



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:	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance Case / Class 2 Driveway Approach Permit No. UGA-SPR-ADJ-TRV-DAP24-04
PROPERTY LOCATION:	2345 Brush College Rd NW, Salem OR 97304
NOTICE MAILING DATE:	May 10, 2024
PROPOSAL SUMMARY:	A proposal for a new 25-unit multi-family housing development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, May 24, 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.
CASE MANAGER:	Jamie Donaldson, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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) 200.025(d)&(e) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Regulation Variance; 804.025(d) – Class 2 Driveway Approach Permit 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):	West Coast Home Solutions LLC (Eugene Labunsky)
APPLICANT(S):	Gretchen Stone
PROPOSAL REQUEST:	<p>A consolidated application for an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit, for development of 25 multi-family units, with a Tree Regulation Variance to remove four significant trees, and three Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> (1) Reduce the required minimum density from 33 to 25 dwelling units per acre (SRC 533.015(b)); (2) Reduce the building frontage requirement on Brush College Road NW from 75 percent to 52 percent (SRC 533.015(d)); and (3) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Brush College Road NW, a Minor Arterial street (SRC 804.035(d)). <p>The subject property is 2.2 acres in size, zoned MU-I (Mixed Use-I), and located at 2345 Brush College Road NW (Polk County Assessors Map and Tax lot number: 073W08D / 2001).</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:	<p>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: 24 102541. Paper copies can be obtained for a reasonable cost.</p>

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: Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance Case / Class 2 Driveway Approach Permit No. UGA-SPR-ADJ-TRV-DAP24-04

PROJECT ADDRESS: 2345 Brush College Rd NW, Salem OR 97304

AMANDA Application No.: 24-102541-PLN

COMMENT PERIOD ENDS: May 24, 2024 at 5:00 p.m.

SUMMARY: A proposal for a new 25-unit multi-family housing development.

REQUEST: A consolidated application for an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit, for development of 25 multi-family units, with a Tree Regulation Variance to remove four significant trees, and three Class 2 Adjustment requests to:

- (1) Reduce the required minimum density from 33 to 25 dwelling units per acre (SRC 533.015(b));
- (2) Reduce the building frontage requirement on Brush College Road NW from 75 percent to 52 percent (SRC 533.015(d)); and
- (3) Reduce the required driveway spacing standard of 370 feet for a driveway approach along Brush College Road NW, a Minor Arterial street (SRC 804.035(d)).

The subject property is 2.2 acres in size, zoned MU-I (Mixed Use-I), and located at 2345 Brush College Road NW (Polk County Assessors Map and Tax lot number: 073W08D / 2001).

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. Friday, May 24, 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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

