



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-ADJ23-31
PROPERTY LOCATION:	2605 State St, Salem OR 97301
NOTICE MAILING DATE:	December 4, 2023
PROPOSAL SUMMARY:	Installation of a new tower and wireless equipment for Oregon State Corrections Facility.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, December 18, 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 III , 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>This Property is not located within a designated Neighborhood Association.</i>
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):	State of Oregon
APPLICANT(S):	Rick Cardoza
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the installation of a new Wireless Control Facility (WCF), including a 140-foot-tall tower, a prefabricated radio shelter, ice bridge, and associated support infrastructure and generator within a 2,240 square feet enclosure, with a Class 2 Adjustment request to eliminate the minimum bicycle parking requirement of four spaces for the basic utility use (SRC 806.055(a)). The subject property is zoned PH (Public and Private Health Services), approximately 294 acres in size, and located at 2605 State Street (Marion County Assessor's Map and Tax Lot number: 073W25 / 700).
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: 23 111206. 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-ADJ23-31

PROJECT ADDRESS: 2605 State St, Salem OR 97301

AMANDA Application No.: 23-111206-PLN

COMMENT PERIOD ENDS: December 18, 2023 at 5:00 p.m.

SUMMARY: Installation of a new tower and wireless equipment for Oregon State Corrections Facility.

REQUEST: A Class 3 Site Plan Review for the installation of a new Wireless Control Facility (WCF), including a 140-foot-tall tower, a prefabricated radio shelter, ice bridge, and associated support infrastructure and generator within a 2,240 square feet enclosure, with a Class 2 Adjustment request to eliminate the minimum bicycle parking requirement of four spaces for the basic utility use (SRC 806.055(a)). The subject property is zoned PH (Public and Private Health Services), approximately 294 acres in size, and located at 2605 State Street (Marion County Assessor's Map and Tax Lot number: 073W25 / 700).

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, December 18, 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 III, 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

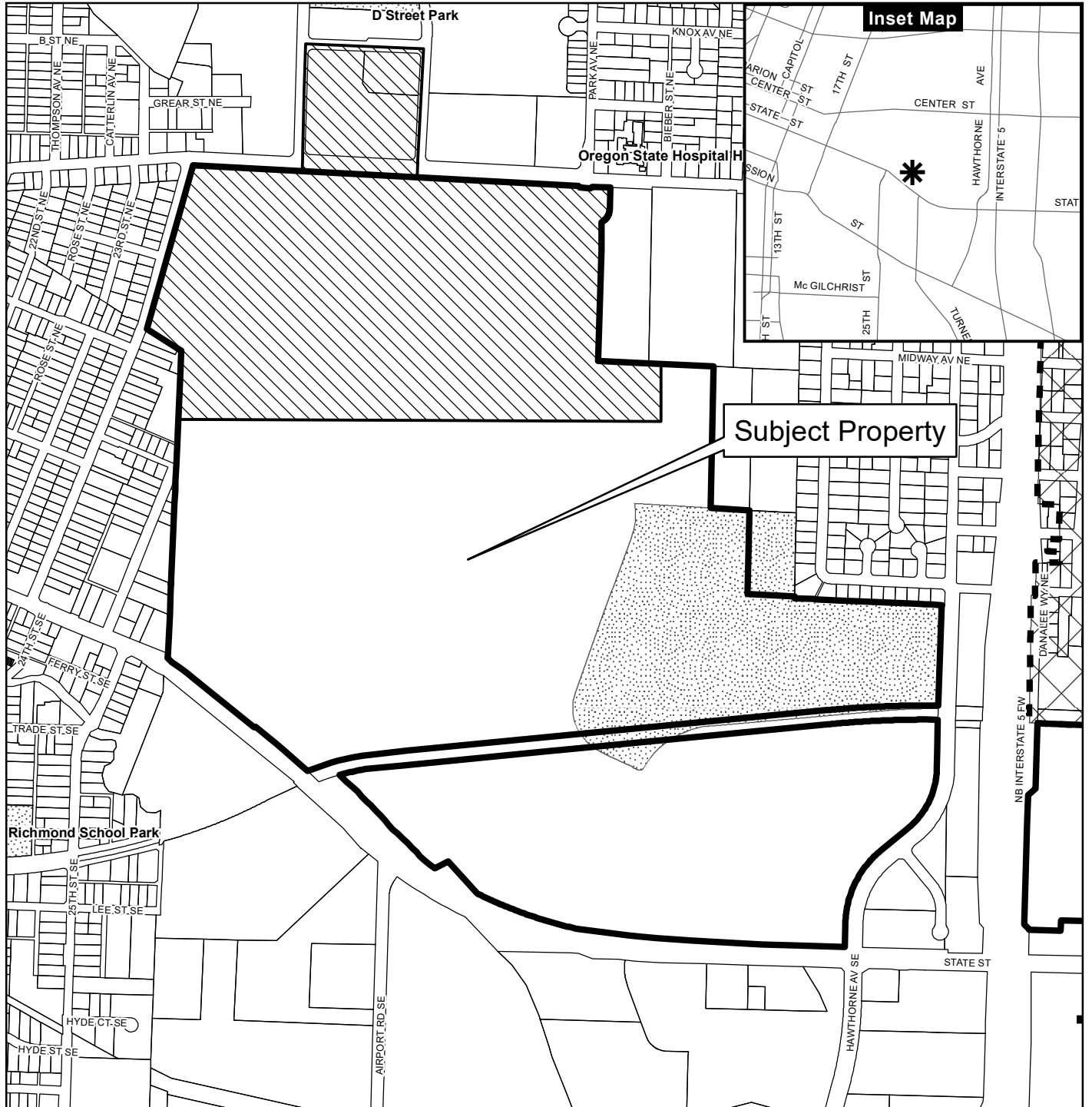
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 2605 State Street



