



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.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-01
PROPERTY LOCATION:	4875 Justice Way S, Salem OR 97302
NOTICE MAILING DATE:	January 28, 2021
PROPOSAL SUMMARY:	Development of a building addition, play structure, and general improvements and site work to an existing school.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, February 11, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Steven McAtee, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: smcatee@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: epwhitehouse@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	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: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Salem Keizer School District 24J
APPLICANT(S):	Pamela Triplett, Anderson Shirley Architects INC, on behalf of Joel Smallwood
PROPOSAL REQUEST:	<p>Class 3 Site Plan Review with two Class 2 Adjustments for the development of a 8,900 square foot building addition to an existing school, a 4,328 square foot covered play structure, general interior improvements, and site work. The project will increase the number of classrooms by two, for a total of 22. The Class 2 Adjustments are to bicycle parking location standards and to pedestrian access standards to the transit stop and to Joseph Street S.</p> <p>The 3.39 acre property is zoned RS (Single Family Residential) and located at 4875 Justice Way S (Marion County Assessor's Map and Tax Lot No. 083W08DD / 12200).</p>
APPLICATION PROCESS:	<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>
MORE INFORMATION:	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 https://permits.cityofsalem.net . Just enter the permit number listed here: 20 116881, 20 116882

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

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ21-01

PROJECT ADDRESS: 4875 Justice Way S, Salem OR 97302

AMANDA Application No.: 20-116881-RP, 20-116882-ZO

COMMENT PERIOD ENDS: January 28, 2021

SUMMARY: Development of a building addition, play structure, and general improvements and site work to an existing school.

REQUEST: Class 3 Site Plan Review with two Class 2 Adjustments for the development of a 8,900 square foot building addition to an existing school, a 4,328 square foot covered play structure, general interior improvements, and site work. The project will increase the number of classrooms by two, for a total of 22. The Class 2 Adjustments are to bicycle parking location standards and to pedestrian access standards to the transit stop and to Joseph Street S.

The 3.39 acre property is zoned RS (Single Family Residential) and located at 4875 Justice Way S (Marion County Assessor's Map and Tax Lot No. 083W08DD / 12200).

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., Thursday, February 11, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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: Steven McAtee, Planner II, Phone: 503-540-2363; E-Mail: smcatee@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

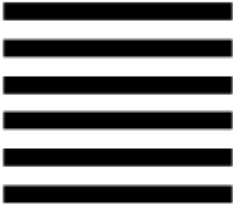
- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



