



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 / Class 2 Driveway Approach / Class 1 Design Review Permit Case No. SPR-ADJ-DAP-DR22-49
PROPERTY LOCATION:	1140 and 1170 Howard St SE, Salem OR 97302
NOTICE MAILING DATE:	November 18, 2022
PROPOSAL SUMMARY:	A consolidated application for the development of a five-unit multi-family development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, December 2, 2022</u>. 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:	Hugo Agosto, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: hagosto@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> South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair; Email: rozshirack7@gmail.com .
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; 250.005(d)(1) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review 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):	St Francis Shelter
APPLICANT(S):	Terri Robinson
PROPOSAL REQUEST:	<p>A consolidated application including a Class 3 Site Plan Review, Class 1 Design Review, and Class 2 Driveway Approach Permit for the development of a five-unit apartment complex. The applicant requests three Class 2 Adjustments for the following:</p> <ol style="list-style-type: none"> 1) Reduction to the 10-foot interior side setback to allow the building to be 6-feet to the west property line. 2) Reduction to the 10-foot interior side setback to allow the vehicle use area to be 5-feet to the east property line. 3) Reduction to the 20-foot setback abutting a street to allow the building to be 16-feet to the north property line. <p>The subject property is 0.14 acres in size, zoned RM2 (Multiple Family Residential), and located at 1140 and 1170 Howard St SE 97302 (Marion County Assessors Map and Tax Lot number 073W34AA / 16700 and 16800).</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:	<p>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 119332. 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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach / Class 1 Design Review Permit Case No. SPR-ADJ-DAP-DR22-49

PROJECT ADDRESS: 1140 and 1170 Howard St SE, Salem OR 97302

AMANDA Application No.: 22-119332-PLN

COMMENT PERIOD ENDS: December 2, 2022

SUMMARY: A consolidated application for the development of a five-unit multi-family development.

REQUEST: A consolidated application including a Class 3 Site Plan Review, Class 1 Design Review, and Class 2 Driveway Approach Permit for the development of a five-unit apartment complex. The applicant requests three Class 2 Adjustments for the following:

- 1) Reduction to the 10-foot interior side setback to allow the building to be 6-feet to the west property line.
- 2) Reduction to the 10-foot interior side setback to allow the vehicle use area to be 5-feet to the east property line.
- 3) Reduction to the 20-foot setback abutting a street to allow the building to be 16-feet to the north property line.

The subject property is 0.14 acres in size, zoned RM2 (Multiple Family Residential), and located at 1140 and 1170 Howard St SE 97302 (Marion County Assessors Map and Tax Lot number 073W34AA / 16700 and 16800).

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, December 2, 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: Hugo Agosto, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: hagosto@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

