

## Shelby Guizar

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**From:** Shelby Guizar  
**Sent:** Monday, July 3, 2023 12:11 PM  
**To:** Copy Center  
**Subject:** SPR-ADJ-DAP23-24 NOF/RFC - Print and Mail  
**Attachments:** SPR-ADJ-DAP23-24 Affidavit for NOF.DOC; SPR-ADJ-DAP23-24 Mailing List.csv; SPR-ADJ-DAP23-24 NOF-RFC.pdf

Hi,

Please print and mail the attached to the attached mailing list.

Thank you,  
252580  
Print 453.06  
Mail 452.05

- Shelby Guizar | 503-540-2315

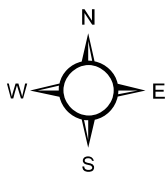
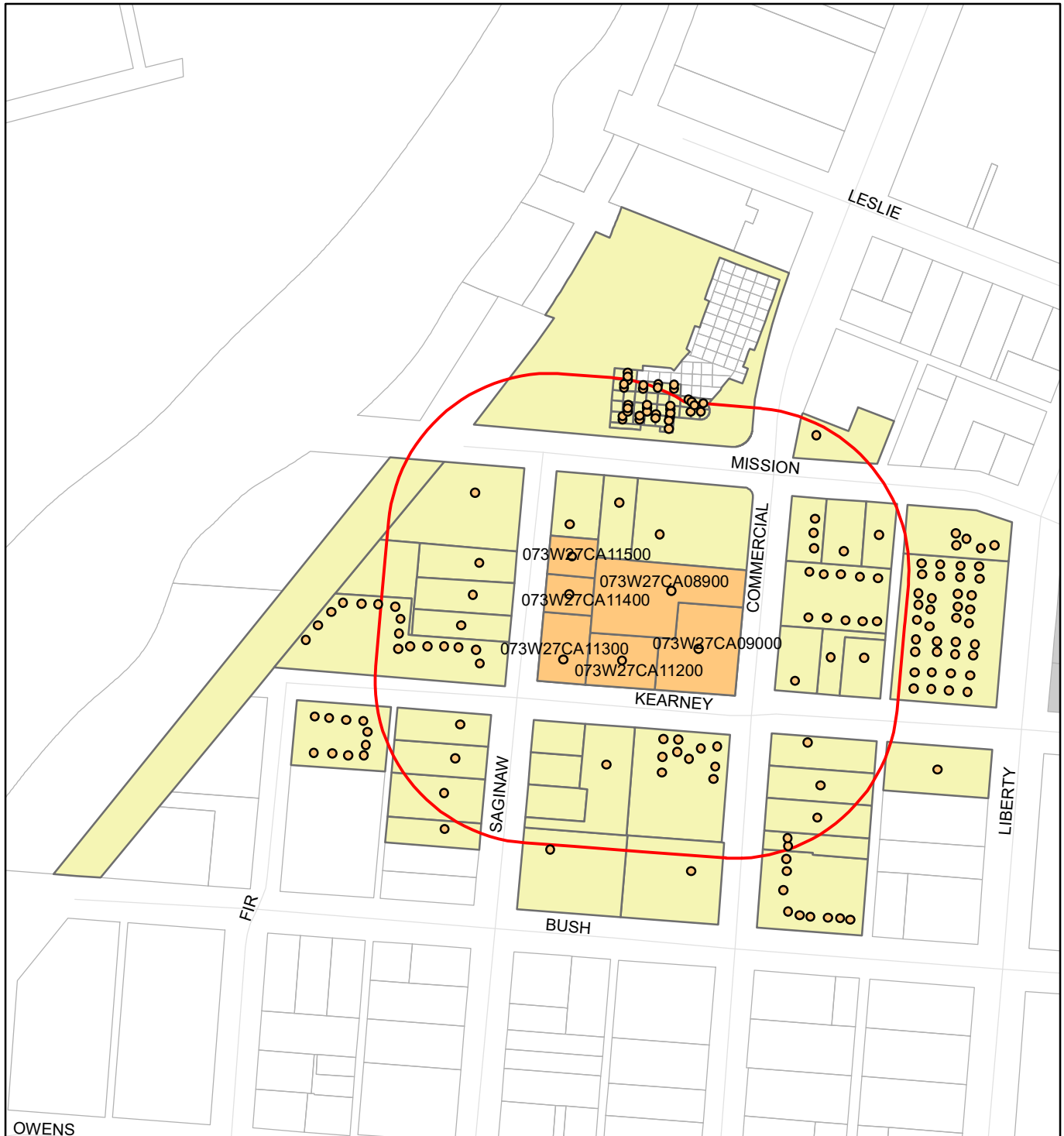
# Notification Locality



Request ID: 23-117603-PLN

Date: 28 Jun 2023

Buffer: 250 ft



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AFFIDAVIT of MAILING

STATE OF OREGON            )  
CITY OF SALEM             )

I, Jeff Springer, do hereby certify that on July 3, 2023 I deposited true and correct copies of the NOTICE OF FILING in the Salem post office addressed to the attached mailing list, for the application of Class 3 Site Plan Review, Class 2 Driveway Approach Permit, Class 2 Adjustment Case No. SPR-ADJ-DAP23-24; Application No. 22-117603-PLN:

Summary: Proposed new 31,814 square-foot, three-story, medical/office building with associated site improvements and off-street parking.

