



HEARING NOTICE

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 2 Willamette Greenway Permit / Tentative Replat Case No. WGP-REP22-02
PROPERTY LOCATION:	1887 Water St NE, Salem OR 97301
SUMMARY:	Proposed development of a new four-family residential use within the Willamette Greenway Overlay Zone, and a lot line consolidation.
HEARING INFORMATION:	<p><u>Hearings Officer, Wednesday, January 11, 2023 at 5:30 PM held virtually via Zoom</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>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.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>Highland Neighborhood Association, Meredith Patterson, Chair; Phone: 503-528-4908; Email: meripatterson@gmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 600.015(e)(2) – Class 2 Willamette Greenway Permit; 205.025(d) – Tentative Replat</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	Randy Fultz
APPLICANT / AGENT(S):	Susan Huston
PROPOSAL / REQUEST:	<p>A Class 2 Willamette Greenway Development Permit for the proposed development of a new four-family residential use within the Willamette Greenway compatibility review boundary, and a Tentative Replat to consolidate existing lots (comprised of Lots 1-3, and the northerly portion of Lot 4 of Block 7, River Side Addition to Salem, Oregon subdivision plat).</p> <p>The subject property is approximately 0.76 acres in size, <u>zoned IC (Industrial Commercial) at the time of application submittal</u> and located at 1887 Water Street NE - 97301 (Marion County Assessors Map and Tax Lot number: 073W15DC / 00100).</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.</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 117086. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	December 22, 2022

