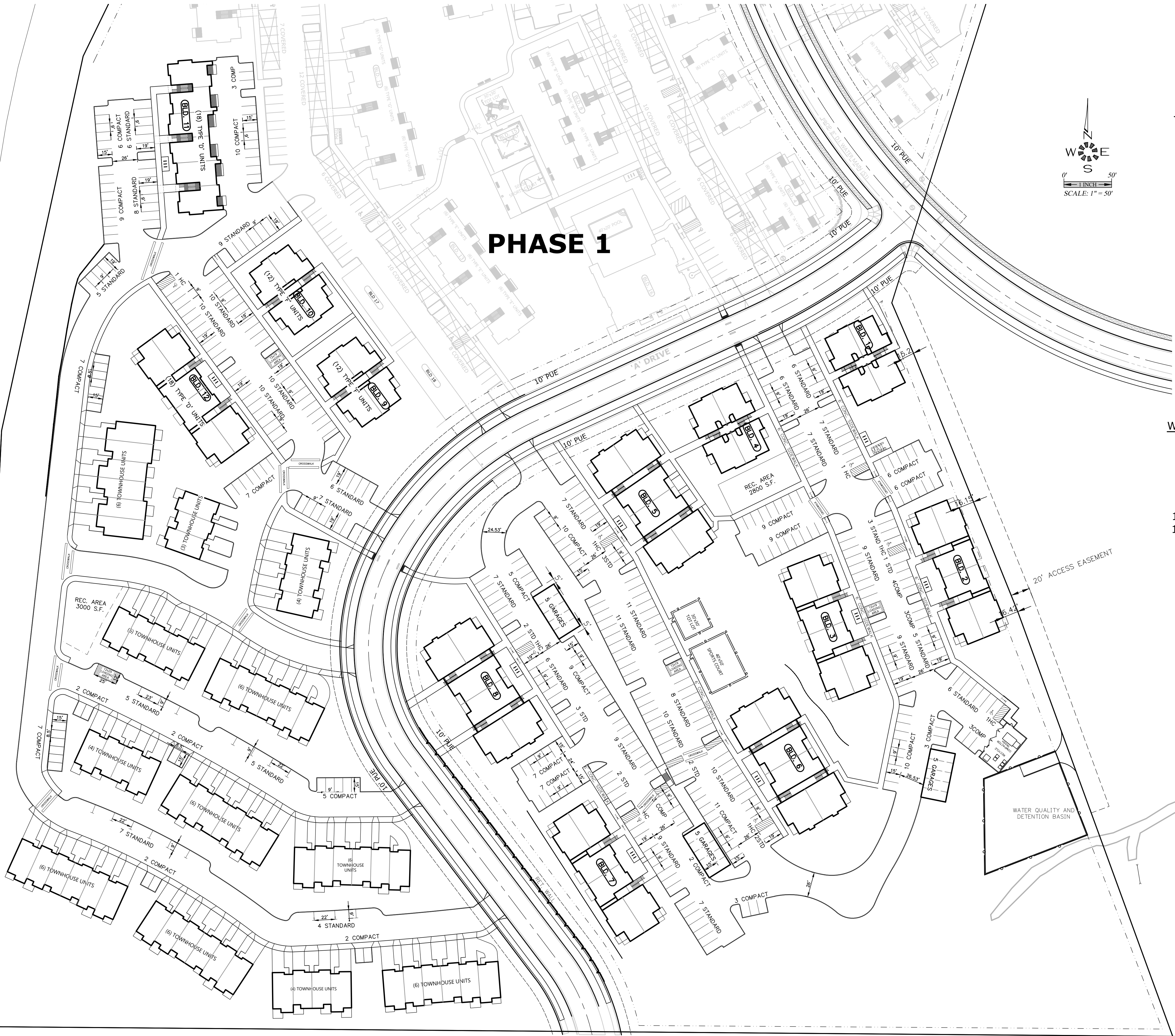
HEARING NOTICE

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:	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Class 1 Design Review Case No. CU-SPR-ADJ-DAP-TRV-DR22-02
PROPERTY LOCATION:	3200 Block of Boone Rd SE
SUMMARY:	Phase 2 development of the McKenzie Heights complex, this phase includes twelve multiple family residential buildings and twelve townhome buildings containing a total of 272 dwelling units.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p>Hearings Officer, April 27, 2022 at 5:30 p.m.</p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>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.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>April 27, 2022 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<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>Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com.</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) 240.005(d) – Conditional Use; 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: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.</p>



PHASE 1

SITE AREAS
BOUNDARY _____ 1,412,323 S.F.
TOTAL SITE _____ 830,133 S.F.

- EAST SIDE**
- 150 TOTAL APARTMENT UNITS EAST
 - 24 TYPE "I" 2-Bd, 2-Ba (1032 S.F.) UNITS
 - 18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
 - 36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
 - 36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
 - 36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS

- 302 TOTAL PARKING STALLS
- 161 STANDARD STALLS
- 119 COMPACT STALLS
- 7 HANDICAP STALLS
- 2 12x19 LOADING AREAS
- 15 GARAGES (1 HANDICAP)
- 42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
- 1 40'x50' SPORTS COURT
- 1 30'x30' TOT LOT
- 1 TRASH COMPACTOR / RECYCLE
- 2 PLAY AREAS
- 1 U.S. MAIL BOX AREA
- 1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
- 1 SWIMMING POOL (42'x22') (PHASE 1)
- 1 REC. AREA

- WEST SIDE**
- 60 TOTAL APARTMENT UNITS WEST
 - 24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
 - 18 TYPE "W6I" 2-Bd, 2-Ba (1037 S.F.) UNITS
 - 18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
 - 62 TOWNHOUSE UNITS

- 181 TOTAL PARKING STALLS
- 103 STANDARD STALLS
- 60 COMPACT STALLS
- 1 HANDICAP STALLS
- 1 12x19 LOADING AREA
- 1 12x25 LOADING AREA
- 1 REC. AREA
- 8 GARAGES
- 12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
- 1 U.S. MAIL BOX AREA

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 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 2014 OSSC SEC. 1107.6.2.1.2

- ⊙ – 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.

ADA HANDICAP ACCESSIBILITY NOTES:

- ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
- HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
- 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.



SITE PLAN

MCKENZIE HEIGHTS PHASE 2

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: T.N.S.
Checked: M.D.G.
Date: AUG. 2020
Scale: AS SHOWN



EXPIRES: 06-30-2023

JOB # 7071

SDR3