



# 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*

<b>CASE NUMBER:</b>	Conditional Use, Class 3 Site Plan Review, Class 2 Zoning Adjustment, and Class 2 Driveway Approach Permit Case No. CU-SPR-ADJ-DAP20-04
<b>PROPERTY LOCATION:</b>	1163 D Street NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to construct four tennis courts and associated parking.
<b>HEARING INFORMATION:</b>	<p>DUE TO SOCIAL DISTANCING MEASURES PUT INTO PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. <b>THE COMMISSION WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</b></p> <p>Hearings Officer, <u>June 24, 2020 at 5:30 P.M.</u></p> <p>To view and listen to this hearing, you may visit this link with any computer, tablet, or smart phone: <a href="https://www.gotomeet.me/SalemPlanning/hearings-officer-june-24-2020">https://www.gotomeet.me/SalemPlanning/hearings-officer-june-24-2020</a></p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: +1 (646) 749-3112 Access Code: 662-238-101</p>
<b>TO PROVIDE WRITTEN TESTIMONY:</b>	<p><b>PLEASE DIRECT COMMENTS REGARDING THIS CASE TO THE CASE MANAGER LISTED BELOW.</b> Staff recommends emailing your comments to the case manager. Mailed comments will still be accepted but Staff cannot guarantee prompt receipt. Only those participating at the hearing by submission of written testimony have the right to appeal the decision.</p>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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>Grant Neighborhood Association, Paul Tigan, Land Use Chair; Phone: 303-845-2449; Email: <a href="mailto:paultigan@gmail.com">paultigan@gmail.com</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	<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 Zoning Adjustment, and 804.025(d) – Class 2 Driveway Approach Permit</p> <p>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.</p>

<b>OWNER(S):</b>	Salem Keizer School District 24J
<b>APPLICANT / AGENT(S):</b>	Mark Shipman, Saalfled Griggs Lawyers, and Julie Condon, BRIC Architecture, on behalf of Joel Smallwood, Salem Keizer School District 24J
<b>PROPOSAL REQUEST:</b>	<p>A consolidated Conditional Use, Class 3 Site Plan Review, Class 2 Zoning Adjustment, and Class 2 Driveway Approach Permit, for the development of tennis courts and associated parking on a property approximately 1.75 acres (including alley and 12th street right-of-way), zoned RM-II (Multi-Family Residential-II) and PE (Public and Private Education Services) zones and designated Multiple Family Residential in the Salem Comprehensive Plan. The subject property is located at 1163 D Street NE (Marion County Assessor Numbers 073W23CA / 7200, 073W23CA / 7100, 073W23CA / 8100, 073W23CA / 8200, 073W23CA / 8300) and City right of way.</p> <p>The request includes five Class 2 Adjustments for the following:</p> <ol style="list-style-type: none"> <li>1) To increase the height of the fence within the RM-II zone to six feet along E Street and eight feet for the remainder of the proposal.</li> <li>2) Reduce the driveway spacing on a minor arterial to 270 feet.</li> <li>3) Eliminate the setback for a vehicle use area abutting 12th Street NE.</li> <li>4) Eliminate the setback for a vehicle use area abutting D Street NE.</li> <li>5) Eliminate the 5-foot setback abutting a property line for a vehicle use area for property lines on the southern portion of the development site.</li> </ol>
<b>TEMPORARY HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the Commissioners. Due to the Covid-19 pandemic, testimony from neighborhood organizations, persons in favor or opposition, and rebuttal by the applicant will be limited to written testimony. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 107338
<b>NOTICE MAILING DATE:</b>	June 4, 2020

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**  
**For more information about Planning in Salem: <http://www.cityofsalem.net/planning>**