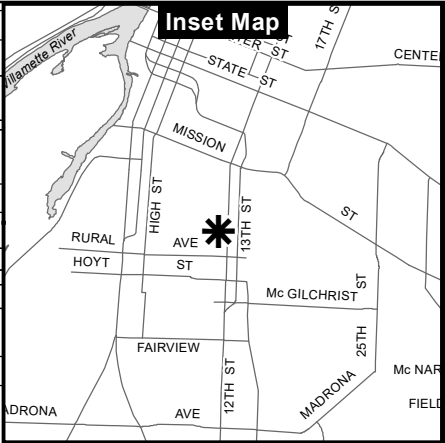
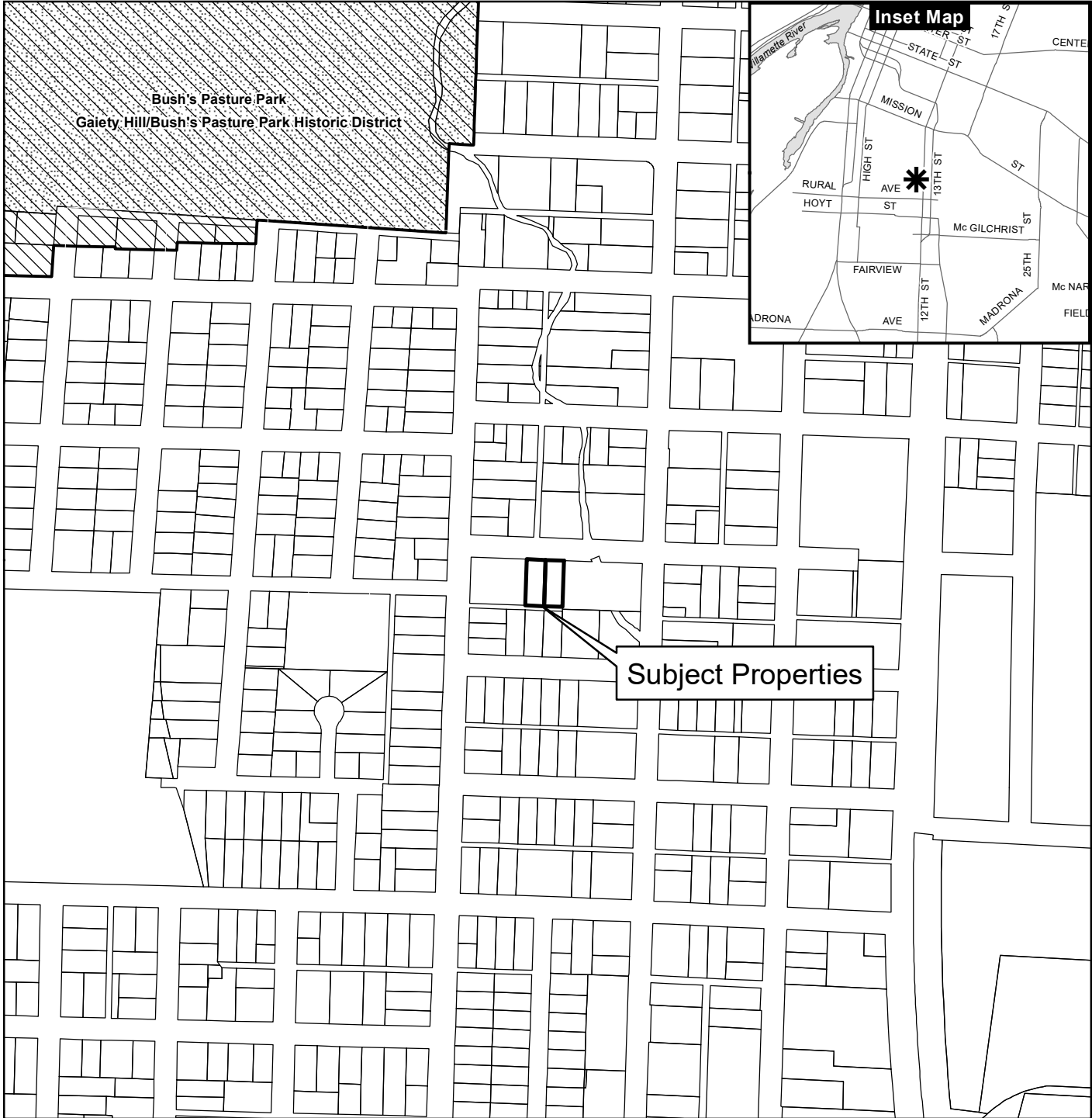
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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



Vicinity Map 1140/1170 Howard Street 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.



