



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:	Urban Growth Preliminary Declaration Case No. UGA22-03
PROPERTY LOCATION:	4195 Aumsville Highway SE, Salem OR 97317
NOTICE MAILING DATE:	November 3, 2022
PROPOSAL SUMMARY:	An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve property approximately 15 acres in size for future development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., THURSDAY, NOVEMBER 17, 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.
CASE MANAGER:	Monica Bilodeau, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: mbilodeau@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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 200.025(d) – Urban Growth Area Preliminary Declaration 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):	Ken Rasmussen, Cascade Legacy Properties LLC
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Inc. on behalf of Cascade Legacy Properties LLC
PROPOSAL REQUEST:	An Urban Growth Area Preliminary Declaration to determine the public facilities required for to serve a future multi-family residential use, for property approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE - 97317 (Marion County Assessors Map and Tax Lot Number: 082W08 / 0000110).
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-120406. 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: Urban Growth Preliminary Declaration Case No. UGA22-03

PROJECT ADDRESS: 4195 Aumsville Highway SE, Salem OR 97317

AMANDA Application No.: 22-120406-PLN

COMMENT PERIOD ENDS: Thursday, November 17, 2022 at 5:00 PM

SUMMARY: An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve property approximately 15 acres in size for future development.

REQUEST: An Urban Growth Area Preliminary Declaration to determine the public facilities required for to serve a future multi-family residential use, for property approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE - 97317 (Marion County Assessors Map and Tax Lot Number: 082W08 / 0000110).

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, NOVEMBER 17, 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: Monica Bilodeau, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: mbilodeau@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

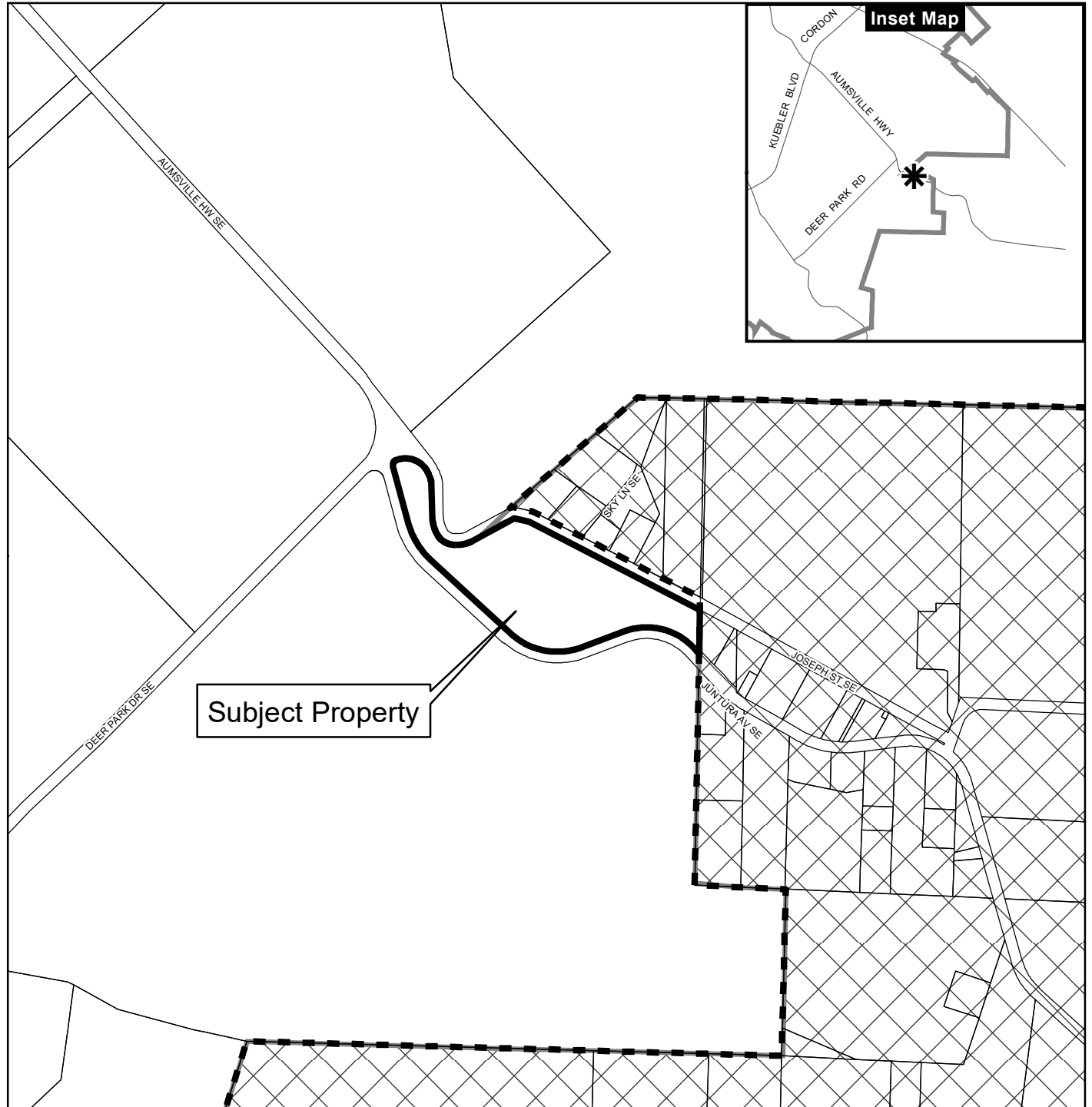
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 4195 Aumsville Highway SE



