



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 1 Design Review Case No. SPR-ADJ-DR23-01
PROPERTY LOCATION:	1525 Jonmart Ave SE, Salem OR 97306
NOTICE MAILING DATE:	January 4, 2023
PROPOSAL SUMMARY:	An application to construct a new multiple family building with associated site improvements, including off-street parking and open space areas.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, January 18, 2023</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:	Peter Domine, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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 Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@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; 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):	Jonmart Place LLC (Eugene Arnautov and Vadim Latyshevich)
APPLICANT(S):	Bayard Mentrum
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review and Class 1 Design Review for the development of a new eight-unit multiple family building with one Class 2 Adjustment to:</p> <ol style="list-style-type: none"> 1. Reduce the zone-to-zone setback and landscaping requirement for a vehicle use area on the east property line abutting a neighboring RM-II zone. <p>The subject property is approximately 0.28 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 1525 Jonmart Avenue SE (Marion County Assessor map and tax lot number 083W14CC / 2101).</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:	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 124430. 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 / Class 1 Design Review Case No. SPR-ADJ-DR23-01

PROJECT ADDRESS: 1525 Jonmart Ave SE, Salem OR 97306

AMANDA Application No.: 22-124430-PLN

COMMENT PERIOD ENDS: January 18, 2023

SUMMARY: An application to construct a new multiple family building with associated site improvements, including off-street parking and open space areas.

REQUEST: A consolidated application for a Class 3 Site Plan Review and Class 1 Design Review for the development of a new eight-unit multiple family building with one Class 2 Adjustment to:

1. Reduce the zone-to-zone setback and landscaping requirement for a vehicle use area on the east property line abutting a neighboring RM-II zone.

The subject property is approximately 0.28 acres in size, zoned RM-II (Multiple Family Residential-II), and located at 1525 Jonmart Avenue SE (Marion County Assessor map and tax lot number 083W14CC / 2101).

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. Wednesday, January 18, 2023, 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: Peter Domine, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

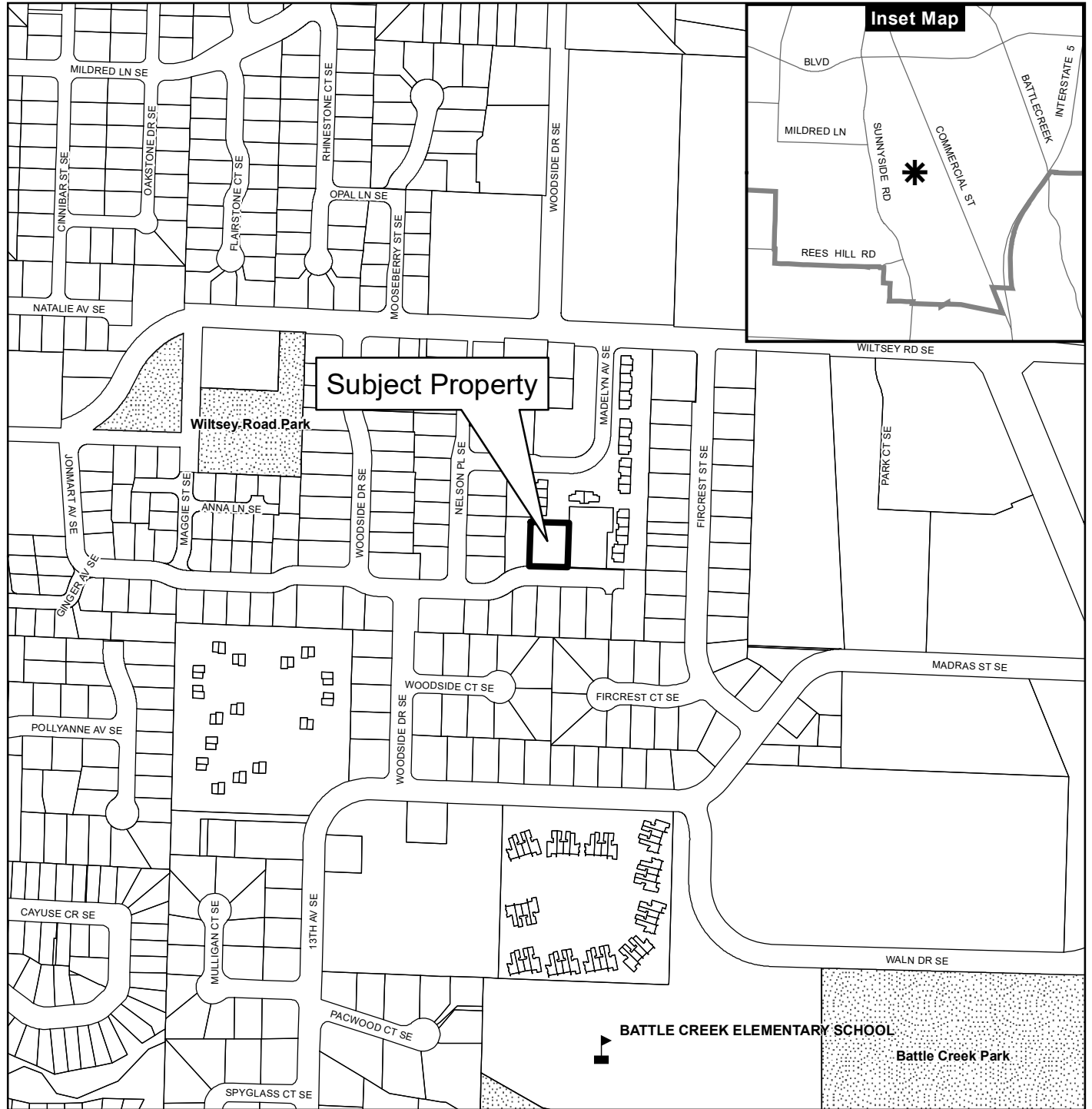
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