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.

LOT AREA CALCULATION SUMMARY

TOTAL LOT AREA:	294.37 ACRES = 12,822,757 SQ. FT.
TOTAL OSP AND OSPM LOT AREA:	8,685,223 SQ.FT.
OSP AND OSPM BUILDING IMPERVIOUS LOT COVERAGE: (SEE PAGE A-1.2 FOR BUILDING LIST)	479,075 SQ.FT. = 3.73%
PROPOSED STRUCTURE #1 (SHELTER):	280 SQ.FT.
PROPOSED STRUCTURE #2 (TOWER):	195 SQ.FT.
EXISTING BUILDING SQUARE FOOTAGE:	643,263 SQ.FT.
NEW STRUCTURE BUILDING SQ.FT.:	378 SQ.FT.
TOTAL BUILDING/STRUCTURE SQ.FT.	643,641 SQ.FT. = 5.02%
TOTAL OPEN SPACE:	8,205,956 SQ.FT. = 39.53%
EXISTING PERVIOUS SURFACE:	7,654,313 SQ.FT. = 88.13%
EXISTING IMPERVIOUS SURFACE:	1,030,910 = 11.87%
PROPOSED IMPERVIOUS SURFACE:	3,972 SQ.FT. = 0.0045%

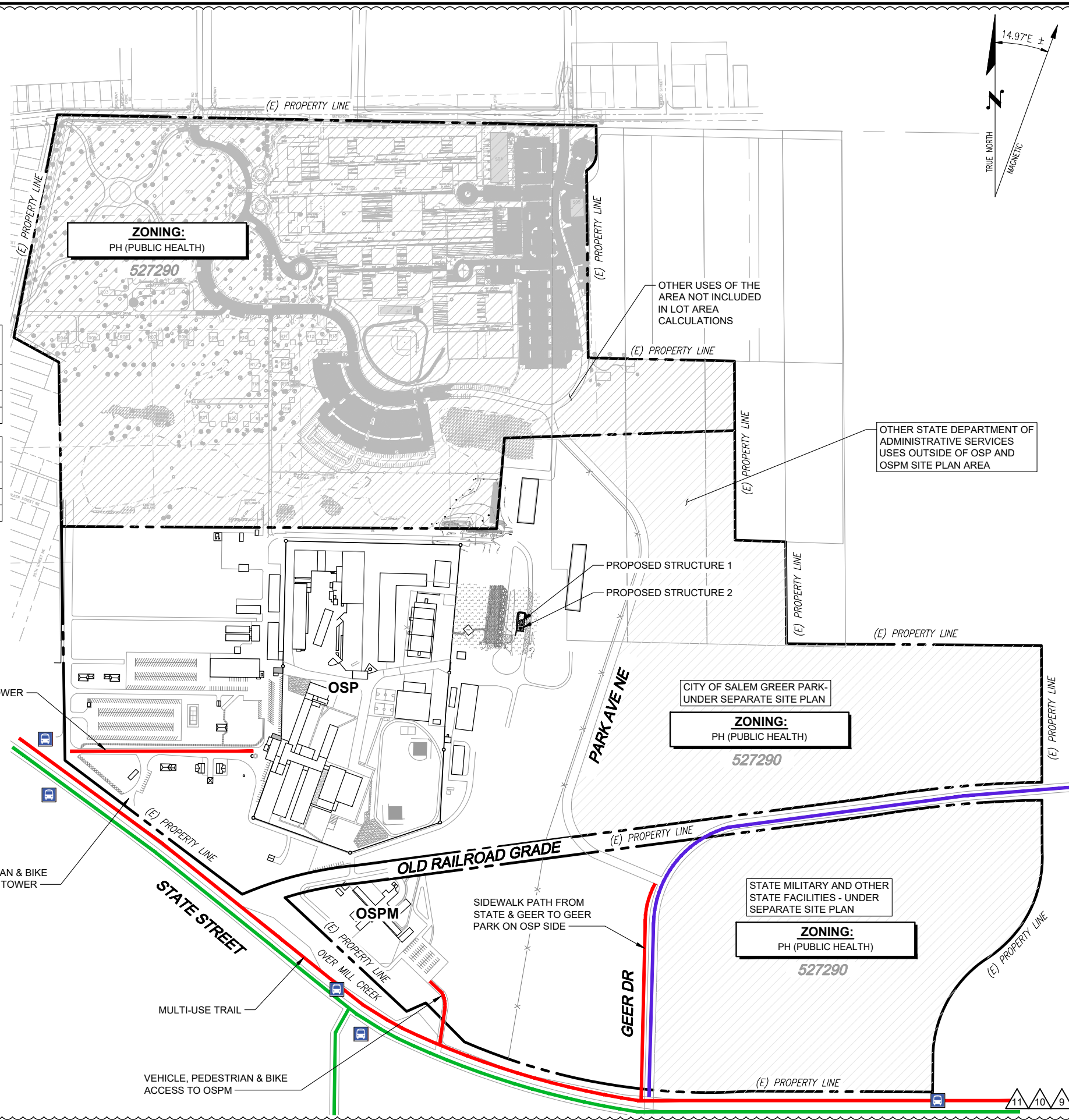
DATE SOURCE	COS ZONING/PERMIT REQUIREMENT	PEOPLE					
		SHIFT 1	SHIFT 2	SHIFT 3	STAFF TOTAL	VOLUNTEERS	VISITORS
ODOC	OSP	40	374	200	614	100	50
ODOC	OSPM	0	62	0	62	0	0

PARKING					
SITE	STAFF PARKING	VISITOR/ STAFF OVERFLOW	ADA	MOTORCYCLE	BICYCLE
OSP	300	209	14	10	0
OSPM	70	23	3	5	0

SEE SHEET A-1.2 FOR BUILDING INFO

BIKE AND BUS ROUTES

- MULTI-USE PATH/ SIDEWALK
- MEDIUM TRAFFIC STREET
- LOW TRAFFIC STREET
- BUS STOP



LOT AREA CALCULATION SUMMARY

22"x34" SCALE: 1" = 250' 11"x17" SCALE: 1" = 500'