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

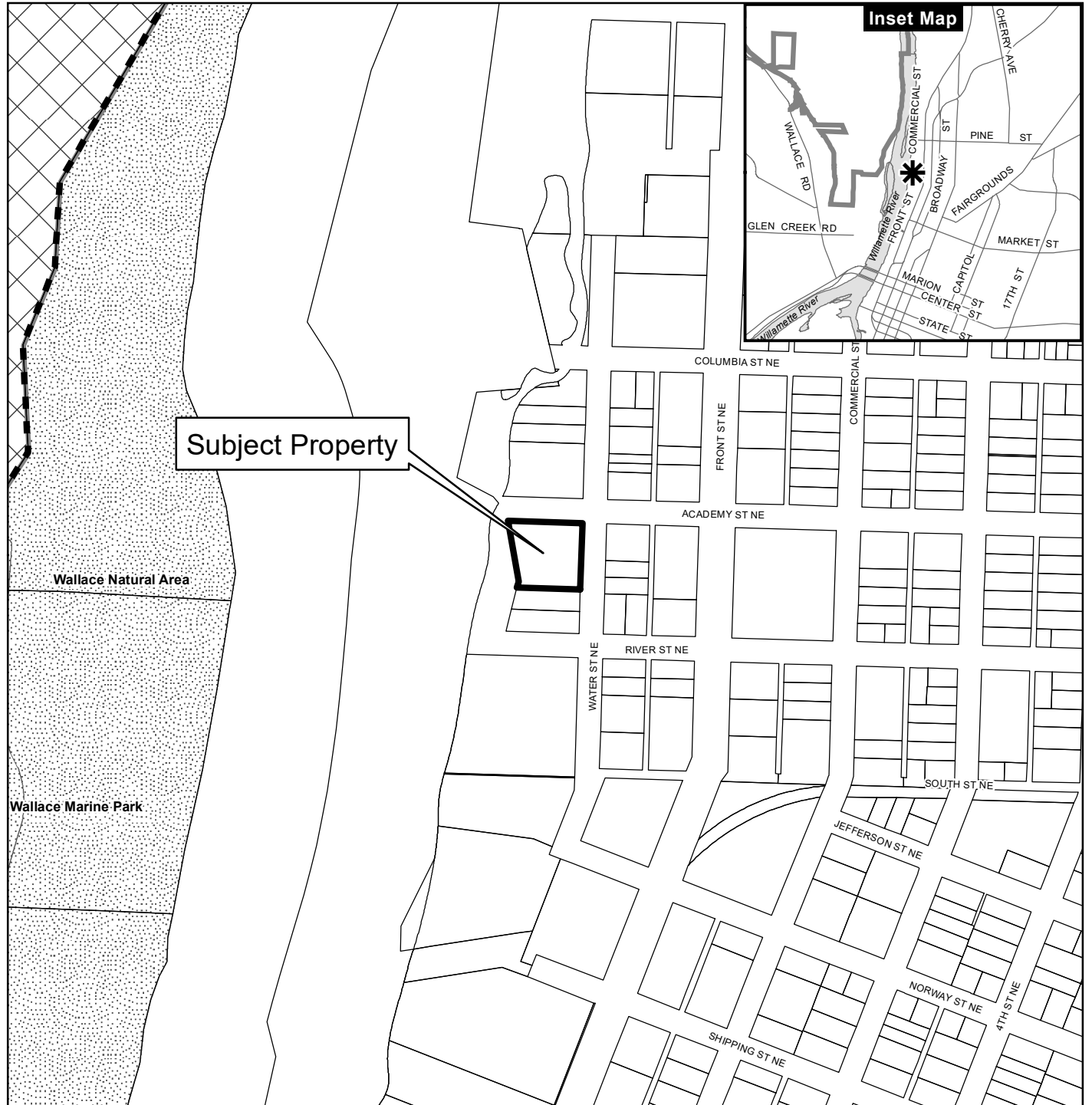
<http://www.cityofsalem.net/planning>

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

Vicinity Map 1887 Water Street 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



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LAND MARKERS SURVEYING
 4068 HUDSON AVE. NE
 SALEM, OR 97301
 OFFICE (503) 581-0911

