



# 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 Adjustment / Class 2 Driveway Approach Permit / Property Line Adjustment Case No. SPR-ADJ-DAP-PLA24-08; PLA24-03; PLA24-04; PLA24-05
<b>PROPERTY LOCATION:</b>	750 Front Street NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	January 30, 2024
<b>PROPOSAL SUMMARY:</b>	Property line adjustments and site plan review for the development of a new building addition and off-street parking and associated site improvements for Bridgeway Recovery Services.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, February 13, 2024.</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.</b>
<b>CASE MANAGER:</b>	<b>Peter Domine, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: <a href="mailto:pdomine@cityofsalem.net">pdomine@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>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Driveway Approach Permit; 205.055(d) – Property Line Adjustment  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>	Bridgeway Holdings LLC (Timothy Murphy, Isaac Vandergon)
<b>APPLICANT(S):</b>	Sue Smith, Bridgeway Recovery
<b>PROPOSAL REQUEST:</b>	<p>A Class 3 Site Plan Review, Class 2 Driveway Approach Permit and four Property Line Adjustments to consolidate the development site for Bridgeway Recovery Services. The proposed development includes a new building addition, off-street parking area, and associated site improvements for an existing Outpatient Medical Services and Laboratories use, with four Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Allow a reduction to the minimum floor area ratio of 2:0 for the CB zone, per SRC 524.010(b);</li> <li>2) Allow a reduction to the minimum 90 percent building frontage standard of the CB zone, per SRC 524.010(d);</li> <li>3) Allow a reduction to the minimum 14-foot first floor height standard of the CB zone, per SRC 524.010(f); and</li> <li>4) Allow a reduction to the driveway spacing on a major arterial street from 370 feet to 300 feet, per SRC 804.035.</li> </ol> <p>The development site consists of five properties to be consolidated by the property line adjustments totaling 1.48 acres in size, is zoned CB (Central Business District) and located at 750 Front Street NE (Marion County Assessor's Map and Tax Lot Numbers: 073W22DB / 2600; 073W22AC / 2100, 2200, 2300, and 2400).</p>
<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: 23 120052. 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 2 Driveway Approach Permit / Property Line Adjustment Case No. SPR-ADJ-DAP-PLA24-08; PLA24-03; PLA24-04; PLA24-05

**PROJECT ADDRESS:** 750 Front St NE, Salem OR 97301

**AMANDA Application No.:** 23-120052-PLN

**COMMENT PERIOD ENDS:** Tuesday, February 13, 2024, at 5:00 p.m.

**SUMMARY:** Property line adjustments and site plan review for the development of a new building addition and off-street parking and associated site improvements for Bridgeway Recovery Services.

**REQUEST:** A Class 3 Site Plan Review, Class 2 Driveway Approach Permit and four Property Line Adjustments to consolidate the development site for Bridgeway Recovery Services. The proposed development includes a new building addition, off-street parking area, and associated site improvements for an existing Outpatient Medical Services and Laboratories use, with four Class 2 Adjustment requests to:

- 1) Allow a reduction to the minimum floor area ratio of 2:0 for the CB zone, per SRC 524.010(b);
- 2) Allow a reduction to the minimum 90 percent building frontage standard of the CB zone, per SRC 524.010(d);
- 3) Allow a reduction to the minimum 14-foot first floor height standard of the CB zone, per SRC 524.010(f); and
- 4) Allow a reduction to the driveway spacing on a major arterial street from 370 feet to 300 feet, per SRC 804.035.

The development site consists of five properties to be consolidated by the property line adjustments totaling 1.48 acres in size, is zoned CB (Central Business District) and located at 750 Front Street NE (Marion County Assessor’s Map and Tax Lot Numbers: 073W22DB / 2600; 073W22AC / 2100, 2200, 2300, and 2400).