ADCOMM Engineering LLC
Bridging the Gap Between Operations and Technology®

LDC Surveying Engineering Planning
Woodville 20210 142nd Avenue NE Woodinville, WA 98072
Kent 1851 Central Pl S, #101 Kent, WA 98030
T 425.806.1809 www.LDCcorp.com F 425.482.2893

DATE: 8-10-21
DRAWN BY: PPK
CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
6	11-15-22	REVISED FINAL ZONING	GA
7	2-1-23	PRELIM CONSTRUCTION	PPK
8	3-16-23	FINAL CONSTRUCTION	AAL
9	4-24-23	SITE PLAN LOT AREA CALCS	PPK
10	5-11-23	CLIENT COMMENTS	GA
11	5-26-23	CLIENT COMMENTS	GA



APPROVAL STAMP

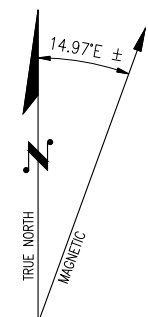
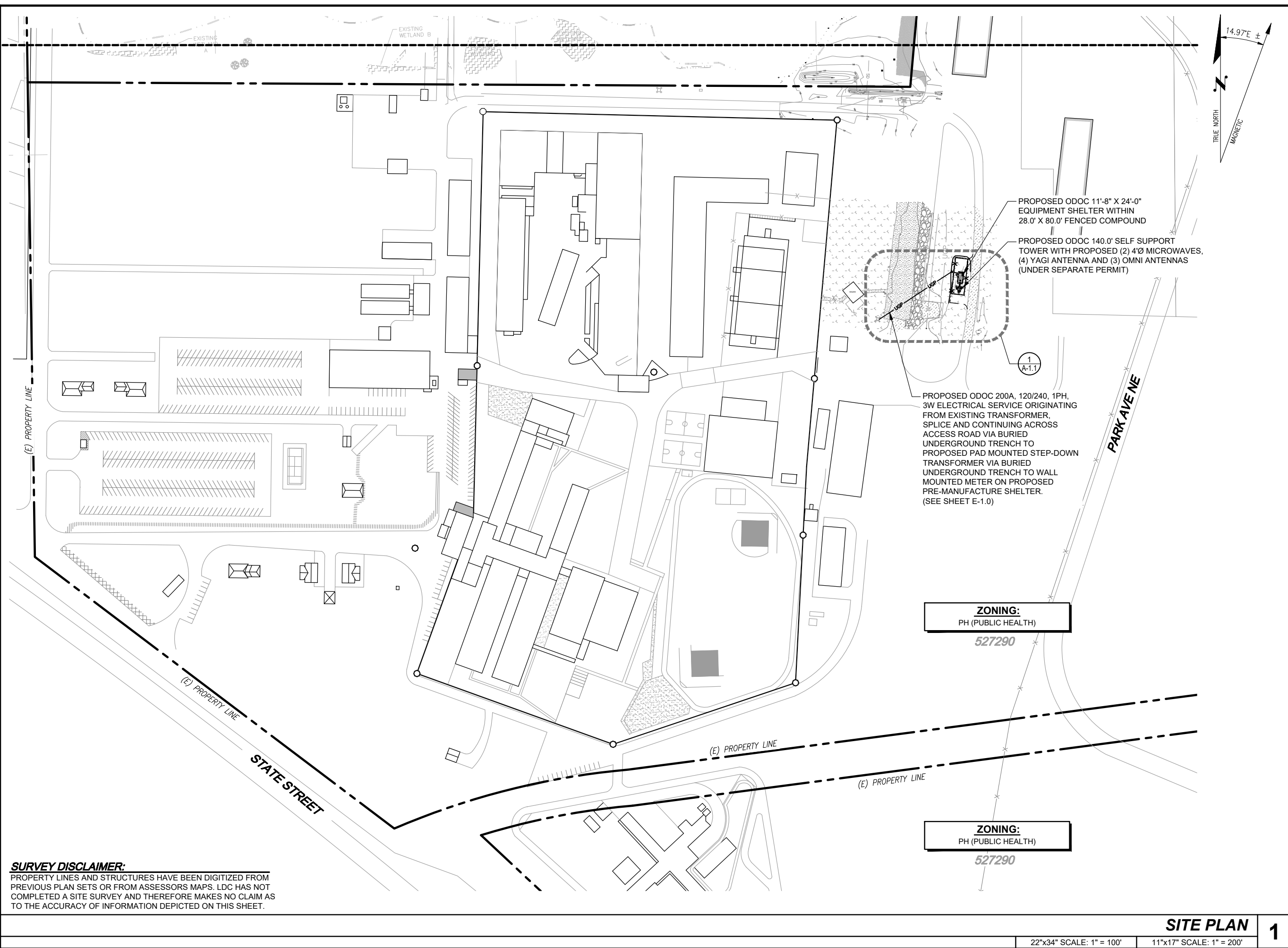
SITE
T20-815
OREGON STATE PENITENTIARY (OSP)
2605 STATE STREET
SALEM, OR 97301