Legend

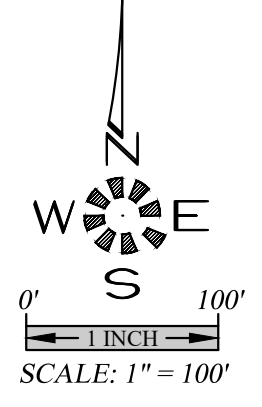
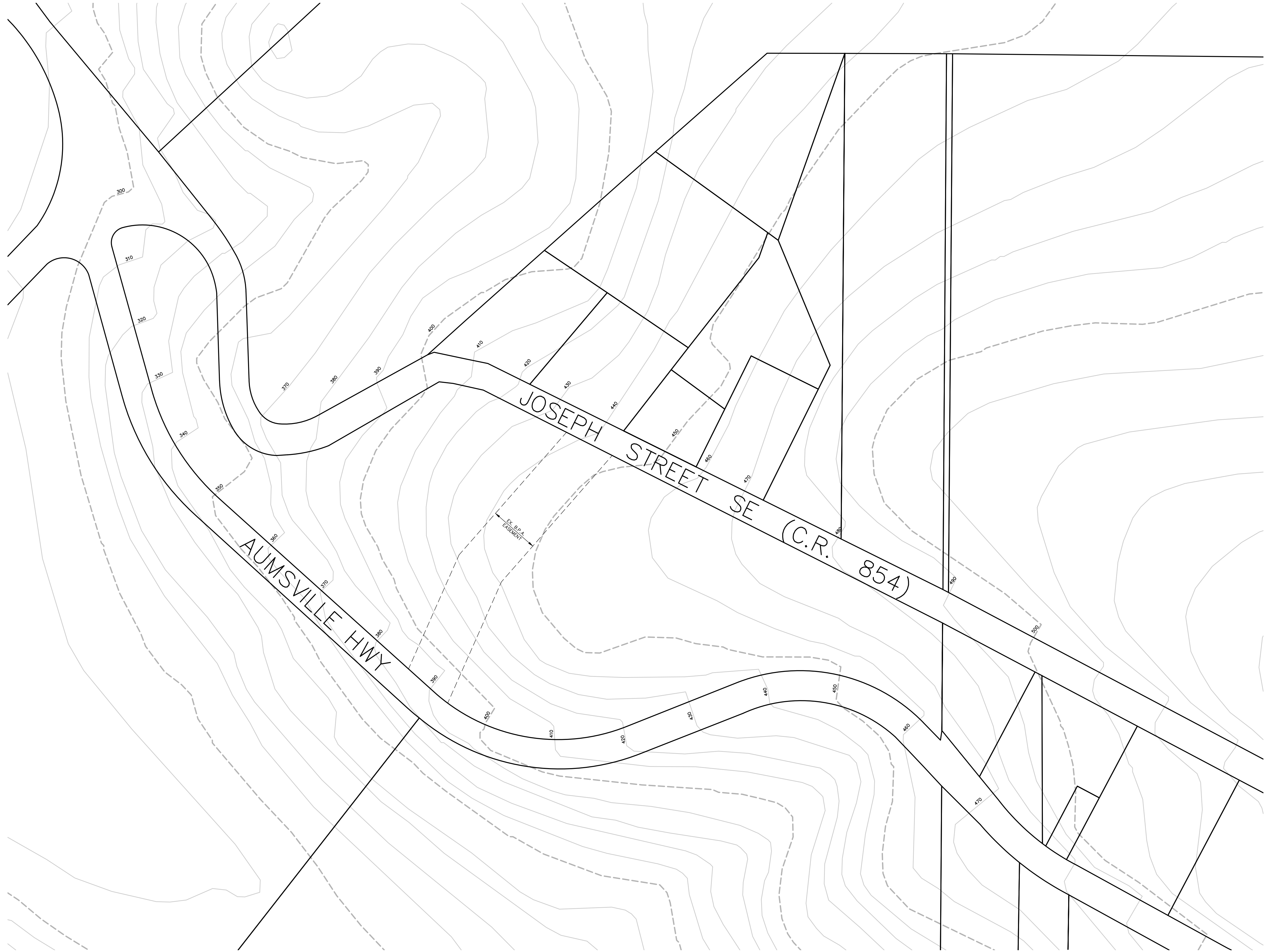
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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.



