

AFFIDAVIT of MAILING

STATE OF OREGON)

CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on August 23, 2023, I deposited true and correct copies of the NOTICE OF DECISION in the Salem post office addressed to the attached mailing list, for the application for Class 3 Site Plan Review, Class 2 Driveway Approach Permit, Class 2 Adjustment Case No. "SPR-ADJ-DAP23-24"; Application No. 22-117603-PLN:

"Application 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. Said notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, August 23, 2023.



Josh Horrocks