



# 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 1 Adjustment Case No. SPR-ADJ22-47
<b>PROPERTY LOCATION:</b>	3450 Commercial St SE, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	November 14, 2022
<b>PROPOSAL SUMMARY:</b>	A consolidation application for the installation of six electric vehicle chargers.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, November 28, 2022.</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>Hugo Agosto, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: <a href="mailto:hagosto@cityofsalem.net">hagosto@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>  Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: <a href="mailto:geoffreyjames@comcast.net">geoffreyjames@comcast.net</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) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(1) – Class 1 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>	Fred Meyer
<b>APPLICANT(S):</b>	Breanne Mocaby, Electrify America
<b>PROPOSAL REQUEST:</b>	A request for a Class 3 Site Plan Review for the installation of six electric vehicle chargers and accessory equipment in an existing parking lot, with a Class 1 Adjustment request to reduce the minimum off-street parking requirements from 599 spaces to 488 spaces. The subject property is 9.43 acres in size, zoned MU-III (Mixed Use-III), and located at 3450 Commercial Street SE 97302 (Marion County Assessors Map and Tax Lot number 083W03AC/03900).
<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: 22-120943. 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 1 Adjustment Case No. SPR-ADJ22-47

**PROJECT ADDRESS:** 3450 Commercial St SE, Salem OR 97302

**AMANDA Application No.:** 22-120943-PLN

**COMMENT PERIOD ENDS:** Monday, November 28, 2022 at 5:00 PM

**SUMMARY:** A consolidation application for the installation of six electric vehicle chargers.

**REQUEST:** A request for a Class 3 Site Plan Review for the installation of six electric vehicle chargers and accessory equipment in an existing parking lot, with a Class 1 Adjustment request to reduce the minimum off-street parking requirements from 599 spaces to 488 spaces. The subject property is 9.43 acres in size, zoned MU-III (Mixed Use-III), and located at 3450 Commercial Street SE 97302 (Marion County Assessors Map and Tax Lot number 083W03AC/03900).

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., Monday, November 28, 2022**, 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:** Hugo Agosto, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: [hagosto@cityofsalem.net](mailto:hagosto@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