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, February 13, 2024,** 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 II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: [pdomine@cityofsalem.net](mailto: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

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

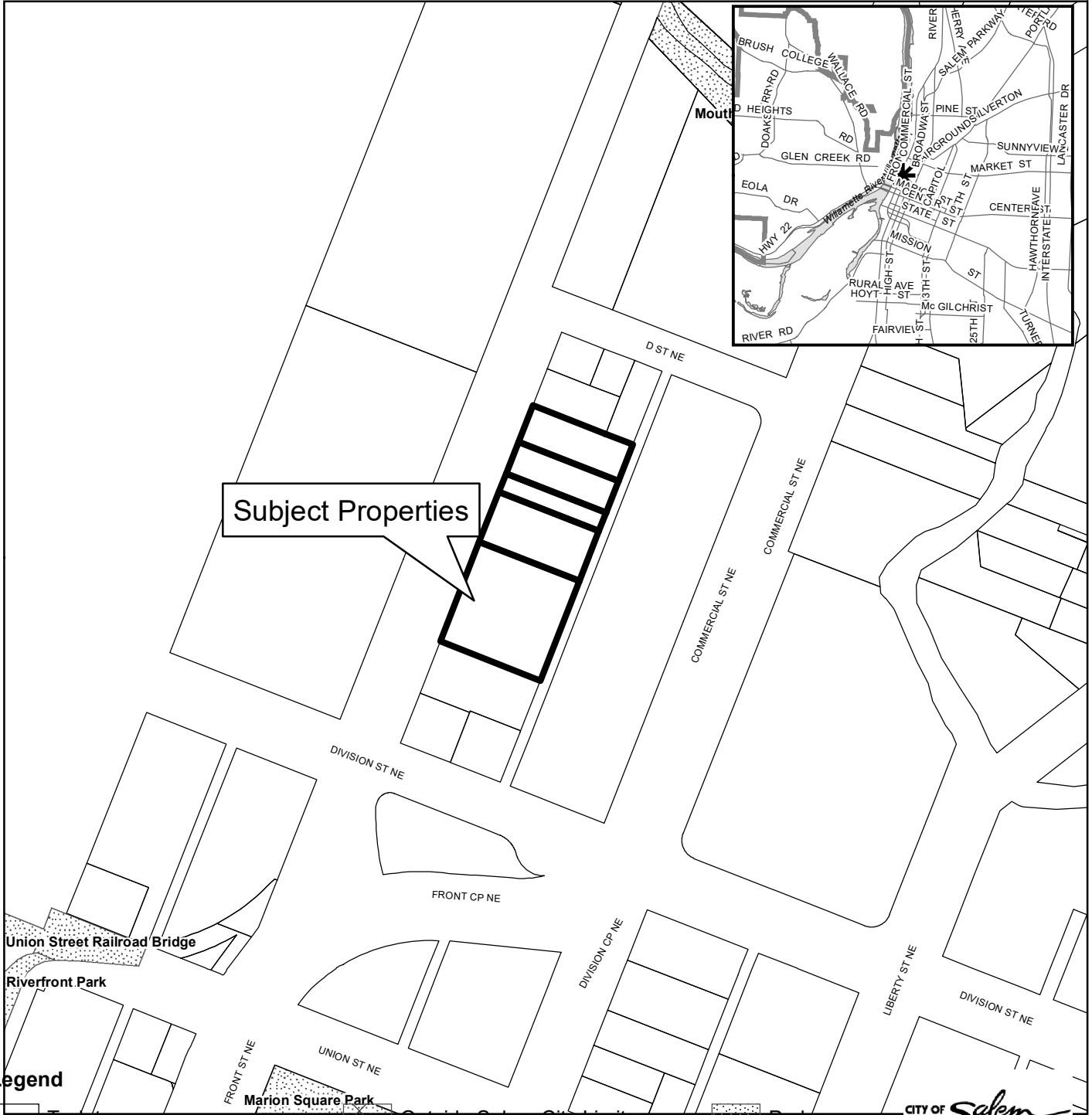
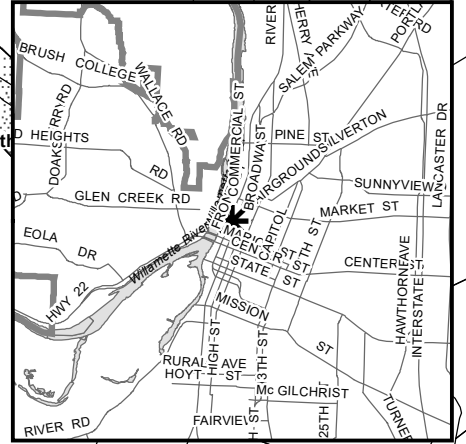
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map 750 Front St NE

