



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 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-05
PROPERTY LOCATION:	2999 19th St SE, Salem OR 97302
NOTICE MAILING DATE:	February 2, 2023
PROPOSAL SUMMARY:	Site improvements for an existing industrial building.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, February 16, 2023. 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 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment 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):	Hayman Holdings LLC (Peter Nelson)
APPLICANT(S):	Carlson Veit Junge Architects PC
PROPOSAL REQUEST:	A Class 3 Site Plan Review for improvements to an existing 14,250-square foot building used for Heavy and General Manufacturing, including pedestrian connections, trash enclosure, and landscaping, with a Class 2 Adjustment to the 10-foot width required for a shared use path connecting to a planned path or trail. The subject property is approximately one acre in size, zoned IG (General Industrial), and located at 2999 19th Street SE - 97302 (Marion County Assessor Map and Tax Lot 083W02BA / 300).
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:	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: 22 120146. 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 Case No. SPR-ADJ23-05

PROJECT ADDRESS: 2999 19th St SE, Salem OR 97302

AMANDA Application No.: 22-120146-PLN

COMMENT PERIOD ENDS: February 16, 2023

SUMMARY: Site improvements for an existing industrial building.

REQUEST: A Class 3 Site Plan Review for improvements to an existing 14,250-square foot building used for Heavy and General Manufacturing, including pedestrian connections, trash enclosure, and landscaping, with a Class 2 Adjustment to the 10-foot width required for a shared use path connecting to a planned path or trail. The subject property is approximately one acre in size, zoned IG (General Industrial), and located at 2999 19th Street SE - 97302 (Marion County Assessor Map and Tax Lot 083W02BA / 300).

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, February 16, 2023, 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 II, 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

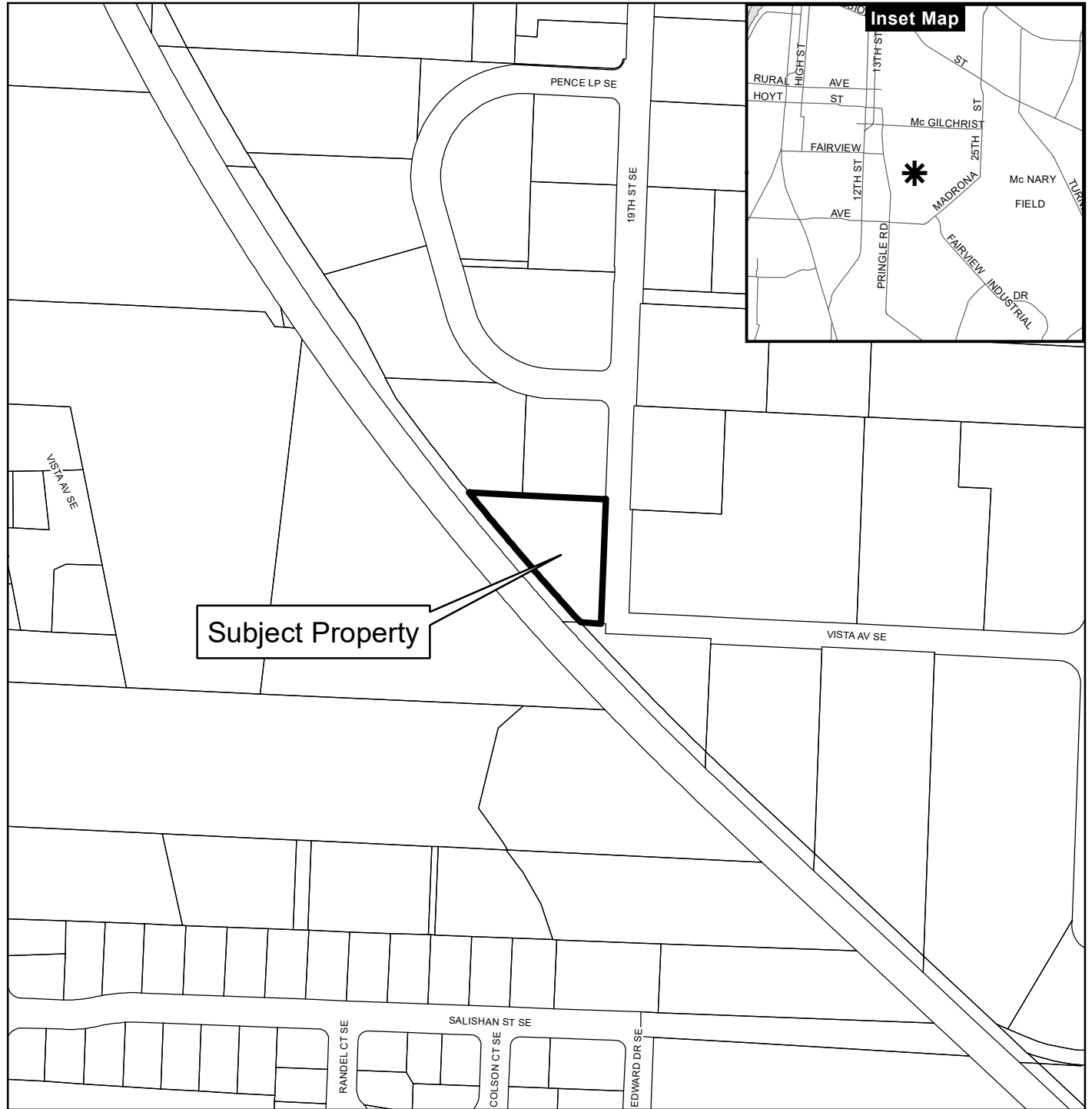
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2999 19th Street SE