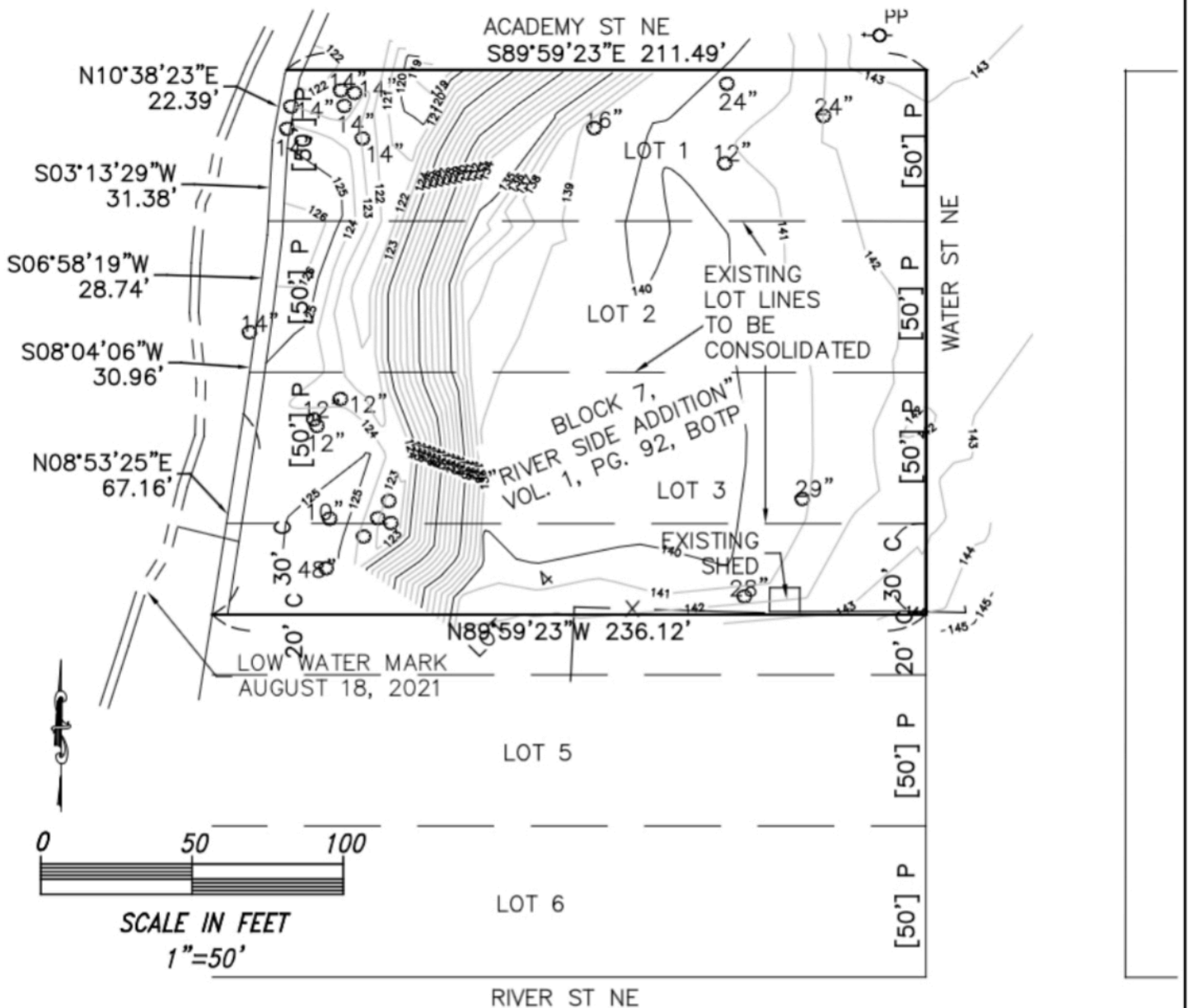


PROPOSED LOT CONSOLIDATION

PREPARED FOR: RANDY FULTZ JOB #18-021

DATE: OCT. 31, 2022

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
 TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
 CITY OF SALEM, MARION COUNTY, OREGON



NARRATIVE:
 The purpose of this map is to illustrate a lot consolidation on Lots 1-3 and the north 30 feet of Lot 4, Block 7, "RIVER SIDE ADDITION". No monuments were set for this map.

LEGEND:
 R/W - RIGHT OF WAY
 BOTP - BOOK OF TOWN PLATS
 VOL - VOLUME
 PG - PAGE

NOTE:
 ALL BOUNDARY INFORMATION SHOWN HEREON IS RECORD INFORMATION FROM "RIVER SIDE ADDITION", VOL. 1, PG. 92, BOTP.

