



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

CASE NUMBER:	Sign Variance / Sign Permit Case No. VAR-SI20-03
PROPERTY LOCATION:	827 Lancaster Dr NE, Salem OR 97301
SUMMARY:	A request for a Sign Variance and Sign Permit to increase the display surface of an existing freestanding sign to approximately 548 square feet in size, for property approximately 48 acres.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Hearings Officer, October 14, 2020 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and in-person comments will be accepted on this case. Only those participating by submitting written testimony, or testifying during the digital hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso zcardoso@cityofsalem.net or 503-540-2304 by <u>October 14, 2020 at 3:00 P.M.</u> to receive instructions.</p>
CASE MANAGER:	Olivia Dias, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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>Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 900.040(d) – Sign Variances, 900.025(d) – Sign Permits</p> <p>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.</p>

OWNER(S):	Lancaster Development Company LLC (Margaret Kushner)
APPLICANT / AGENT(S):	Seth Garey and Michael Janusek on behalf of Lancaster Development Company LLC
PROPOSAL REQUEST:	A request for a variance to increase the display surface of freestanding sign, as allowed by SRC 900.200(c), to increase the square footage of a freestanding sign to approximately 548 square feet in size, for property approximately 48 acres in size, zoned CR (Retail Commercial), and located at 827-955 Lancaster Drive NE (Lancaster Mall) - 97301; (Marion County Assessor Map and Tax Lot Numbers #072W19CC / 04200, 04502, 04504, 04700 05300, 05400, 5402, 5403, & 05800).
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. 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>
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 112701
NOTICE MAILING DATE:	September 24, 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>

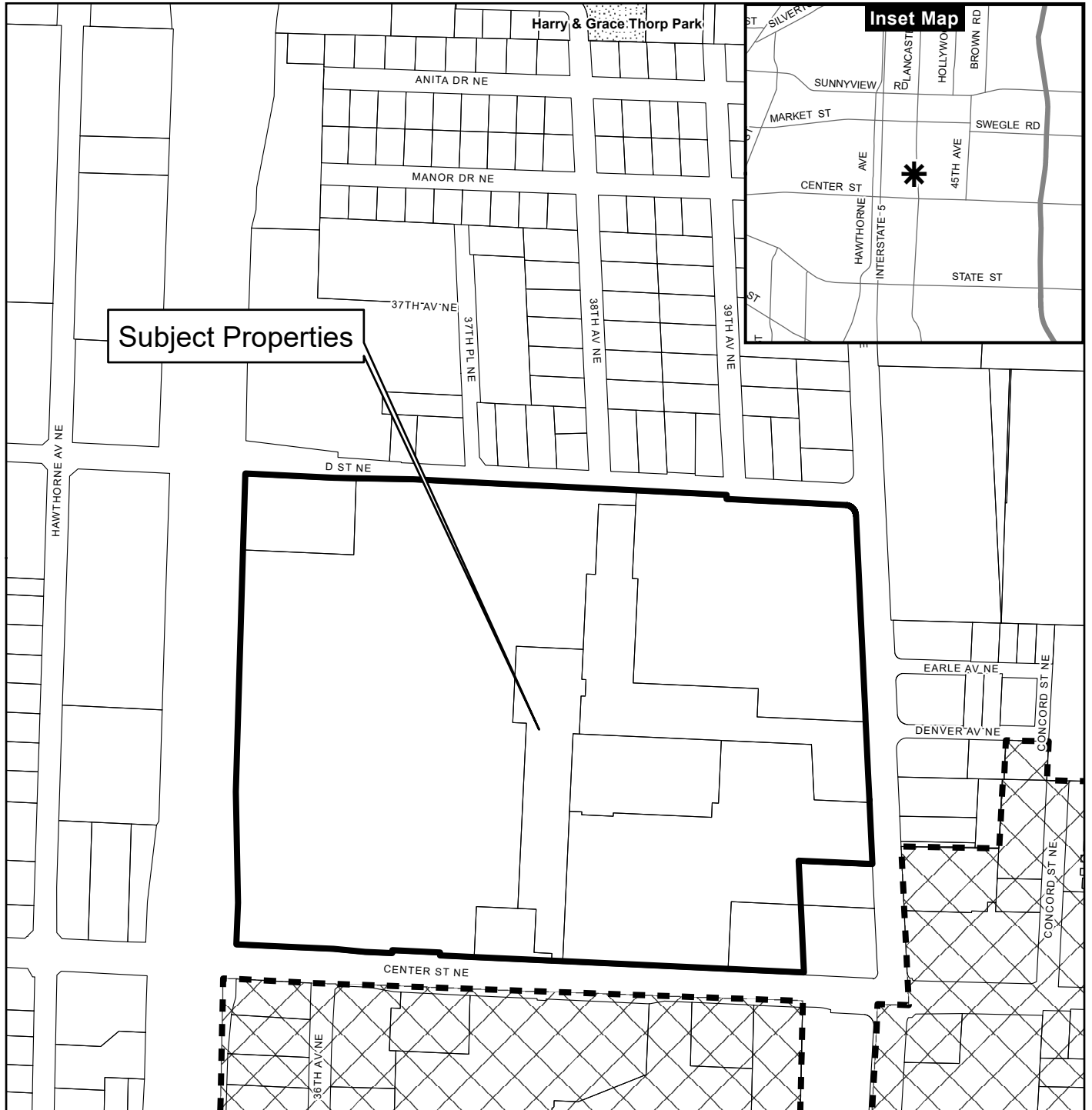
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

