



# 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 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-39
<b>PROPERTY LOCATION:</b>	2150 Country Dr S, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	August 15, 2022
<b>PROPOSAL SUMMARY:</b>	A proposed ambulatory surgery center within an existing building, including one adjustment to the pedestrian connection standards.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, August 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>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@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>  Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@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) 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: <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>	Country Mutual Insurance CO
<b>APPLICANT(S):</b>	Sara Ruzomberka, Scott Edwards Architecture
<b>PROPOSAL REQUEST:</b>	Class 3 Site Plan Review for a proposed ambulatory surgery center within an existing building, including one Class 2 Adjustment to the pedestrian connection standards, for property approximately 5.81 acres in size, zoned CO (Commercial Office) and RM-II (Multiple Family Residential-II), and located at 2150 Country Dr S (Marion County Assessor map and tax lot number(s): 083W17AA / 700).
<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>	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 115435. Paper copies can be obtained for a reasonable cost.

**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 información, por favor llame 503-588-6173

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-39

**PROJECT ADDRESS:** 2150 Country Dr S, Salem OR 97302

**AMANDA Application No.:** 22-115435-PLN

**COMMENT PERIOD ENDS:** August 29, 2022

**SUMMARY:** A proposed ambulatory surgery center within an existing building, including one adjustment to the pedestrian connection standards.

**REQUEST:** Class 3 Site Plan Review for a proposed ambulatory surgery center within an existing building, including one Class 2 Adjustment to the pedestrian connection standards, for property approximately 5.81 acres in size, zoned CO (Commercial Office) and RM-II (Multiple Family Residential-II), and located at 2150 Country Dr S (Marion County Assessor map and tax lot number(s): 083W17AA / 700).

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. Monday, August 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:** Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@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  
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UNITED STATES

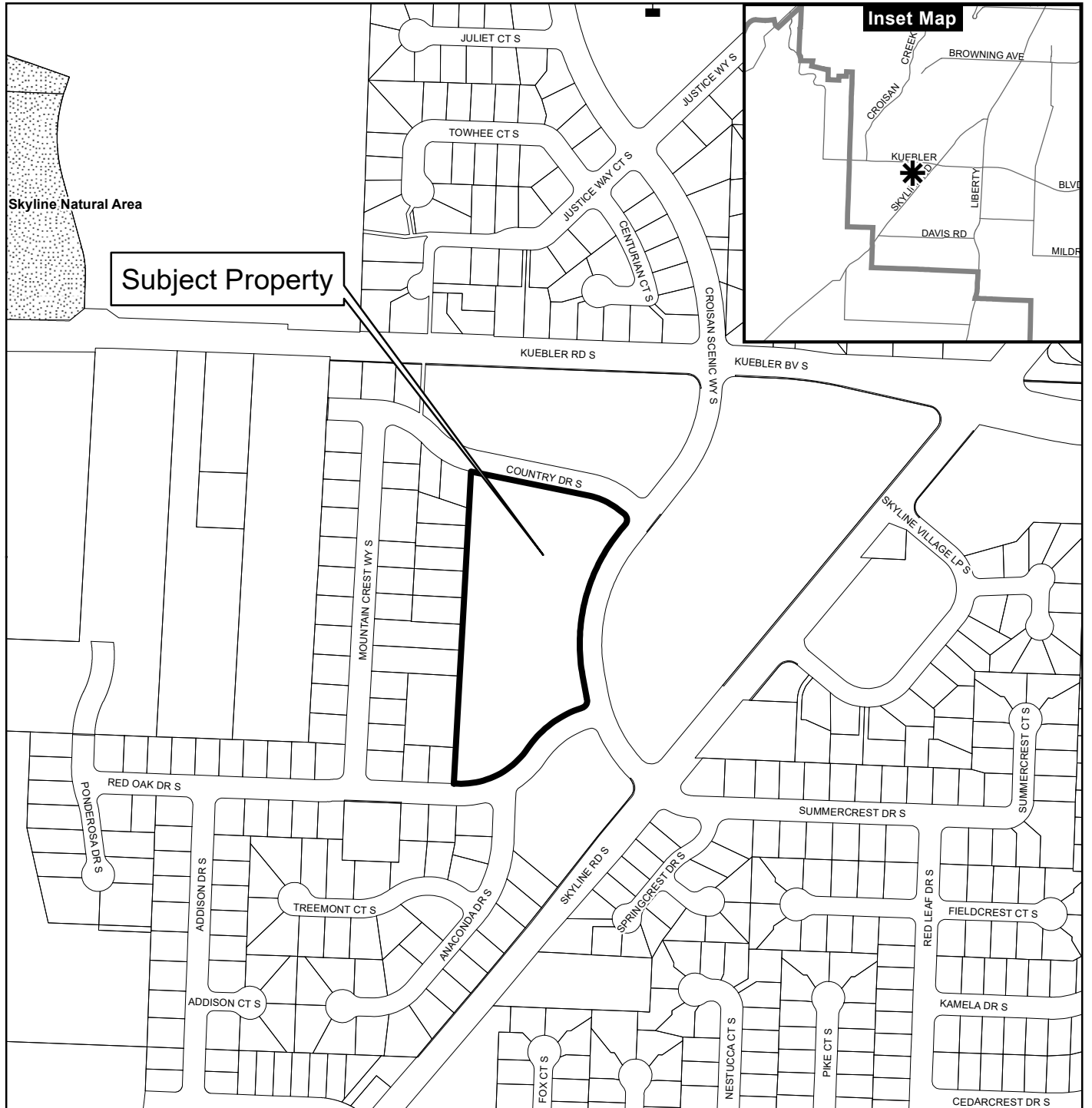
**BUSINESS REPLY MAIL**  
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




