

## Austin Ross

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**From:** Karen Sjogren <sjogrenkaren2@gmail.com>  
**Sent:** Thursday, May 18, 2023 2:06 PM  
**To:** Austin Ross  
**Subject:** Change of use permit for 1205 Wallace Rd NW, Salem, OR 97304

The following are my comments on the application 23-106871-PLN for a change of use of the above referenced property to a daycare facility, with attendant upgrades. There are many children in the surrounding area, specifically in the apartment complexes on the other side of Wallace. A daycare facility would be an excellent use of this property, so long as the children are well protected from the traffic on Wallace road. It looks like part of the property is set back from the road, so that could be done. My name is Karen Sjogren, address 521 Taybin Road NW (other side of Wallace Road from the proposed project), phone no. 619 490 0593. Dated today, May 18, 2023. I have lived at this address 21 years so I know the neighborhood well. Please confirm your receipt of this email.

## 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 Case No. SPR-ADJ23-16

**PROJECT ADDRESS:** 1205 Wallace Rd NW, Salem OR 97304

**AMANDA Application No.:** 23-106871-PLN

**COMMENT PERIOD ENDS:** May 30, 2023

**SUMMARY:** Site and building upgrades for an new daycare facility.

**REQUEST:** A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).

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., Tuesday, May 30, 2023,** 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:** Austin Ross, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2431; E-Mail: [aross@cityofsalem.net](mailto:aross@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: ADAM ALFAQUEEH COUNTRY FINANCIAL

Address: 1291 WALLACE RD SALEM OR 97304

Phone: 503 585 6300

Email: ADAM.ALFAQUEEH@COUNTRYFINANCIAL.COM

Date: 5/18/2023

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





# 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 Case No. SPR-ADJ23-16
<b>PROPERTY LOCATION:</b>	1205 Wallace Rd NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	May 16, 2023
<b>PROPOSAL SUMMARY:</b>	Site and building upgrades for an new daycare facility.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, May 30, 2023</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>
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<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>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  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.

<b>PROPERTY OWNER(S):</b>	Mid-Willamette Valley Community Action Agency
<b>APPLICANT(S):</b>	Jocelyn Cambier
<b>PROPOSAL REQUEST:</b>	A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).
<b>APPLICATION PROCESS:</b>	<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>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 23 106871. Paper copies can be obtained for a reasonable cost.

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**PROJECT ADDRESS:** 1205 Wallace Rd NW, Salem OR 97304

**AMANDA Application No.:** 23-106871-PLN

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*The pedestrian pathway will not be required to be accessible as it is technically infeasible to comply. 2022 OSSC Section 3403.6.1*

Name/Agency: AL-DR

Address: City of Salem

Phone: Building and Safety

Email: \_\_\_\_\_

Date: \_\_\_\_\_

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