



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

CASE NUMBER:	CLASS 3 DESIGN REVIEW / CONDITIONAL USE PERMIT / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT CASE NO. DR-CU-SPR-ADJ21-02
PROPERTY LOCATION:	220 Cottage Street NE, Salem OR 97301
SUMMARY:	A consolidated application for a proposed new building and vehicle use area serving 34-unit multiple family development.
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY.</p> <p><u>Salem Planning Commission, Tuesday, April 6, 2021 at 5:30 PM</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at squizar@cityofsalem.net or 503-540-2315 by <u>Tuesday, April 6, 2021 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	<p>Olivia Dias, Current Planning Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net.</p>
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 225.005(e)(2) – Class 3 Design Review; 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment</p> <p>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.</p>

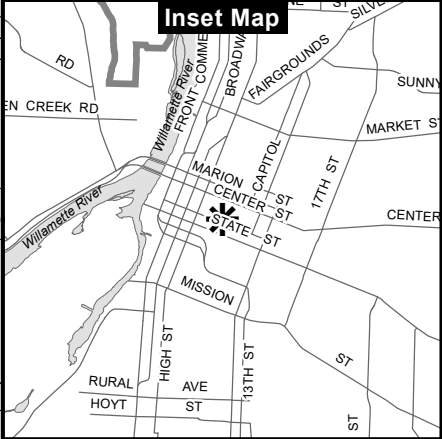
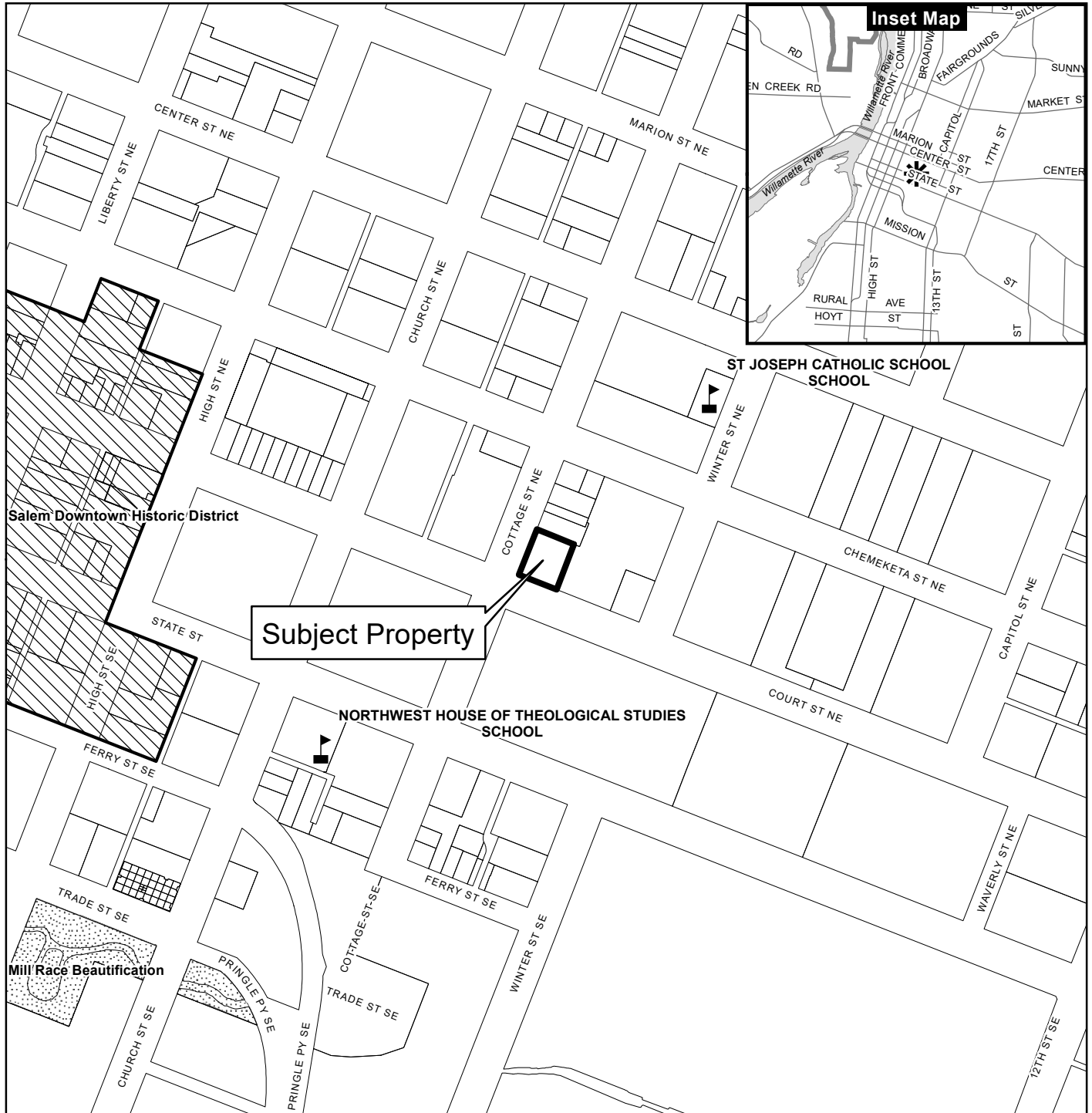
OWNER(S):	Family YMCA of Marion/Polk County
APPLICANT / AGENT(S):	Doug Circosta on behalf of Salem Y Veterans Housing
PROPOSAL / REQUEST:	<p>A proposed new building and vehicle use area serving 34-unit multiple family development, including the following applications: 1) A Class 3 Design Review for the proposed new building; 2) A Conditional Use Permit for 34-unit Multiple Family development; 3) A Class 3 Site Plan review for the proposed development; and</p> <p>4) A Class 2 Adjustment to:</p> <ul style="list-style-type: none"> a) Allow portions of the proposed building adjacent to Court Street NE, and Cottage Street NE to be setback less than five-feet as required under SRC 522.010(b); b) Reduce the minimum 10-foot vehicle use area setback required to zero feet, pursuant to SRC 806.035(c)(2) to the south property line abutting Court Street NE; c) Reduce the minimum vehicle use area setback abutting the north property line from 10-feet to three-feet and reduce setback from ten feet to four feet to the east property line pursuant to SRC 522.010(b). d) Reduce the minimum building setback abutting the north property line from ten-feet to five feet pursuant to SRC 522.010(b). e) Reduce the driveway width for from 22-feet to 20-feet, pursuant to SRC 804. f) To allow the proposed building to be located within the Vision Clearance of the northeast corner of Cottage Street SE and Court Street SE. i) Reduce opening of proposed solid waste service area from 12-feet to 8-feet. <p>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).</p>
HEARING PROCEDURE:	<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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	<p>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: 20 118107</p>
NOTICE MAILING DATE:	March 16, 2021