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



# Vicinity Map 2150 Country Drive S



### Legend

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



0 100 200 400 Feet



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**WILLAMETTE SURGERY CENTER - CORE & SHELL**

Job Number: 21190  
2150 COUNTRY DR. S  
SALEM, OR 97302

**Harper Houf Peterson Righellis Inc.**  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
530 Center Street NE, Suite 240, Salem, OR 97301  
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

**CONSTRUCTION NOTES:**

- 1 SAWCUT CLEAN LINE AND MATCH EXISTING CURB, CONCRETE SIDEWALK, AND/OR ASPHALT PAVEMENT. RECONSTRUCT EXISTING AS NEEDED IF DAMAGED DURING CONSTRUCTION. CONSTRUCT SIDEWALK TO NEAREST EXISTING PANEL. SEE GRADING ON C210 SHEET SERIES.
- 2 CONSTRUCT SITE TYPE "C" CURB PER DETAIL ON SHEET C400.
- 3 CONSTRUCT SITE CONCRETE SIDEWALK PER DETAIL ON SHEET C400.
- 4 CONSTRUCT PERPENDICULAR CURB RAMP PER STANDARD SIDEWALK RAMP OPTION A ON SHEET C400.
- 5 CONSTRUCT PARALLEL CURB RAMP PER STANDARD SIDEWALK RAMP OPTION B ON SHEET C400.
- 6 CONSTRUCT CONCRETE STAIRWAY AND HANDRAIL PER CITY OF SALEM STANDARD PLAN NO. 317 ON SHEET C402.
- 7 CONSTRUCT SITE AC PAVEMENT SECTION PER DETAIL ON SHEET C400.
- 8 CONSTRUCT SITE CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C400.
- 9 INSTALL ONE-WAY ARROW STRIPING. COORDINATE WITH OWNER/ARCHITECT FOR SIZE AND LOCATION.
- 10 INSTALL ACCESSIBLE PARKING STALL AND AISLE STRIPING PER DETAILS ON SHEET C400.
- 11 INSTALL PATIENT DROP OFF STALL LETTER STRIPING PER DETAIL ON SHEET C400.
- 12 INSTALL 4" WIDE PARKING STALL STRIPING PAINT (WHITE). SEE STALL DIMENSIONING ON SHEET C210.
- 13 INSTALL ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C400. VAN ACCESSIBLE AND WHEELCHAIR USER ONLY STALLS (V) SHOWN ON PLANS.
- 14 INSTALL CROSSWALK STRIPING PER ACCESSIBLE PARKING STALL AND AISLE STRIPING DETAIL ON SHEET C400.
- 15 INSTALL PRECAST CONCRETE WHEEL STOP PER DETAIL ON SHEET C400.
- 16 SEE LANDSCAPE PLANS FOR PLANTING DETAILS.
- 17 BIKE RACK LOCATION. SEE LANDSCAPE PLANS FOR BIKE RACK DESIGN.
- 18 RELOCATED FLAGPOLE LOCATION.
- 20 CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF SALEM STANDARD PLAN NO. 306B ON SHEET C402.