833-955 Lancaster Drive NE



Subject Properties

Inset Map

Legend

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

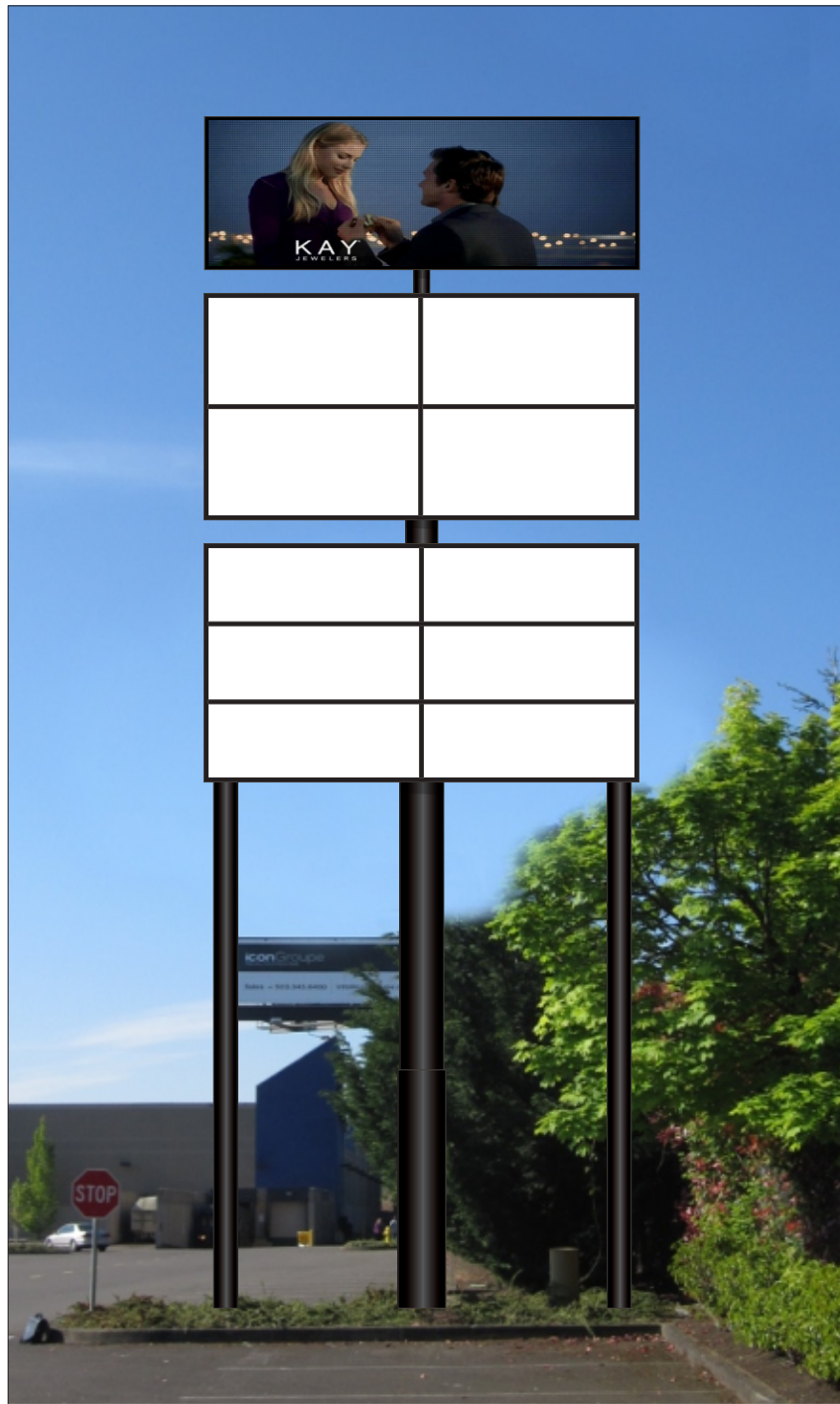
CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