REVISED: 12/02/2022

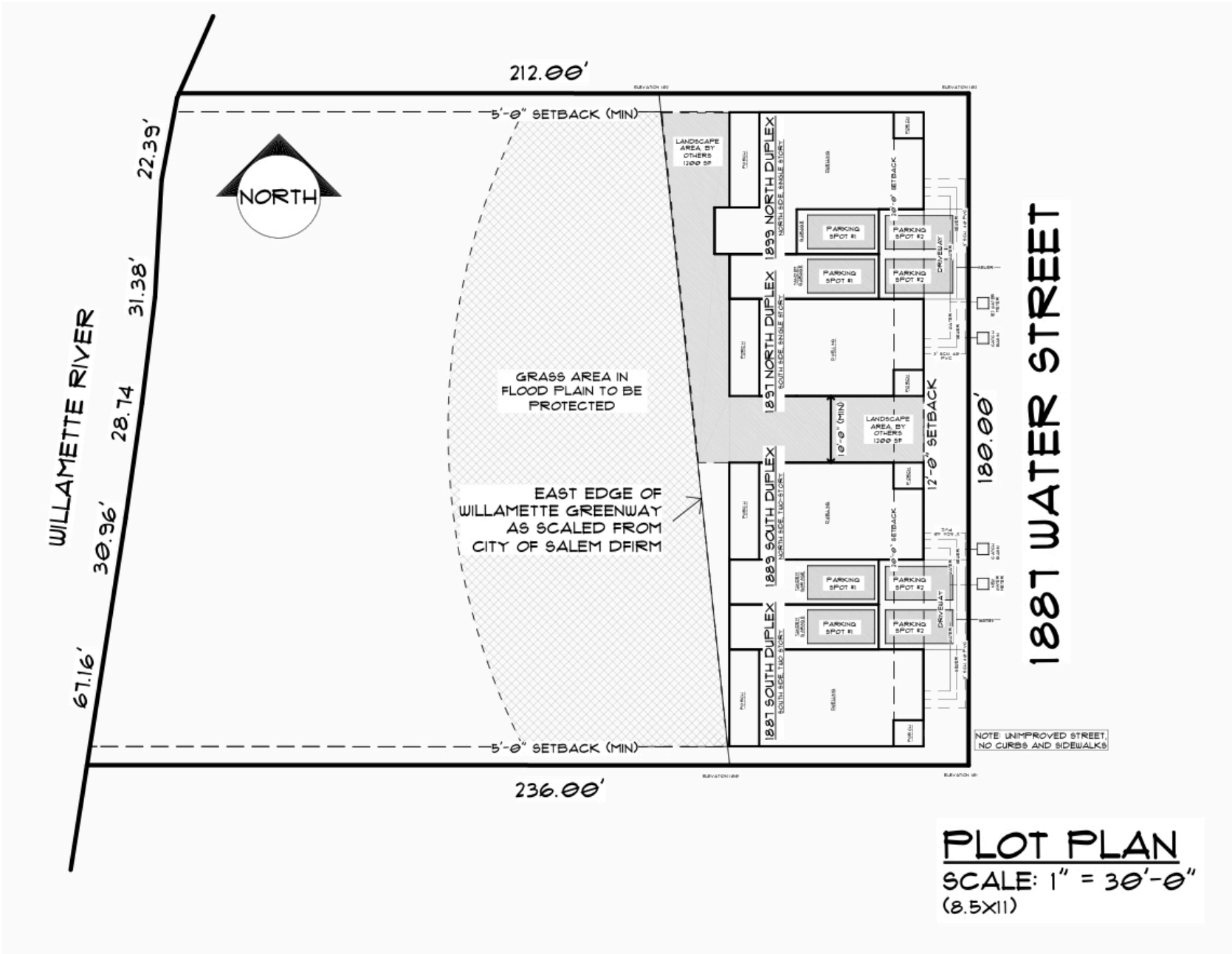
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 JANUARY 10, 2006
 TROY E. PETERSEN
 61408