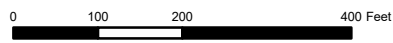
**Inset Map**



Subject Properties

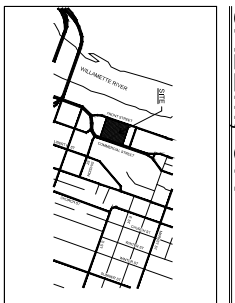
**Legend**

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



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# SALEM, OR



VICINITY MAP  
NORTH TO SCALE

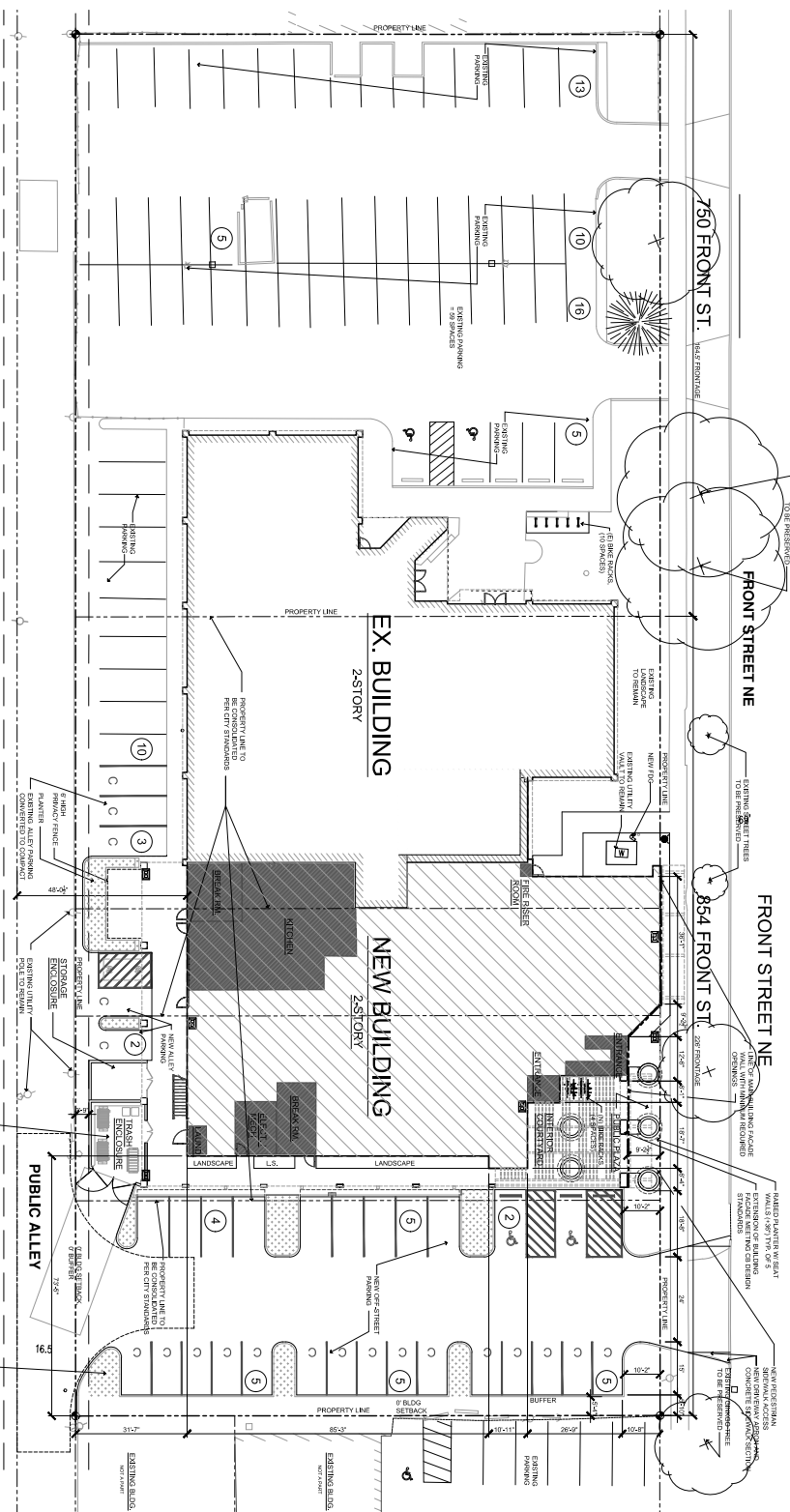
## PROJECT STATISTICS:

**PROPERTY:**  
 SITE: 0.17 AC (7,380 SQ. FT.)  
 BLOCK: 11.50 AC (498,000 SQ. FT.)  
 TRACT # 2  
 BLOCK # 11.50 AC (498,000 SQ. FT.)  
 PROJECT # 17.0  
 PROJECT # 17.0  
 PROJECT # 17.0

**PROPOSED:**  
 NEW BUILDING: 2-STORY  
 EXISTING BUILDING: 2-STORY  
 TOTAL: 4-STORY

**PERMITS:**  
 CONSTRUCTION PERMIT  
 PLUMBING PERMIT  
 ELECTRICAL PERMIT  
 MECHANICAL PERMIT  
 FIRE ALARMS PERMIT  
 SIGNAGE PERMIT  
 LANDSCAPE PERMIT  
 PUBLIC UTILITIES PERMIT  
 TRASH ENCLOSURE PERMIT  
 TRASH ENCLOSURE PERMIT

**PROPOSED:**  
 NEW BUILDING: 2-STORY  
 EXISTING BUILDING: 2-STORY  
 TOTAL: 4-STORY



## SITE PLAN 1" = 10'

**REQUIRED:**  
 CONSTRUCTION PERMIT  
 PLUMBING PERMIT  
 ELECTRICAL PERMIT  
 MECHANICAL PERMIT  
 FIRE ALARMS PERMIT  
 SIGNAGE PERMIT  
 LANDSCAPE PERMIT  
 PUBLIC UTILITIES PERMIT  
 TRASH ENCLOSURE PERMIT  
 TRASH ENCLOSURE PERMIT

**PROPOSED:**  
 NEW BUILDING: 2-STORY  
 EXISTING BUILDING: 2-STORY  
 TOTAL: 4-STORY

**PERMITS:**  
 CONSTRUCTION PERMIT  
 PLUMBING PERMIT  
 ELECTRICAL PERMIT  
 MECHANICAL PERMIT  
 FIRE ALARMS PERMIT  
 SIGNAGE PERMIT  
 LANDSCAPE PERMIT  
 PUBLIC UTILITIES PERMIT  
 TRASH ENCLOSURE PERMIT  
 TRASH ENCLOSURE PERMIT