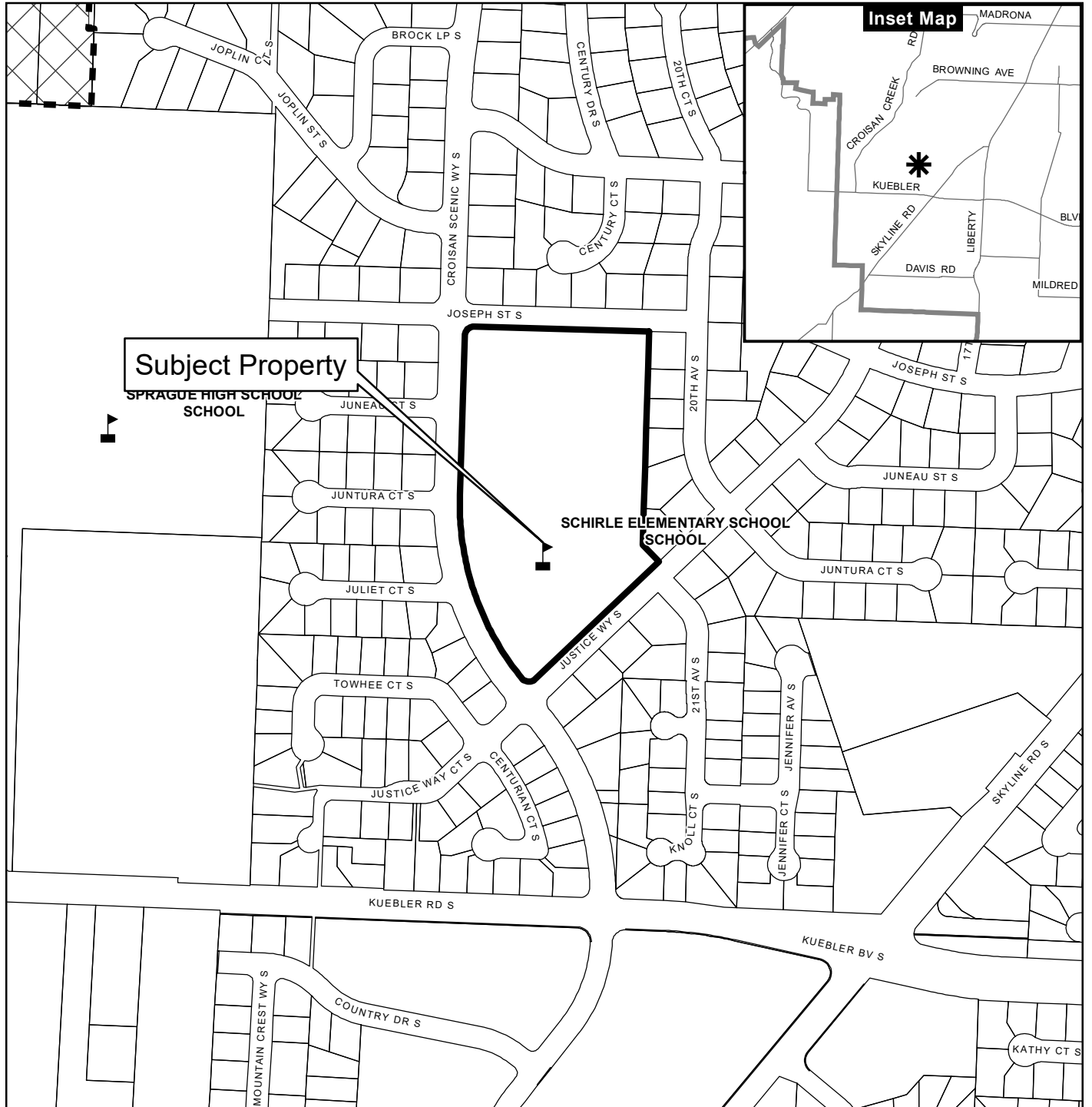
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 4875 Justice Way S