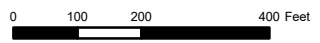


Subject Property

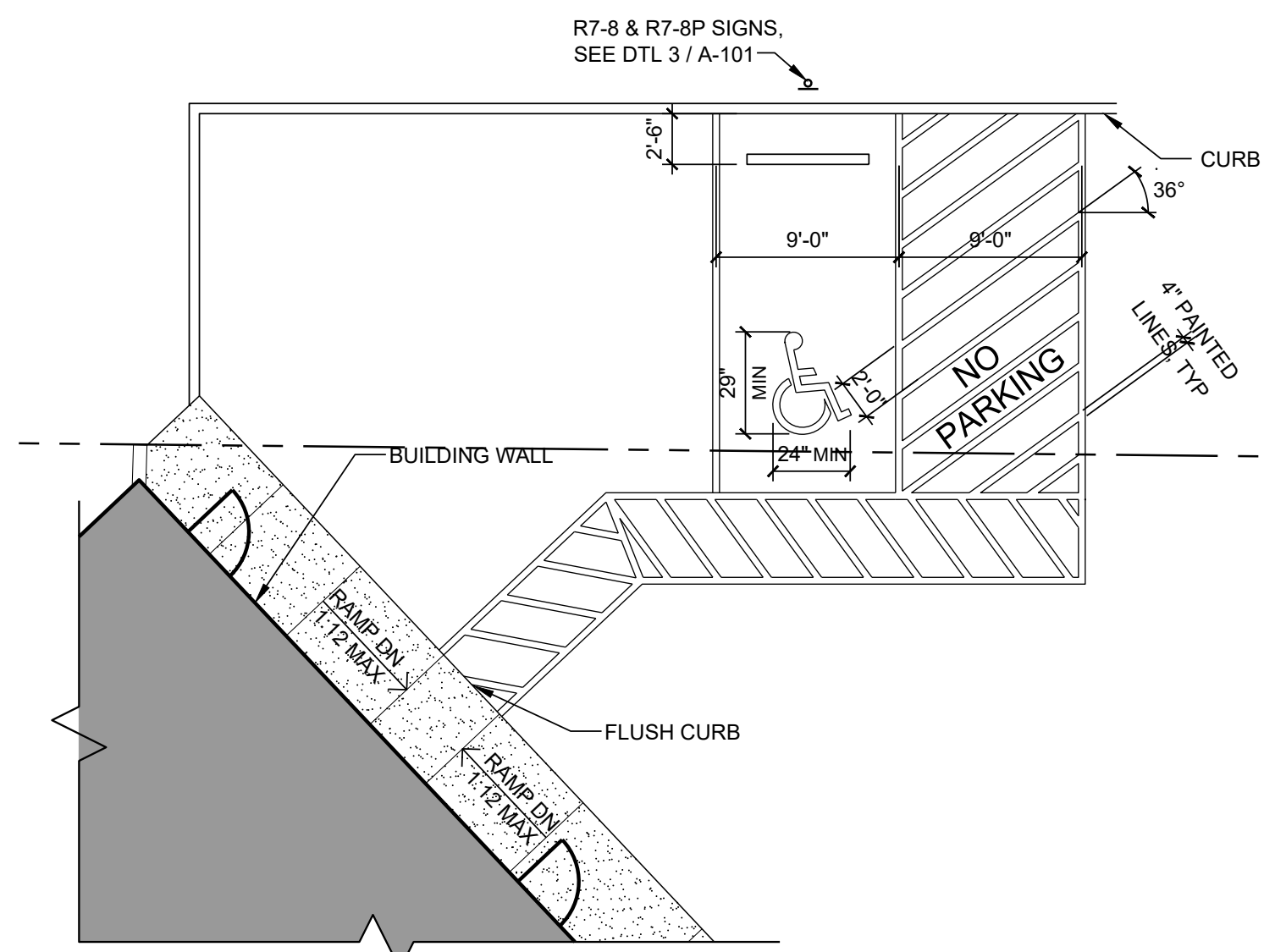
Legend

