



# 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 2 Adjustment Case No. SPR-ADJ23-08
<b>PROPERTY LOCATION:</b>	3840-3950 Mainline Dr NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	March 16, 2023
<b>PROPOSAL SUMMARY:</b>	Proposed development of two new shell buildings.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, March 30, 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.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@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>  Northgate Neighborhood Association; Email: <a href="mailto:northgateneighborhoodsalem@gmail.com">northgateneighborhoodsalem@gmail.com</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)(2) – Class 2 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>	Scott Martin
<b>APPLICANT(S):</b>	Santiam Electric Inc.
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for a Class 3 Site Plan Review to construct two new shell buildings, approximately 7,200 square feet and 2,700 square feet in size, with two Class 2 Adjustment requests to:</p> <p>(1) Eliminate landscaped setback requirements to the interior property line; and  (2) Eliminate the requirement for a pedestrian path to connect to the street.</p> <p>The subject properties are 1.31 acres in total size, zoned IG (General Industrial), and located at 3840-3950 Mainline Drive NE (Marion County Assessor Map and Tax Lots 073W12B / 4200 and 4000).</p>
<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>	<p>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 121285. 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:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-08

**PROJECT ADDRESS:** 3840-3950 Mainline Dr NE, Salem OR 97301

**AMANDA Application No.:** 22-121285-PLN

**COMMENT PERIOD ENDS:** March 30, 2023

**SUMMARY:** Proposed development of two new shell buildings.

**REQUEST:** A consolidated application for a Class 3 Site Plan Review to construct two new shell buildings, approximately 7,200 square feet and 2,700 square feet in size, with two Class 2 Adjustment requests to:

- (1) Eliminate landscaped setback requirements to the interior property line; and
- (2) Eliminate the requirement for a pedestrian path to connect to the street.

The subject properties are 1.31 acres in total size, zoned IG (General Industrial), and located at 3840-3950 Mainline Drive NE (Marion County Assessor Map and Tax Lots 073W12B / 4200 and 4000).

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, March 30, 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](mailto: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