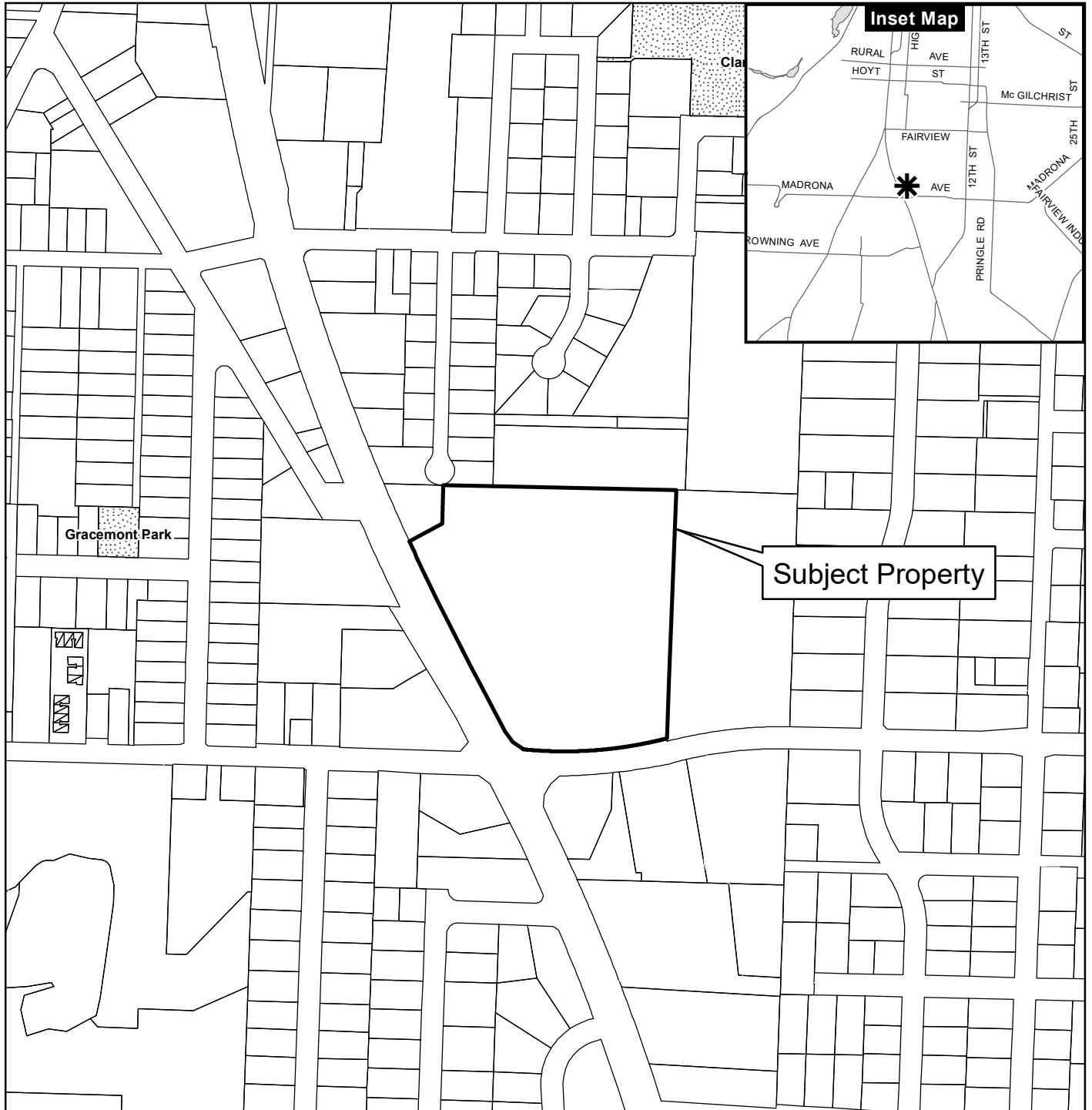
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 3450 Commercial Street SE



### 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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ELECTRIFY AMERICA, LLC.  
2003 EDMUND HALLEY DRIVE  
SUITE 200  
RESTON, VIRGINIA 20191



**BLACK & VEATCH**

11401 LAMAR AVENUE  
OVERLAND PARK, KS 66211  
(913) 458-2000

PROJECT NO: 411370  
DRAWN BY: GAK  
CHECKED BY: NMB

REV	DATE	DESCRIPTION
D	09/15/22	REISSUED FOR 90% REVIEW
C	04/13/22	REISSUED FOR 90% REVIEW
B	04/12/22	ISSUED FOR 90% REVIEW
A	03/03/22	ISSUED FOR 50% REVIEW