EXPIRES: 12/31/22

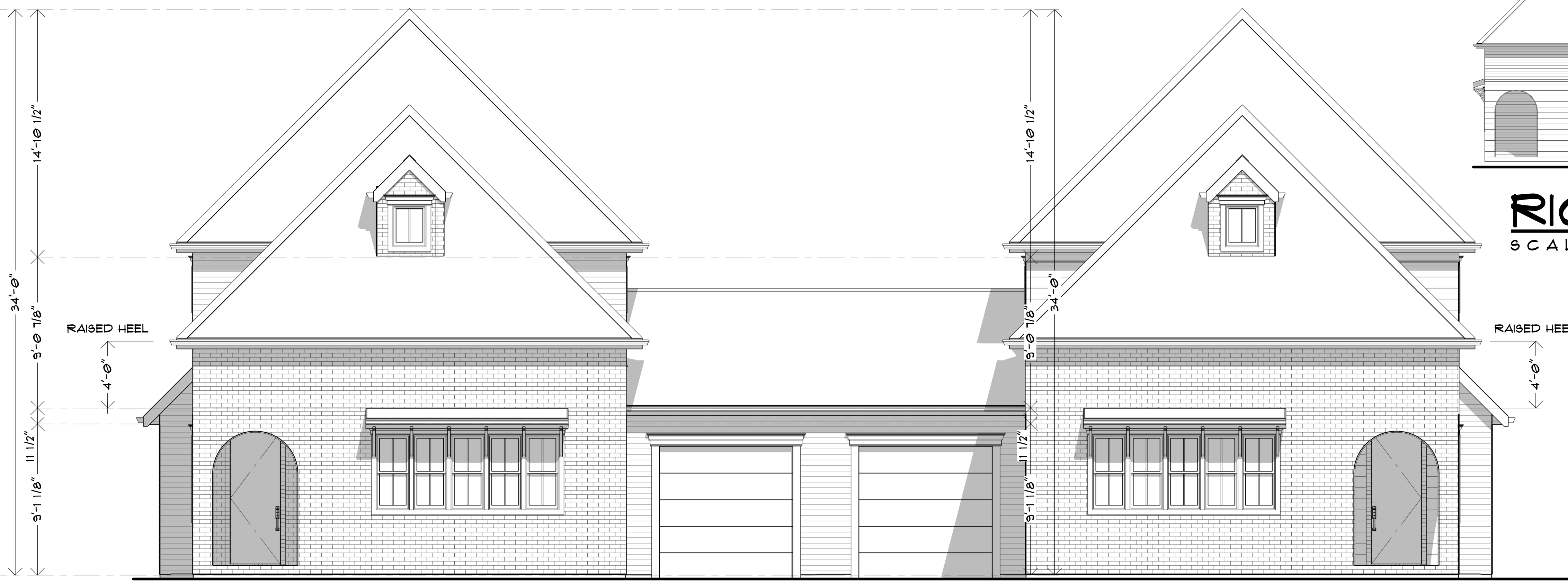
SIGNED: 10/31/22



NORTH LEFT	NORTH RIGHT
MAIN: 1100 SF	MAIN: 1100 SF
SECOND: 805 SF	SECOND: 805 SF
TOTAL: 1905	TOTAL: 1905



RIGHT ELEVATION
SCALE 1/8" = 1'0"



FRONT ELEVATION
SCALE 1/4" = 1'0" 1881 WATER STREET

FRONT ELEVATION
SCALE 1/4" = 1'0" 1889 WATER STREET

TABLE N101.1(2) ADDITIONAL MEASURES
5. DUCTLESS HEAT PUMP MIN HSPF 10 IN PRIMARY ZONE
TABLE N101.1(2) PRESCRIPTIVE ENVELOPE REQUIREMENTS
WALLS - R21 FLAT CEILING - R49 VAULTED CEILING - R50 UNDER FLOOR - R39 WINDOWS - U-0.27 EXTERIOR DOORS - U-0.20