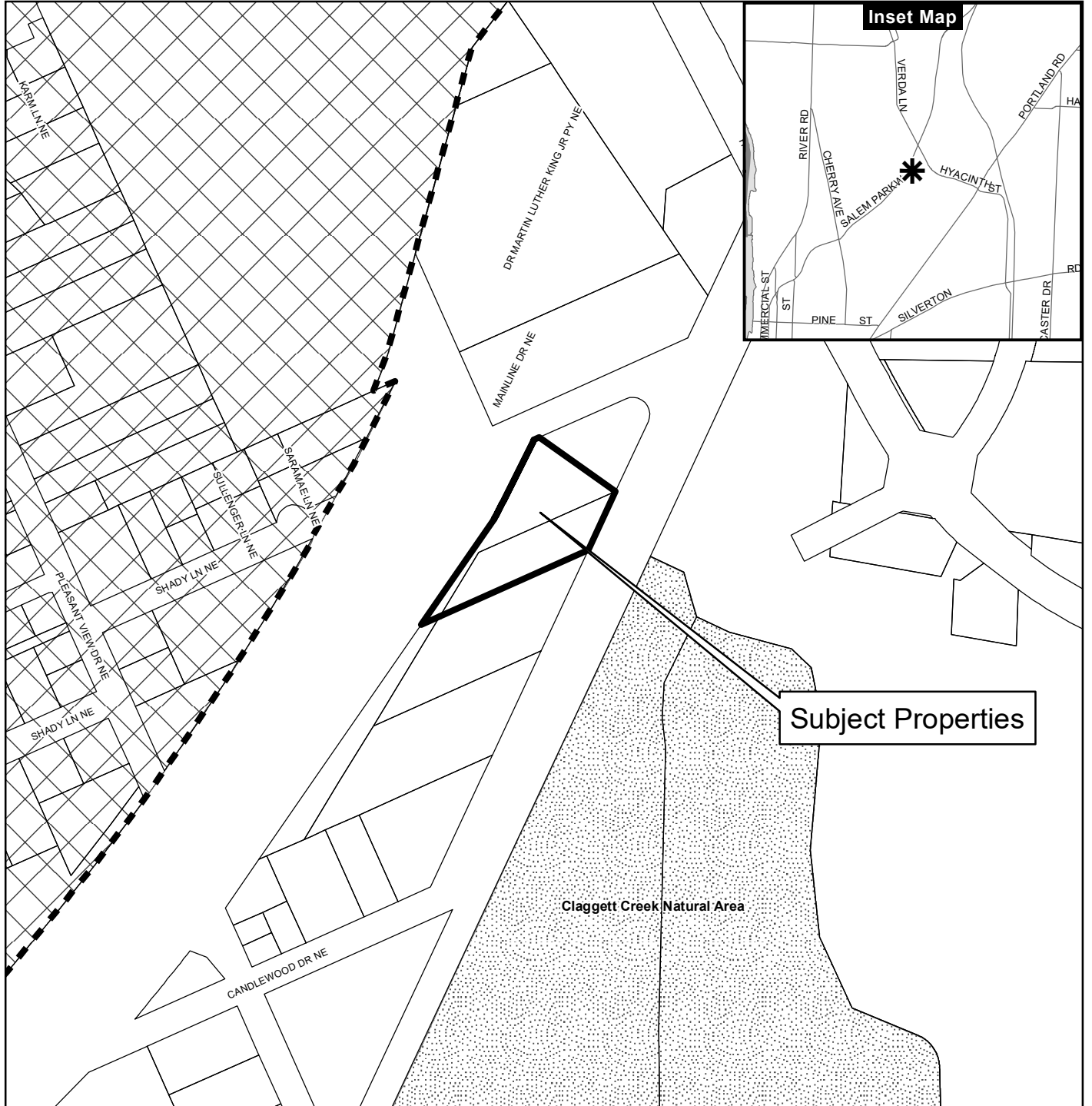
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

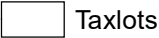




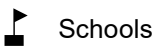

## 3840-3950 Mainline Drive NE



Subject Properties

Claggett Creek Natural Area

### 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



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.



