



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property 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>	Nonconforming Use / Class 3 Site Plan Review Case No. NC-SPR20-01
<b>PROPERTY LOCATION:</b>	650 2 <sup>nd</sup> St NW, Salem OR 97304
<b>APPLICATION SUMMARY:</b>	An application to change an existing warehouse building to a self-service storage facility.
<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 HEARINGS OFFICER WILL ONLY ACCEPT WRITTEN TESTIMONY. THE RECORD WILL BE HELD OPEN FOR ADDITIONAL WRITTEN COMMENTS AFTER THE HEARING.</b></p> <p><b><u>Hearings Officer, City of Salem, Wednesday, May 13, 2020 at 5:30 P.M.</u></b></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-may-13-2020">https://www.gotomeet.me/SalemPlanning/hearings-officer-may-13-2020</a></p> <p>To only listen to the meeting, you may dial in with your phone using this number and access code: <a href="tel:+16692243412">+1 (669) 224-3412</a> Access Code: 887-803-901</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>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@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>West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</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>	Salem Revised Code (SRC) Chapter(s) 270.005(d)(4) – Non-conforming uses; and 220.005(f)(3) – Class 3 Site Plan Review.
	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>OWNER(S):</b>	Edgewater Opportunity Zone, LLC (Terrance Blackburn and Sean Blackburn)
<b>APPLICANT / AGENT(S):</b>	Gene Bolante, Studio3 Architecture, on behalf of Chris Blackburn
<b>PROPOSAL REQUEST:</b>	Consolidated Nonconforming Use and Class 3 Site Plan Review applications to substitute self-service storage for the existing nonconforming use of warehousing and distribution in a building within a 3.87 acre development site in the ESMU (Edgewater/Second Street Mixed-Use Corridor) zone at 650 2nd Street NW, 809, 811, 901, 903, and 975 Edgewater Street NW, and 150 Patterson Street NW 97304 (Polk County Assessor Map and Tax Lots 073W21DD / 02500, 02600, 02700, 02800, 02900, and 03000 and 073W21DD01100).
<b>HEARING PROCEDURE:</b>	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, and questions from the hearing body. 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: 19 122191
<b>NOTICE MAILING DATE:</b>	April 23, 2020

