



# 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*

<b>CASE NUMBER:</b>	Class 3 Major Historic Design Review Case No. HIS23-27
<b>PROPERTY LOCATION:</b>	241 Commercial St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to install a security gate on the primary facade of the Forstner Store Building (1887).
<b>HEARING INFORMATION:</b>	<u>Historic Landmarks Commission on January 18, 2024 at 5:30 PM in <b>Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</b></u>  To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@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>  Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a> .
<b>STAFF REPORT:</b>	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: <a href="https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission">https://www.cityofsalem.net/government/boards-commissions/commissions/historic-landmarks-commission</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 230.045(d) – Storefronts  Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	Nicollet LLC (Don Korn)
<b>APPLICANT / AGENT(S):</b>	Christi Finholt
<b>PROPOSAL / REQUEST:</b>	Class 3 Major Historic Design Review of a proposal to install a security gate on the east side (primary facade) of the Forstner Store Building (1887), a historic contributing building in the Downtown Historic District, zoned CB (Central Business District), and located at 241-247 Commercial Street NE - 97301; Marion County Assessor Map and Tax Lot number: 073W22DC-08700.
<b>HEARING PROCEDURE:</b>	<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 in person or in writing, and anyone who requested to receive notice of the decision.</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: 23 124365. Paper copies can be obtained for a reasonable cost.
<b>NOTICE MAILING DATE:</b>	December 29, 2023

***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>**

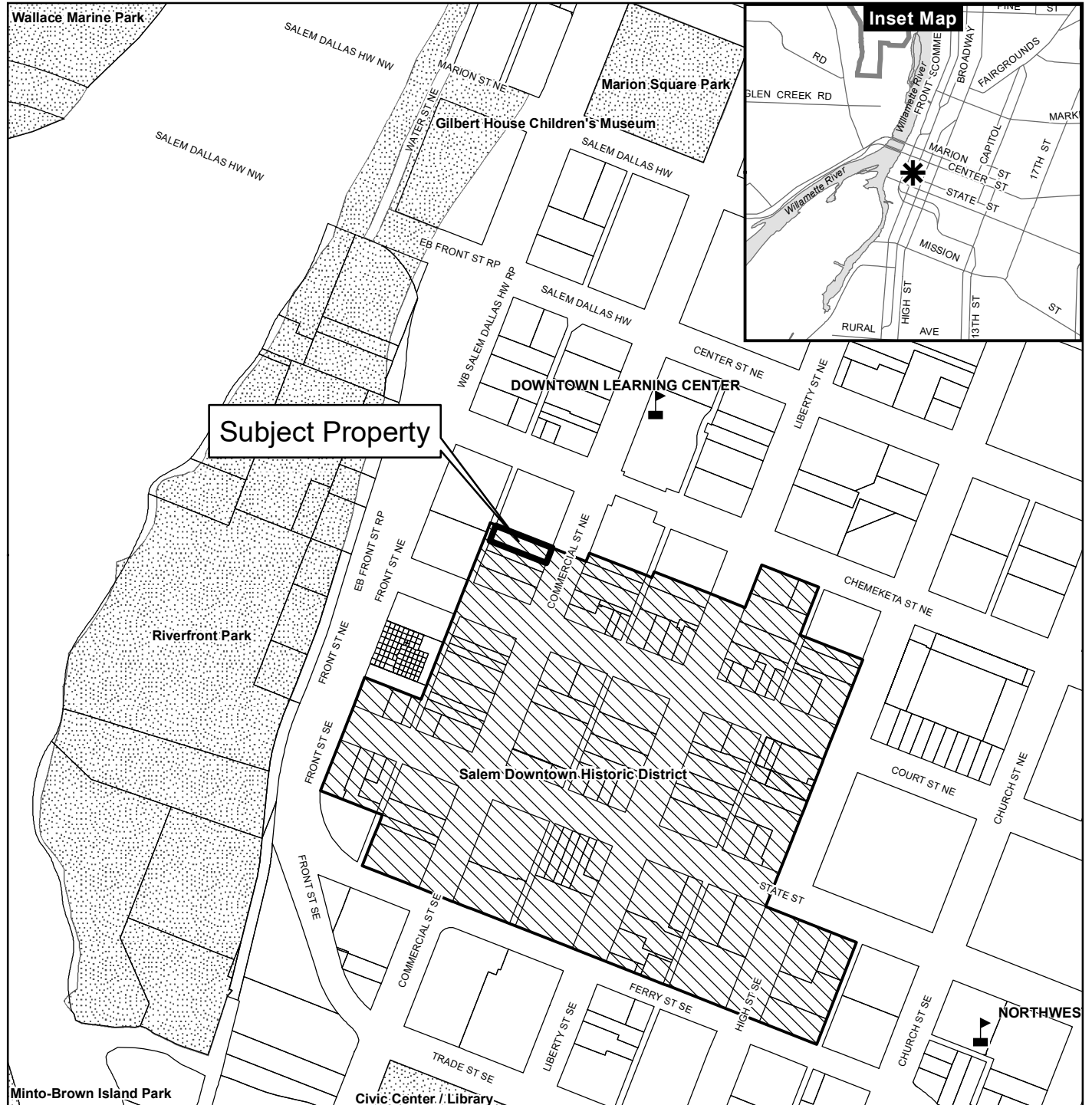
*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem 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

## 241 Commercial St NE



### Legend

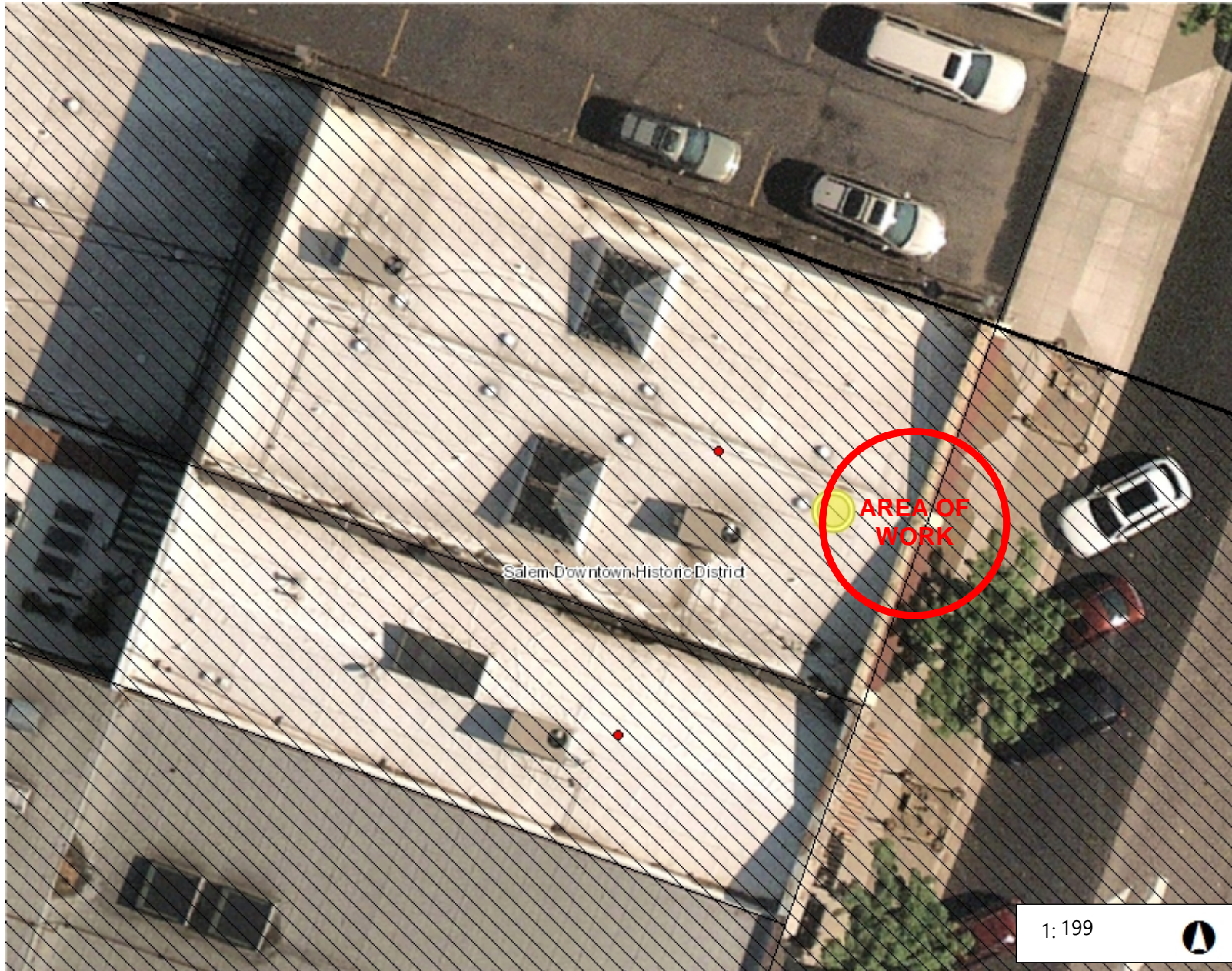
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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.



Legend

- Centerline (Labels)
- Historic Buildings
- ▣ Historic Districts
- ▣ Annexations (delayed)
- Taxlots
- Creeks
  - 50 - 200
  - 200 - 640
  - 640 - 6400
  - GT 6400
- Hydrology
- Street Class
  - Future Minor Arterial
  - Future Collector
  - Major Arterial
  - Minor Arterial
  - Parkway
  - Collector
  - Highway/Freeway
- Overlay Zones
  - ▣ Overlay Zones
  - ▣ Compact Development Overlay Zor
  - ▣ Mixed-Use Overlay Zone
- ▣ Urban Growth Boundary
- ▣ City Limit

1:199



0.01 0 0.00 0.01 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Salem, Oregon

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter notes here...



107"

7"

99 1/2"

103 1/4"

92 1/4"

3 3/4"

3 3/4"

WILD THING GAMES

WILD THING GAMES

WILD THING GAMES

WILD THING GAMES

WILD THING GAMES

GAM

MICS • TABLETOP

TRADE • BUY • SE

Hours:  
Mon - Sat: 11-9  
Sun: 11-7

RELI

L • TR

# SECURE YOUR STORE **with** EASE

StoreSafe<sup>®</sup>

## Rolling Shutters



Store owners have peace of mind while working late hours.



The P-51 perforation shown above is one of three available patterns.

*An urban eye glass store owner showcases his store while protected with QMI Shutters.*

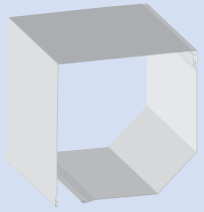
### **Safe Selling All Night Long**

Punched slats allow protected nighttime store views, but disappear into the shutter's box housing during the day. - **Security with Vision™**

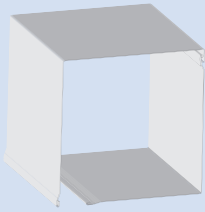
- The ultimate in security
- High visibility
- Reduces energy costs
- Prevents break-ins
- Protects against extreme weather
- Smallest roll up coil available



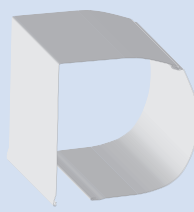
## Box Housing Styles



45°



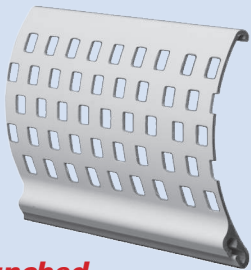
90°



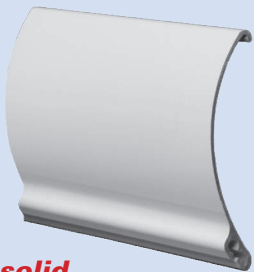
Round

\* Box size varies 150-800mm, see website for technical charts.

## Available Options



punched



solid

## Housing, Side Tracks & Curtain Colors

Custom colors available with additional lead time.

Not all colors are available in all styles. Consult actual mfr. product samples for exact color representation.



## Control Options



Manual push-up/pull-down



Motor-operated



Remote control



Manual gear

# PROTECTION **with** VISION

## Security



Commercial applications are typically installed on the interior side of the glazing. Intruders want in and out fast. QMI shutters take burglars WAY too much time.

## Vision



Perforated slats keep your signage and displays working for you. - **Security with Vision™**

**"A cell phone store near Atlanta suffered 28 break-ins during a 2-year period. Since getting QMI StoreSafe shutters they have not incurred a single break-in attempt - going on 5 years now."**

~ Retail Loss Prevention ~

## Electronic Stores



## Specialty Stores



## Department Stores





# PROTECTION **with** VISION



## ***A trusted Partner***

### **To Protect Your Merchandise & Personnel**

Visit [www.qmiusa.com](http://www.qmiusa.com) for specifications and technical details.

- Architectural Specifications
- Warranty
- Size Charts
- Mounting Details
- Operating Instructions
- Lock Options



## **QMI Security Solutions**

1661 GLENLAKE AVE • ITASCA, IL. 60143

(800) 446-2500

International: 00 1 630 529 7111

[www.qmiusa.com](http://www.qmiusa.com)

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SSRS-V5-500



RELEASE LOCKS  
BEFORE CRANKING

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(800) 257-2333

Clearance Items  
\*ALL SALES FINAL\*  
No Returns

Ring Slings  
50% OFF  
This Case

Ring Slings  
50% OFF  
This Case

Clearance  
\*ALL SALES FINAL\*