



# 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 Driveway Approach Permit Case No. SPR-DAP22-48
<b>PROPERTY LOCATION:</b>	2035 Wayside Terrace NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 22, 2022
<b>PROPOSAL SUMMARY:</b>	Development of a new 850 square foot shop with associated site improvements.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., Tuesday, December 6, 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>Jamie Donaldson, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@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>  Northgate Neighborhood Association; Email: <a href="mailto:northgateneighborhoodsalem@gmail.com">northgateneighborhoodsalem@gmail.com</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; 804.025(d) – Class 2 Driveway Approach Permit  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>	Chris Cuevas
<b>APPLICANT(S) / REPRESENTATIVE(S):</b>	Paul Lascola and Peter Strauhal
<b>PROPOSAL REQUEST:</b>	A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new 850 square foot shop with associated site improvements including a new driveway approach, parking area and landscaping, for property approximately 0.39 acres in size, zoned IG (General Industrial) and located at 2035 Wayside Terrace NE - 97301 (Marion County Assessor Map and Tax Lot: 073W12CA / 1200).
<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: 22-118060. 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 Driveway Approach Permit  
Case No. SPR-DAP22-48

**PROJECT ADDRESS:** 2035 Wayside Terrace NE, Salem OR 97301

**AMANDA Application No.:** 22-118060-PLN

**COMMENT PERIOD ENDS:** Tuesday, December 6, 2022 at 5:00 PM

**SUMMARY:** Development of a new 850 square foot shop with associated site improvements.

**REQUEST:** A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a new 850 square foot shop with associated site improvements including a new driveway approach, parking area and landscaping, for property approximately 0.39 acres in size, zoned IG (General Industrial) and located at 2035 Wayside Terrace NE - 97301 (Marion County Assessor Map and Tax Lot: 073W12CA / 1200).

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., Tuesday, December 6, 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:** Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@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**