HUSTON SOUTH DUPLEX
1887 AND 1889 WATER STREET
SALEM, OREGON

111 S. FIRST STREET
SILVERTON, OR
WAVRADESIGNCO@GMAIL.COM
WAVRADESIGNCO.COM
PH. 503-932-4134

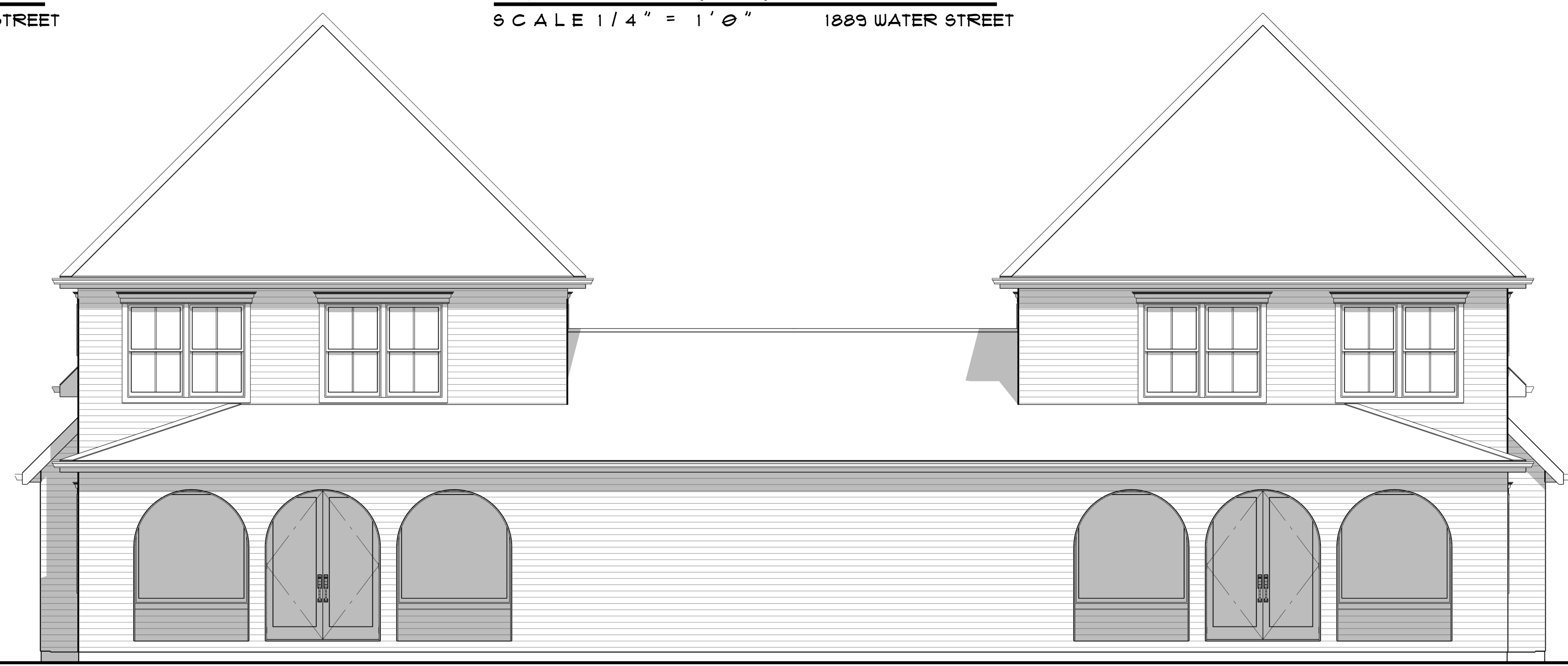
THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. ANY USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM WAVRA DESIGN CO. LLC IS PROHIBITED. WAVRA DESIGN CO. RETAINS COPYRIGHT AND OWNERSHIP OF THESE PLANS. WAVRA DESIGN CO. PREPARED THESE PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES, REGULATIONS AND SPECIFIC SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR/USER. IN ADDITION WAVRA DESIGN CO. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS AND/OR OMISSIONS UNAUTHORIZED USE OR COPYING OF THESE PLANS FOR THE DESIGN THEY DEPICT INFRINGES RIGHTS UNDER THE COPYRIGHT ACT.

SEPT. 2022

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LEFT ELEVATION
SCALE 1/8" = 1'0"



REAR ELEVATION
SCALE 1/4" = 1'0"