**EXISTING
CONDITIONS
PLAN**

**JOSEPH STREET
PROPERTY**

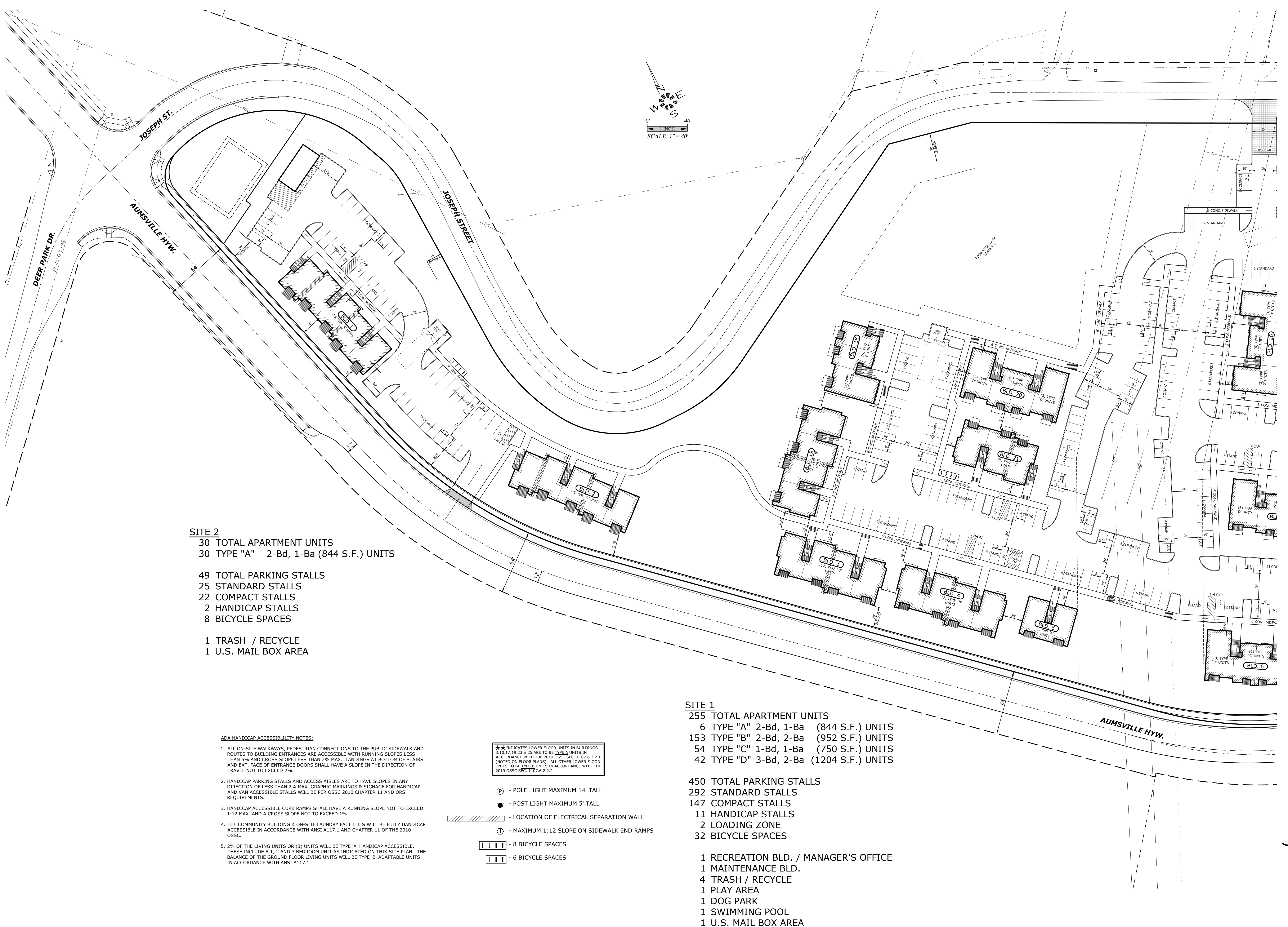
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION. MULTI/TECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED

6591ZONL.dwg/PL01:1 XCOND
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: J.J.G.
 Date: APR. 2018
 Scale: AS SHOWN
 As-Built:



EXPIRES: 06-30-2019

JOB # 6591



- SITE 2**
- 30 TOTAL APARTMENT UNITS
 - 30 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
 - 49 TOTAL PARKING STALLS
 - 25 STANDARD STALLS
 - 22 COMPACT STALLS
 - 2 HANDICAP STALLS
 - 8 BICYCLE SPACES
 - 1 TRASH / RECYCLE
 - 1 U.S. MAIL BOX AREA

- SITE 1**
- 255 TOTAL APARTMENT UNITS
 - 6 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
 - 153 TYPE "B" 2-Bd, 2-Ba (952 S.F.) UNITS
 - 54 TYPE "C" 1-Bd, 1-Ba (750 S.F.) UNITS
 - 42 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS

- 450 TOTAL PARKING STALLS
- 292 STANDARD STALLS
- 147 COMPACT STALLS
- 11 HANDICAP STALLS
- 2 LOADING ZONE
- 32 BICYCLE SPACES
- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 MAINTENANCE BLD.
- 4 TRASH / RECYCLE
- 1 PLAY AREA
- 1 DOG PARK
- 1 SWIMMING POOL
- 1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHAPTER 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE "A" HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE "B" ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

★ INDICATES LOWER FLOOR UNITS IN BUILDINGS 3, 10, 17, 19, 23 & 25 ARE TO BE TYPE "A" UNITS IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE "B" UNITS IN ACCORDANCE WITH THE 2010 OSSC SEC. 1107.6.2.2.2

- (P) - POLE LIGHT MAXIMUM 14' TALL
- (*) - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- (1) - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||||| - 8 BICYCLE SPACES
- ||||| - 6 BICYCLE SPACES

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: M.D.G.
 DRAWN: D.G.G./A.R.B.
 CHECKED: M.D.G.
 DATE: OCT-22
 SCALE: AS SHOWN

