



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 2 Zoning Adjustment / Property Boundary Verification Case No. ADJ-PBV21-04
PROPERTY LOCATION:	220 Cottage Street NE, Salem OR 97301
NOTICE MAILING DATE:	June 3, 2021
PROPOSAL SUMMARY:	A consolidated request for a Class 2 Adjustment to reduce setback requirements for internal property lines to zero and a Property Boundary Verification to allow construction of a new building and vehicle use area for a 34-unit multi-family development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, June 17, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below. 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 II , 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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 250.005(d)(2) – Class 2 Adjustment; 205.065(d) – Property Boundary Verification 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):	Young Mens Christian Association (YMCA)
APPLICANT(S):	Alan Sorem, Saalfeld Griggs Lawyers on behalf of the YMCA
PROPOSAL REQUEST:	A consolidated request for a Class 2 adjustment to reduce setback requirements for internal property lines to zero and a Property Boundary Verification to allow construction of a new building and vehicle use area for a 34-unit multi-family development. The subject property is approximately 0.33 acres in size, zoned CR (Retail Commercial) within the General Retail/Office Overlay Zone and located at 220 Cottage Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 400).
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:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 109644

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 informacion, por favor llame 503-588-6173

REGARDING: Class 2 Zoning Adjustment / Property Boundary Verification Case
No. ADJ-PBV21-04

PROJECT ADDRESS: 220 Cottage Street NE, Salem OR 97301

AMANDA Application No.: 21-109644-ZO / 21-109645-LD

COMMENT PERIOD ENDS: Thursday, June 17, 2021 at 5:00 P.M.

REQUEST: A consolidated request for a Class 2 Adjustment to reduce setback requirements for internal property lines to zero and a Property Boundary Verification to allow construction of a new building and vehicle use area for a 34-unit multi-family development. The subject property is approximately 0.33 acres in size, zoned CR (Retail Commercial) within the General Retail/Office Overlay Zone and located at 220 Cottage Street NE (Marion County Assessor Map and Tax Lot Number: 073W27AA / 400).

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., Thursday, June 17, 2021, 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.* ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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 II, 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

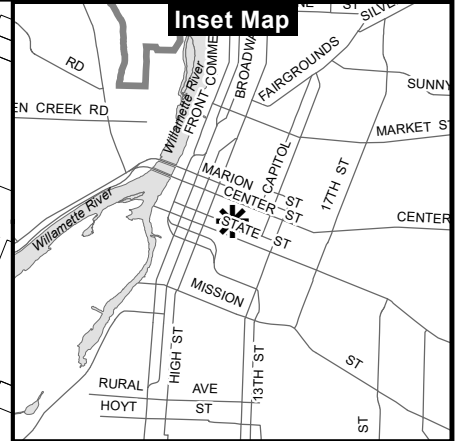
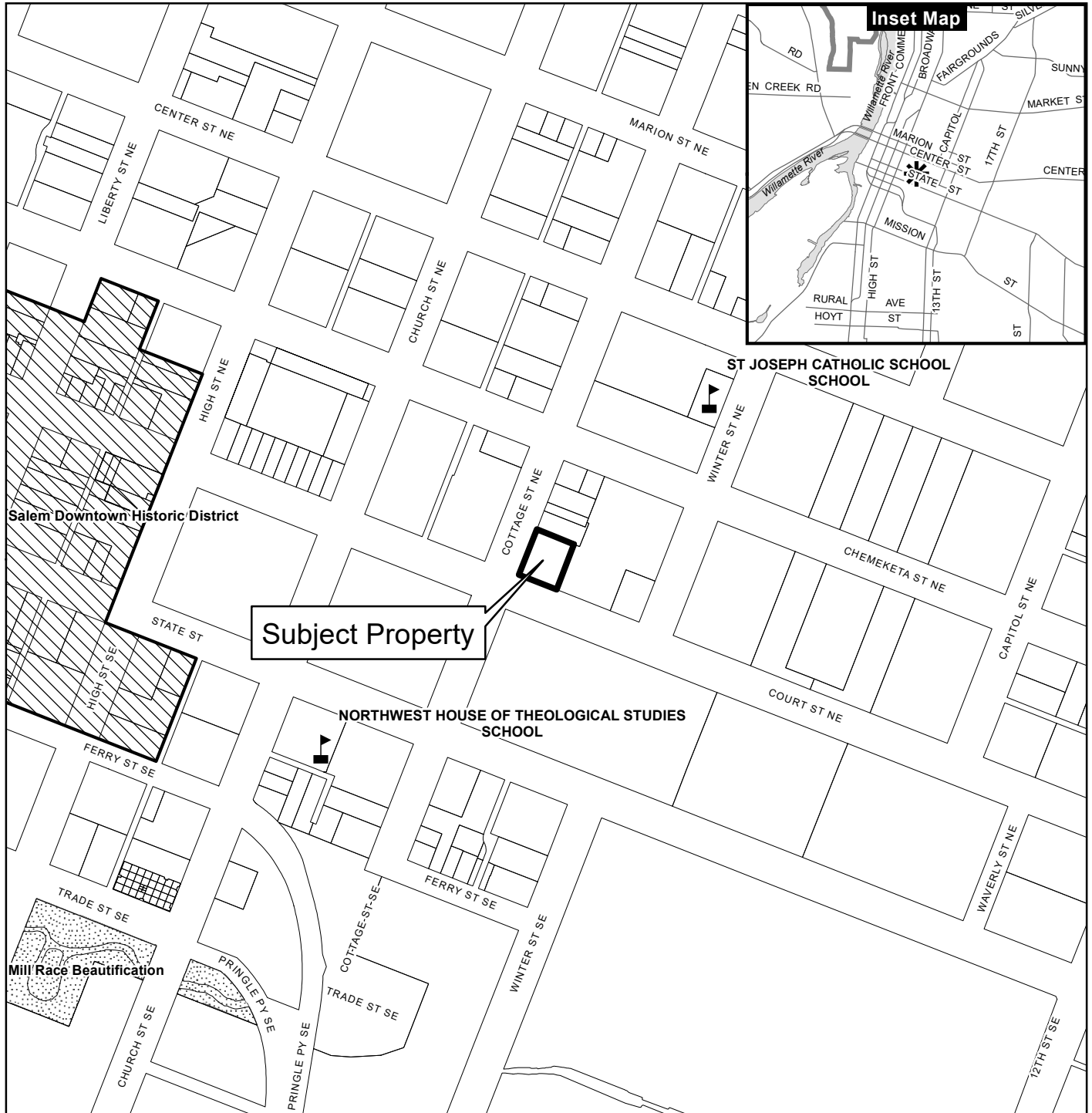
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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