Legend

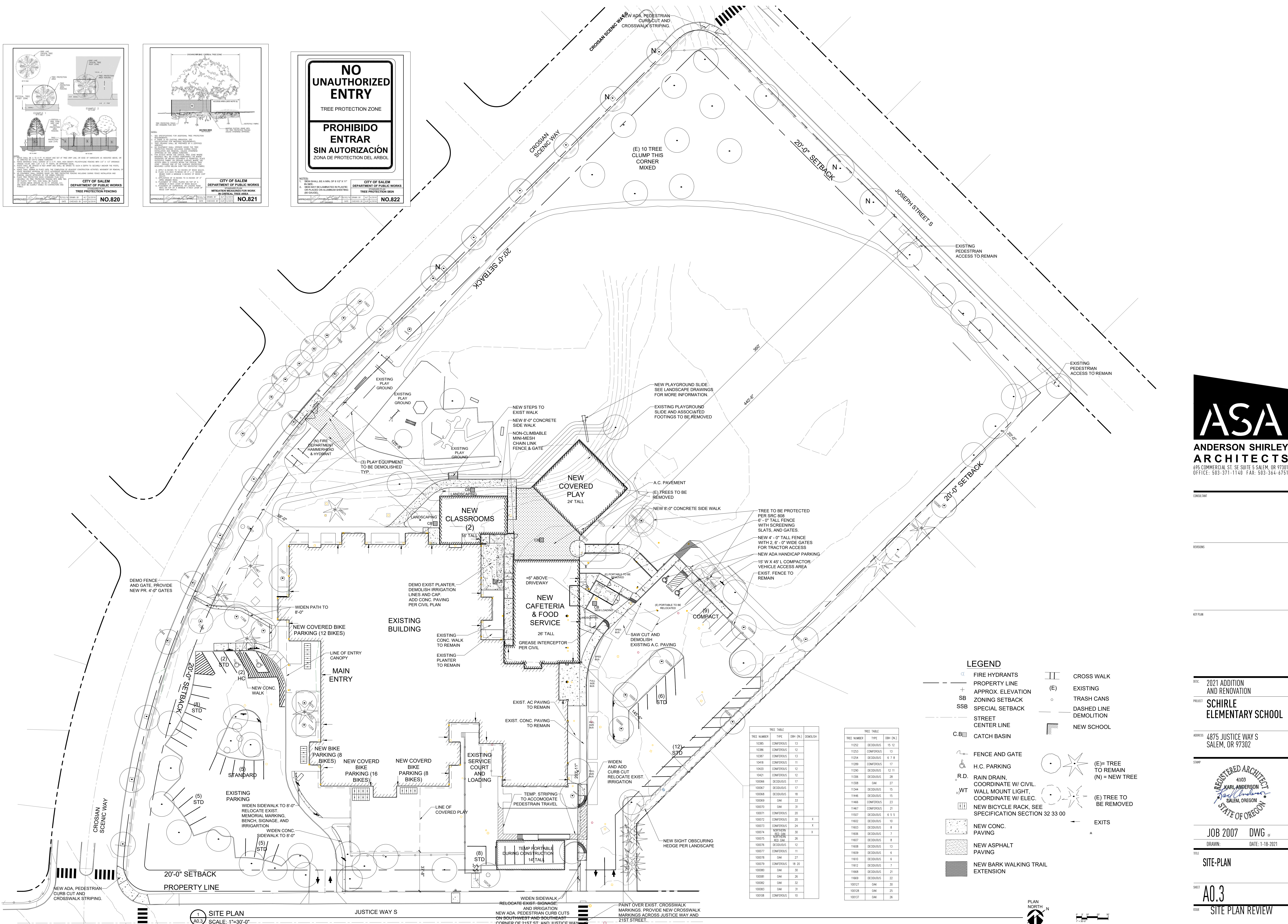
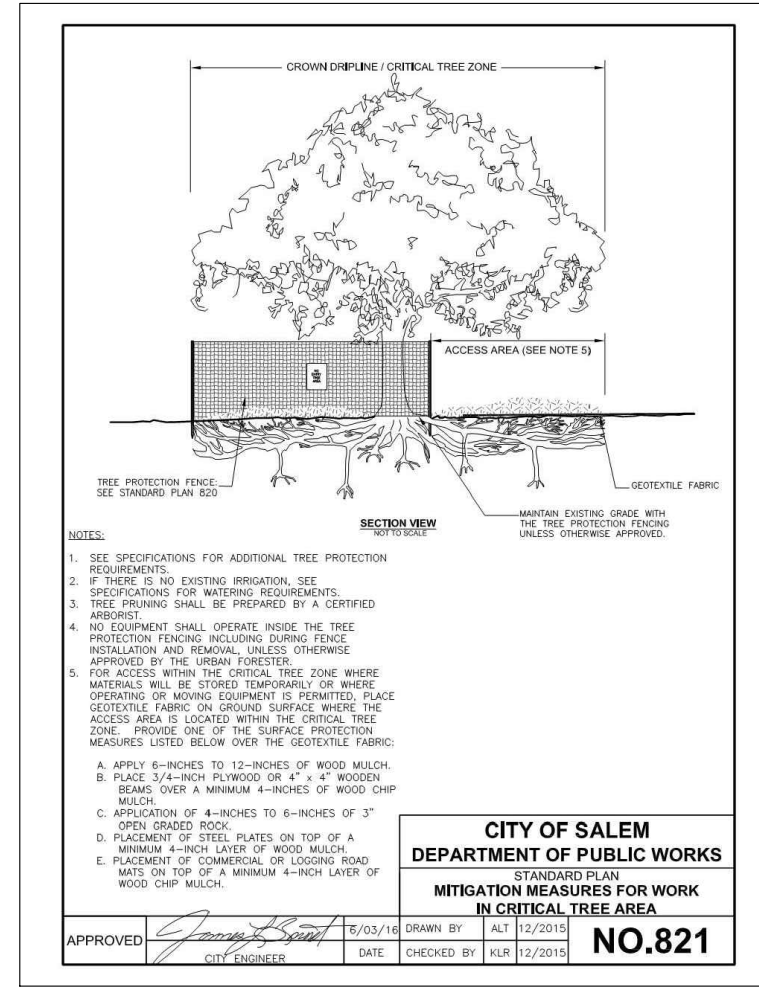
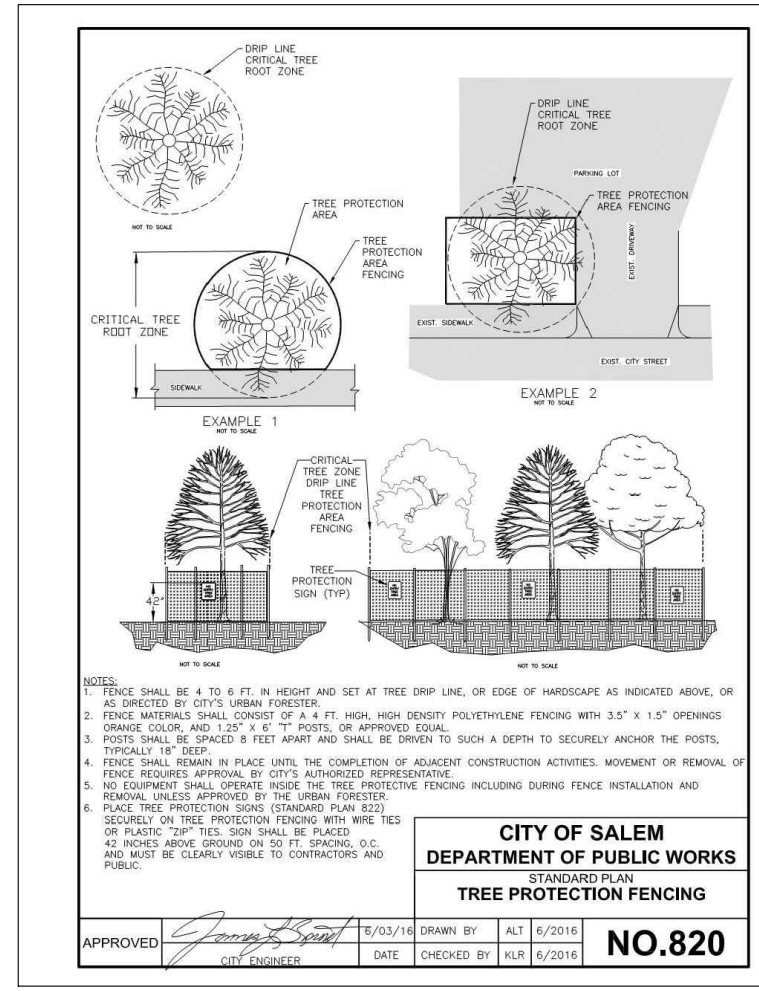
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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TREE NUMBER	TYPE	DBH (IN.)	STEM/SH.
10287	CONFERTUS	13	
10306	CONFERTUS	12	
10387	CONFERTUS	13	
10418	CONFERTUS	11	
10420	CONFERTUS	12	
10421	CONFERTUS	12	
10096	DECELIUS	17	
10087	DECELIUS	17	
10088	DECELIUS	16	
10090	OAK	33	
10070	OAK	31	
10071	CONFERTUS	20	
10072	CONFERTUS	20	X
10073	CONFERTUS	24	X
10074	NORTHERN SILK OAK	30	X
10075	BEL OAK	26	
10076	DECELIUS	12	
10077	CONFERTUS	11	
10078	OAK	27	
10079	CONFERTUS	18 20	
10080	OAK	30	
10081	OAK	26	
10082	OAK	32	
10083	OAK	31	
10085	CONFERTUS	10	