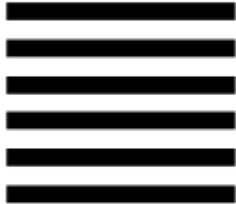


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

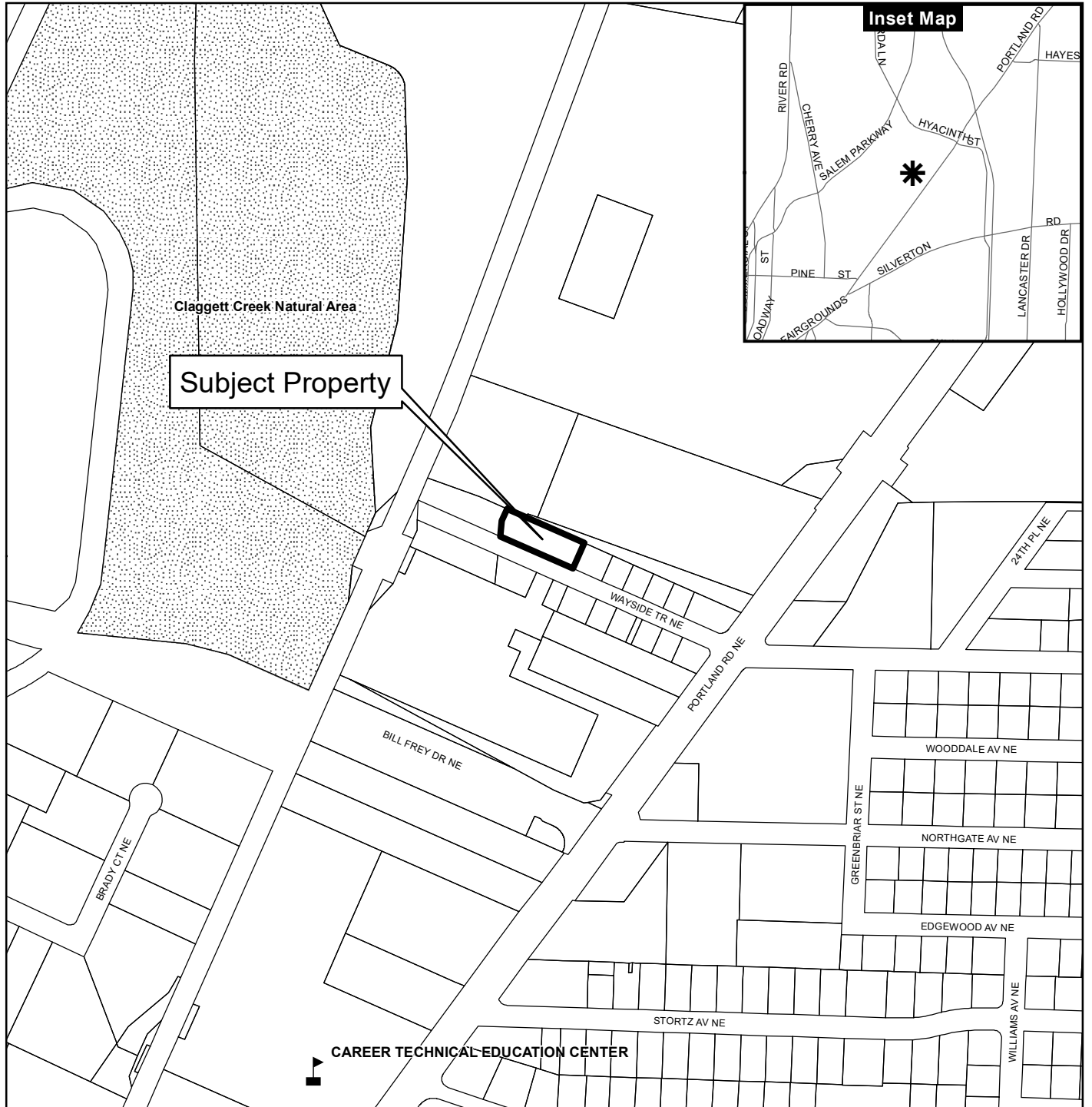
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 2035 Wayside Terrace NE