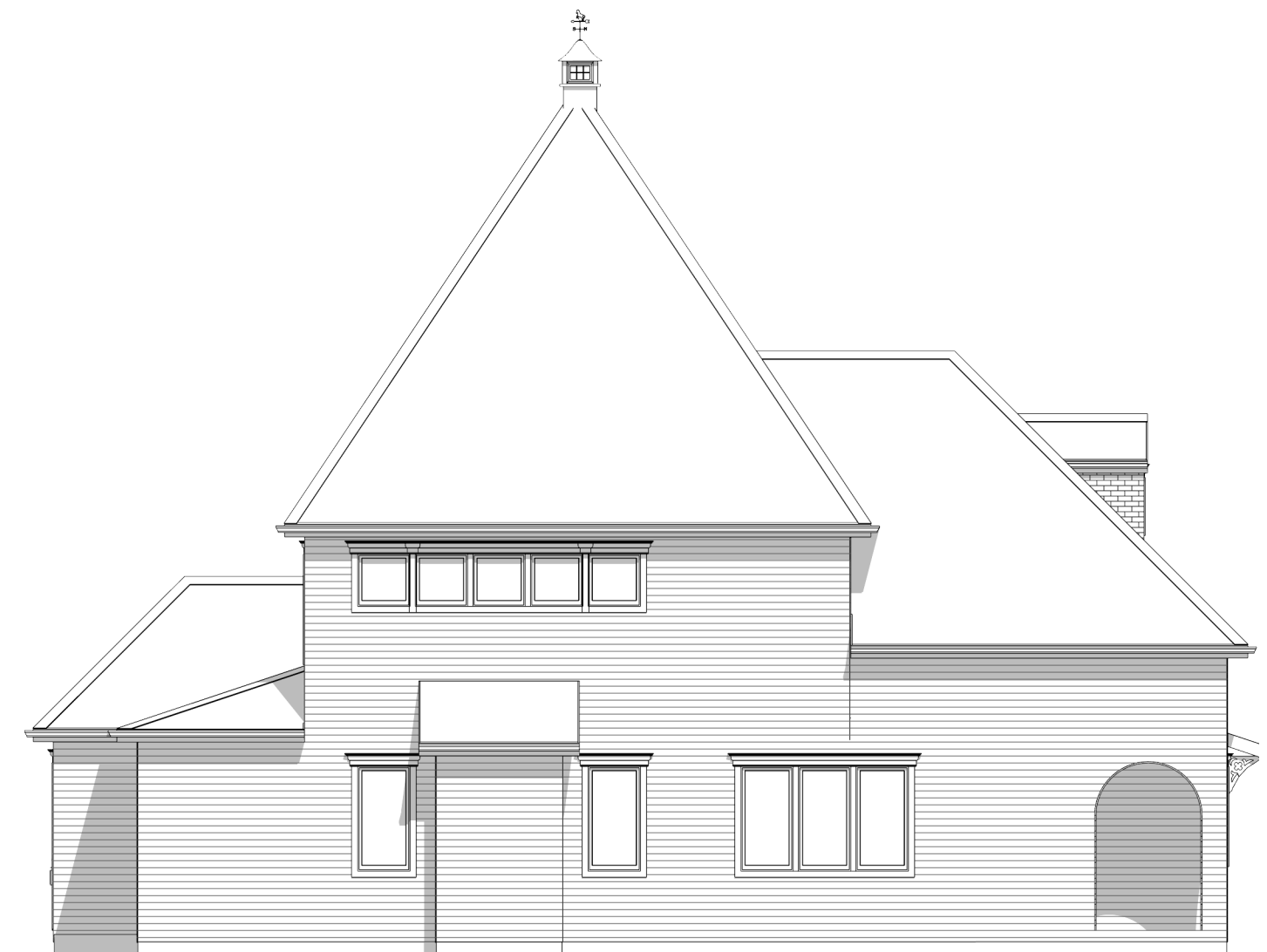


FRONT ELEVATION

SCALE 1/4" = 1'0" 1891 WATER STREET

FRONT ELEVATION

SCALE 1/4" = 1'0" 1899 WATER STREET



LEFT ELEVATION

SCALE 1/8" = 1'0"