TREE NUMBER	TYPE	DBH (IN.)
11252	DECELIUS	15 12
11253	CONFERTUS	13
11254	DECELIUS	6 8 8
11289	CONFERTUS	17
11290	DECELIUS	12 11
11306	DECELIUS	28
11308	OAK	27
11344	DECELIUS	15
11446	DECELIUS	15
11648	CONFERTUS	23
11647	CONFERTUS	25
11527	DECELIUS	6 5 5
11602	DECELIUS	10
11603	DECELIUS	8
11606	DECELIUS	7
11607	DECELIUS	8
11608	DECELIUS	13
11609	DECELIUS	6
11610	DECELIUS	6
11612	DECELIUS	7
11668	DECELIUS	21
11669	DECELIUS	22
100127	OAK	30
100128	OAK	25
100137	OAK	26



2021 ADDITION AND RENOVATION
 SCHIRLE ELEMENTARY SCHOOL
 4875 JUSTICE WAY S
 SALEM, OR 97302

REGISTERED ARCHITECT
 4103 KARL ANDERSON
 SALEM, OREGON
 STATE OF OREGON
 JOB 007 DWG OF
 DRAWN: DATE: 1-18-2021
 TITLE
 SITE-PLAN
 SHEET
 A0.3
 ISSUE
 SITE PLAN REVIEW