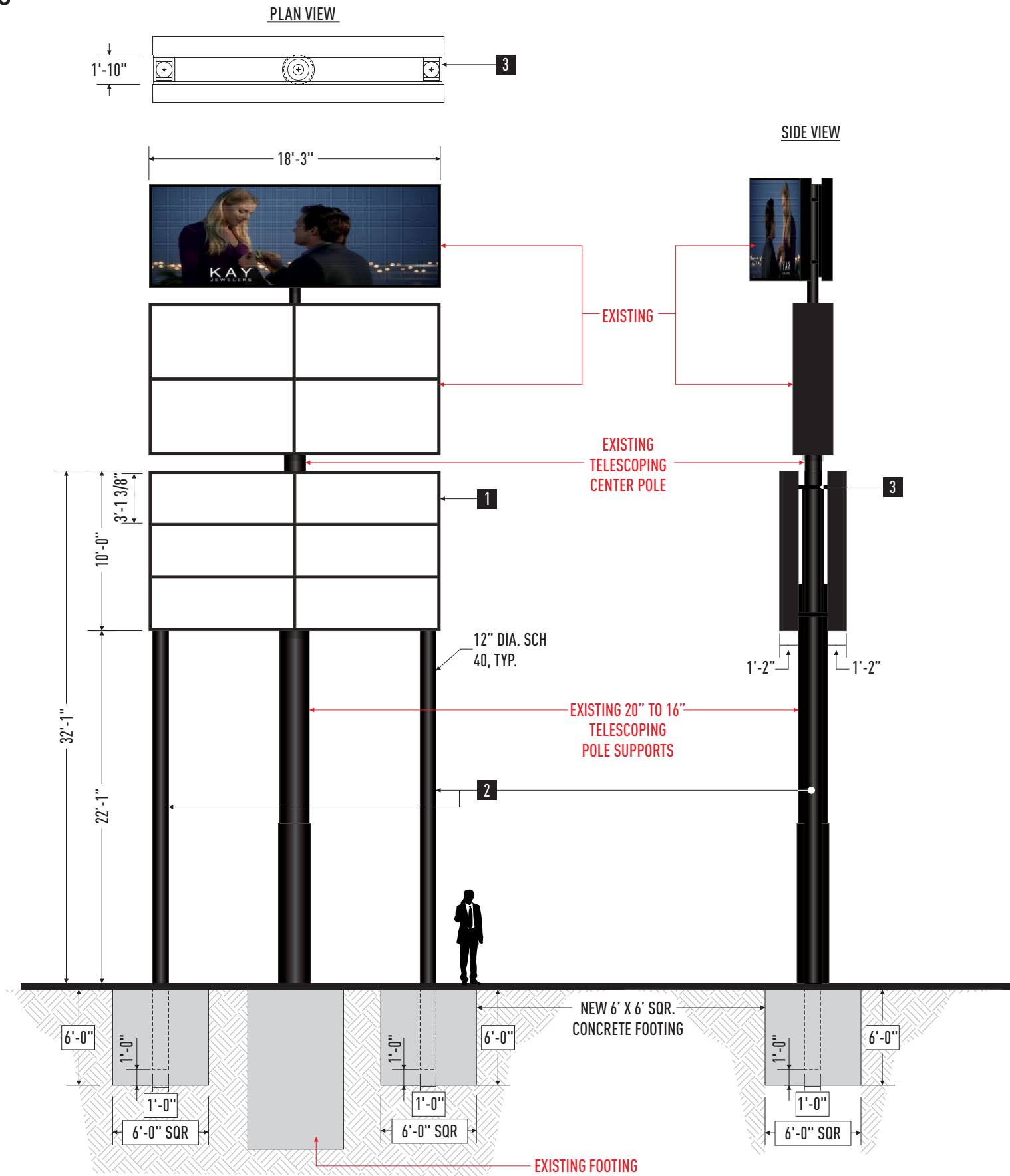
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EXTERIOR | FREEWAY PYLON TENANT CABINETS & POLES