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

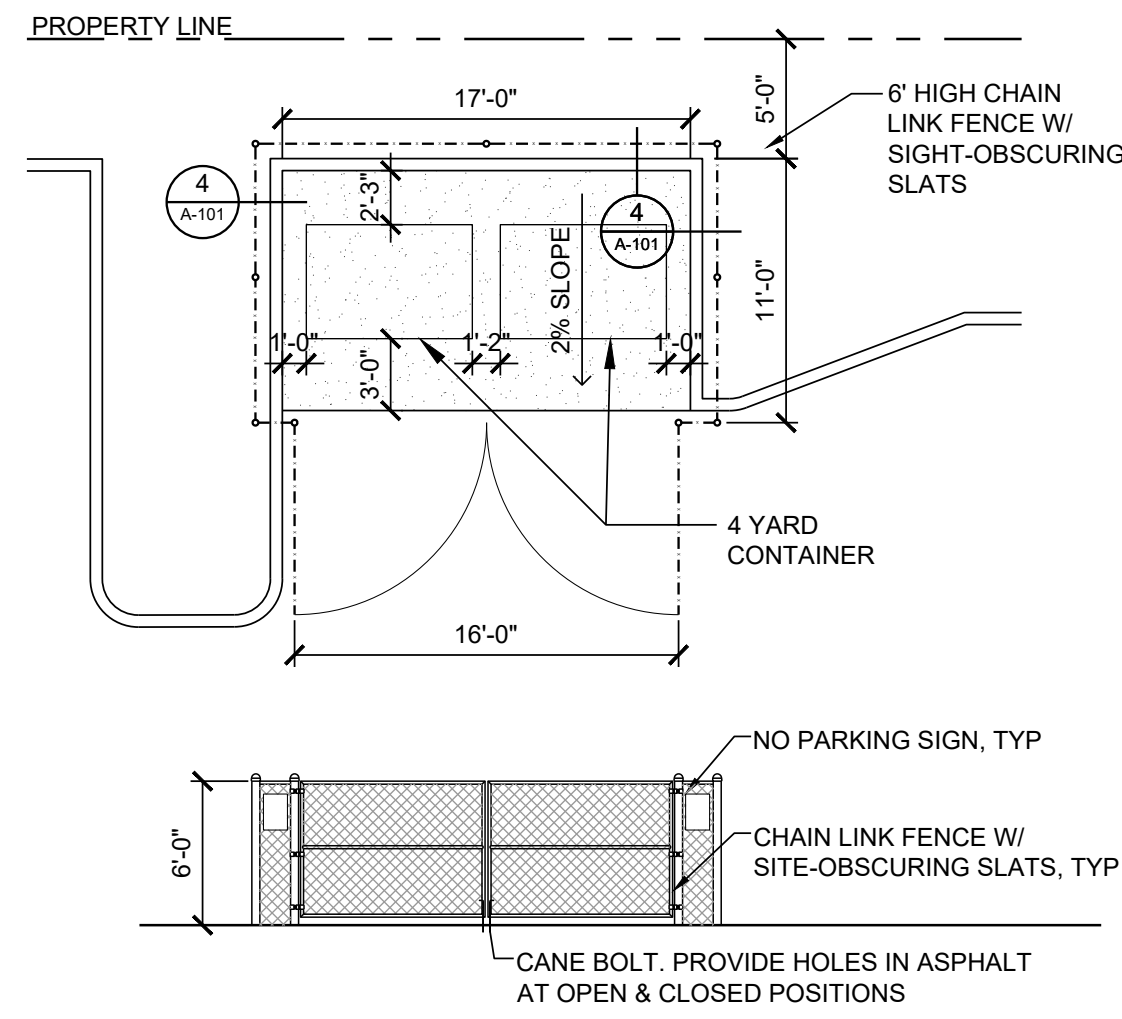

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