SCOTT MARTIN

3840 & 3950 Mainline Dr NE

APRIL 2021

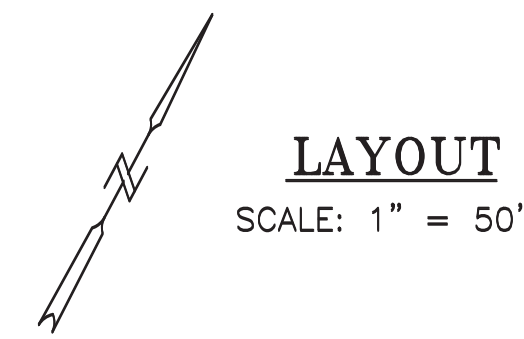
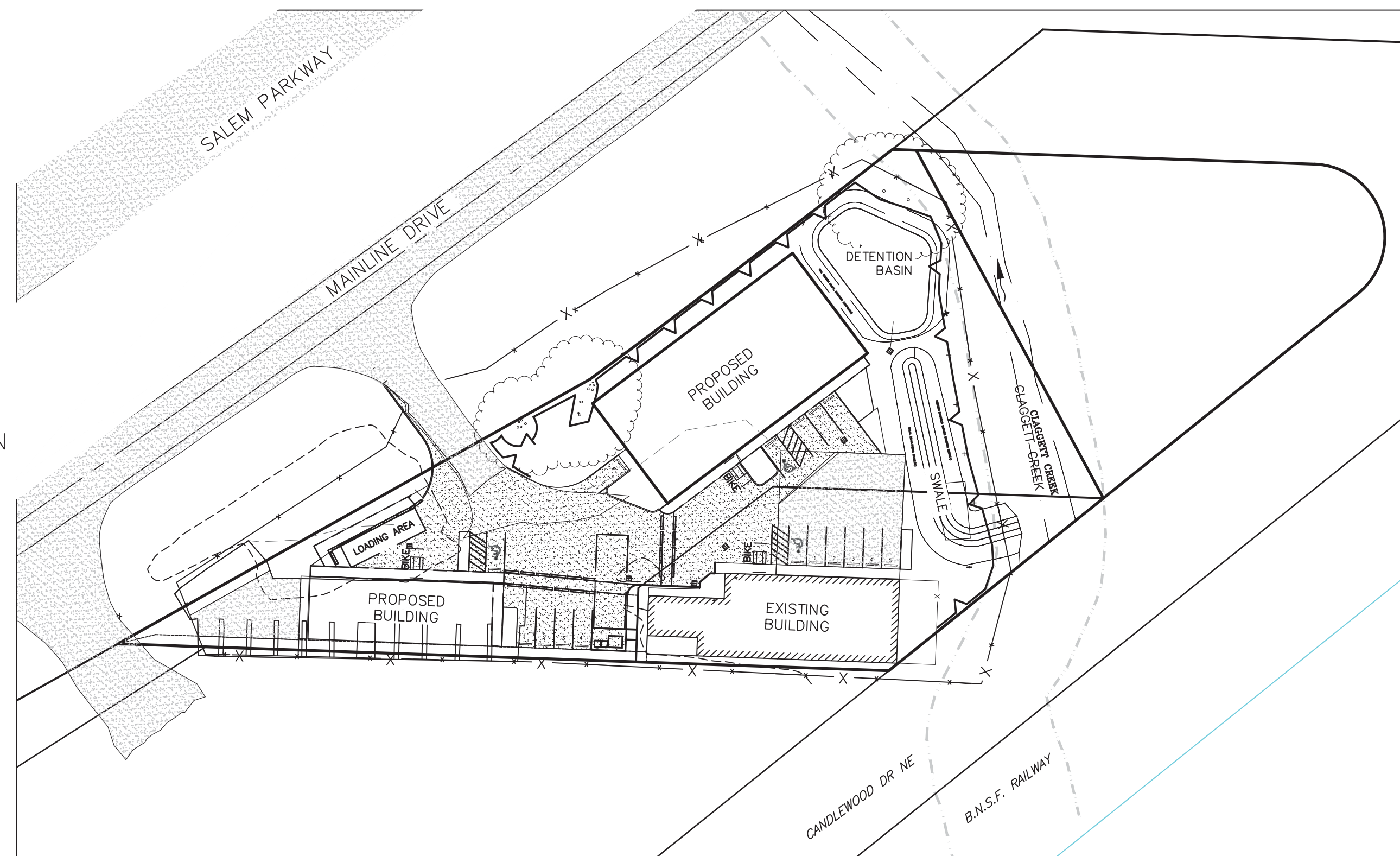
**OWNER / DEVELOPER:**

**Scott Martin**

Phone: (503) 365-0673

**INDEX:**

- 1 COVER
- 2 SITE DIMENSIONS
- 3 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 ESCP COVER SHEET
- 5 ESCP EXIST CONDITIONS
- 6 ESCP BLDG AND UTILITIES
- 7 ESCP LANDSCAPE & STABILIZATION
- 8 ESCP DETAILS
- 9 BLDG AND UTILITIES
- 10 SPEED BUMPS PLAN
- 11 OVERALL GRADING
- 12 LANDSCAPING 1 (BY OTHER)
- 13 LANDSCAPING 2 (BY OTHER)
- 14 DETENTION POND PLANTING
- 15 SWALE PLANTING PLAN
- 16 BASIN PLAN & PROFILE
- 17 DETAILS 1
- 18 DETAILS 2
- 19 DETAILS 3