PROPOSED SIGNAGE

SCALE: 1/8"=1'



A FREeway PYLON SIGN & POLES - 182.50 SQ FT.
Scale: 1/8" = 1'-0"

2424 SE Holgate Boulevard
Portland, Oregon 97202
503-232-4172

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INTERNATIONAL SIGN ASSOCIATION | WSA | NORTHWEST SIGN COUNCIL

Account Manager: Dylan Martin

Project Name: **Willamette TOWN CENTER**

831 Lancaster Dr NE
Salem, OR 97301

Sign Type A
Illuminated
Manufacture and install two (2) S/F illuminated multi-tenant cabinet signs on freestanding structure.

Install two (2) support poles around existing center pole

1 MAIN CABINETS
Construction: Fabricated aluminum, 14" deep, with 2" retainers & divider bars for six (6) tenant panels, painted Satin Black.
Faces: .150" white polycarb faces (blank)
Illumination: White LEDs

2 NEW SUPPORT POLES
Type: 12" Sch. 40 Steel Pipe, painted Satin Black set in concrete footing as per engineering.

3 STEEL SUPPORT FRAME
Construction: Fabricated 2" Angle Support Frame, painted Satin Black.

INSTALLATION
Cabinets: Bolted to Steel Angle Support Frames
Support Frames: Welded to 12" Support Pipe Pole(s)
Pole(s): Two (2) 12" Schedule 40 Pipe set into poured 6' x 6' square concrete footing, per engineering.

Client Approval: _____

Landlord Approval: _____

COLORS

MATTHEWS PAINT SATIN BLACK

WHITE POLYCARB

CITY CODE ALLOWANCE

NOTE:

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Date: 03.09.2020
Drawing: 20-mm104r1
Sheet: 1 of 3

EXTERIOR | PYLON SIGN - FREEWAY VIEW

2424 SE Holgate Boulevard
 Portland, Oregon 97202
 503-232-4172
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Account Manager: Dylan Martin

Project Name 
Willamette TOWN CENTER
 831 Lancaster Dr NE
 Salem, OR 97301



PROPOSED SIGNAGE - FREEWAY VIEW

Client Approval: _____

Landlord Approval: _____

COLORS

MATTHEWS PAINT SATIN BLACK  WHITE POLYCARB 

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Date: 03.09.2020 Drawing: 20-mm104r1 Sheet: 2 of 3

EXTERIOR | SITE PLAN



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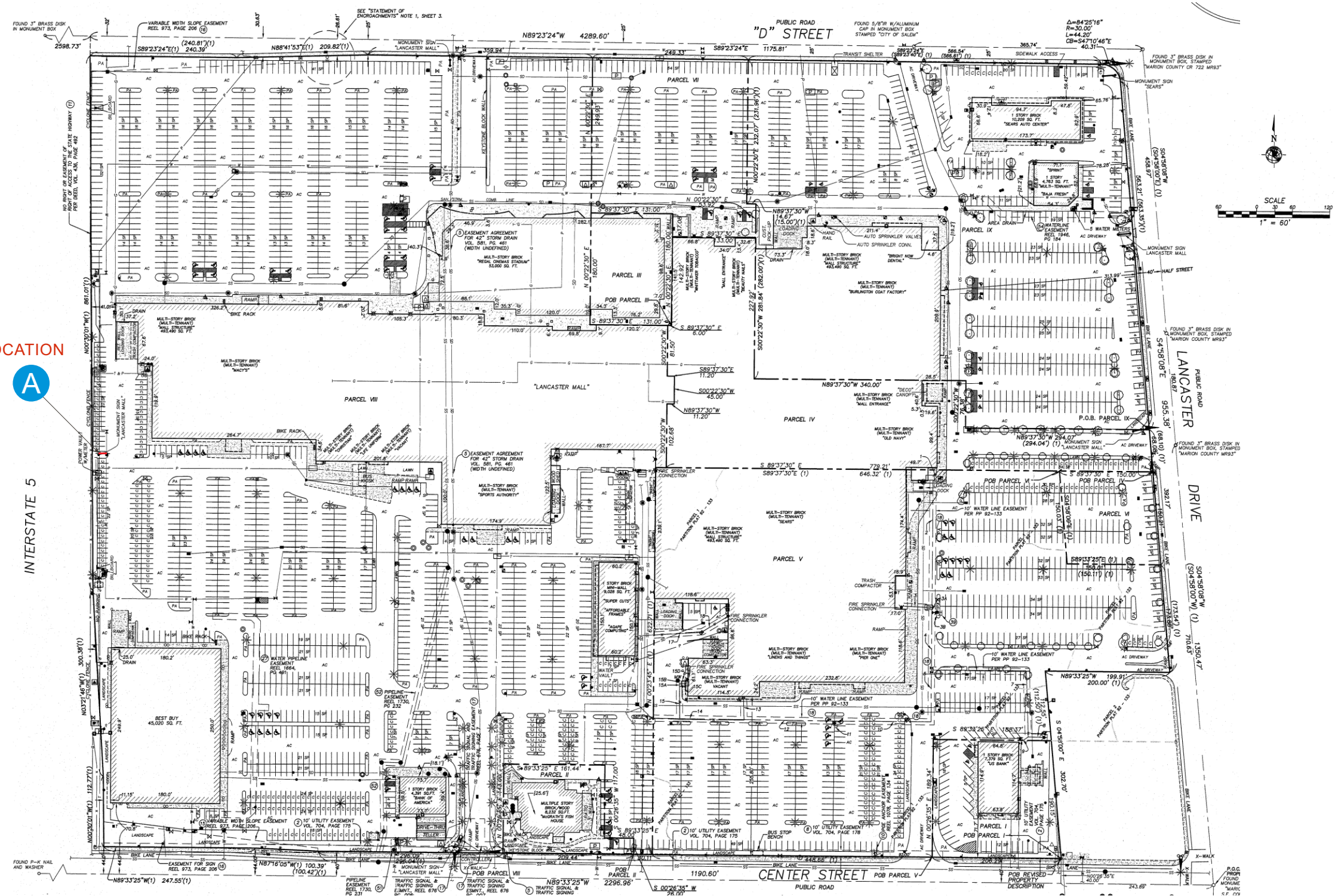


Account Manager: Dylan Martin

Project Name



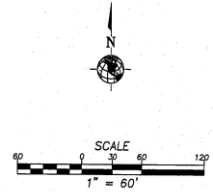
831 Lancaster Dr NE
Salem, OR 97301



SIGN LOCATION



INTERSTATE 5



Client Approval: _____

Landlord Approval: _____

COLORS

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Date: 03.09.2020

Drawing: 20-mm104r1

Sheet: 3 of 3

EXTERIOR | SITE PLAN



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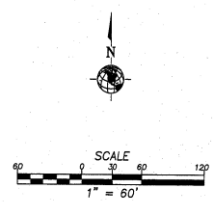
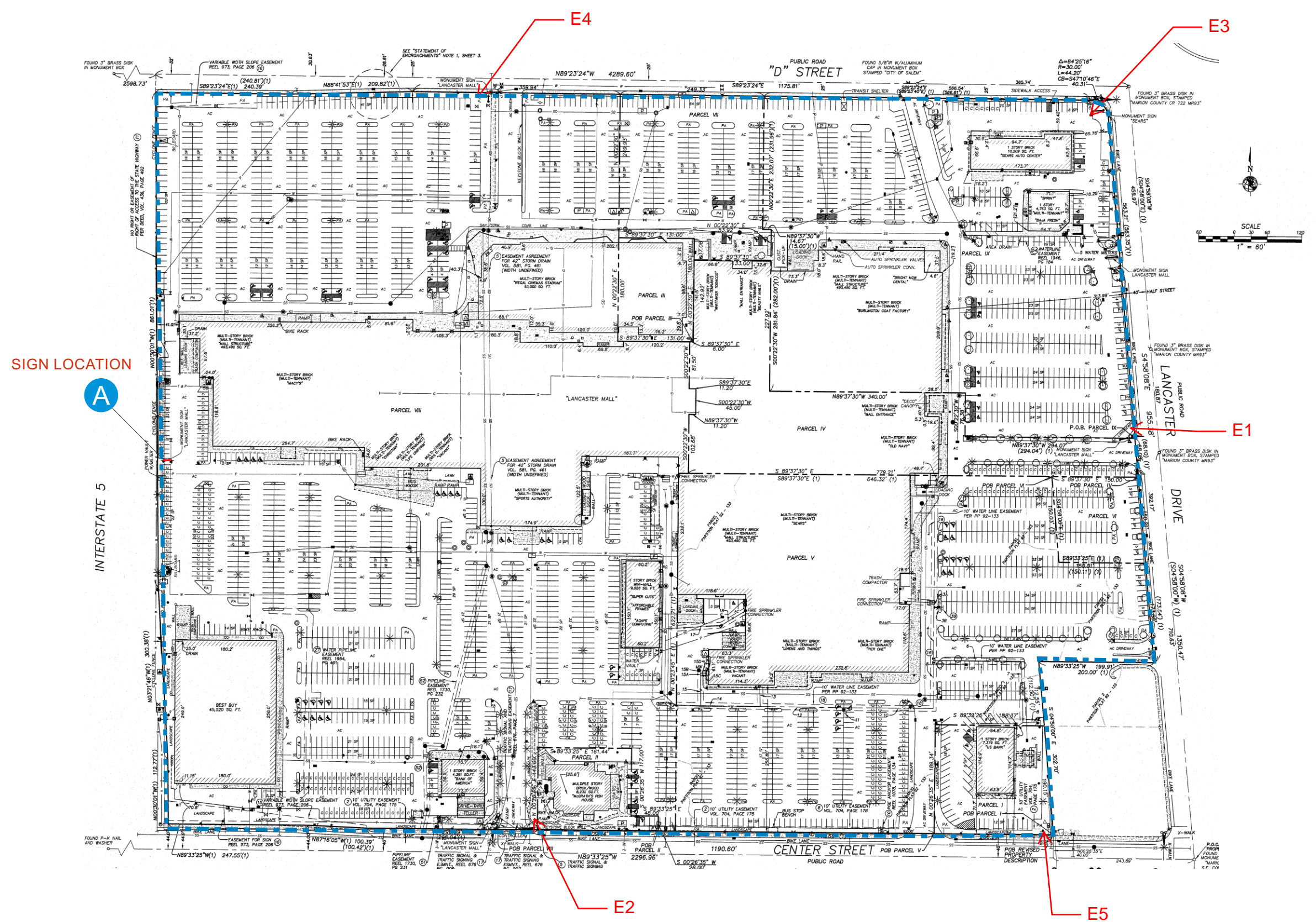


Account Manager: Dylan Martin

Project Name



831 Lancaster Dr NE
Salem, OR 97301



SIGN LOCATION

A

INTERSTATE 5

Client Approval: _____

Landlord Approval: _____

COLORS

CITY CODE ALLOWANCE

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Date: 03.09.2020

Drawing: 20-mm104r1

Sheet: 3 of 3

Willamette Town Center Sign Inventory

Sign	Size (SF)	Height (FT)	Location	Variance/Adjustment	
E1	275	37	Lancaster Dr	Adj for 10% increase	
E2	275	37	Center St	Adj for 10% increase	
E3	165	28	Lancaster Dr	Variance for larger 2nd sign	VAR-SI-18-01
E4	50	20	D St	Secondary Pylon on D St	
E5	50	15	Center St	Secondary Pylon on Center St	US Bank