## Legend

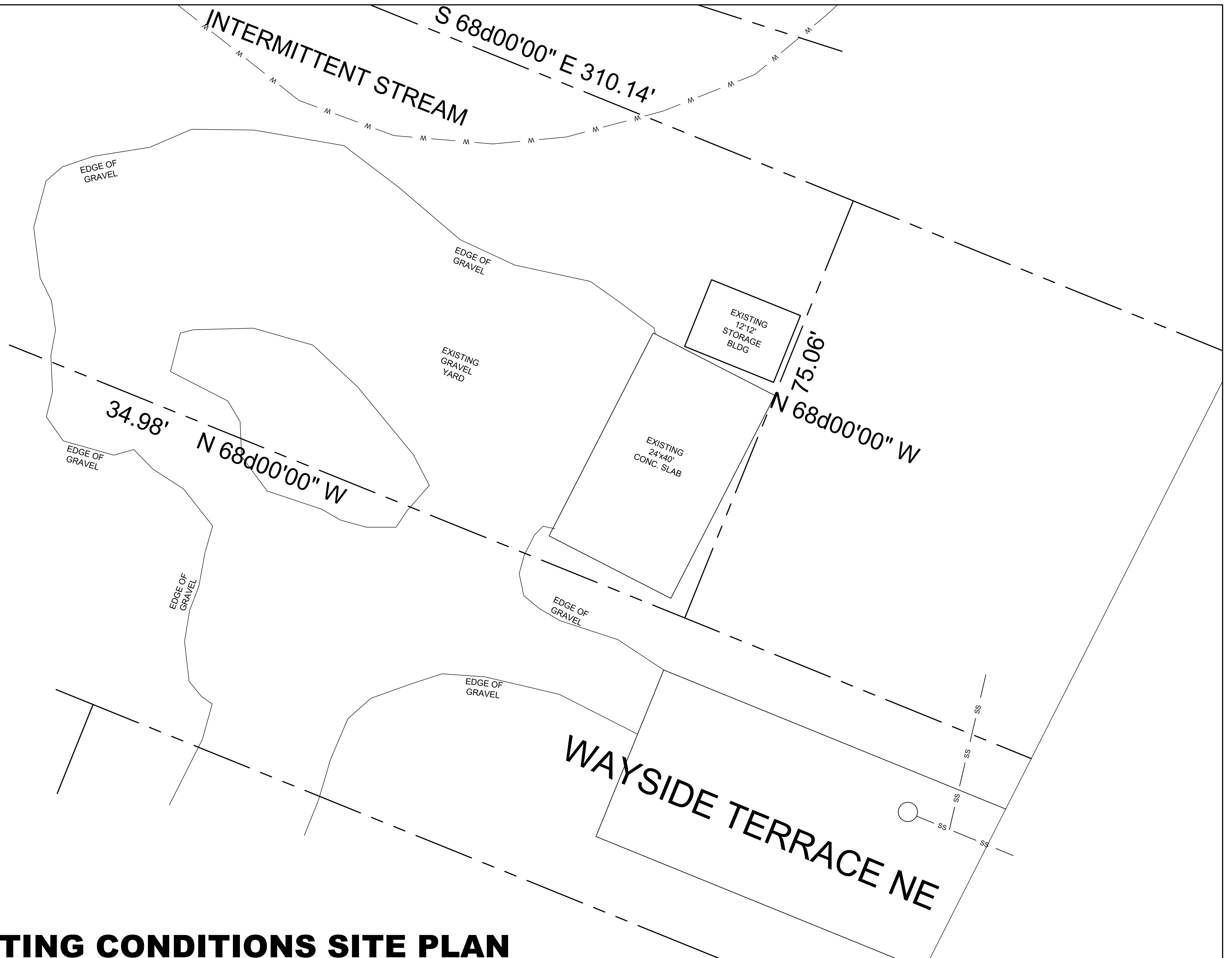
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

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

0 100 200 400 Feet

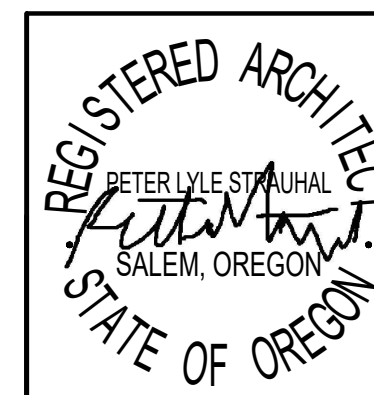


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



# EXISTING CONDITIONS SITE PLAN

SCALE: 1/8" = 1'-0"