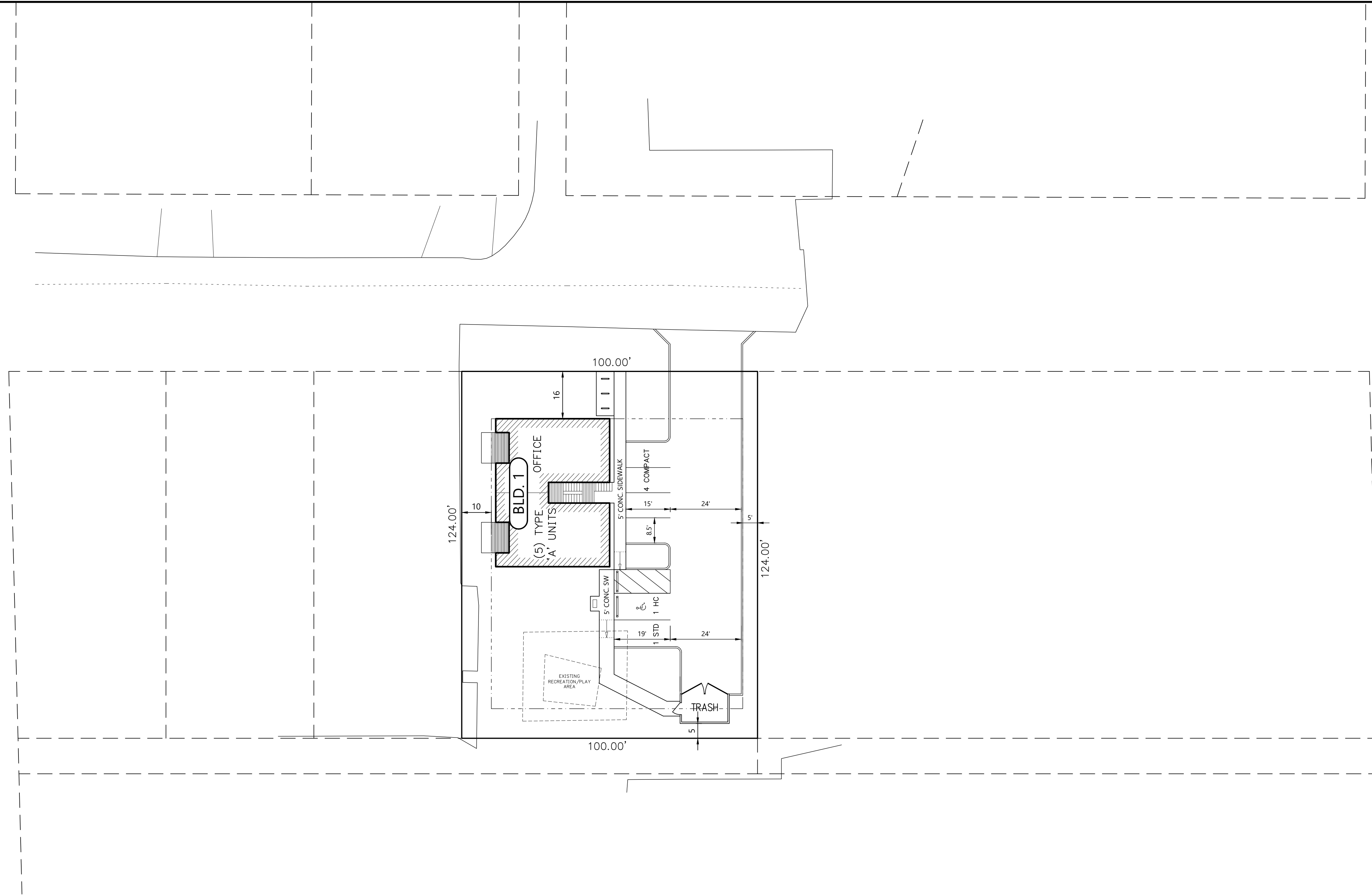
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J:\Projects\Harrison\Harrison\Drawings\SDR3_Site_11/17/2022\151727.MXD

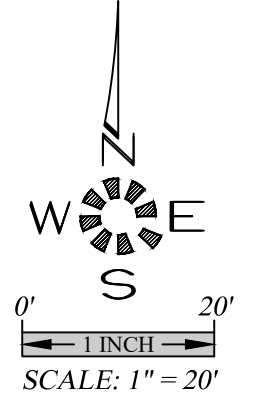
5 TOTAL APARTMENT UNITS
5 TYPE "A" 2-Bd,1-Ba (844 S.F.) UNITS

6 TOTAL PARKING STALLS
1 STANDARD STALLS
4 COMPACT STALLS
1 HANDICAP STALLS

SITE
1 OFFICE
1 TRASH
1 U.S. MAIL BOX AREA
1 EXISTING PLAY AREA



SITE SIZE: 0.28 ACRES
ZONE: RM11
CPC: MULTI FAMILY



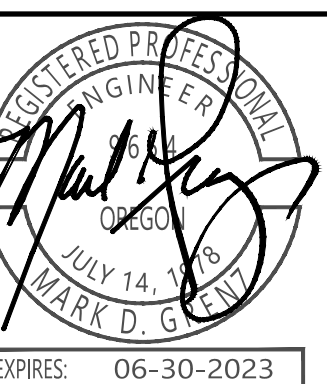
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th St., S.E. Salem, OR, 97302
PH: (503) 365 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

SITE PLAN

HARRISON/ST FRANCIS APARTMENTS

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.

7461P SDR3-SITE
Design: M.D.G.
Drawn: A.R.B.
Checked: J.J.G.
Date: Oct-22
Scale: AS SHOWN



EXPIRES 06-30-2023

JOB # 7461

SDR3