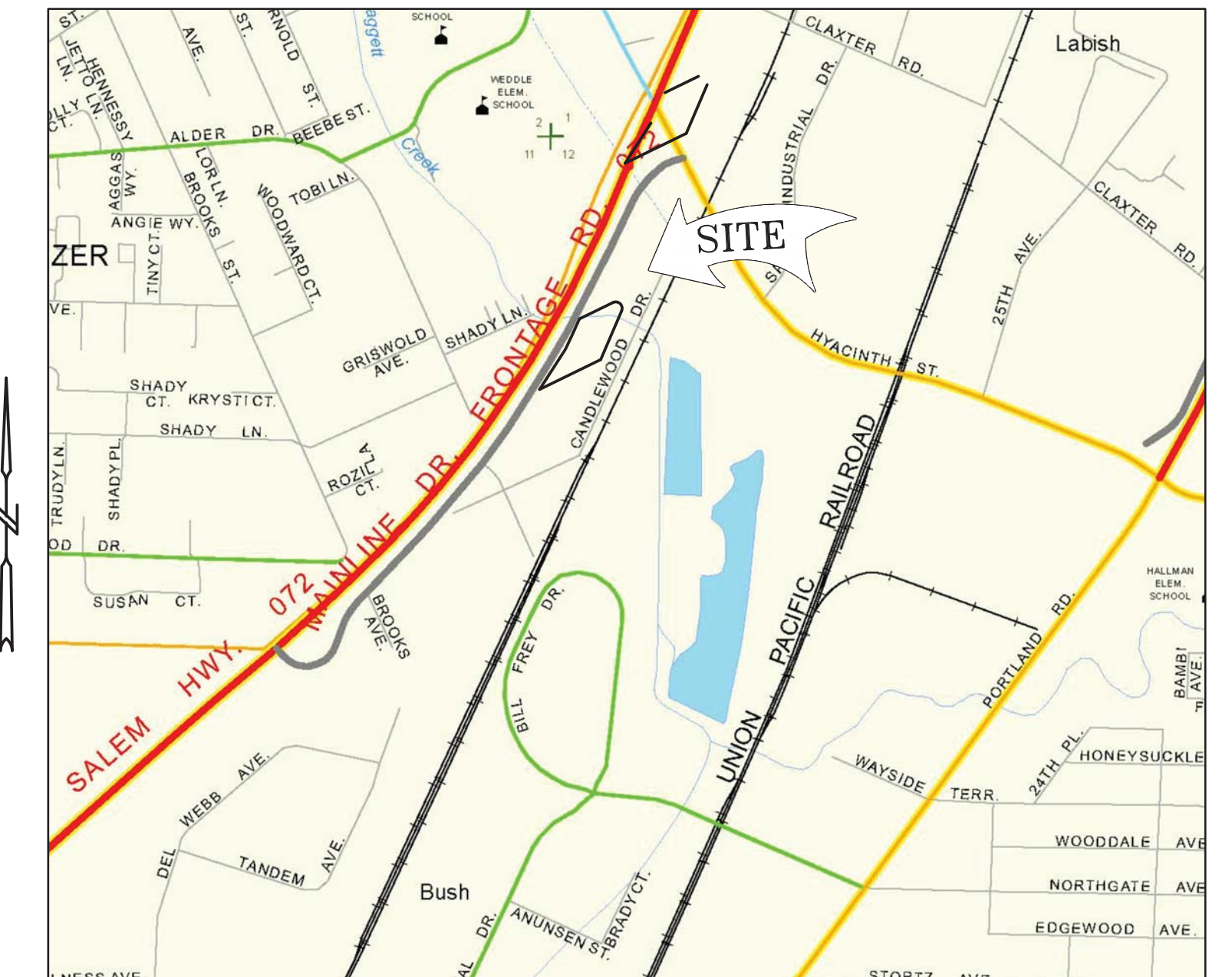


**GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, LOCATIONS, SIZES, INVERTS, RIM ELEVATIONS, ETC. OF ALL EXISTING AND PROPOSED PIPES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, SPECIFICATIONS, CODES, AND REQUIREMENTS OF CITY OF SALEM AND THE OREGON STATE PLUMBING
3. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND OTHERS AS NECESSARY TO PROVIDE A COMPLETED PROJECT.
4. THE CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FROM THE CITY OF SALEM AND MARION COUNTY, AND CONTACT THE CITY/COUNTY, DURING WORKING HOURS, 48 HOURS PRIOR TO COMMENCING WORK ON THIS PROJECT.
5. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS WITH ALL APPROVED REVISIONS ON THE PROJECT SITE AT ALL TIMES. WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. ANY CHANGES SHALL BE DESIGNED BY THE ENGINEER AND SUBMITTED TO THE AGENCIES FOR APPROVAL. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THIS SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THIS DRAWING, SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND, UNLESS OTHERWISE NOTED ON THE PLANS.
7. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED PRIOR TO STARTING ANY WORK, INCLUDING POTHOLES.
8. THE EXISTENCE AND APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE DRAWINGS WERE DETERMINED BY A SEARCH OF AVAILABLE PUBLIC RECORDS. THE LOCATIONS AND DEPTHS OF THESE UTILITIES ARE FROM THESE RECORDS AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. NO RESPONSIBILITY IS ASSUMED BY EITHER THE CITY, COUNTY OR THE ENGINEER FOR ACCURACY OR COMPLETENESS.
9. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION BY CALLING "ONE CALL" AT 246-6699 OR 1-800-332-2344 AND ALL OTHER APPLICABLE AGENCIES, AND SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF OAR 952-001-0010 THROUGH OAR 952-001-0090.
10. AFTER LOCATES ARE REQUESTED AND UTILITY COMPANIES HAVE PROVIDED LOCATES, CONTRACTOR SHALL POTHOLE TO THE DEPTH OF THE PROPOSED UTILITY TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND PROVIDE BOATWRIGHT ENGINEERING AND THE APPROPRIATE INSPECTOR, 72 HOURS NOTICE OF ANY POTENTIAL CONFLICTS.
11. CONTRACTOR TO LOCATE ALL EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

**LEGEND**

EXIST	PROPOSED		
Ⓜ	Ⓜ	ELECTRICAL VAULT	—DPWR— OVERHEAD POWER LINE
UR	UR	UTILITY RISER WATER	—GAS— GAS LINE
⊗	⊗	VALVE	—TEL— UNDERGROUND TELEPHONE
Ⓜ	Ⓜ	WATER SERVICE	—X— EXIST FENCE LINE
Ⓜ	Ⓜ	FIRE HYDRANT	—X— PROPOSED FENCE LINE
Ⓜ	Ⓜ	SANITARY MANHOLE	—EASEMENT
Ⓜ	Ⓜ	STORM DRAIN MANHOLE	—SD— EXIST STORM DRAIN LINE
			—SD— PROPOSED STORM DRAIN LINE
			—SS— EXIST SANITARY SEWER LINE
			—SS— PROPOSED SANITARY LINE
			—WTR— EXIST WATER LINE
			—WTR— PROPOSED WATER LINE



**VICINITY MAP**

SCALE: 1" = 800'

**ENGINEER:**

**Boatwright Engineering, Inc.**

2613 12th Street S.E.  
Salem, Oregon 97302  
Phone: (503) 363-9225

All construction shall be in accordance with the City of Salem Standard Construction Specifications and any special provisions included as a part of the approved plans.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through 952-001-0090. You may obtain copies of the rules by calling the Center. The telephone number for the Oregon Utility Notification Center is 503-232-1987.