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 220 Cottage Street NE



Legend

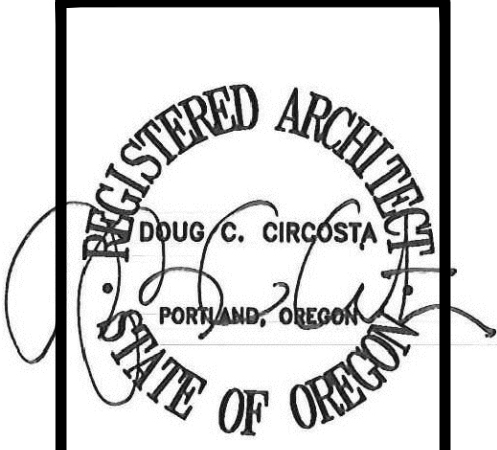
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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© 2020
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 Beaverton, OR 97007

YMCA APARTMENTS
 220 COTTAGE STREET NE
 SALEM, OREGON




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

SITE PLAN

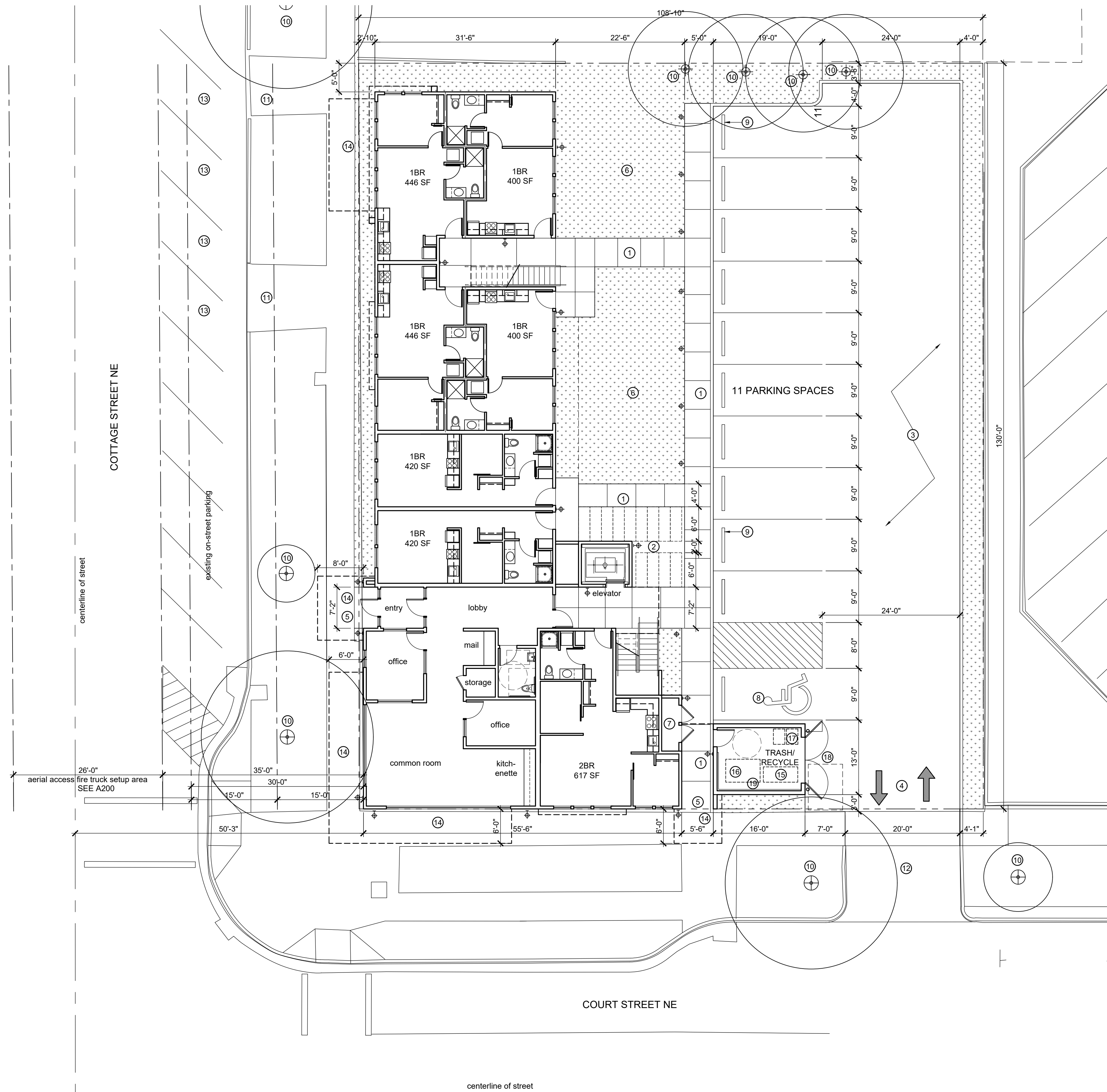
A100

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 6-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



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