## REFERENCE SITE PLAN

## NEW BUILDING ADDITION FOR BRIDGEWAY RECOVERY SERVICES

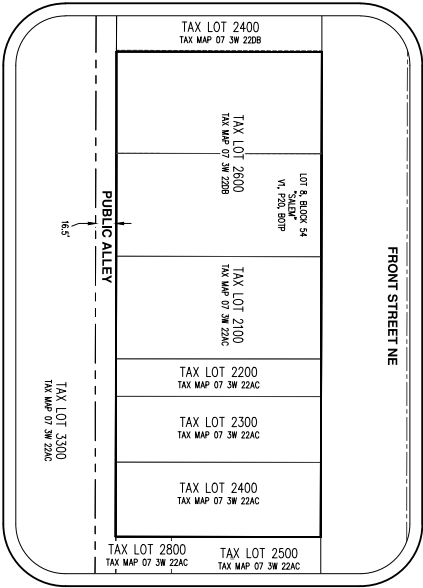
854 FRONT ST NE, SALEM, OR 97301



DATE: 10/10/2023  
 REVISION DATE:  
 SHEET: A1.1

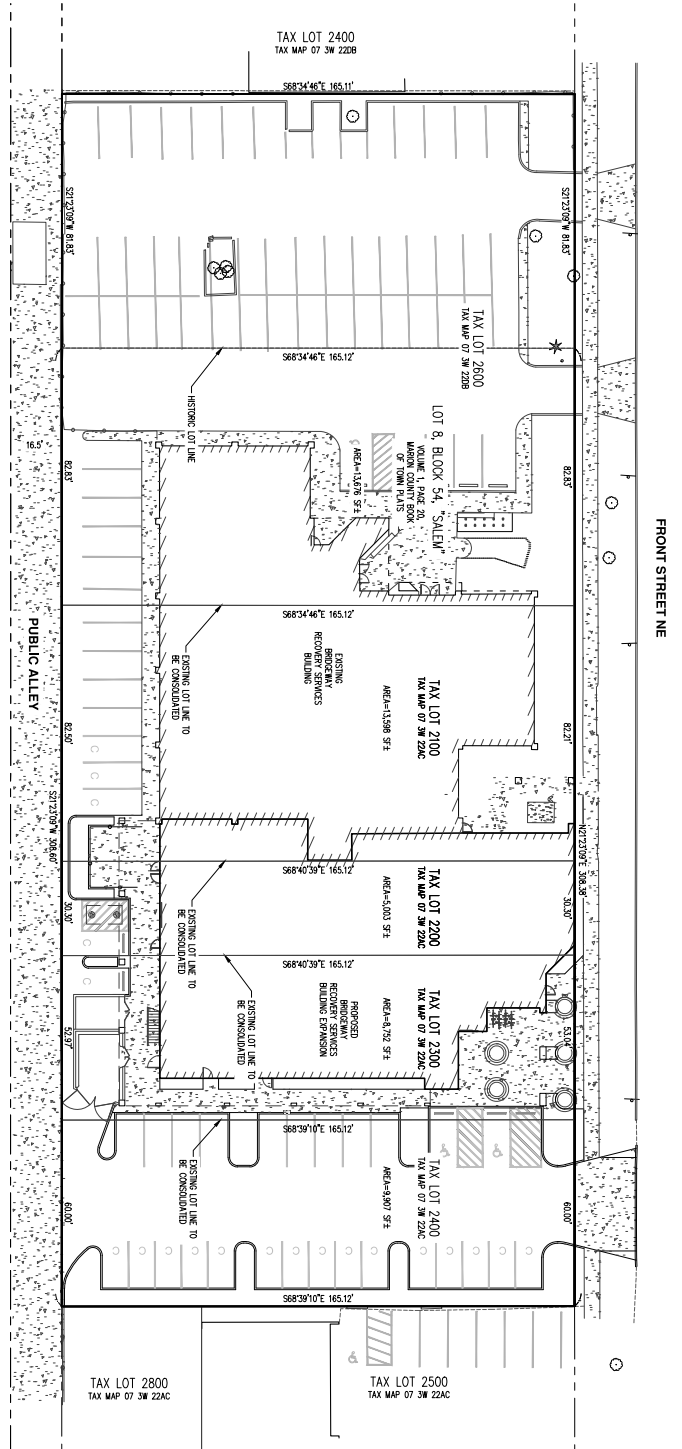
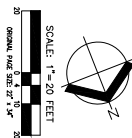
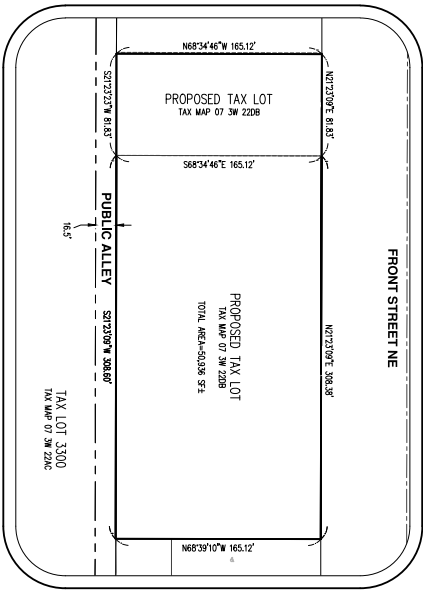
**SITE MAP - EXISTING CONFIGURATION**

NOT TO SCALE



**SITE MAP - PROPOSED CONFIGURATION**

NOT TO SCALE



C010

JOB NUMBER	10186
DATE	11/29/2023
DESIGNED BY	TRE
DRAWN BY	TRE
CHECKED BY	AKS

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PROPERTY LINE ADJUSTMENT PLAN**  
**BRIDGEWAY RECOVERY EXPANSION**  
**BRIDGEWAY HOLDINGS, LLC**  
**SALEM, OREGON**

AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KELSO, OR 97303  
 503-400-6028  
 WWW.AKS-ENG.COM



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