2021 ORSC

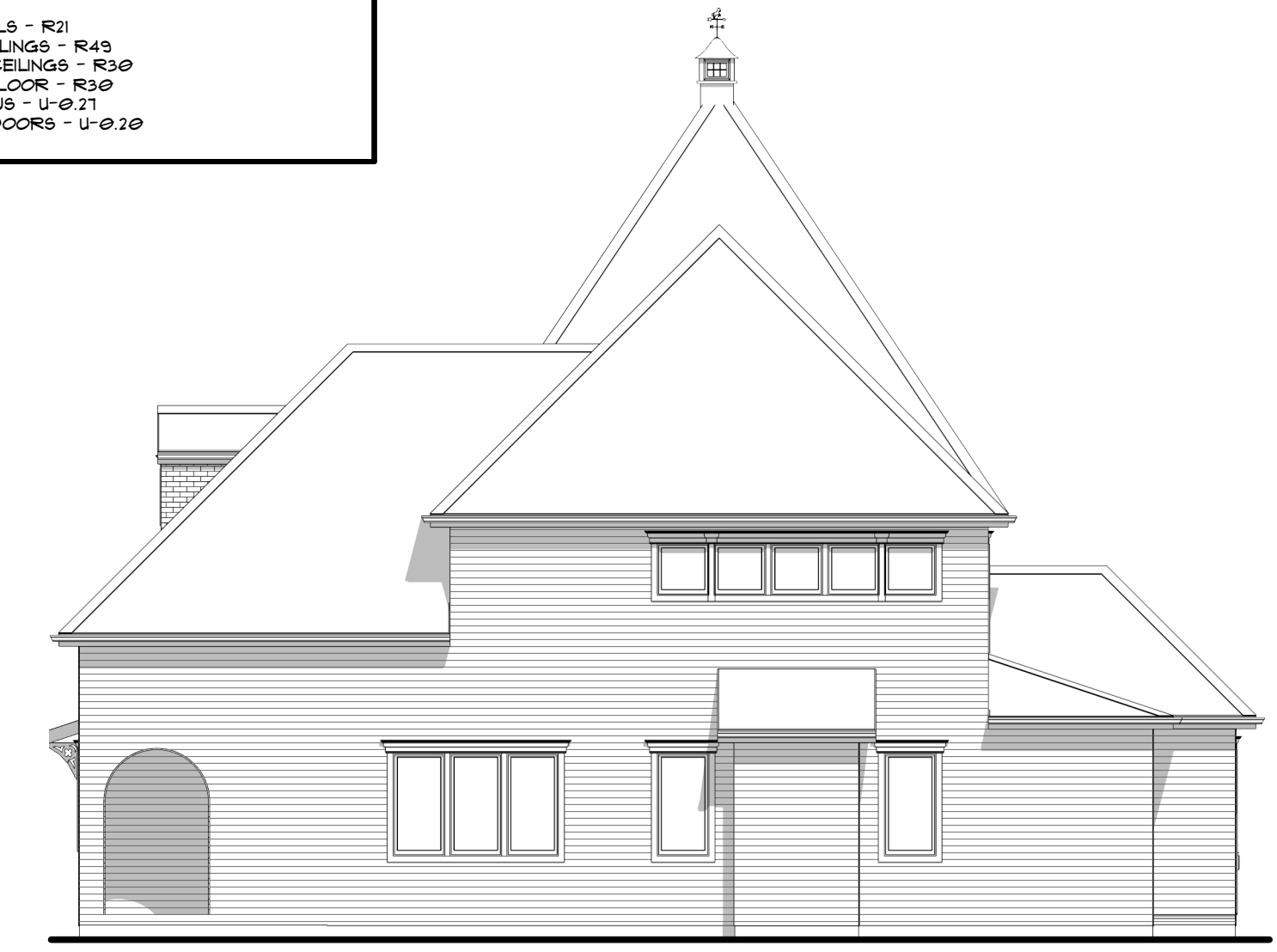


REAR ELEVATION

SCALE 1/4" = 1'0"

TABLE N1101.1(2) ADDITIONAL MEASURES
5. DUCTLESS HEAT PUMP MIN H9FF 10 IN PRIMARY ZONE
TABLE N1101.1(2) PRESCRIPTIVE ENVELOPE REQUIREMENTS
WALLS - R21 FLAT CEILINGS - R49 VAULTED CEILINGS - R30 UNDER FLOOR - R30 WINDOWS - U-0.21 EXTERIOR DOORS - U-0.20

NORTH LEFT	NORTH RIGHT
MAIN: 1100 SF	MAIN: 1401 SF
SECOND: 805 SF	SECOND: 805 SF
TOTAL: 1905	TOTAL: 2206



RIGHT ELEVATION

SCALE 1/8" = 1'0"

HUSTON NORTH DUPLEX
1897 AND 1899 WATER STREET
SALEM, OREGON

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