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

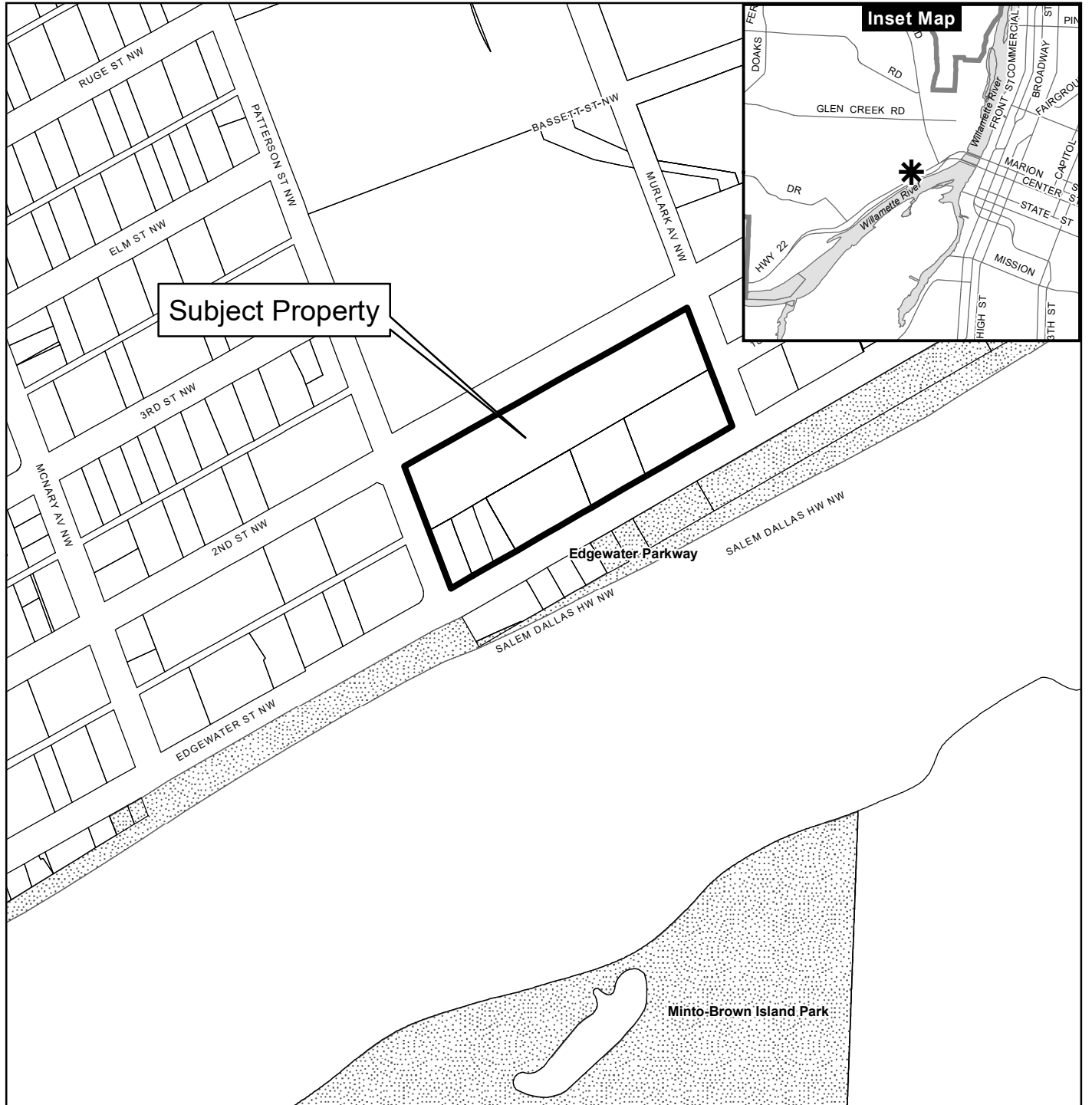
<http://www.cityofsalem.net/planning>

*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*

# Vicinity Map 650 2nd Street NW



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2019-128  
DATE: 15 OCT 2019  
REVISIONS  
DATE: 25 JAN 2020  
ADD PATH TO BLDG

S I T E P L A N R E V I E W :  
901 EDGEWATER STREET NW  
S A L E M O R E G O N 9 7 3 0 4

SHEET  
A100

SITE SUMMARY:

809,901 AND 975 EDGE WATER STREET NW AND 150 PATTERSON STREET NW

ZONE: ESMU


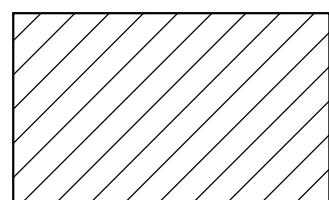
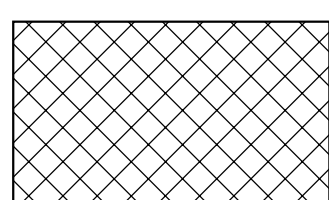
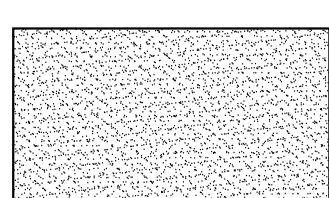
SITE AREA: 3.87 ACRES