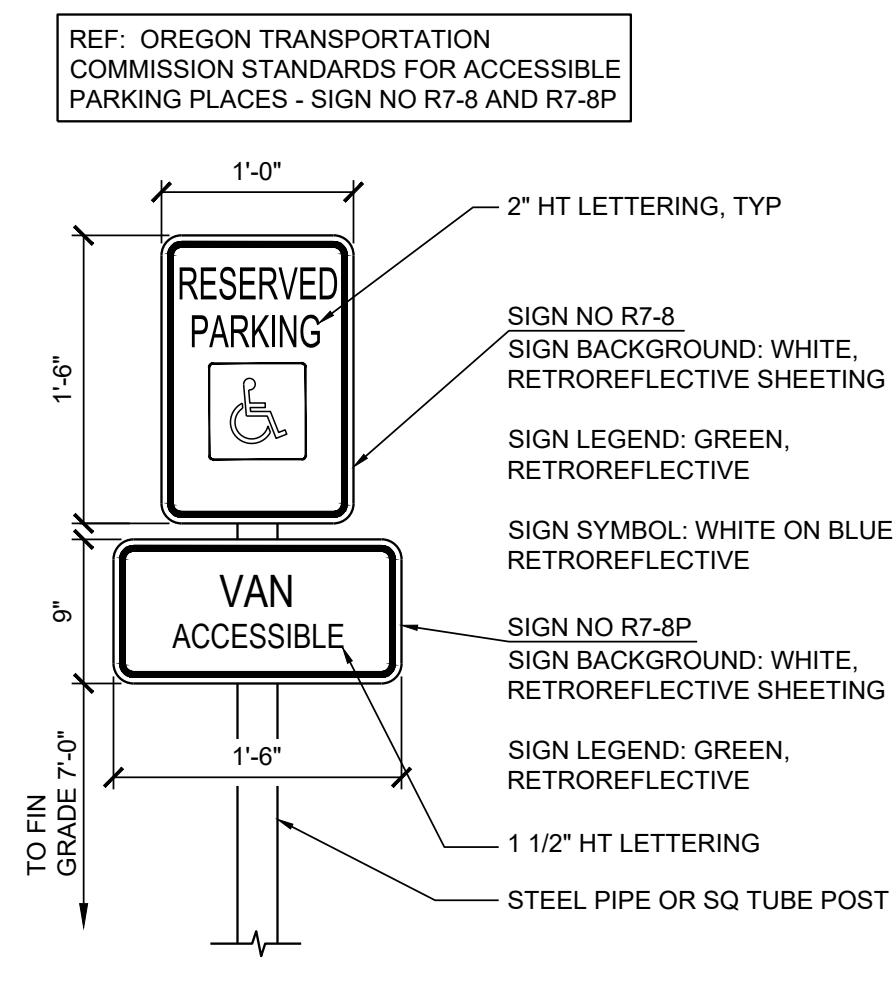
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