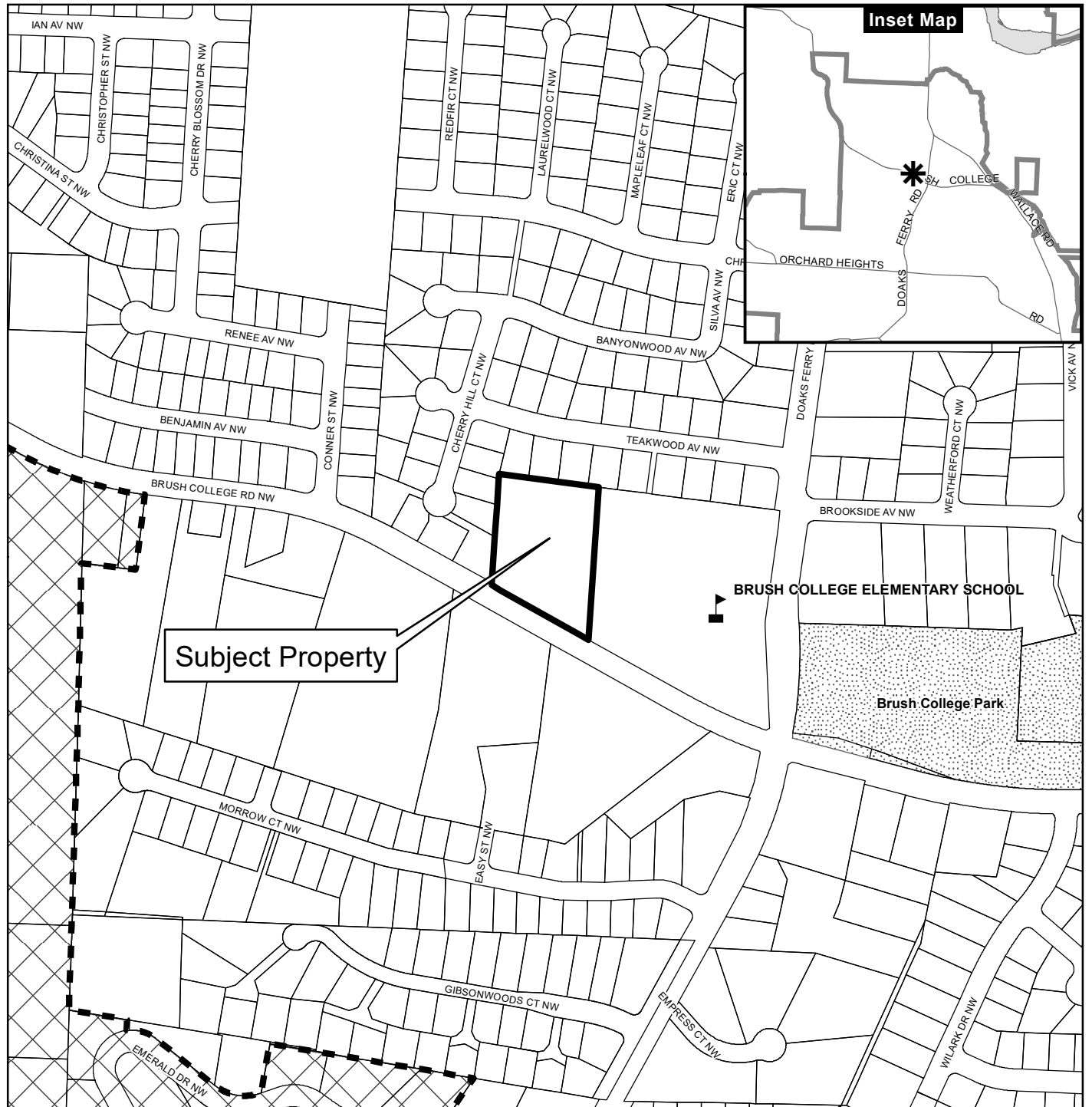
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2345 Brush College 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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CONTACT INFORMATION

APPLICANT:

WEST COAST HOME SOLUTIONS
25030 SW PARKWAY AVENUE,
SUITE 110
WILSONVILLE, OR 97140

CIVIL:

LEI ENGINEERING &
SURVEYING OF OREGON
2564 19TH SE
SALEM, OR 97302

STRUCTURAL:

MSC ENGINEERS INC.
3470 PIPEBEND PL NE
SALEM, OR 97301

ARCHITECT:

CB TWO ARCHITECTS, LLC
500 LIBERTY ST SE, SUITE 100
SALEM, OR 97301

LANDSCAPE ARCHITECT:

LAURUS DESIGN, LLC
1012 PINE STREET
SILVERTON, OR 9731

LAND USE DRAWING...