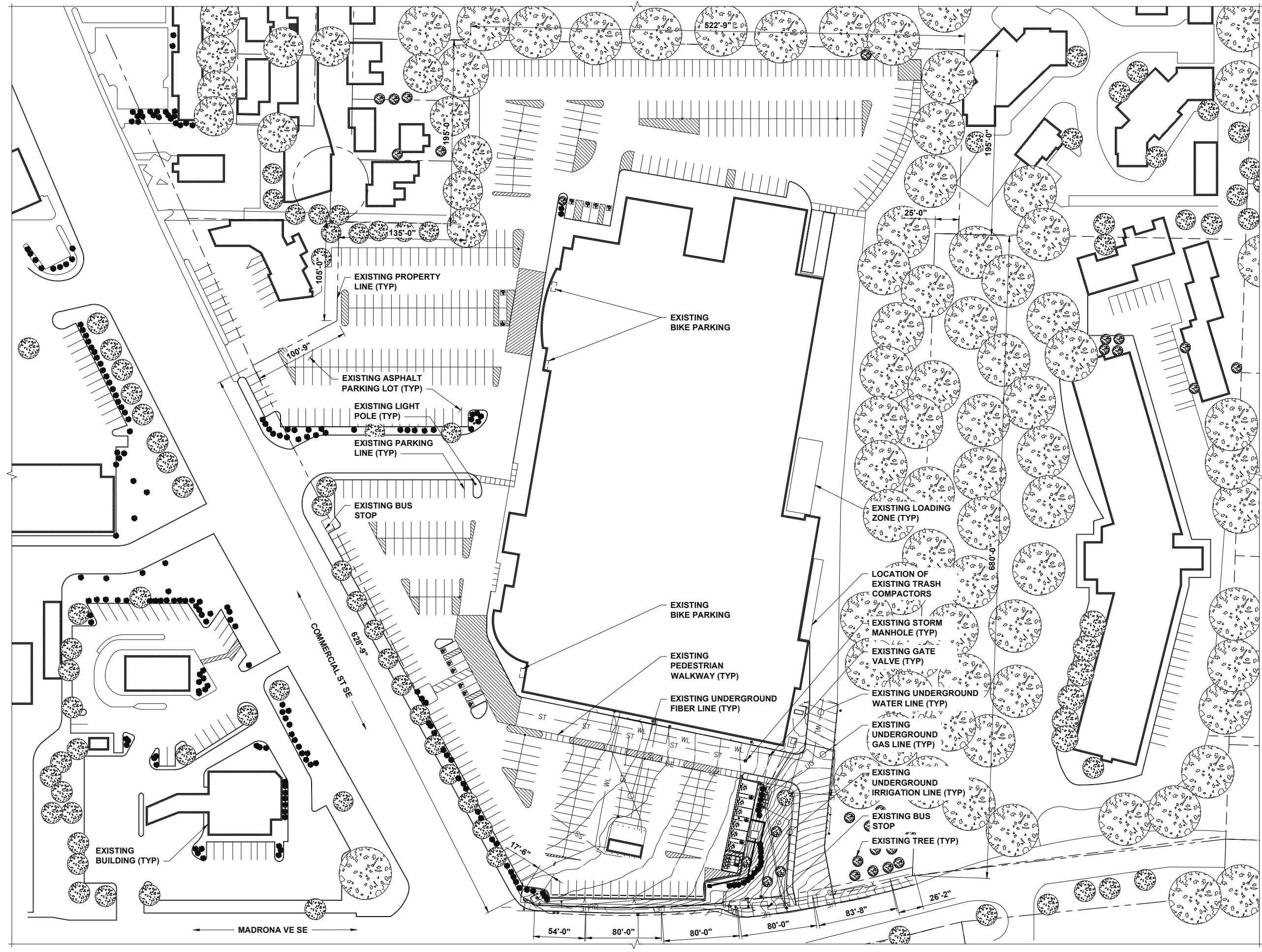
NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

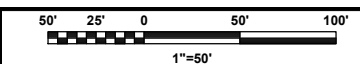
**OR140101 SALEM  
KROGER FRED MEYER 355  
3450 COMMERCIAL ST SE  
SALEM, OR 97302**

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**C-1**



**SITE PLAN**



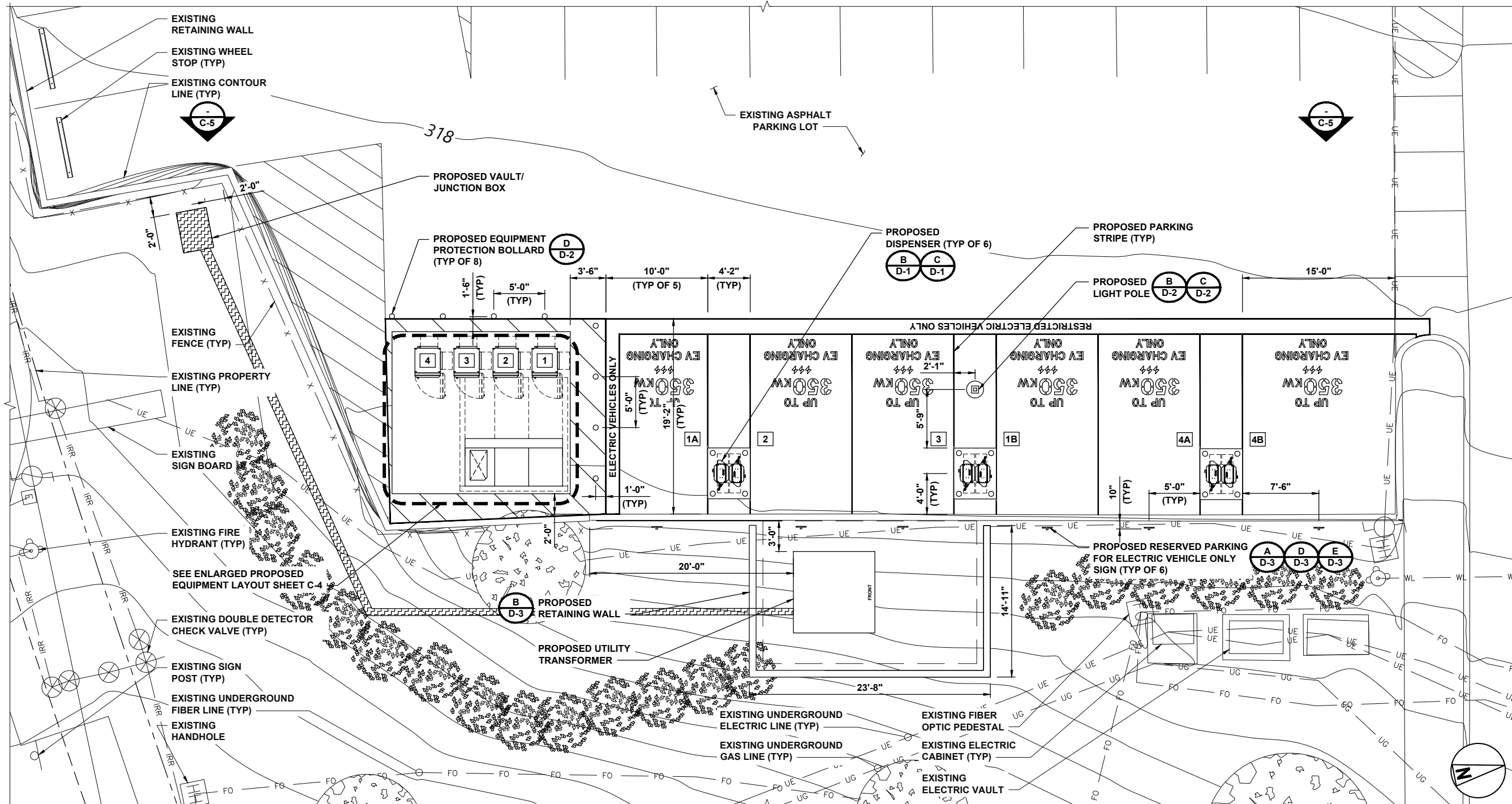
**NOTES**

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.

PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	11
PROPOSED STALL COUNT	6
HOST APPROVED STALL COUNT	11

PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CABLE TYPE
1A	1*	CCS
1B	1*	CCS
2	1**	CCS
3	1**	CCS
4A	1*	CCS
4B	1*	CCS

\* SHARED 350KW OUTPUT  
 \*\*DEDICATED 350KW OUTPUT



ENLARGED SITE PLAN

6' 4' 2' 0' 5' 10'  
 3/16"=1'-0"



ELECTRIFY AMERICA, LLC.  
 2003 EDMUND HALLEY DRIVE  
 SUITE 200  
 RESTON, VIRGINIA 20191



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OR140101 SALEM  
 KROGER FRED MEYER 355  
 3450 COMMERCIAL ST SE  
 SALEM, OR 97302

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-3**