VERTICAL DATUM: NGVD 29  
FROM CITY OF SALEM BENCHMARK: KSUN  
ELEVATION = 134.38

	<h2>Scott Martin</h2> <p>COVER</p>		
	<p>Sec. 12, 1.75, R.3W, W.M. 3840 &amp; 4950 Mainline Drive NE MARION COUNTY, OREGON</p> <p>Horiz. 1" = 10' 4/8/21 Scale: Vert. Date: 2/20/23 Revised: 8/15/22 -</p>		
<p>Design: SS, SDW Drawn: SS, SDW Chkd: CFB</p>	<p><b>Boatwright Engineering, Inc.</b> 2613 12th Street SE, SALEM, OREGON 97302 TEL: (503) 363-9225 • FAX: (503)363-1051</p>	<p>Job No. 22/7 Sheet 1 of 19</p>	

P:\SALEM\AM ELECTRIC\1800

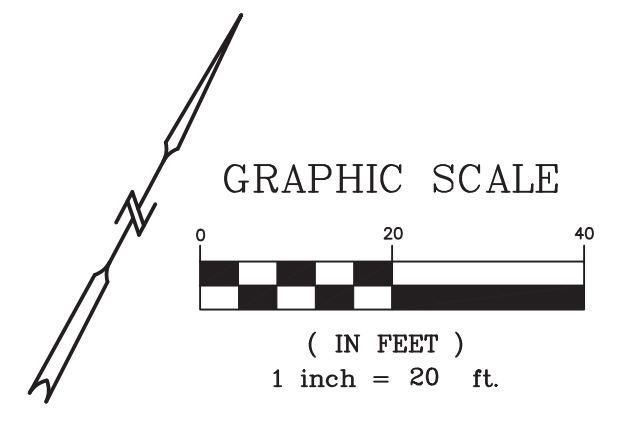


**LEGEND**

EXIST PROPOSED

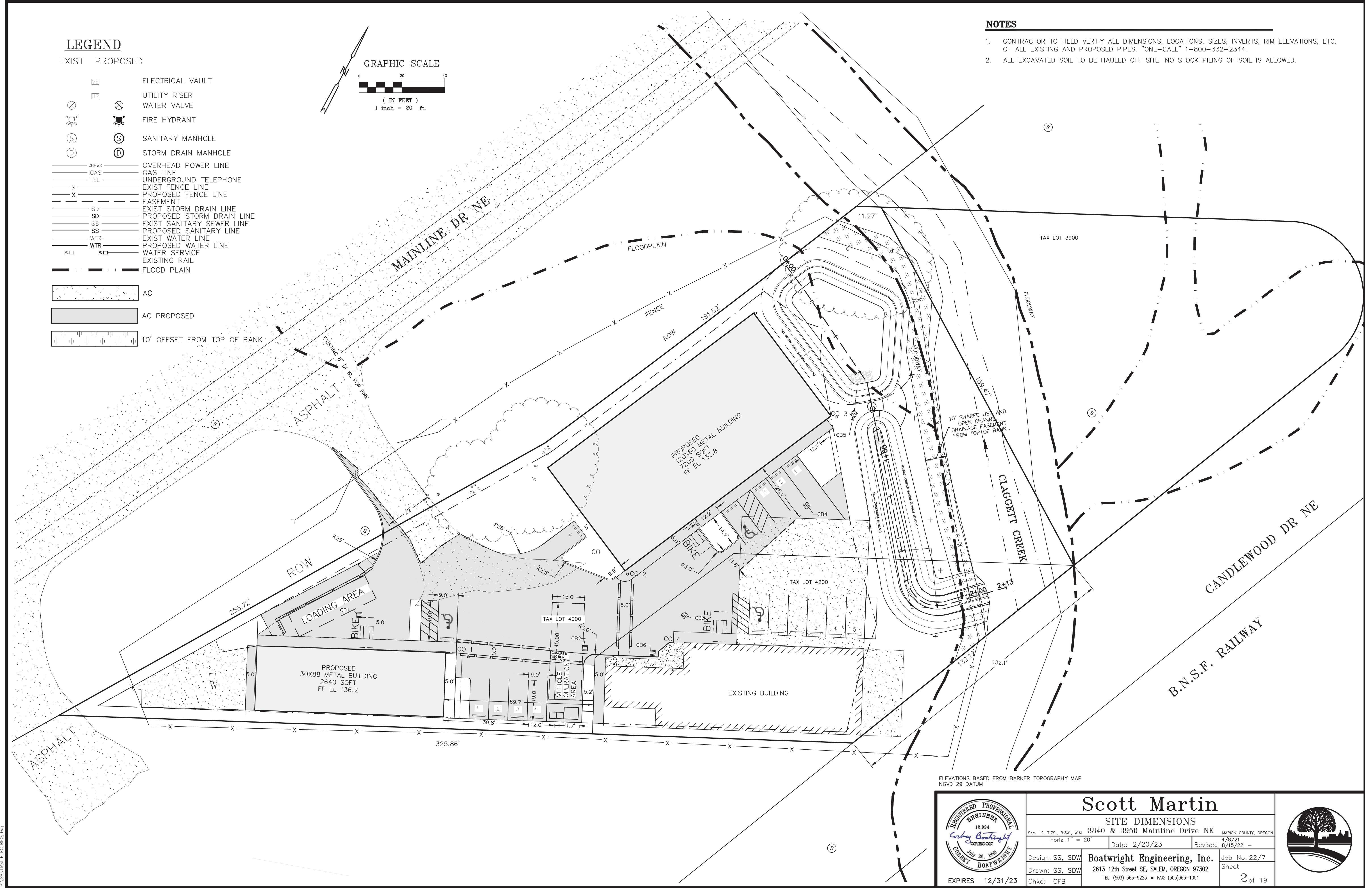
- ELECTRICAL VAULT
- UTILITY RISER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- OVERHEAD POWER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- EXIST FENCE LINE
- PROPOSED FENCE LINE
- EASEMENT
- EXIST STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXIST SANITARY SEWER LINE
- PROPOSED SANITARY LINE
- EXIST WATER LINE
- PROPOSED WATER LINE
- WATER SERVICE
- EXISTING RAIL
- FLOOD PLAIN

