



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 Case No. SPR-ADJ23-16
PROPERTY LOCATION:	1205 Wallace Rd NW, Salem OR 97304
NOTICE MAILING DATE:	May 16, 2023
PROPOSAL SUMMARY:	Site and building upgrades for an new daycare facility.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, May 30, 2023. 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:	Austin Ross, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2431; E-mail: aross@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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
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 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):	Mid-Willamette Valley Community Action Agency
APPLICANT(S):	Jocelyn Cambier
PROPOSAL REQUEST:	A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).
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: 23 106871. 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 Case No. SPR-ADJ23-16

PROJECT ADDRESS: 1205 Wallace Rd NW, Salem OR 97304

AMANDA Application No.: 23-106871-PLN

COMMENT PERIOD ENDS: May 30, 2023

SUMMARY: Site and building upgrades for an new daycare facility.

REQUEST: A Class 3 Site Plan Review application for a change of use, as well as site and building upgrades for a new daycare facility, together with two Class 2 Adjustments to eliminate required pedestrian connections between the site and adjacent streets (SRC 800.065(a)(1)). The subject property is 0.70 acres in size, zoned CO (Commercial Office), and located at 1205 Wallace Road NW (Polk County Assessors Map and Tax lot number: 073W22BB / 3403).

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, May 30, 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: Austin Ross, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2431; E-Mail: aross@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

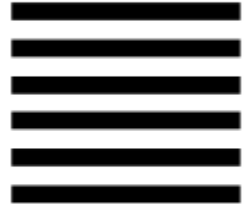


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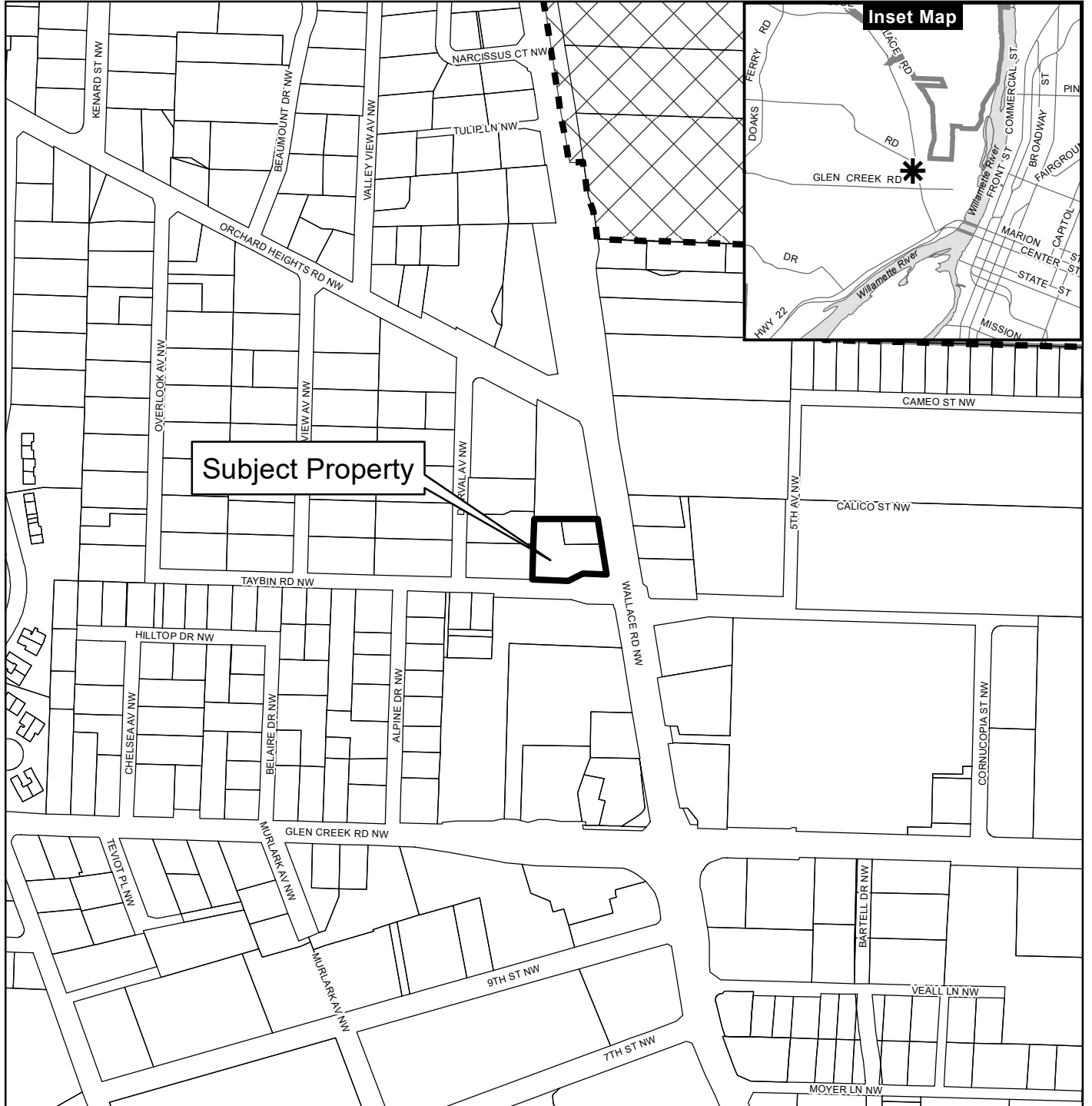
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1205 Wallace Road NW



Legend

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

 Parks

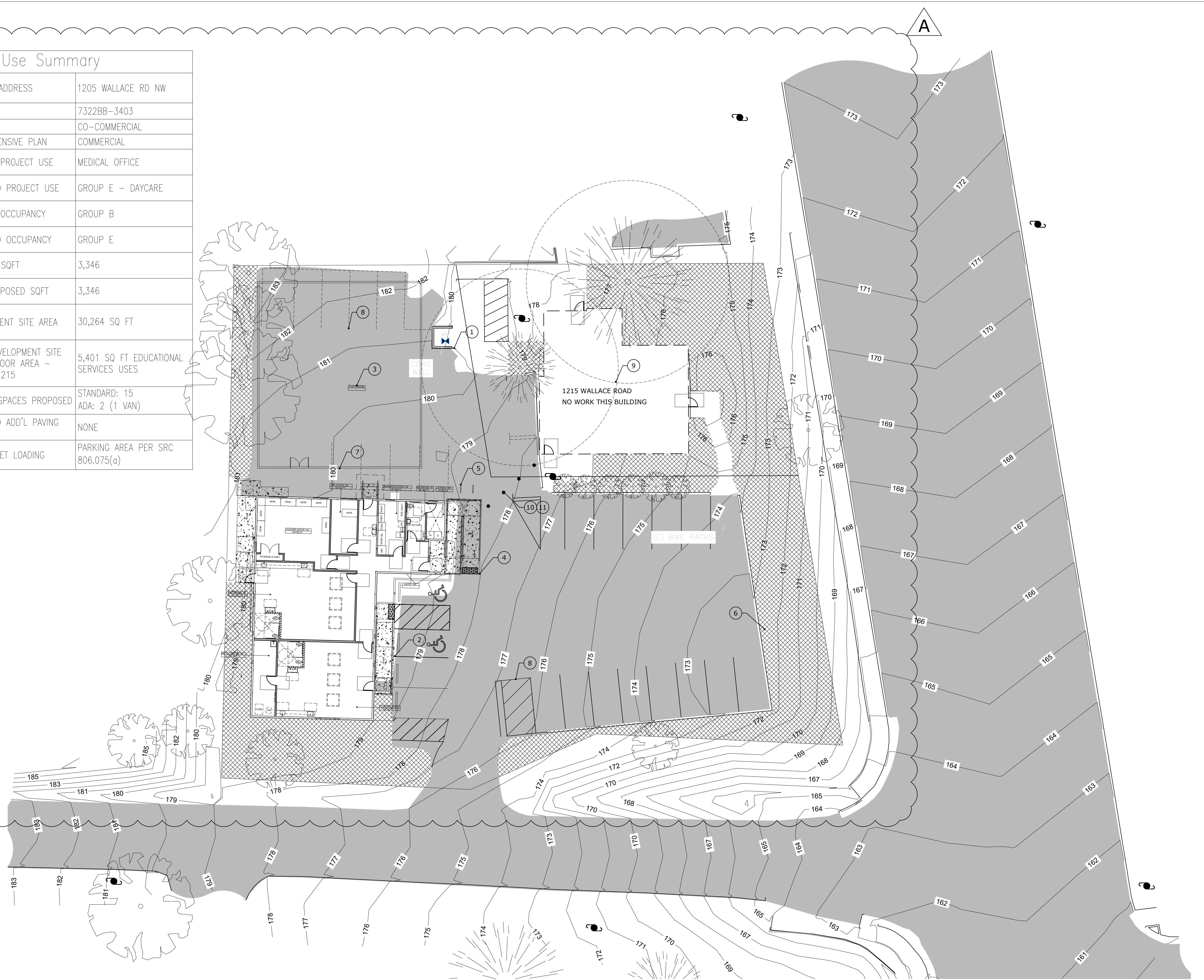
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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Land Use Summary	
PROJECT ADDRESS	1205 WALLACE RD NW
TAX LOT	7322BB-3403
ZONING	CO-COMMERCIAL
COMPREHENSIVE PLAN	COMMERCIAL
CURRENT PROJECT USE	MEDICAL OFFICE
PROPOSED PROJECT USE	GROUP E - DAYCARE
CURRENT OCCUPANCY	GROUP B
PROPOSED OCCUPANCY	GROUP E
1205 (E) SQFT	3,346
1205 PROPOSED SQFT	3,346
DEVELOPMENT SITE AREA	30,264 SQ FT
TOTAL DEVELOPMENT SITE GROSS FLOOR AREA - 1205 & 1215	5,401 SQ FT EDUCATIONAL SERVICES USES
PARKING SPACES PROPOSED	STANDARD: 15 ADA: 2 (1 VAN)
PROPOSED ADD'L PAVING AREA	NONE
OFF-STREET LOADING	PARKING AREA PER SRC 806.075(a)



NOTES

- (E) WELL TO BE DECOMMISSIONED & CAPPED.
- SEE CIVIL SHEETS FOR (N) EXIT RAMPS, PARKING LAYOUT ETC.
- (N) PLAYGROUND FENCING & EQUIPMENT PROVIDED BY OWNER - TO COMPLY W/ ORS 414-300-0150.
- CORNER OF (N) RAMP OVERLAPS (E) PRIVATE ACCESS EASEMENT. EASEMENT ALLOWS ACCESS TO 1215 WALLACE RD. MWVCAA OWNS BOTH PROPERTIES AND TAKES NO EXCEPTION TO THE CREATION OF (N) RAMP - ACCESS WILL NOT BE IMPINGED BY CONSTRUCTION OF RAMP.
- PROVIDE 2 (N) STAPLE/INVERTED BIKE RACKS (4 BIKE PARKING SPACES) PER SRC TABLE 806-9.
- (E) LANDSCAPED AREAS TO REMAIN. TOTAL DEVELOPMENT SITE: 30,264 SQ FT. TOTAL (E) LANDSCAPED AREA TO REMAIN: 7,865 SQ FT - 26% OF TOTAL SITE. EXCEEDS MIN. REQUIREMENT OF SRC 521.010(d)
- PLAYGROUND FENCE MIN. 48" HIGH PER ORS 414-300-0150 - TO BE PROVIDED BY OWNER.
- RESTRIPE (E) PARKING AREA TO REMOVE PARKING SPACES AS SHOWN.
- CRITICAL ROOT ZONE OF SIGNIFICANT TREES - NO CONSTRUCTION PLANNED TO OCCUR WITHIN CRITICAL ROOT ZONE.
- SEE CLASS 2 ADJUSTMENT APPLICATION RE: PEDESTRIAN ACCESS REQUIREMENTS.
- (N) BOLLARDS TO BLOCK CARS FROM ENTERING PLAYGROUND & PEDESTRIAN ZONE.

A



Wallace Rd Head Start
1205 Wallace Rd NW
Salem, OR 97304

CONSULTANTS

Mark	Date	Description
A	04/14/2023	ADDENDUM A
CD	03/20/2023	REV. DRAFT CDS



DATE: 03/23/2023

ISSUE TITLE:
PERMIT SET

SCALE: As Noted

Site Plan

1 Site Plan - Proposed
SCALE: 1/16" = 1'-0"