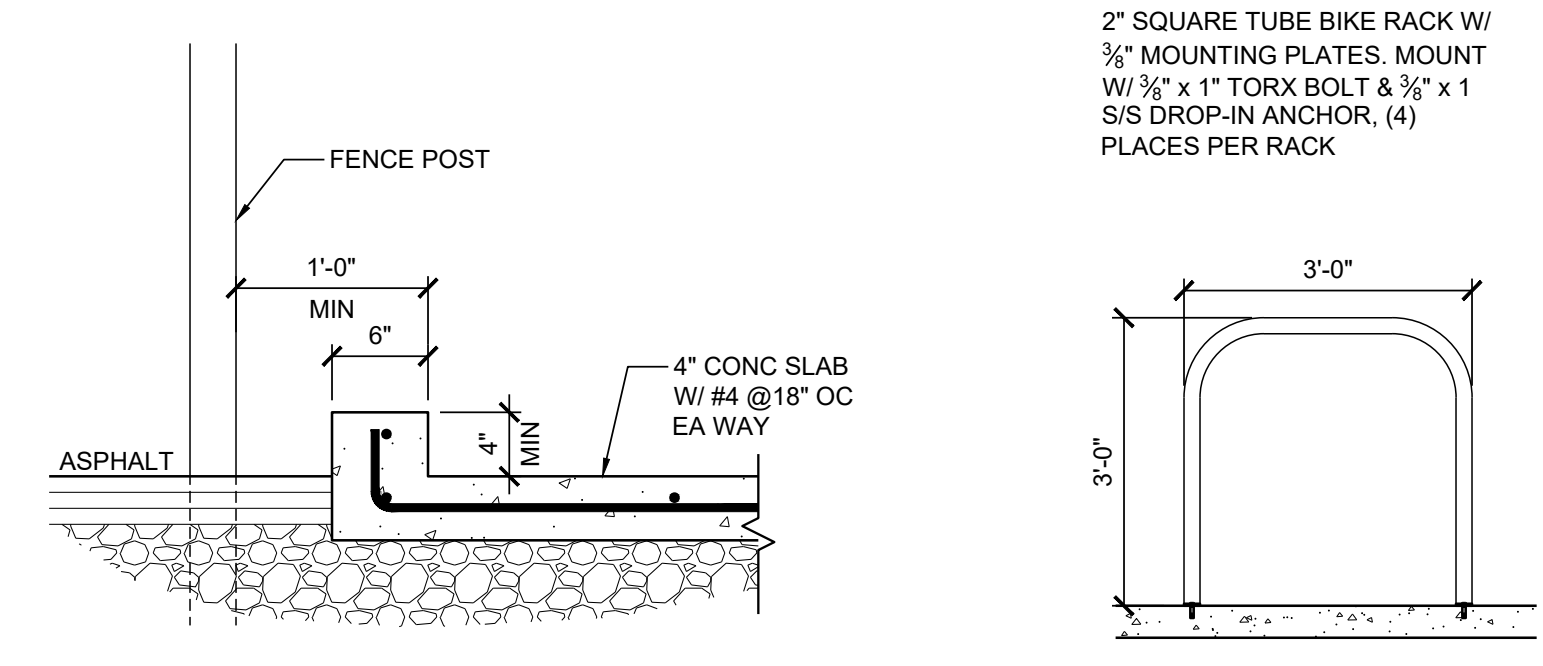
1 ACCESSIBLE PARKING STRIPING
1/8" = 1'-0"