SHEET #	SHEET NAME
LU-0	COVER SHEET
LU-1	SITE PLAN
LU-1.1	SITE DETAILS
LU-2.1.1	BUILDING TYPE 1 - FIRST FLOOR
LU-2.1.2	BUILDING TYPE 1 - SECOND FLOOR
LU-2.2.1	BUILDING TYPE 2 - FIRST FLOOR
LU-2.2.2	BUILDING TYPE 2 - SECOND FLOOR
LU-2.3.1	BUILDING TYPE 3 - FIRST FLOOR
LU-2.3.2	BUILDING TYPE 3 - SECOND FLOOR
LU-3.1	BUILDING TYPE 1 - ELEVATIONS
LU-3.2	BUILDING TYPE 2 - ELEVATIONS
LU-3.3	BUILDING TYPE 3 - ELEVATIONS
LU-3.4	BUILDING TYPE 3 - ELEVATIONS
LU-4.0	RENDERINGS
CIVIL	
C-01	CV-1 COVER SHEET
C-02	GN-1 GENERAL NOTES
C-03	EX-1 EXISTING CONDITIONS
C-04	DE-1 DEDICATIONS & EASEMENTS
C-05	TP-1 TREE INVENTORY
C-06	TP-2 TREE REMOVAL PLAN 1
C-07	TP-3 TREE REMOVAL PLAN 2 & TREE PRESERVATION
C-08	FR-1 FRONTAGE IMPROVEMENTS
C-09	FR-2 FRONTAGE GRADING

LAND USE DRAWING...

SHEET #	SHEET NAME
C-10	UT-1 COMPOSITE UTILITY PLAN
C-11	PP-1 ROAD FG & SD PP STA 0+30 - 2+75
C-12	PP-2 ROAD FG & SD PP STA 2+75 - 4+25
C-13	PP-3 ROAD FG & SD PP STA 4+25 - 6+50
C-14	PP-4 ROAD FG & SD PP STA 6+50 - 8+00
C-15	PP-5 ROAD FG & SD PP STA 8+00 - 9+21.28
C-16	SD-1 STORM WATER SITE PLAN
C-17	SD-1 STORM WATER SITE PLAN
C-18	PP-6 SSA PP STA 10+00 - 12+30
C-19	PP-7 SSA PP STA 12+00 - 14+45
C-20	PP-8 SSA PP STA 10+00 - 11+95
C-21	WL-1 PRIVATE WATER SITE PLAN
C-22	GR-1 GRADING DETAILS
C-23	GR-2 GRADING DETAILS
C-24	RW-1 RETAINING WALL PLAN
C-25	RW-2 RETAINING WALL PLAN
C-26	SP-1 STRIPING PLAN
C-27	FA-1 FIRE ACCESS PLAN
LANDSCAPE	
L1.1	PRELIMINARY PLANTING PLAN

PROJECT INFORMATION

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF (7) TWO-STORY TOWNHOUSE BUILDINGS WITH A TOTAL OF (26) 3 BEDROOM, 1 CAR GARAGE UNITS. THERE ARE (3) BUILDING TYPES; BUILDING TYPE 1 IS 4,747 SF, TYPE 2 IS 6,330 SF, AND TYPE 3 IS 15,038 SF. THERE IS A TOTAL OF 45,103 SF OF BUILDING AREA ON A 2.21 ACRE SITE.

ZONING: MIXED USE - I
TAX LOT: 073W08D02001

LOCATION MAP



CLIENT:



PROJECT/LOCATION:

BRUSH COLLEGE TOWNHOMES

BRUSH COLLEGE ROAD SALEM, OREGON

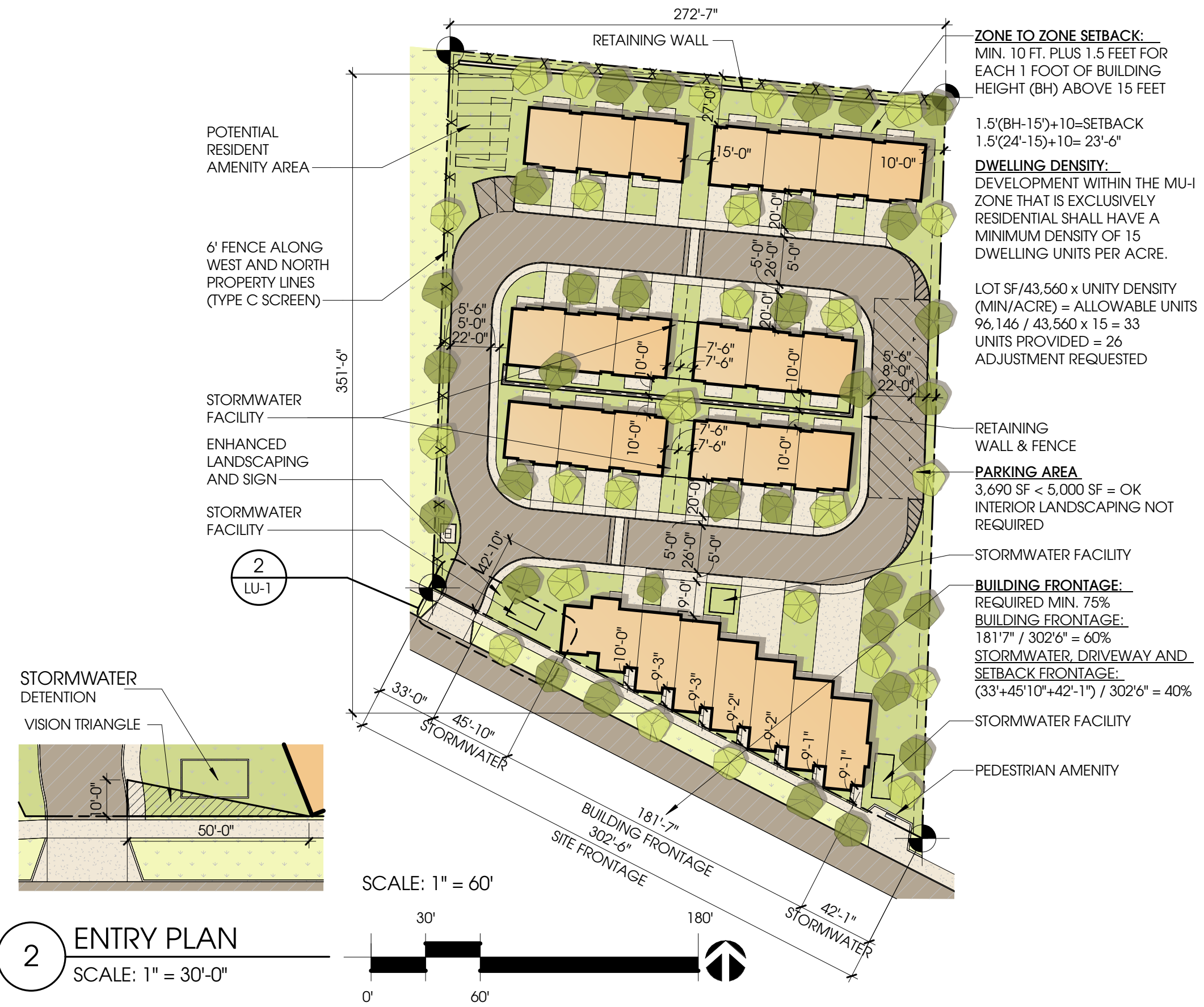
TITLE:

COVER SHEET

LU-0

DATE:

03/29/24



SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
---	- PROPERTY LINE
----	- SETBACK LINES
-X-----X-	- 6 FOOT HIGH FENCE
[Orange Box]	- PROPOSED BUILDING FOOTPRINT
[Stippled Box]	- CONCRETE
[Diagonal Lines Box]	- ASPHALT
[Green Box]	- LANDSCAPE AREA
[Light Green Box]	- LANDSCAPE AREA NOT INCLUDED IN CALC.
[North Arrow]	- PROPERTY DATUM POINT

SITE INFORMATION

LOT AREA	96,146 SF
ZONE	MU-1 / MIXED USE-1
USE	MULTI-FAMILY RESIDENTIAL
# UNITS	26
LOT WIDTH	272'-7"
LOT DEPTH	351'-6"