**LEGEND:**

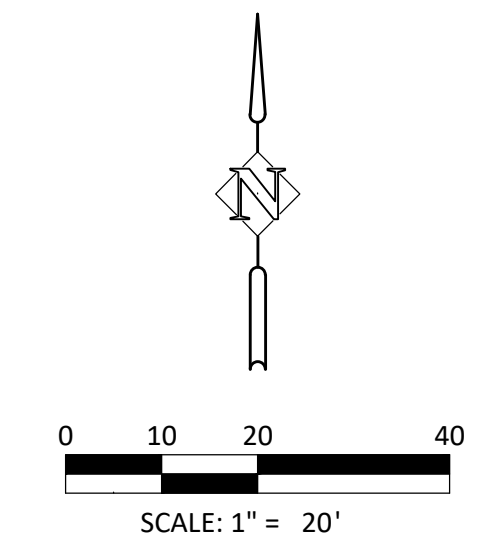
- CONCRETE
- ASPHALT PAVEMENT
- LANDSCAPE

**SITE INFORMATION:**

ADDRESS:	2150 COUNTRY DR S SALEM, OR 97302
MAP AND TAXLOT:	083W17AA 00700 MARION COUNTY, OREGON
TOTAL GROSS AREA:	5.18 AC (225,640 SF)
CURRENT ZONING:	COMMERCIAL
CURRENT USE:	OFFICE BUILDING
PROPOSED USE:	MEDICAL FACILITY
PROPOSED PARKING:	
STANDARD -	184 SPACES
ADA ACCESSIBLE -	6 SPACES
PATIENT DROP-OFF -	3 SPACES
LOT COVERAGE (EXISTING):	
STRUCTURES/ IMPERVIOUS -	43.4% (109,771 SF)
LANDSCAPING -	56.6% (143,312 SF)
NEW AND REPLACED IMPERVIOUS AREA:	9,971 SF

FILE PATH:

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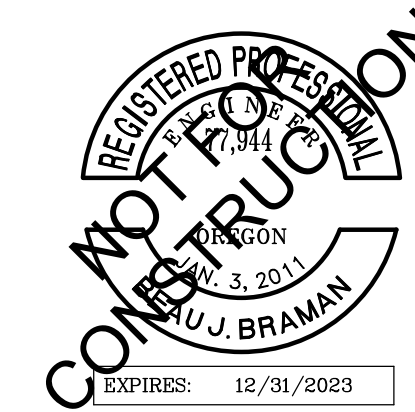
Issue Date

Drawing:

**CIVIL SITE PLAN**

Sheet No:

**C200**



**WILLAMETTE  
SURGERY  
CENTER - CORE  
& SHELL**

Job Number: 21190  
2150 COUNTRY DR. S  
SALEM, OR 97302



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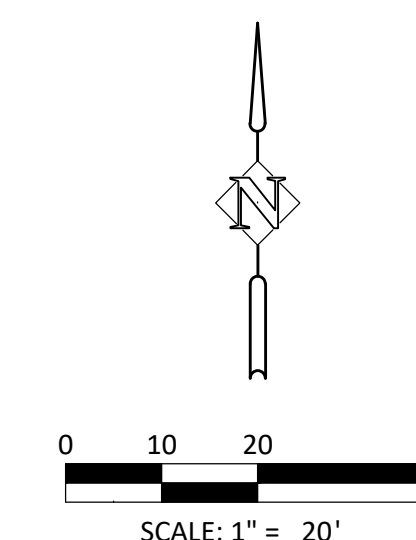
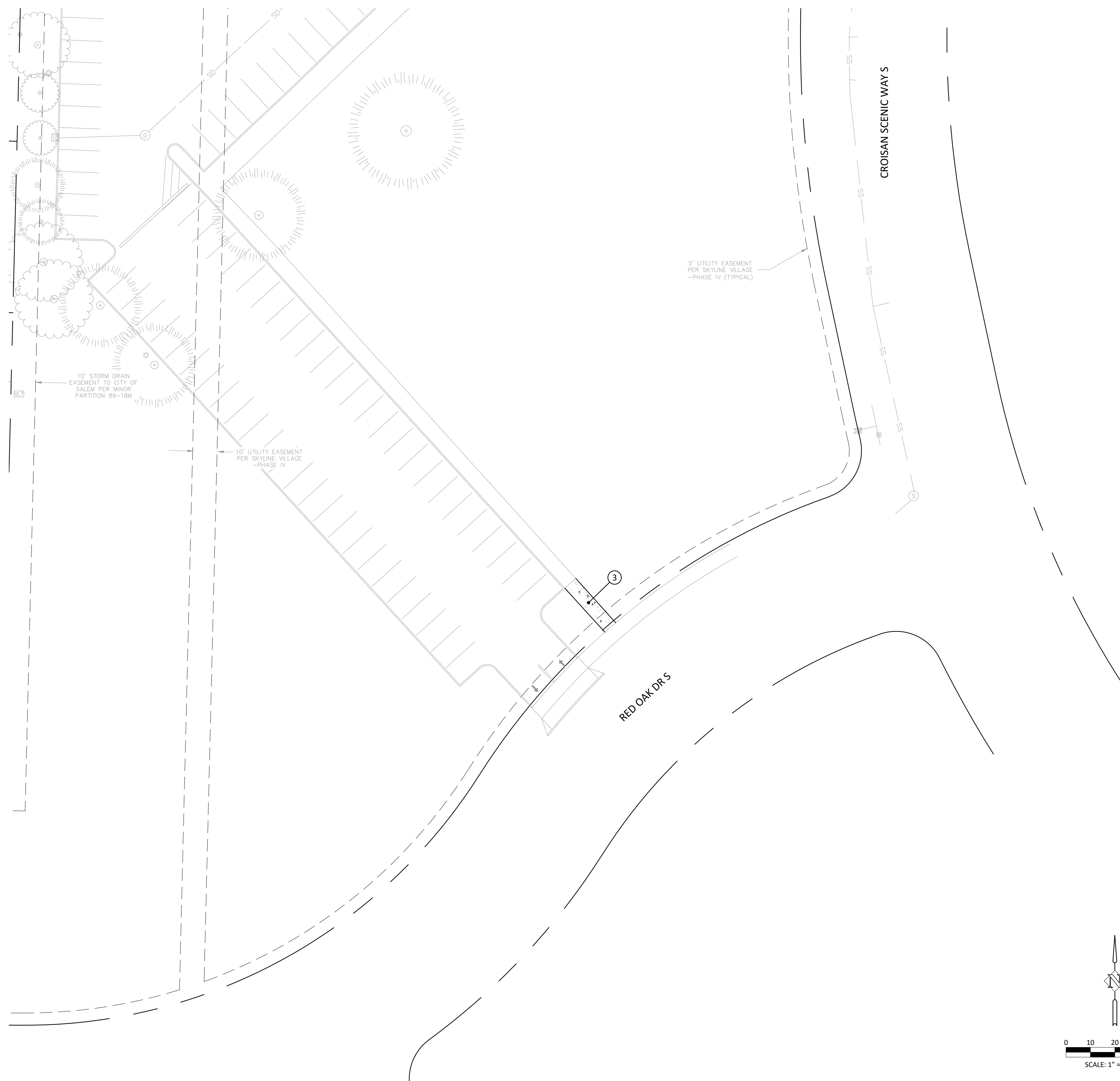
**CONSTRUCTION NOTES:**

- 3 CONSTRUCT SITE CONCRETE SIDEWALK PER DETAIL ON SHEET C400.

**LEGEND:**

- CONCRETE
- ASPHALT PAVEMENT
- LANDSCAPE

FILE PATH:



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Issue Date

Drawing:

**CIVIL SITE PLAN**

Sheet No:

**C201**