

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR22-45

PROJECT ADDRESS: 4345 Sunnyside Rd SE, Salem OR 97302

AMANDA Application No.: 22-107215-RP, 22-107216-ZO, 22-108312-ZO, 22-107217-DR

COMMENT PERIOD ENDS: November 18, 2022

SUMMARY: A proposal for a new 24-unit multi-family housing development.



BY:

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Adjustments, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a multi-family apartment building consisting of units, parking, and associated site improvements. The Class 2 adjustments requested are:

- (1) Reduce the 12-foot setback abutting a street to 6 feet from the special setback;
- (2) Reduce the 10-foot landscaped setback along the south property line to 6 feet;
- (3) Reduce the 20-foot setback for a vehicle use area abutting the RS zone to 10 feet;
- (4) Reduce the minimum required tree canopy spacing along the perimeter of the property to 702.020(b)(7)); and
- (5) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Sunnyside Rd, a Minor Arterial street (SRC 804.035(d)).

The subject property is approximately 1 acre in size, zoned CO (Commercial Office), and located at 4345 Sunnyside Road SE - 97302 (Marion County Assessors Map and Tax Lot number: 083W10AC / 600).

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, November 18, 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, 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.

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: I AM WELL ACQUAINTED WITH THIS LOCATION HAVING LIVED IN SOUTH SALEM FOR 32 YEARS. THE 104LW00D TO HILFIER INTERCHANGE IS ALREADY HAZARDOUS. THIS PLAN WOULD SEEM TO ONLY INCREASE RISK AND REDUCE PUBLIC SAFETY.

Name/Agency: LOREN VICKERY

Address: 2699 SW REDMOND HILL RD MC MINNVILLE 97128

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Email: LORENVICKERY@HOTMAIL.COM

Date: 11-10-22

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