SITE STATISTICS

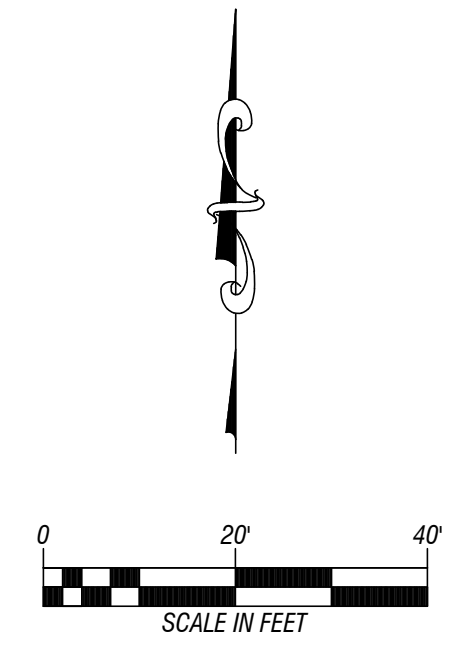
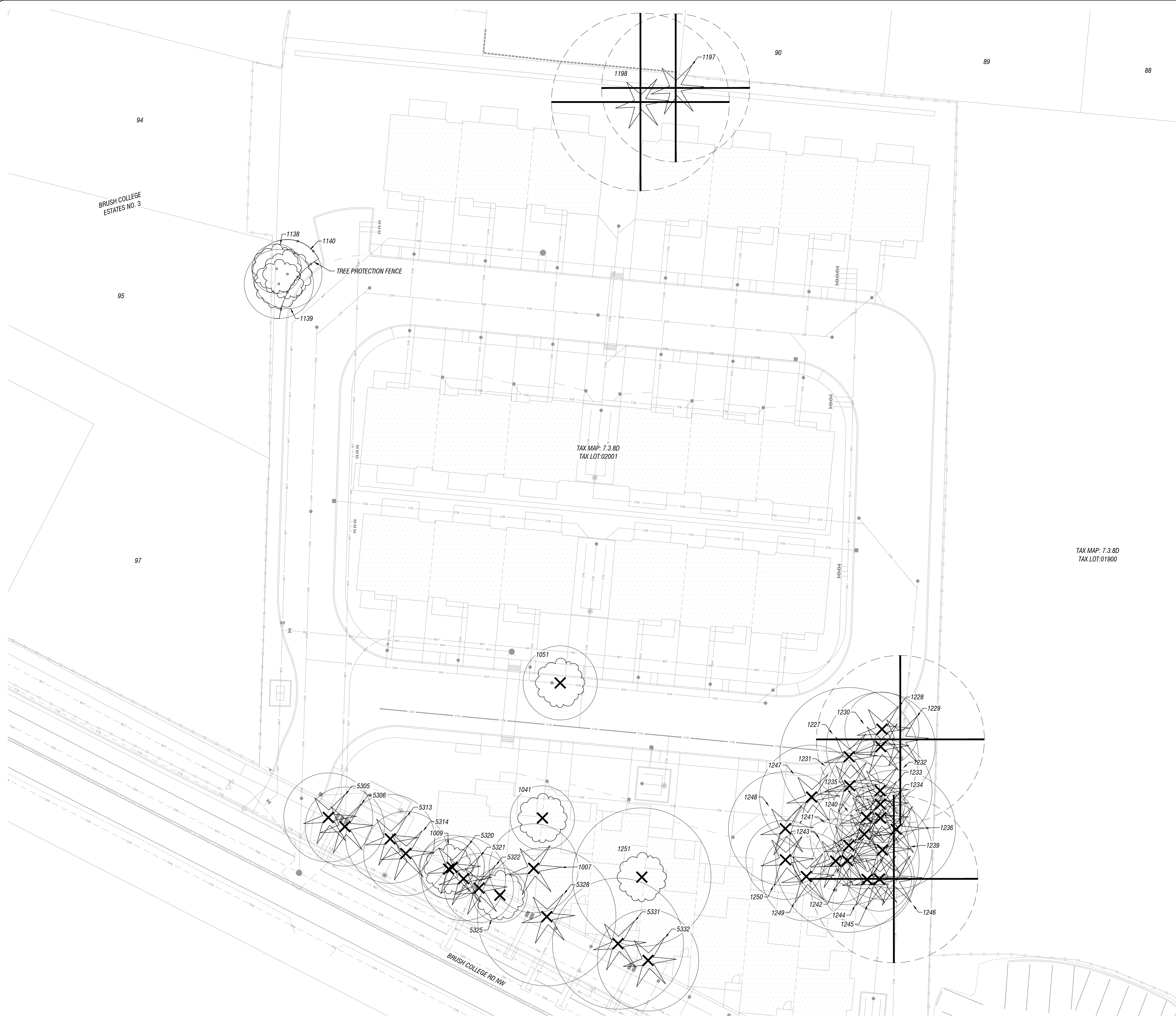
DESCRIPTION	AREA (SF)	% OF SITE
BUILDING FOOTPRINTS	25,321	26%
AC PAVING	20,813	22%
SIDEWALKS / DRIVEWAYS	19,083	20%
LANDSCAPE AREA	30,929	32%
TOTAL SITE AREA	96,146	
GROSS BUILDING AREA	49,609	