**A NEW SHOP BLDG  
FOR CHRIS CUEVAS**

**A1.0**

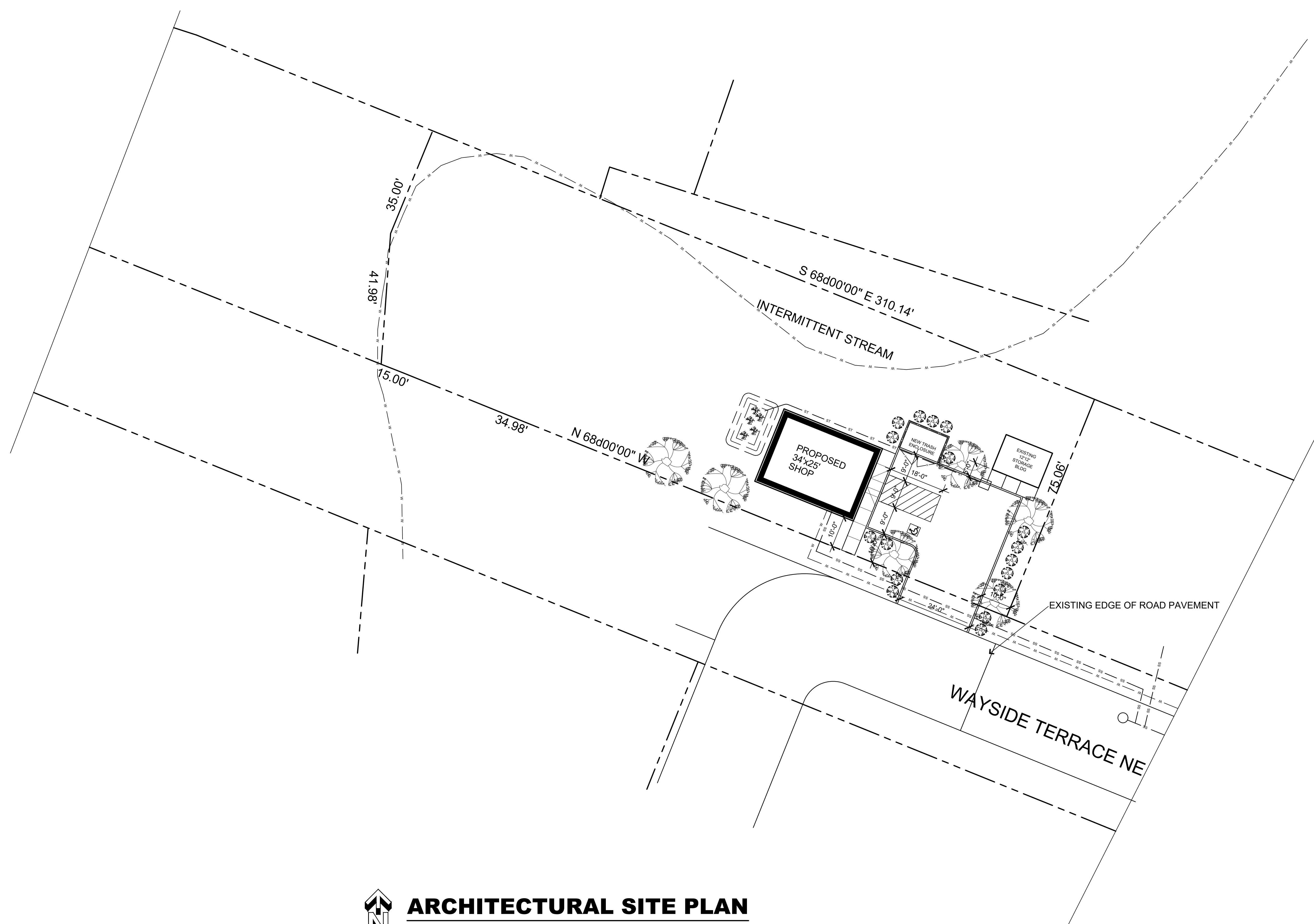
PROJECT ADDRESS:  
LOT 16400, TIERRA DEL MAR  
CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, LEED AP  
P.O. Box 3164 Salem OR 97302  
ph: 971.239.1519, fax: 503.371.1640

EXISTING SITE

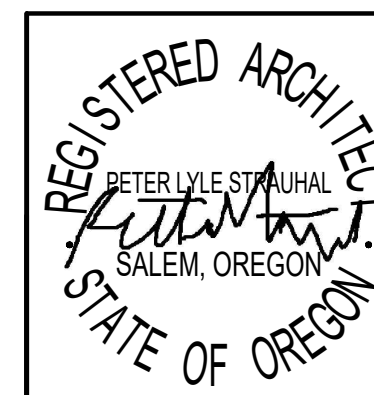
PROJ.#: 21087

DATE: 09-13-22



**ARCHITECTURAL SITE PLAN**

SCALE: 1/16" = 1'-0"