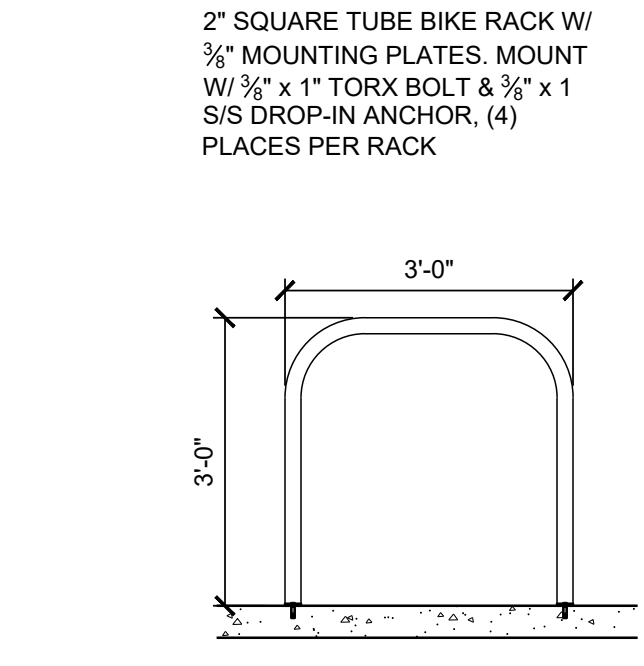
2 TRASH ENCLOSURE PLAN & ELEVATION
1/8" = 1'-0"



3 ACCESSIBLE PARKING SIGN
1" = 1'-0"



4 TRASH ENCLOSURE CURB
1" = 1'-0"



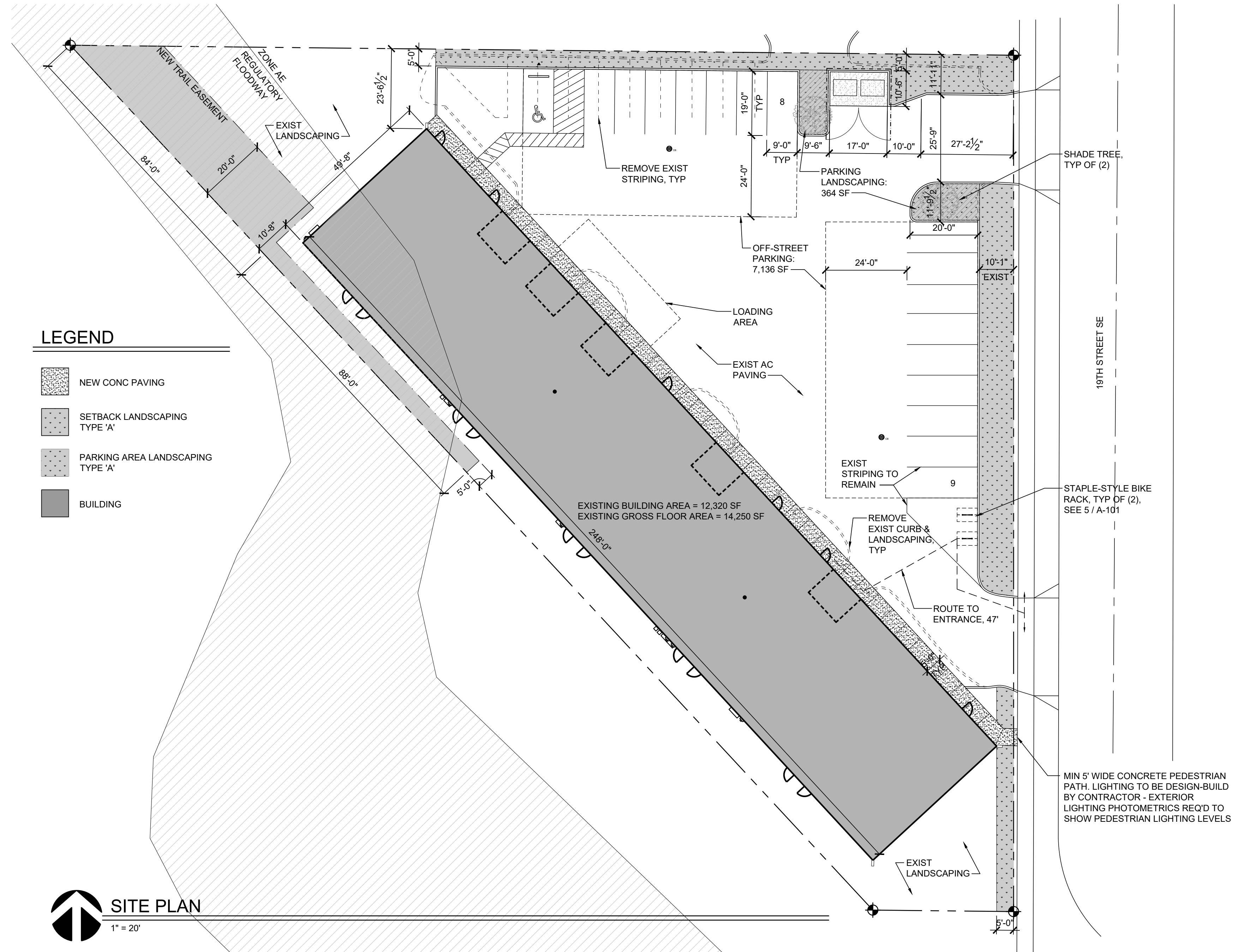
5 BIKE RACK DETAIL
1/2" = 1'-0"