PARKING SCHEDULE

DESCRIPTION	# REQUIRED	# PROVIDED
BICYCLE PARKING	NO PARKING REQUIRED	26
GUEST PARKING STALLS		7
GARAGE STALLS*		26
TOTAL ON-SITE PARKING		33
MAXIMUM ALLOWED PARKING STALLS		44

* ALL GARAGE STALLS WILL HAVE A EV CHARGING OUTLET
 *BICYCLE PARKING IN GARAGE

1. PROJECT LOCATION: BRUSH COLLEGE TOWNHOMES, 2564 19TH STREET SE, SEASIDE, OREGON 97132
 2. PROJECT NO.: 60-24
 3. SHEET NO.: TP-3
 4. DATE: 07/07/23
 5. DRAWN BY: J. VAN ARMAN, P.E., P.S.
 6. CHECKED BY: G. MATHIASZAK, P.S.
 7. APPROVED BY: G. MATHIASZAK, P.S.



NO.	DATE	REVISION	BY	APP'D

TAG NUMBER	CATEGORY	DBH
1007	CT	18
1009	DT	12
1041	DT	13
1051	DT	15
1138	DT	10
1139	DT	14
1140	DT	14
1197	CT	30
1198	CT	36
1227	CT	28
1228	CT	15
1229	CT	34
1230	CT	22
1231	CT	12
1232	CT	21
1233	CT	10
1234	CT	12
1235	CT	15
1236	CT	24
1239	CT	20
1240	CT	22
1241	CT	24
1242	CT	29
1243	CT	17
1244	CT	19
1245	CT	13
1246	CT	34
1247	CT	21
1248	CT	23
1249	CT	18
1250	CT	16
1251	DT	28
5331	CT	26.5
5332	CT	20.5

- NOTE:
- = CT = CONIFEROUS
 - = DT = DECIDUOUS (NONE WHITE OAK)
 - = TREES REMOVED WITH MULTI-FAMILY DEVELOPMENT
 - = CRITICAL ROOT ZONE (INCH OF DIAMETER X 1-FOOT RADIUS)
 - = SIGNIFICANT TREES BEING REMOVED (ALL DOUGLAS FIR TREES)

BRUSH COLLEGE TOWNHOMES

PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE
 Seaside, Oregon 97132
 (503) 399-3828
 www.leiengineering.com

LEI ENGINEERING & SURVEYING OF OREGON

TREE REMOVAL PLAN 2 & TREE PRESERVATION

SCALE: 1" = 20'	TP-3
PROJECT NO.: 60-24	
SHEET: 07 OF 27	

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CBTWO
ARCHITECTS^{LLC}

CLIENT:



PROJECT/LOCATION:

BRUSH COLLEGE TOWNHOMES
BRUSH COLLEGE ROAD SALEM, OREGON

TITLE:

RENDERINGS

LU-4.0

DATE:

03/29/24