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

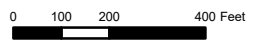


Vicinity Map 1525 Jonmart



Legend

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



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BUILDING CODE SUMMARY:

(2) STORY BUILDING
 1st FLOOR = 3,250 SQ. FT.
 2nd FLOOR = 3,239 SQ. FT.
 TOTAL FLOOR SQ. FT. = 6,489 SQ. FT.

LOT COVERAGE CALCULATION:
 LOT = 12,260 SQ. FT.
 BUILDING FOOTPRINT = 3,359 SQ. FT. OR 27.4%
 CONC. WALKS, PATIOS & TRASH = 156 SQ. FT. OR 6.2%
 DRIVEWAY & PARKING = 4,015 SQ. FT. OR 32.1%
 TOTAL COVERAGE = 8,130 SQ. FT. OR 61.2%

BUILDING HEIGHT = 29'-0"-1/8"
 (8) UNITS TOTAL

PARKING:
 (2) FULL SIZE STALLS
 (5) COMPACT STALLS
 (1) HANDICAP STALL

OCCUPANCY TYPE R2 ZONING RM2

ENERGY PRESCRIPTIVE PATH METHOD

REFER TO FOLLOWING CODES:
 2019 OESB, 2021 OESB, 2019 OFSC, 2019 OFC, 2019 IECC

2019 OREGON ENERGY EFFICIENCY SPECIALTY CODE TABLE 502.1
 BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES
 ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK R-30
 WALLS ABOVE GRADE - R-20
 SLABS UNHEATED - R-10
 CONC. DOORS - U-0.30
 EXTERIOR WINDOWS - U-0.35
 FLOORS - R-30
 ATTIC - R-38

INSTALL 100 PERCENT OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL, LED, OR LINEAR FLUORESCENT OR A MIN. EFFICACY OF 10 LUMENS PER WATT AS SPECIFIED IN SECTION N10712

CONSTRUCTION TYPE VB
 TYPE 'B' UNITS FIRST FLOOR ONLY

DESIGN LOADS
 ROOF TL = 42 PSF (25 SNOW)
 FLOOR TL = 57 PSF (40 LIVE)
 MAX SOIL BEARING PRESSURE = 15,000 PSF
 WIND: 120 MPH EXPOSURE B (ASCE-7-10)
 SEISMIC: S_s = 1.0

EXITWAYS TO BE ILLUMINATED AT FOOTCANDLE PER SQ. FT. AND HAVE EMERGENCY POWER SYSTEM PROVIDED.

8 LONG-TERM BICYCLE PARKING SPACES

THE COMMON PATH OF EGRESS IS NOT GREATER THAN 125 FEET FROM ANY POINT.

FIRE PARTITIONS TO BE 5TC 55, REFER TO DETAIL 1/42.

EXTERIOR WALLS SHALL FOLLOW TABLE 105.5

SEPARATE PERMITS INCLUDE:
 FIRE SPRINKLER DRAWINGS
 FIRE ALARM SYSTEMS
 UNDERGROUND FIRE LINES
 KNOX BOXES
 PLUMBING, MECHANICAL, AND ELECTRICAL

ALL LIGHTING TO BE SURFACE MOUNTED
 NO DEFERRED SUBMITTALS

THE ONLY AREAS WHERE THE DESIGN LIVE LOADS EXCEED 50 PSF IS IN THE COMMON EXIT STAIRWAYS WHICH ARE 100 PSF AS ENGINEERED BY THE STRUCTURAL DESIGNER. CONSPICUOUSLY POSTED DURABLE SIGNS MUST BE LOCATED AT THE GROUND FLOOR OF EACH STAIRWAY STATING THE LIVE LOAD FF 100.