ZONING CODE SUMMARY

ZONE:	IG	
TAX LOT(S):	083W02BA 00300	
AREA:	0.94 AC (40,946 SF)	
LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	12,320 SF	NO CHANGE
CONCRETE & ASPHALT	17,871 SF	17,827 SF
LANDSCAPING	10,755 SF	10,799 SF
USE:	GENERAL MANUFACTURING (GROSS FLOOR AREA) = 14,250 SF	
BUILDING HEIGHT (EXIST)	= 22 FT	
PARKING:	REQUIRED (0.75 PER EMPLOYEE - ESTIMATED 12 EMPLOYEES): = 9	
	MAXIMUM ALLOWED (x 2.5): = 22	
	PROPOSED:	
	STANDARD	16
	COMPACT	0
	ACCESSIBLE	1 (VAN ACCESSIBLE)
	TOTAL PROPOSED:	17
LOADING:	REQUIRED: = 1	
	PROPOSED: = 1	
BIKE PARKING:	REQUIRED: = 4	
	PROPOSED: = 4	
TOTAL INTERIOR OFF-STREET PARKING AREA:	7,136 SF	
PARKING LANDSCAPE AREA:	364 SF (5.1%)	
SHADE TREES	REQUIRED (1 PER 12 PARKING SPACES): = 2	
	PROPOSED: = 2	

LEGEND

- NEW CONC PAVING
- SETBACK LANDSCAPING TYPE 'A'
- PARKING AREA LANDSCAPING TYPE 'A'
- BUILDING



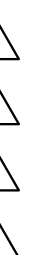
SITE PLAN
1" = 20'

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
01-10-2023

project:
2999 19TH ST SHELL IMPROVEMENTS
2999 19TH STREET SE
SALEM, OR 97302
consultants:

revisions:



date:

project: 02722
dwg file: A-101-02722
drawn by: NW
checked by:
copyright © 2023
Carlson Veit Junge Architects PC

SITE PLAN

sheet:

A-101
of: