



# 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.*

<b>CASE NUMBER:</b>	Class 2 Adjustment / Class 1 Adjustment Case No. ADJ22-11
<b>PROPERTY LOCATION:</b>	3990 Old Strong Rd SE, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	July 15, 2022
<b>PROPOSAL SUMMARY:</b>	An application to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, July 29, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Bryce Bishop, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: <a href="mailto:bbishop@cityofsalem.net">bbishop@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: <a href="mailto:geoffreyjames@comcast.net">geoffreyjames@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 Adjustment  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>PROPERTY OWNER(S):</b>	Ward Development, LLC
<b>APPLICANT(S):</b>	Covey Rowhouses, LLC (Sam Lapray)
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for a Class 1 and Class 2 Adjustment to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision within the Fairview Refinement Plan II refinement plan. The application includes the following:</p> <ol style="list-style-type: none"> <li>1) A Class 1 Adjustment to: <ol style="list-style-type: none"> <li>a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 22.5 ft. for Lots 1, 3, 4, 9, 10, 11, 15, 16, 24, 25, 27, and 29;</li> <li>b) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 24 ft. for Lots 3, 9, 11, 12, 13, 15, 16, 22, 23, 24, and 27.</li> </ol> </li> <li>2) A Class 2 Adjustment to: <ol style="list-style-type: none"> <li>a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 44.2 ft. for Lots 2, 5, 6, 7, 8, 14, 17, 18, 19, 20, 21, 26, and 28;</li> <li>b) Increase the maximum allowed side building setback abutting a street from 20 feet to approximately 29.7 ft. for Lot 22; and</li> <li>c) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 46.2 ft. for Lots 1, 2, 4, 5, 6, 7, 8, 10, 14, 17, 18, 19, 20, 21, 25, 26, 28, and 29.</li> </ol> </li> </ol> <p>The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 22 109336. Paper copies can be obtained for a reasonable cost.</p>

**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 2 Adjustment / Class 1 Adjustment Case No. ADJ22-11  
**PROJECT ADDRESS:** 3990 Old Strong Rd SE, Salem OR 97302  
**AMANDA Application No.:** 22-113285-ZO, 22-109336-ZO  
**COMMENT PERIOD ENDS:** July 29, 2022

**SUMMARY:** An application to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision.

**REQUEST:** A consolidated application for a Class 1 and Class 2 Adjustment to increase the maximum allowed front and side building setbacks abutting a street and to increase the maximum allowed driveway depth for lots in the Strong Heights subdivision within the Fairview Refinement Plan II refinement plan. The application includes the following:

- 1) A Class 1 Adjustment to:
  - a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 22.5 ft. for Lots 1, 3, 4, 9, 10, 11, 15, 16, 24, 25, 27, and 29;
  - b) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 24 ft. for Lots 3, 9, 11, 12, 13, 15, 16, 22, 23, 24, and 27.
- 2) A Class 2 Adjustment to:
  - a) Increase the maximum allowed front building setback abutting a street from 20 ft. up to a maximum of approximately 44.2 ft. for Lots 2, 5, 6, 7, 8, 14, 17, 18, 19, 20, 21, 26, and 28;
  - b) Increase the maximum allowed side building setback abutting a street from 20 feet to approximately 29.7 ft. for Lot 22; and
  - c) Increase the maximum allowed driveway depth from 20 feet up to a maximum of approximately 46.2 ft. for Lots 1, 2, 4, 5, 6, 7, 8, 10, 14, 17, 18, 19, 20, 21, 25, 26, 28, and 29.

The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).

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. Friday, July 29, 2022**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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:** Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net).

**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

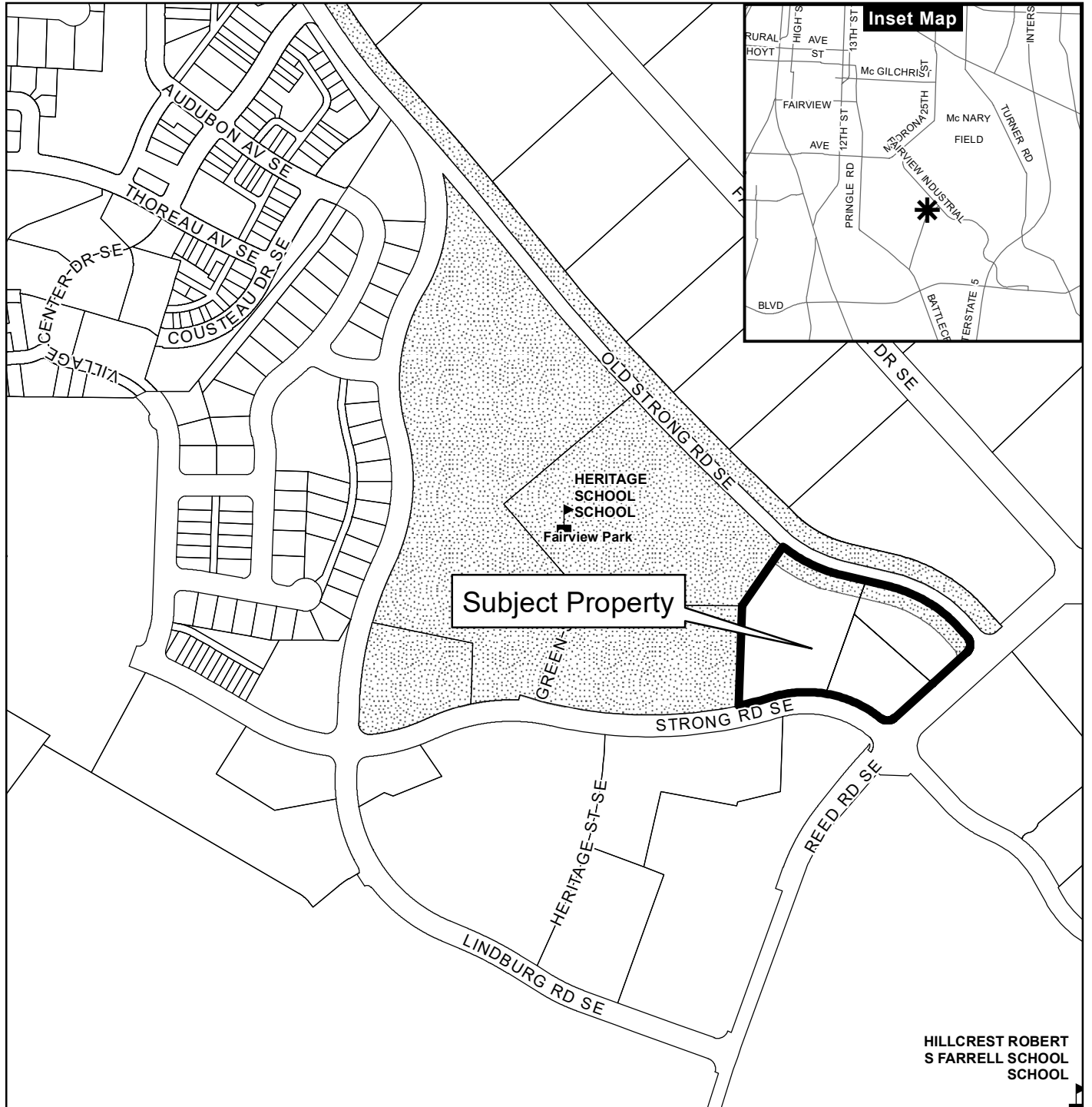
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 3990 Old Strong Road SE



### Legend

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

0 100 200 400 Feet



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

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



**PARCEL SUMMARY**

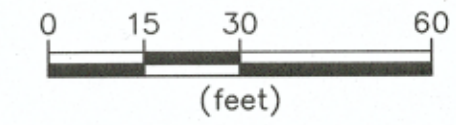
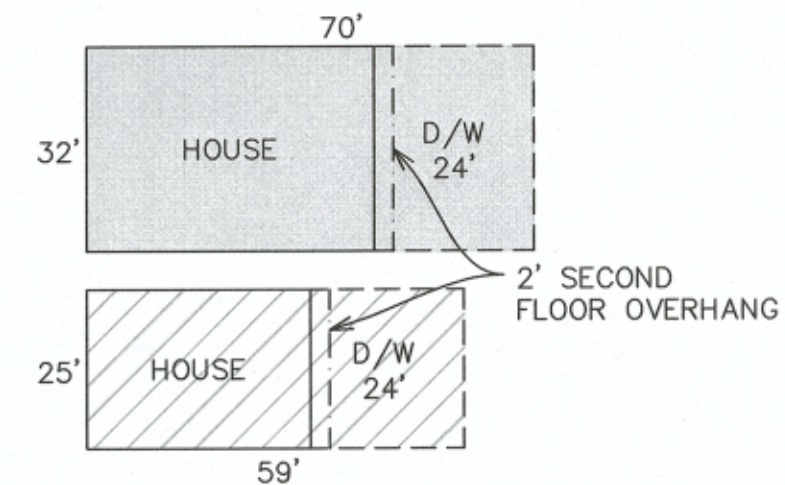
MIN LOT SIZE 2,590 SF  
 MAX LOT SIZE 7,401 SF  
 AVG LOT SIZE 3,922 SF

PARCEL SIZE 194,288 SF 4.46 AC  
 29 / 4.46 = 6.5 LOTS/AC 2.35 AC  
 HOA 91,884 SF 2.11 AC

ALL LOTS TO HAVE ADU OVER THE GARAGE.

**BUILDING/D/W ENVELOPE LEGEND**

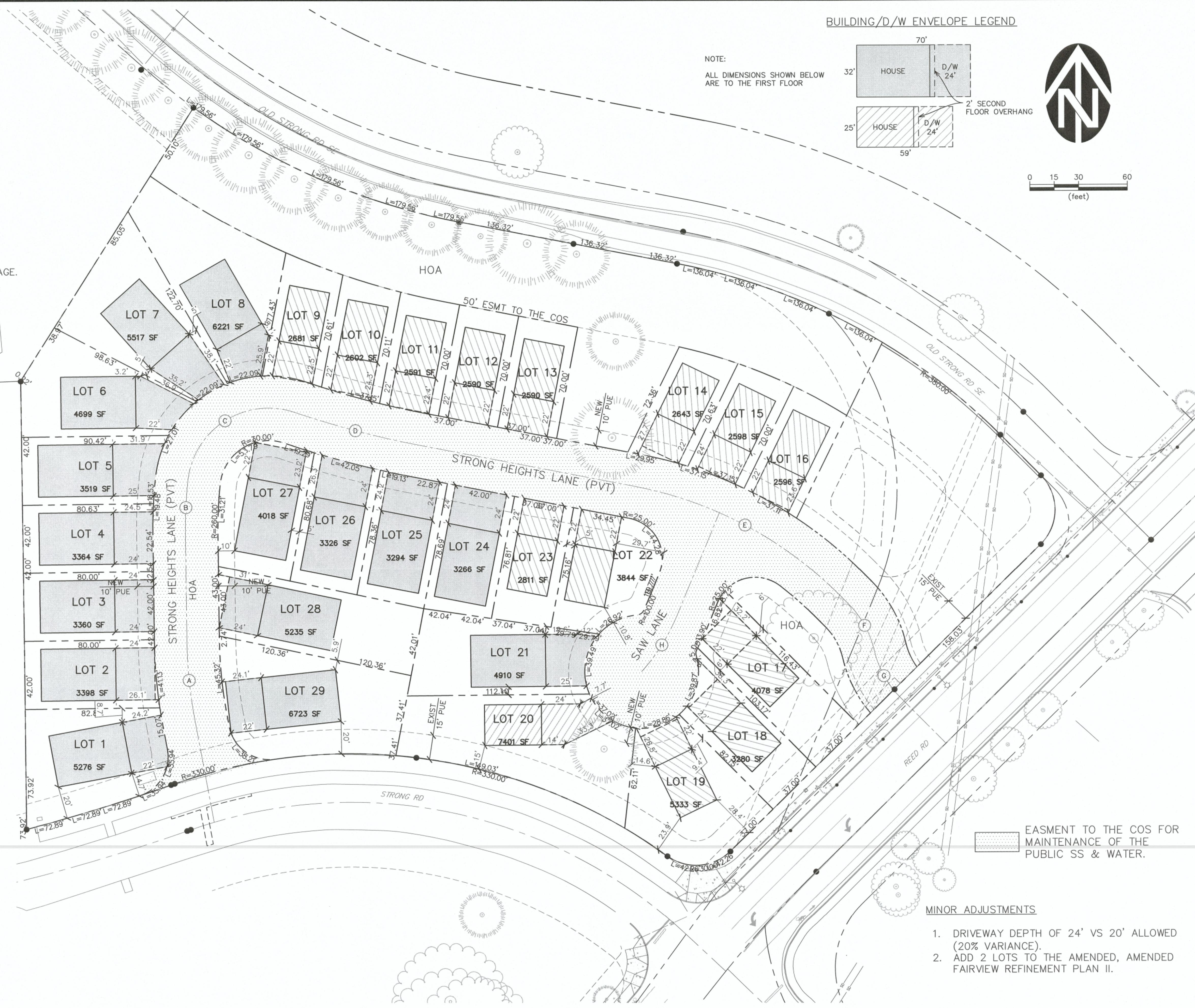
NOTE:  
 ALL DIMENSIONS SHOWN BELOW  
 ARE TO THE FIRST FLOOR



6/10/2022 1:52:26 PM R:\DWG\WARD Property\Strong Heights Subdivision\Civil Plots G-3 Overall Lot Layout.dwg (Layout1.tbx)

**CURVE DATA**

RADIUS	LENGTH	DELTA
(A) 280'	48.8'	N80°00'45"E
(B) 280'	33.6'	N83°07'24"E
(C) 50'	89.6'	N12°43'39"W
(D) 547.4'	77.6'	N81°52'30"E
(E) 240'	144.4'	N55°31'00"E
(F) 60'	33.3'	N58°12'42"E
(G) 60'	33.3'	N58°12'42"E
(H) 120'	41.3'	N70°16'45"E



**MINOR ADJUSTMENTS**

1. DRIVEWAY DEPTH OF 24' VS 20' ALLOWED (20% VARIANCE).
2. ADD 2 LOTS TO THE AMENDED, AMENDED FAIRVIEW REFINEMENT PLAN II.

WARD DEVELOPMENT, LLC  
 STRONG HEIGHTS SUBDIVISION  
**OVERALL LOT LAYOUT**

VERIFIED SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 DO NOT USE THIS SHEET, ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER  
 11844 OREGON JULY 16, 2014  
 STEVEN A. GIBBY  
 REVISIONS: 6/29/2024

WESTTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS  
 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3986  
 E-mail: westtech@westtech-eng.com

NO.	DATE	DESCRIPTION	BY
1			

DATE: FEB 2021

DRAWING **G-3**  
 JOB NUMBER 2720.7000.0