Vicinity Map 220 Cottage Street NE



Legend

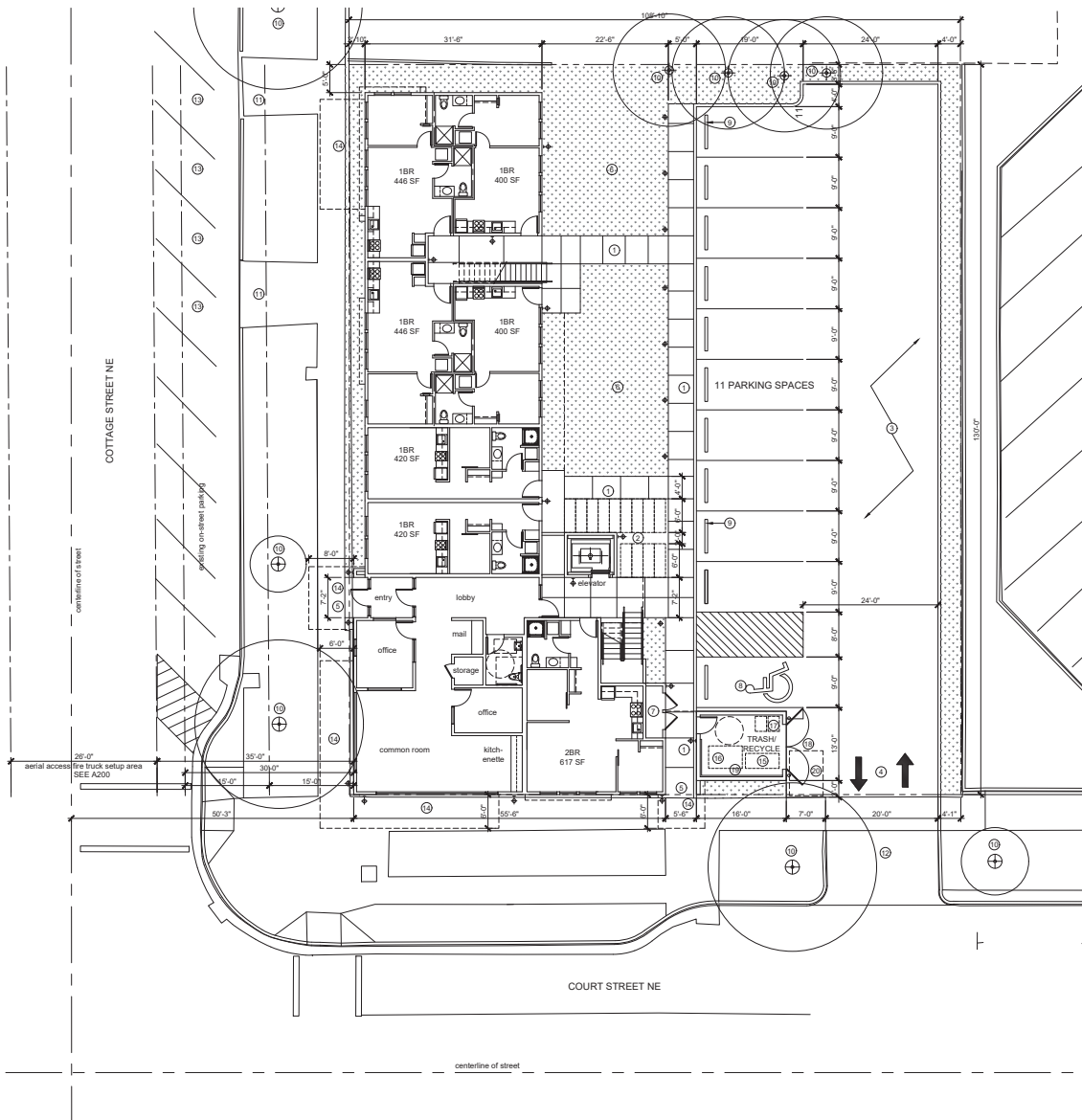
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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PROJECT DATA