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL / ASSEMBLY WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC, OR OTHER APPROVED REPORTS / LISTING NUMBERS) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION

FIRE SPRINKLER SYSTEM REQUIRED NFPA 13R PER CODE 903.3.1 FOR GROUP R2 OCCUPANCY.

FIRE ALARM SYSTEM IS REQUIRED BUT MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH 903.3.12 AND OCCUPANT NOTIFICATION AFFILIANCES THAT AUTOMATICALLY ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW WILL BE PROVIDED.

MEANS OF EGRESS IS THE EXTERIOR EXIT STAIR ENCLOSURE TO BE 1 HOUR RATED EXTERIOR WALLS WITH DOORS TO BE 60 MIN RATED WITH SELF CLOSERS AND SMOKE GASKETS. THE SECOND MEANS OF EXIT ARE THE EGRESS WINDOWS PROVIDED.

APPLICATION FOR SEPARATE FIRE SAFETY PERMIT SHALL BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE, 1300 S.E. GIDSON ST. PRIOR TO THE INSTALLATION OF THE FOLLOWING: FIRE PUMPS, UNDERGROUND FIRE LINES, KNOX BOXES, FIXED EXTINGUISHING SYSTEMS, IN-BUILDING RADIO ENHANCEMENT SYSTEMS, STATIONARY GENERATORS AND HAZARDOUS MATERIAL TANKS.

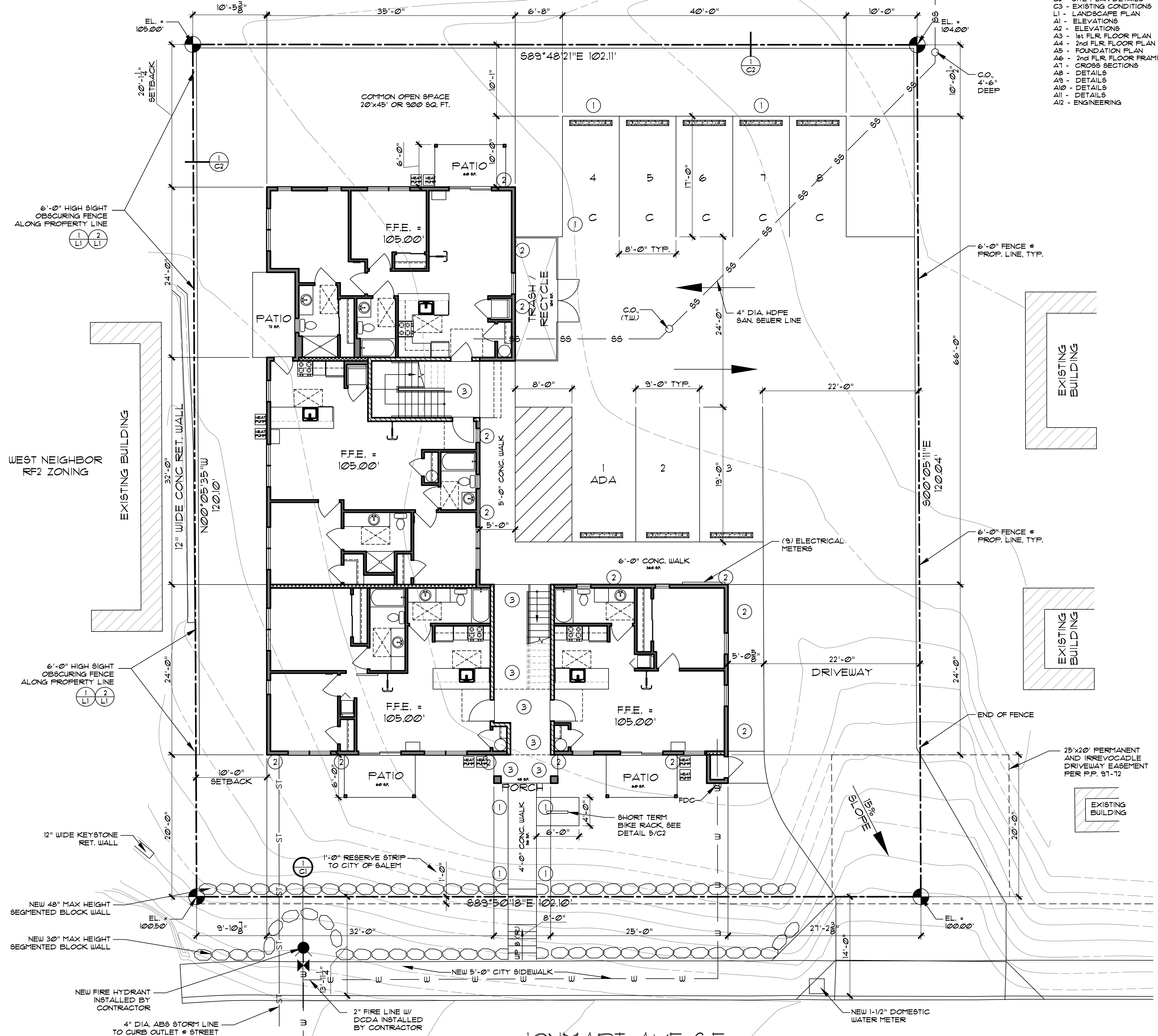
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2". ADDITIONAL SIGNAGE TO BE PROVIDED AT THE BASE OF EACH STAIRS INCLUDING UNIT NUMBERS SERVED BY THE INDIVIDUAL STAIRWAY.

WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE FIGHTING PURPOSES, A KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION. POINT OF INFORMATION: THE FIRE CODE OFFICIAL HAS APPROVED THE "KNOXBOX" AS THE ACCESS KEY BOX FOR USE IN THE CITY OF PORTLAND.

ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR-CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS (RISER ROOMS) AND VALVES OR OTHER FIRE DETECTION (FACP), SUPPRESSION OR CONTROL ELEMENTS) SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.

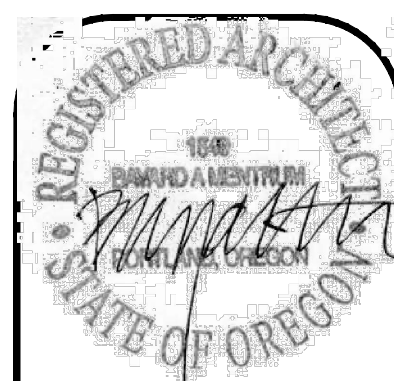
BUILDING TO BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH 1202.5 OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE WILL BE PROVIDED (1202.1)

OCCUPANT LOAD
 OCCUPANT LOAD = 200 SF. / OCC.
 TOTAL OCCUPANTS = 26
 UNIT #1 - 199 SF. / 200 = 3.99 OR (3)
 UNIT #2 - 199 SF. / 200 = 3.99 OR (3)
 UNIT #3 - 836 SF. / 200 = 4.18 OR (4)
 UNIT #4 - 829 SF. / 200 = 4.09 OR (4)
 UNIT #5 - 199 SF. / 200 = 3.99 OR (3)
 UNIT #6 - 199 SF. / 200 = 3.99 OR (3)
 UNIT #7 - 836 SF. / 200 = 4.18 OR (4)
 UNIT #8 - 829 SF. / 200 = 4.09 OR (4)



SHEET INDEX

C1 - SITE PLAN
C2 - SITE PLAN DETAILS
C3 - EXISTING CONDITIONS
L1 - LANDSCAPE PLAN
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A4 - 2nd FLR FLOOR PLAN
A5 - FOUNDATION PLAN
A6 - 2nd FLR FLOOR FRAMING PLAN
A7 - CROSS SECTIONS
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A9 - DETAILS
A10 - DETAILS
A11 - DETAILS
A12 - ENGINEERING



REVISIONS:

JONMART PLACE
 1523 JONMART AVE. S.E.
 SALEM, OREGON

MENTRUM ARCHITECTURE
 2455 STORTZ AVE. N.E.
 SALEM, OREGON 97301

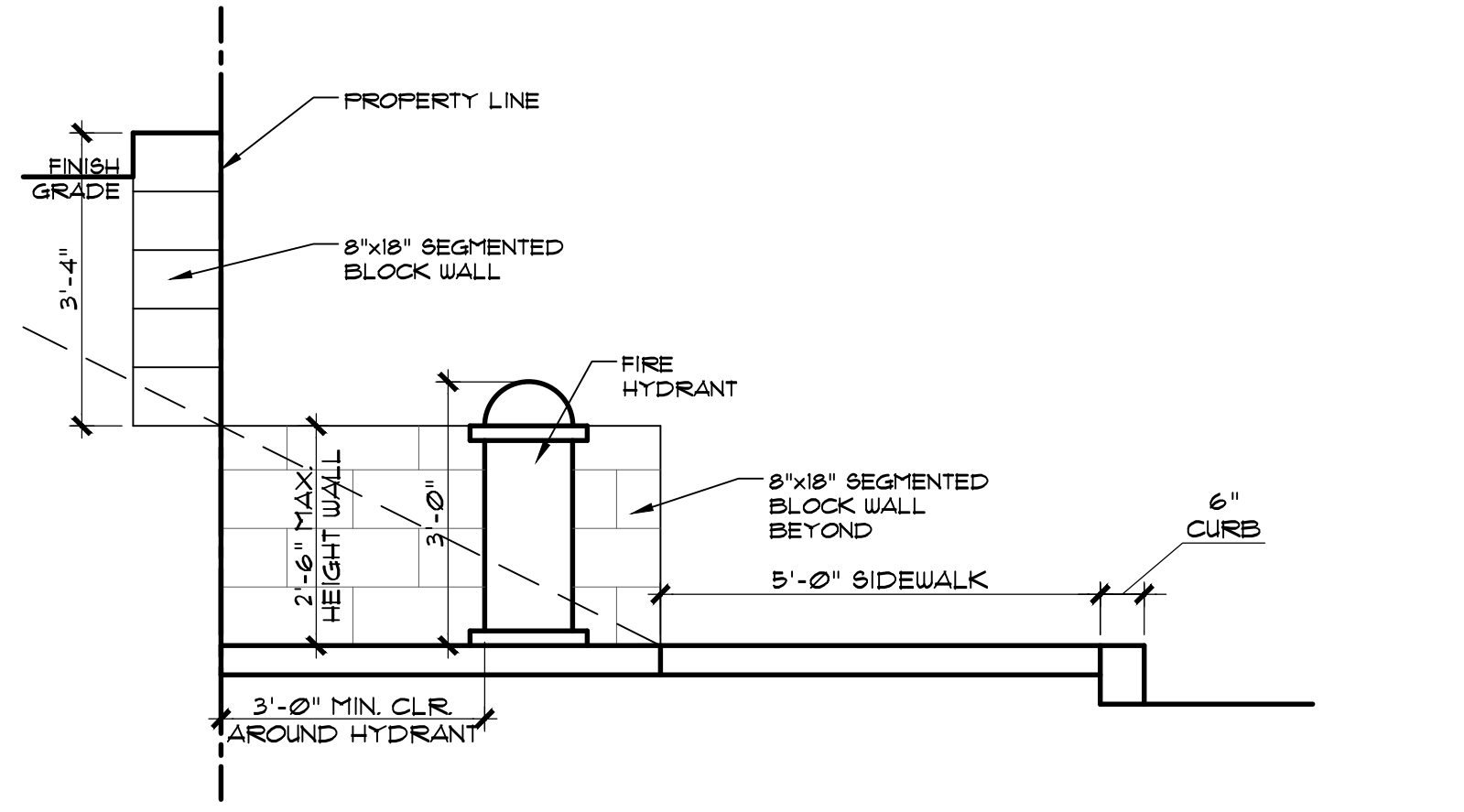
PHONE: 971-270-9663

DRAWN BY: PETE WILSON

DATE: 12/22/2022

SHEET NO: C1

OF 11



SITE PLAN LEGEND

— W — W — W —	= PROPERTY LINE
— SS — SS — SS —	= WATER LINE
— S — S — S — S —	= SAN. SEWER LINE
— O — O — O — O —	= EROSION CONTROL FENCE
— CH — CH — CH — CH —	= OVER-HEAD POWER LINE
— G — G — G — G —	= GAS LINE

JONMART AVE S.E.
 RM 2 ZONING
SITE PLAN
 SCALE: 1/8" = 1'-0"



SITE PLAN NOTES
 LOT COVERAGE CALCULATION:
 LOT = 12,260 SQ. FT.
 BUILDING FOOTPRINT = 3,359 SQ. FT. OR 27.4%
 CONC. WALKS, PATIOS & TRASH = 156 SQ. FT. OR 6.2%
 DRIVEWAY & PARKING = 4,015 SQ. FT. OR 32.1%
 TOTAL COVERAGE = 8,130 SQ. FT. OR 61.2%

LIGHTING NOTES
 ① = GROUND MOUNT BOLLARD LIGHTS TO LIGHT PATH W/ 1 F.C. / SQ. FT.
 ② = WALL LIGHTS TO LIGHT PATH W/ 1 F.C. / SQ. FT.
 ③ = SOFFIT LIGHTS