- AC
- AC PROPOSED
- 10' OFFSET FROM TOP OF BANK

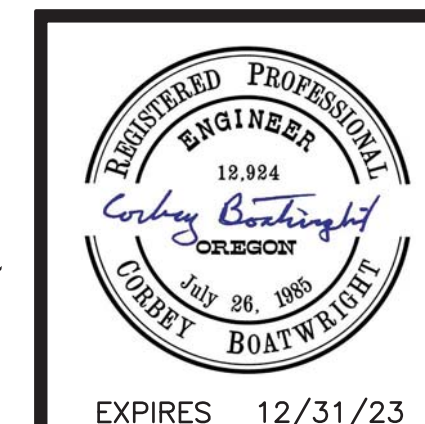


**NOTES**

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, LOCATIONS, SIZES, INVERTS, RIM ELEVATIONS, ETC. OF ALL EXISTING AND PROPOSED PIPES. "ONE-CALL" 1-800-332-2344.
2. ALL EXCAVATED SOIL TO BE HAULED OFF SITE. NO STOCK PILING OF SOIL IS ALLOWED.



ELEVATIONS BASED FROM BARKER TOPOGRAPHY MAP  
NGVD 29 DATUM



<b>Scott Martin</b>	
SITE DIMENSIONS	
3840 & 3950 Mainline Drive NE MARION COUNTY, OREGON	
Sec. 12, T.7S., R.3W., W.M.	4/8/21
Horiz. 1" = 20'	Date: 2/20/23
Revised: 8/15/22	Sheet
Design: SS, SDW	Job No. 22/7
Drawn: SS, SDW	2613 12th Street SE, SALEM, OREGON 97302
Chkd: CFB	TEL: (503) 363-9225 • FAX: (503) 363-1051
EXPIRES 12/31/23	2 of 19



P:\SANTIAM ELECTRIC\DWG