**A NEW SHOP BLDG  
FOR CHRIS CUEVAS**

**A1.1**

PROJECT ADDRESS:  
LOT 16400, TIERRA DEL MAR  
CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, LEED AP  
2440 Laurel Ave NE, Salem, OR 97301  
ph: 503.507.7007, fax: 503.371.1640

SITE PLAN

PROJ.#: 21087

DATE: 10-22-21

(d) Submittal requirement- for Class 1 site plan review. In lieu of the application submittal requirements under SRC chapter 300, an application for a Class 1 site plan review shall include a completed application form that shall contain the following information:

(1) The names and addresses of the applicant(s),  
 APPLICANT: THE RIGHT HOME SOLUTION, INC  
 PROJECT CONTACT: PAUL LASCOLA  
 425 EWALD AVE SE,  
 SALEM, OR 97302  
 PH: 805-298-5457  
 EMAIL: therighthomesolution@gmail.com

ARCHITECT: PETER LYLE STRAUHAL, AIA, LEED AP  
 PROJECT CONTACT: PETER STRAUHAL  
 PO BOX 7868  
 SALEM, OR 97303  
 PH: 971-239-1519  
 EMAIL: pstrauhal@gmail.com

OWNER: CHRIS CUEVAS  
 MAILING ADDRESS: 1930 HAMPDEN LN SE, #25  
 EM, OR 97305  
 PH: 503-385-347  
 EMAIL: chriscuevas777@gmail.com

PROJECT ADDRESS:  
 2035 WAYSIDE TERRACE RD NE  
 SALEM, OR 97301

TAX MAP & LOT #: 073W12CA01200

LOT SIZE: 16,901 S.F.  
 LOT ZONE: IG (INDUSTRIAL GENERAL)  
 LOT COMP. MAP: IND (INDUSTRIAL)  
 TYPE OF APPLICATION: TYPE 3 SITE PLAN REVIEW

**DESCRIPTION OF PROJECT:**

The property owner is an automobile restoration hobbyist. He acquired this property to construct a storage and workshop area to the requirements of this hobby. The work conducted here would be similar to a teenage garage project to restore a classic automobile.