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7





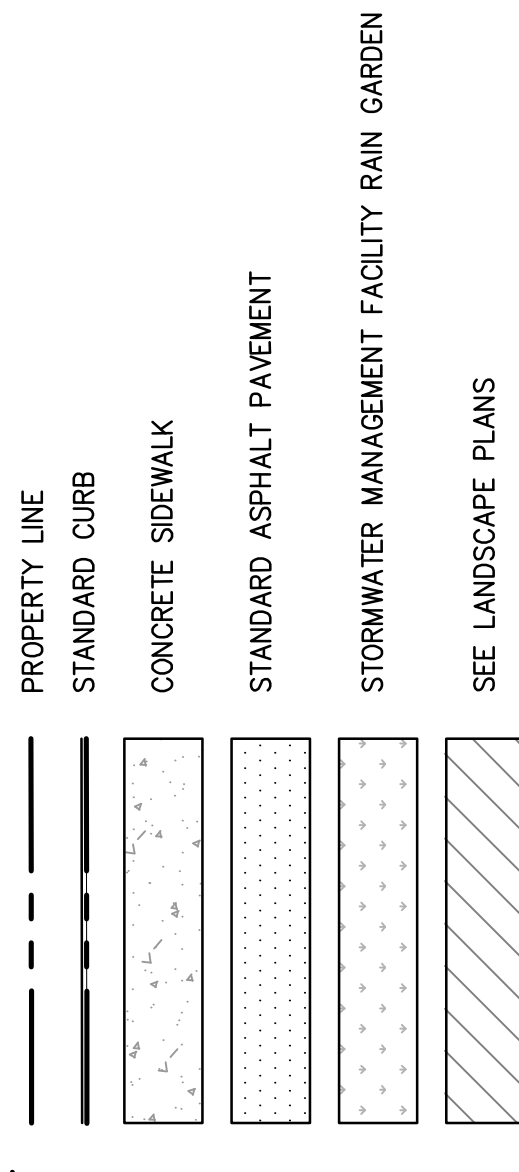
**SHEET NOTES**

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- SEE LANDSCAPE PLANS FOR PLANTING PLANS, TENNIS COURTS, AND ADDITIONAL SITE FEATURES.

**KEY NOTES**

- | #  | DESCRIPTION                     | DETAIL REF.                             |
|----|---------------------------------|---|
| 1  | SAWCUT LINE                     | 4/C600                                  |
| 2  | STANDARD CURB                   | 9/C600                                  |
| 3  | CURB ENDING                     | 10/C600                                 |
| 4  | WHEEL STOP                      | 3/C600                                  |
| 5  | CONCRETE SIDEWALK               | 12/C600                                 |
| 6a | ADA PARKING STALLS AND STRIPING | 17/C600                                 |
| 6b | "NO PARKING" ZONE STRIPING      | 11/C600                                 |
| 7  | 4" WIDE WHITE STRIPE            | 13/C600                                 |
| 8  | ADA PARKING SIGN                | 15/C600                                 |
| 9  | DETECTABLE WARNING              | 16/C600                                 |
| 10 | CURB RAMP                       | 6/C600                                  |
| 11 | CONCRETE CURB WALL              | 6/C600                                  |
| 12 | CONCRETE DRIVEWAY               | REFERENCE SALEM CITY DETAIL NO.302/C602 |
| 13 | TENNIS COURT FENCING            | REFERENCE LANDSCAPE PLANS               |

**SHEET LEGEND**



- COMPACT PARKING STALLS**
- C
  - LT
  - PC
  - PCC
  - PI
  - PT
  - R
  - RT
  - Ⓢ
  - ↔
- LEFT  
POINT OF COMPOUND CURVE  
POINT OF INTERSECTION  
POINT OF TANGENT  
RADIUS  
RIGHT
- SEE THIS SHEET FOR CURB RADIUS TABLE  
LIGHT, SEE ELECTRICAL PLANS FOR DETAILS

**PARKING COUNT SUMMARY TABLE**

STANDARD STALLS	43
COMPACT STALLS	6
STANDARD ADA STALLS	2
VAN ADA STALLS	1
TOTAL STALLS	52

**CURB RADIUS TABLE**

CURB #	BEGINNING NORTHERN EASTING	ENDING NORTHERN EASTING	LENGTH	RADIUS	DELTA	TANGENT DISTANCE	ENDING NORTHERN EASTING
C1	476681.87	476680.23	4.71'	3.00'	90°00'00"	4.24'	476685.76
C2	476744.37	4764890.64	4.71'	3.00'	90°00'00"	4.24'	476746.06
C3	476748.85	4764896.63	4.71'	3.00'	90°00'00"	4.24'	476752.75
C4	476811.36	4764892.04	4.71'	3.00'	90°00'00"	4.24'	476813.05
C5	476865.64	4764895.81	4.71'	3.00'	90°00'00"	4.24'	476867.35
C6	476717.09	4764892.13	4.71'	3.00'	90°00'00"	4.24'	476719.40
C7	476709.35	47648916.86	15.71'	10.00'	90°00'00"	14.14'	476896.38
C8	476675.52	47648909.97	12.57'	8.00'	90°00'00"	11.31'	476671.01
C9	476665.95	47648926.09	4.71'	3.00'	90°00'00"	4.24'	476669.84
C10	476682.17	47648933.19	4.71'	3.00'	90°00'00"	4.24'	476683.88
C11	476669.29	47648999.42	4.71'	3.00'	90°00'00"	4.24'	476665.40
C12	476643.07	47648992.31	4.71'	3.00'	90°00'00"	4.24'	476641.38
C13	476638.08	47648996.79	4.71'	3.00'	90°00'00"	4.24'	476641.97
C14	476664.11	47649004.37	4.71'	3.00'	90°00'00"	4.24'	476665.80
C15	476639.77	47649071.31	4.71'	3.00'	90°00'00"	4.24'	476635.88
C16	476613.55	47649067.20	4.71'	3.00'	90°00'00"	4.24'	476611.86

**SITE AREAS SUMMARY TABLE**

TOTAL SITE AREA	76,900	SF
IMPERVIOUS AREA	50,100	SF
LANDSCAPE AREA	19,373	SF
STORMWATER MANAGEMENT AREA	7,421	SF
LANDSCAPE AREA PERCENTAGE OF TOTAL SITE AREA	25%	SF