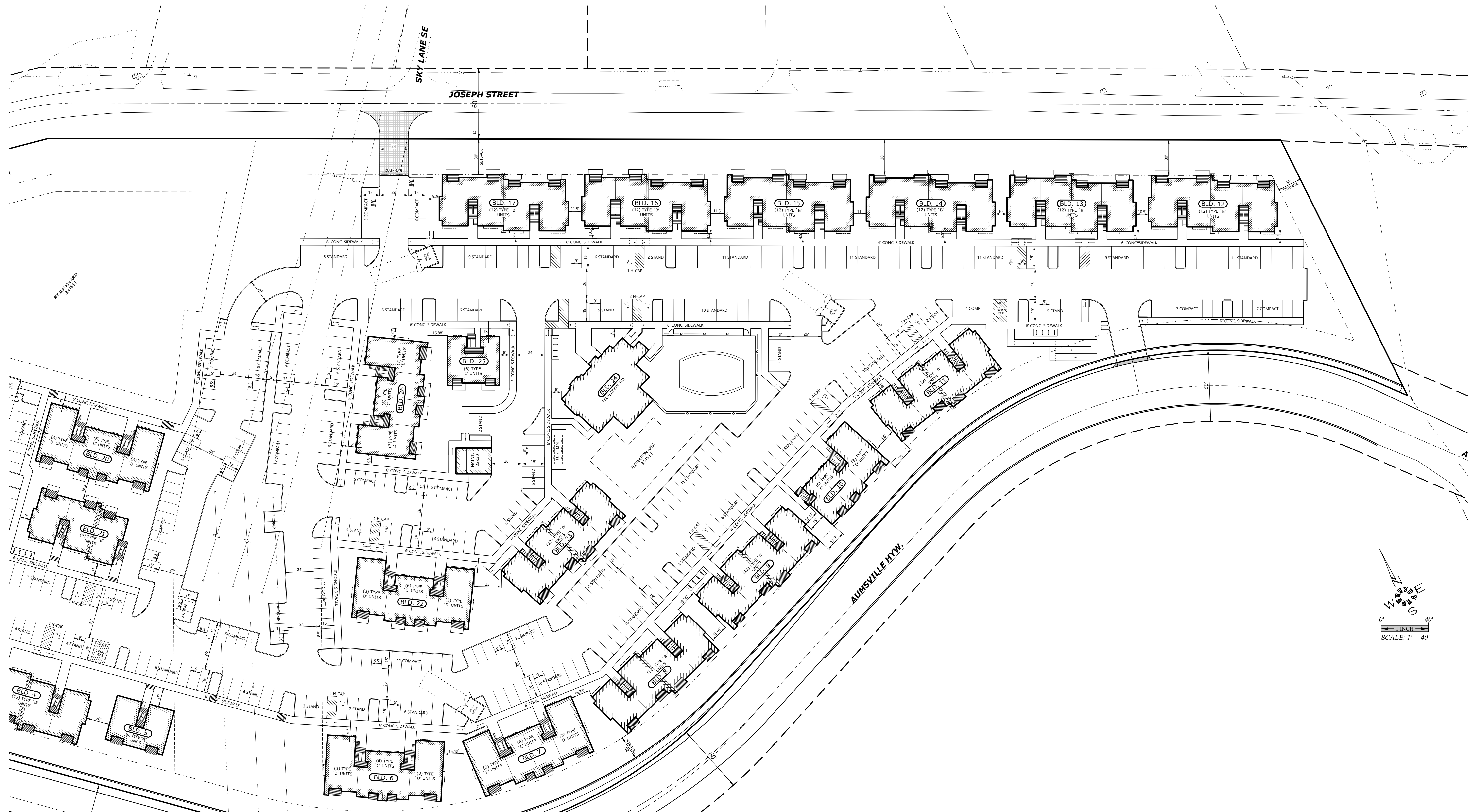
REGISTERED PROFESSIONAL ENGINEER
 MARK D. GIBSON
 EXPIRES: 06-30-2023

JOB # 6591

SDR3.2

AREA 1 SITE PLAN

JOSEPH STREET PROPERTY



- ADA HANDICAP ACCESSIBILITY NOTES:**
1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
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 3. HANDICAP ACCESSIBLE CURB RAMP SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
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*** INDICATES LOWER FLOOR UNITS IN BUILDINGS 5, 10, 17, 19, 23 & 25 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.2

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- ||||| - 6 BICYCLE SPACES

SITE 1

228	TOTAL APARTMENT UNITS
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Design:	M.D.G.
Drawn:	D.G.G./A.R.B.
Checked:	M.D.G.
Date:	OCT-22
Scale:	AS SHOWN



JOB # 6591

SDR3.3

J:\6591-6591\6591-001\6591-001.dwg, 10/22/2022, 10:25:57 AM, A:\Admin