Request: A consolidated application for a proposed new 31,814 square-foot, three-story, medical/office building with associated site improvements and off-street parking. The application includes:

- 1) A Class 3 Site Plan Review for the proposed development;
- 2) A Class 2 Adjustment to:
  - a) Increase the maximum setback for the proposed building abutting Kearney Street S from 0 ft. to 10 ft. (SRC 533.015(c));
  - b) Allow less than 75 percent of the street frontage of the lot abutting Commercial Street SE to be occupied by building placed at the setback line (SRC 533.015(d));
  - c) Reduce the minimum required ground floor height of the proposed building from 14 ft. to 9 ft. (SRC 533.015(h));
  - d) Allow the proposed building to include less than a minimum of 65 percent transparent windows on the ground floor facades facing Commercial Street SE and Kearney Street S (SRC 533.015(h));
  - e) Allow less than 75 percent of the ground floor facades of the proposed building adjacent to Commercial Street SE and Kearney Street S to include weather protection in the form of awnings or canopies (SRC 533.015(h));
  - f) Allow the proposed development, which is located on a corner lot abutting a local street, to take access to Commercial Street SE (the street with the higher street classification) rather than solely to Kearney Street S (the street with the lower street classification) (SRC 804.035(c)(2)); and
  - g) Allow the proposed driveway approach onto Commercial Street SE to be located less than the minimum required 370-foot spacing from the intersection of Kearney Street S and nearest driveway to the north of the subject property on Commercial Street SE (SRC 804.035(d)); and
- 3) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto Commercial Street SE and Kearney Street S.

The subject property totals approximately 1.42 acres in size, is zoned MU-I (Mixed-Use-I) and partially within the Saginaw Street Overlay Zone, and located at 835 to 887 Commercial Street SE and 840 to 890 Saginaw Street S (Marion County Assessor Map and Tax Lot Numbers: 073W27CA08900, 073W27CA09000, 073W27CA11200, 073W27CA11300, 073W27CA11400, and 073W27CA11500)."

A copy of such notification is filed in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, July 3, 2023.

  
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Jeff Springer, Document Services Supervisor

## Shelby Guizar

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**From:** Shelby Guizar  
**Sent:** Monday, July 3, 2023 1:56 PM  
**To:** Shelby Guizar  
**Cc:** Bryce Bishop  
**Subject:** Notice of Filing / Request for Comments - Case No. SPR-ADJ-DAP23-24 for 835 to 887 Commercial Street SE and 840 to 890 Saginaw Street S  
**Attachments:** SPR-ADJ-DAP23-24 NOF-RFC.pdf

**BCC List:** hunsaket@gmail.com; rjp@rktect.com; Brian Sund; Carel Dewinkel; Carlene Benson; Carol Snyder; Curt Fisher; Geoffrey James - Morningside N.A.; Heather Sorensen; Irma Coleman; Jeff Schumacher; Jim Scheppke; Joe Farrior; John Prohodsky; Jon Christenson; Kathleen Moynihan; Lisa Anderson-Ogilvie; Lorrie Walker; Mark Wieprecht; Mark Wigg; Roger Heusser; Ron Rubel; Roz Shirack - SCAN; Statesman Journal Newsroom; Victor Dodier; Adam Deshon; Albert Rossi; Andrew Wilch; Austin McGuigan, Polk Co. Planning; Bill Lawyer, City of Keizer Public Works; Brandon Ditto; Brandon Pike; Cara Kaser; Cherriots Planning; Christine Stevenson, Dept. of State Lands; Claude Kennedy; Curtis Pellatz; Daniel Kizer; David Fridenmaker, Salem Keizer School District; David Hammill, Comcast Cable; David Hughes; Dennis Will (NOLA Land Use Chair); Gerry Juster; Hilary Heite; Hilary Leavell; Jason Carroll; John Rasmussen, Marion Co. Public Works; Ken Spencer; Kimberli Fitzgerald; Laurel Christian; Lesley Hegewald, Mid-Willamette Valley COG; Marion Co Assessor's Office; Marion County; Marion County Planning; Max Hepburn; Mike Middleton; Nicole Bess; Olivia Dias; Prescott Mann; Robin Dalke (RDalke@cityofsalem.net); Ryan Slack; Shane Witham; Steve Baldwin, Marion County Assessor's Office; Steve Dickey; Suzanne Nelson; Terry Neal

Hello,

The Notice of Filing/ Request for Comments for Site Plan Review, Adjustment, and Driveway Approach Permit Case No. SPR-ADJ-DAP23-24 for 835 to 887 Commercial Street SE and 840 to 890 Saginaw Street S is attached for your information. Comments are due **Monday, July 17, 2023 by 5:00 p.m.** Hard copies go out in the mail today for those of you who are to receive one.

*Application Summary:* Proposed new 31,814 square-foot, three-story, medical/office building with associated site improvements and off-street parking.

Please direct questions or comments to the **CASE MANAGER:**

**Bryce Bishop**

[BBishop@cityofsalem.net](mailto:BBishop@cityofsalem.net)

503-540-2399

Thank you,

**Shelby Guizar** (she/her)

*Administrative Analyst*

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem, OR 97301

[SGuizar@cityofsalem.net](mailto:SGuizar@cityofsalem.net) | 503-540-2315

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