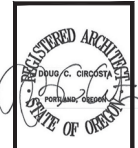
SITE AREA = 14,149 SF 0.325 ACRES

BUILDING COVERAGE = 5,160 SF = 36.5%
 PARKING AREA = 4,821 SF = 34.1%
 PAVING AND SIDEWALK AREA = 1,325 SF = 9.5%
 LANDSCAPE AREA = 2,816 SF = 19.9%

34 UNITS: 27 ONE BEDROOM UNITS AND 7 TWO BEDROOM UNITS

- LANDSCAPE AREA
- WALL MOUNTED LIGHT FIXTURE
- BOLLARD LIGHT FIXTURE

- KEY NOTES**
- ① CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5 FEET.
 - ② (12) 2' X 6' BICYCLE PARKING SPACES.
 - ③ ASPHALT PAVED DRIVEWAY
 - ④ VEHICLE SITE ENTRY WITH PAINTED DIRECTIONAL ARROWS.
 - ⑤ BUILDING / PROJECT PEDESTRIAN ENTRY
 - ⑥ AMENITY COURTYARD
 - ⑦ BUILDING FIRE SPRINKLER RISER CLOSET
 - ⑧ VAN ACCESSIBLE PARKING SPACE AND ACCESS AISLE
 - ⑨ 8-INCH CONCRETE WHEEL STOP.
 - ⑩ EXISTING TREE TO REMAIN
 - ⑪ EXISTING DRIVEWAY AND CURB CUT TO BE REMOVED
 - ⑫ EXISTING DRIVEWAY AND CURB CUT TO REMAIN
 - ⑬ NEW ON-STREET PARKING SPACE
 - ⑭ CANOPY ABOVE
 - ⑮ 2 CUBIC YARD TRASH CONTAINER ON WHEELS
 - ⑯ 1 CUBIC YARD RECYCLE CONTAINER ON WHEELS
 - ⑰ PLASTIC BINS FOR SEPARATE RECYCLABLES (I.E. GLASS)
 - ⑱ PAIR OF 4' WIDE METAL GATES
 - ⑲ BUMPER RAIL BEHIND CONTAINERS
 - Ⓜ IN-GROUND FIRE VAULT



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 Doug Circoستا, Architect
 503-730-6908
 14670 SW Forest Drive
 Beaverton, OR 97007

YMCA APARTMENTS
 220 COTTAGE STREET NE
 SALEM, OREGON

job no.: 2019
 date: 11-20-2020

SITE PLAN

A100

1 ARCHITECTURAL SITE PLAN
 A100 1" = 10'-0"

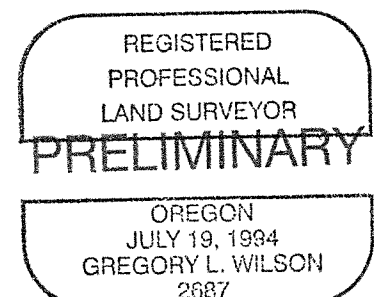


LEGAL DESCRIPTION FOR:
BOUNDARY VERIFICATION
220 Cottage St. NE, Salem, Oregon 97301

A tract of land situated in the northeast one-quarter of Section 27, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the southwest corner of Block 74 in the original plat of SALEM, as platted and recorded in Volume 1, Page 20, Book of Town Plats for Marion County, Oregon; and running thence:
North 19°29'58" East 131.25 along the west line of said Block 74 to the northwest corner of that property described as Parcel 2 in that instrument recorded in Reel 4346, Page 204, Marion County Deed Records;
thence South 70°28'33" East, being parallel with the south line of said Block 74, a distance of 52.50 feet along the north line of said Parcel 2 to the northeast corner thereof;
thence South 19°29'58" West, being parallel with the aforementioned west line of Block 74, a distance of 1.25 feet along the east line of said Parcel 2 to the northwest corner of that property described as Parcel 3 in said instrument recorded in Reel 4346, Page 204;
thence South 70°28'33" East, being parallel with said south line of Block 74, a distance of 56.33 feet along the north line of said Parcel 3 and the north line of that property described as Parcel 4 in said Reel 4346, Page 204, to the northeast corner of said Parcel 4;
thence South 19°29'58" West, being parallel with said west line of Block 74, a distance of 130.00 feet along the east line of said Parcel 4 to the southeast corner thereof, said point being on the south line of said Block 74;
thence North 70°28'33" West 108.83 feet along said south line to the Point of Beginning, containing 14,213 square feet of land, more or less.

The basis of bearings used is along the west line of Block 74, SALEM, per Partition Plat 2020-028.



EXPIRES: 6-30-22