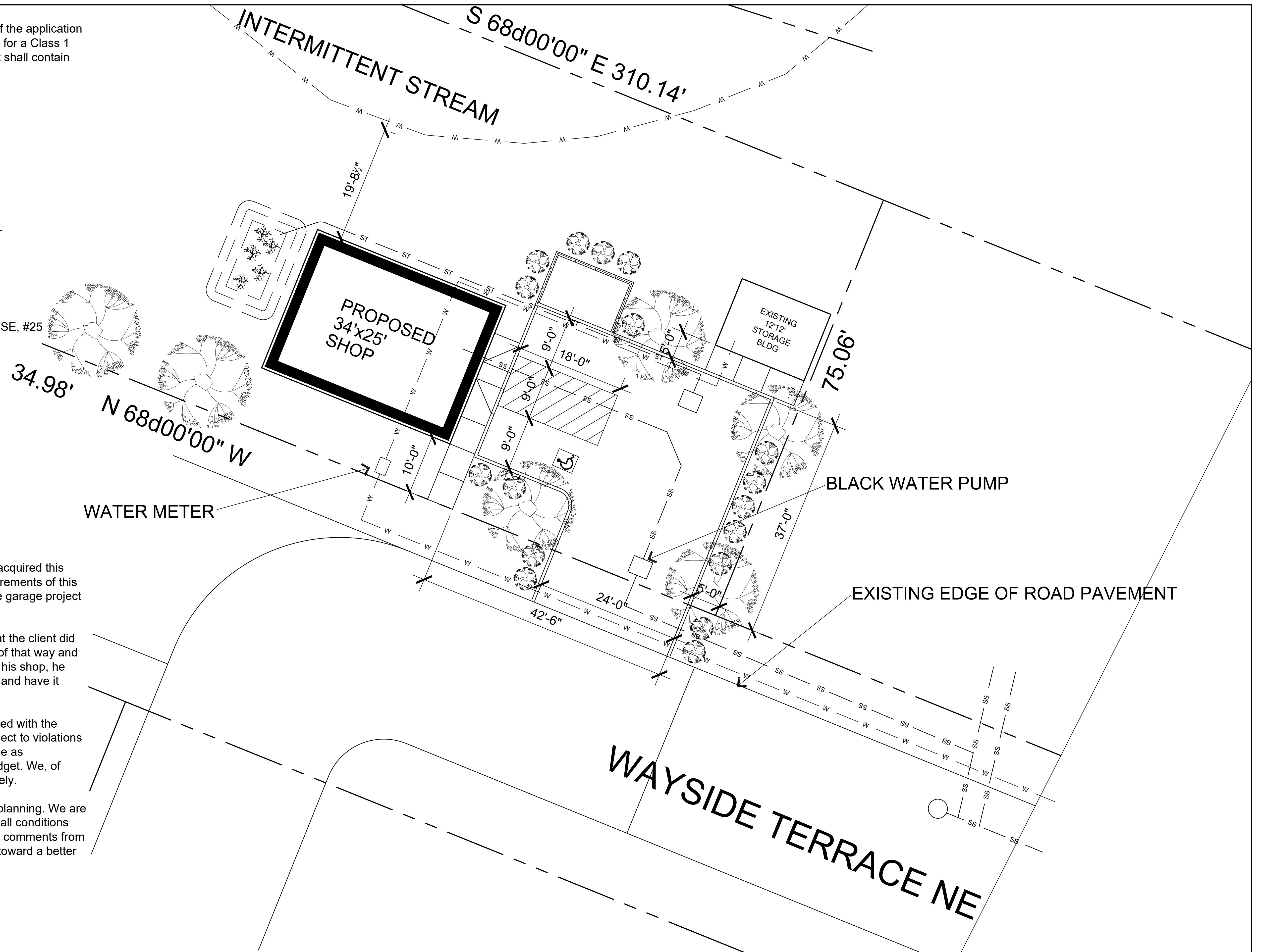
The property is located within an industrial area, something that the client did not realize when he purchased the property. It was simply out of that way and suited to his requirements. When applying for a permit to build his shop, he became aware of the requirements necessary to do it properly and have it permitted officially.

Here is where our firm came into the process. First, we consulted with the client who wants to have a resalable property and one not subject to violations of any sort. Even though it is industrial, the client wanted it to be as aesthetically pleasing as possible within the confines of his budget. We, of course, as an architect and designer, support his position entirely.

We have reviewed the code sections and the comments from planning. We are preparing the drawings and documentation necessary to meet all conditions and exceed minimum requirements to the extent possible. Any comments from planning are welcome, whether as to specific requirements or toward a better aesthetic.

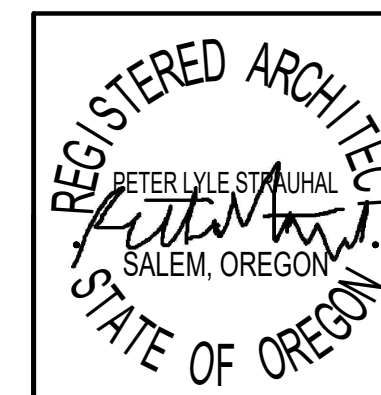
Thank you for your support,

Peter and Paul



**ENLARGED ARCHITECTURAL SITE PLAN**

SCALE: 1/8" = 1'-0"



**A NEW SHOP BLDG  
 FOR CHRIS CUEVAS**

**A1.4**

PROJECT ADDRESS:  
 LOT 16400, TIERRA DEL MAR  
 CLOVERDALE, OR 97112

Peter Lyle Strauhal, AIA, Leed AP  
 2440 Laurel Ave NE, Salem, OR 97301  
 ph: 503.507.7007, fax: 503.371.1640

SITE PLAN

PROJ.#: 21087

DATE: 10-22-21