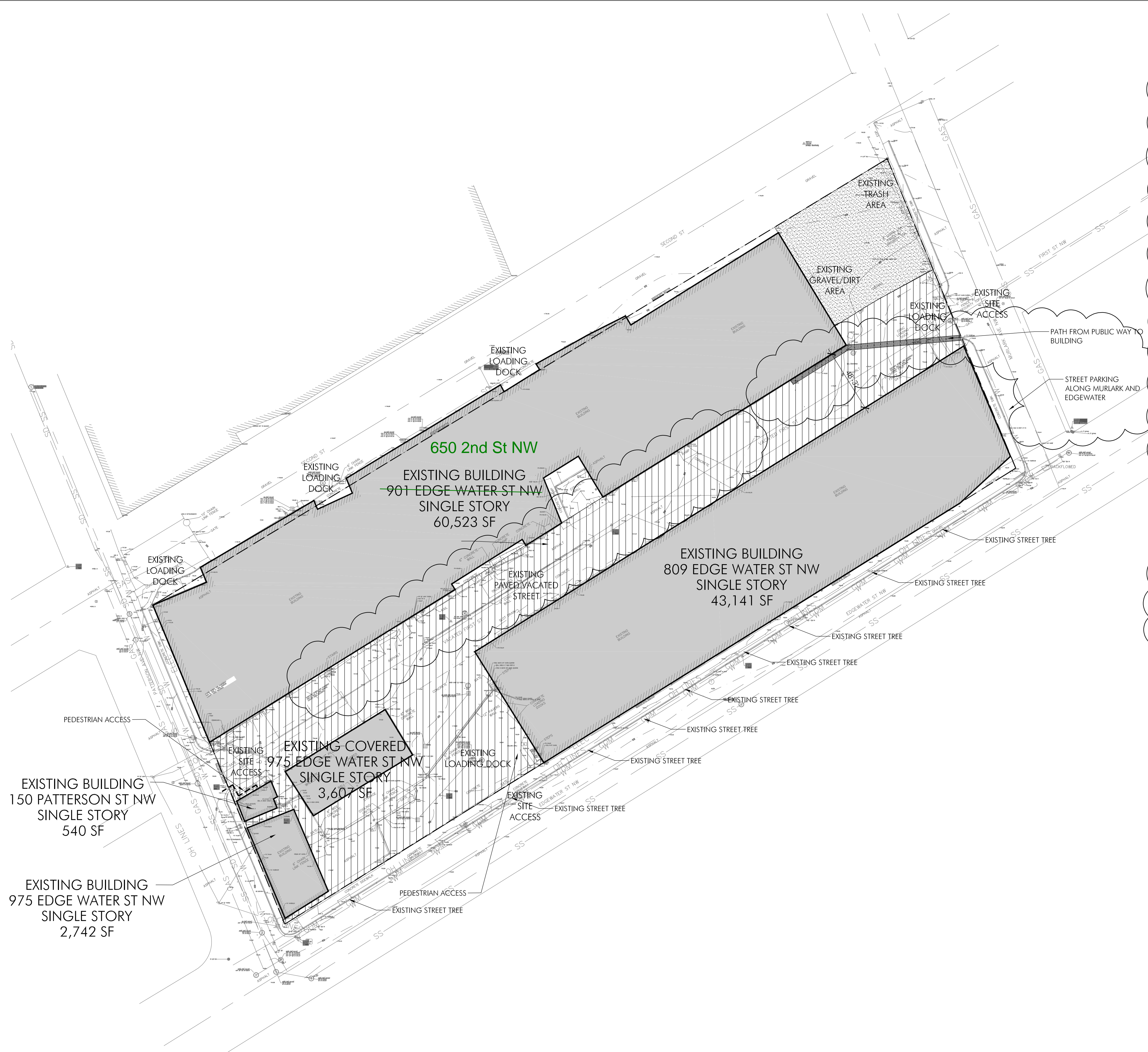
AREAS:

BUILDING	110,553 SF
PAVEMENT	49,996 SF
GRAVEL	8,028 SF
LANDSCAPE	0 SF
TOTAL	168,577 SF

BUILDING USES:

901 EDGE WATER - PROPOSE AS MINI STORAGE, PREVIOUS USE BULK STORAGE  
809 EDGE WATER - PREVIOUS USE STORAGE AND MANUFACTURING  
975 EDGE WATER - PREVIOUS USE OFFICE AND STORAGE  
150 PATTERSON - PREVIOUS USE OFFICE

-  EXISTING BUILDING AREA
-  EXISTING PAVEMENT AREA
-  EXISTING LANDSCAPED AREA
-  EXISTING GRAVEL AREA



1 SITE PLAN  
0' 20' 40' 80' 120' 1:40