SHEET TITLE
LOT AREA CALCULATIONS SUMMARY

SHEET NUMBER
A-1.1

Drawing: P:\Telecom\2020\T20-815 adcomm-odoc oregon state penitentiary (osp)\Drawings\construction\20815CD-A-PLANS.dwg Plotted: May 26, 2023 - 2:28pm

Drawing: F:\Telecom\2020\120-815 odcomm-odoc oregon state penitentiary (osp)\Drawings\construction\20815CD-A-PLANS.dwg Plotted: May 25, 2023 - 2:28pm



PROPOSED ODOC 11'-8" X 24'-0" EQUIPMENT SHELTER WITHIN 28.0' X 80.0' FENCED COMPOUND

PROPOSED ODOC 140.0' SELF SUPPORT TOWER WITH PROPOSED (2) 4'Ø MICROWAVES, (4) YAGI ANTENNA AND (3) OMNI ANTENNAS (UNDER SEPARATE PERMIT)

PROPOSED ODOC 200A, 120/240, 1PH, 3W ELECTRICAL SERVICE ORIGINATING FROM EXISTING TRANSFORMER, SPLICE AND CONTINUING ACROSS ACCESS ROAD VIA BURIED UNDERGROUND TRENCH TO PROPOSED PAD MOUNTED STEP-DOWN TRANSFORMER VIA BURIED UNDERGROUND TRENCH TO WALL MOUNTED METER ON PROPOSED PRE-MANUFACTURE SHELTER. (SEE SHEET E-1.0)

ZONING:
PH (PUBLIC HEALTH)
527290

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PH (PUBLIC HEALTH)
527290

SURVEY DISCLAIMER:
PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSORS MAPS. LDC HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIM AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.

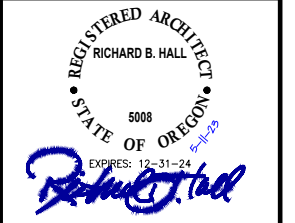


ADCOMM Engineering LLC
Bridging the Gap Between Operations and Technology®

LDC | Surveying Engineering Planning
Woodville 20210 142nd Avenue NE Woodinville, WA 98072
Kent 1851 Central Pl S, #101 Kent, WA 98030
F 425.806.1809 www.LDCcorp.com F 425.482.2893

DATE: 8-10-21
DRAWN BY: PPK
CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
6	11-15-22	REVISED FINAL ZONING	GA
7	2-1-23	PRELIM CONSTRUCTION	PPK
8	3-16-23	FINAL CONSTRUCTION	AAL
9	4-24-23	SITE PLAN LOT AREA CALCS	PPK
10	5-11-23	CLIENT COMMENTS	GA
11	5-26-23	CLIENT COMMENTS	GA



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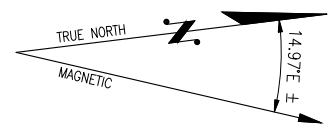
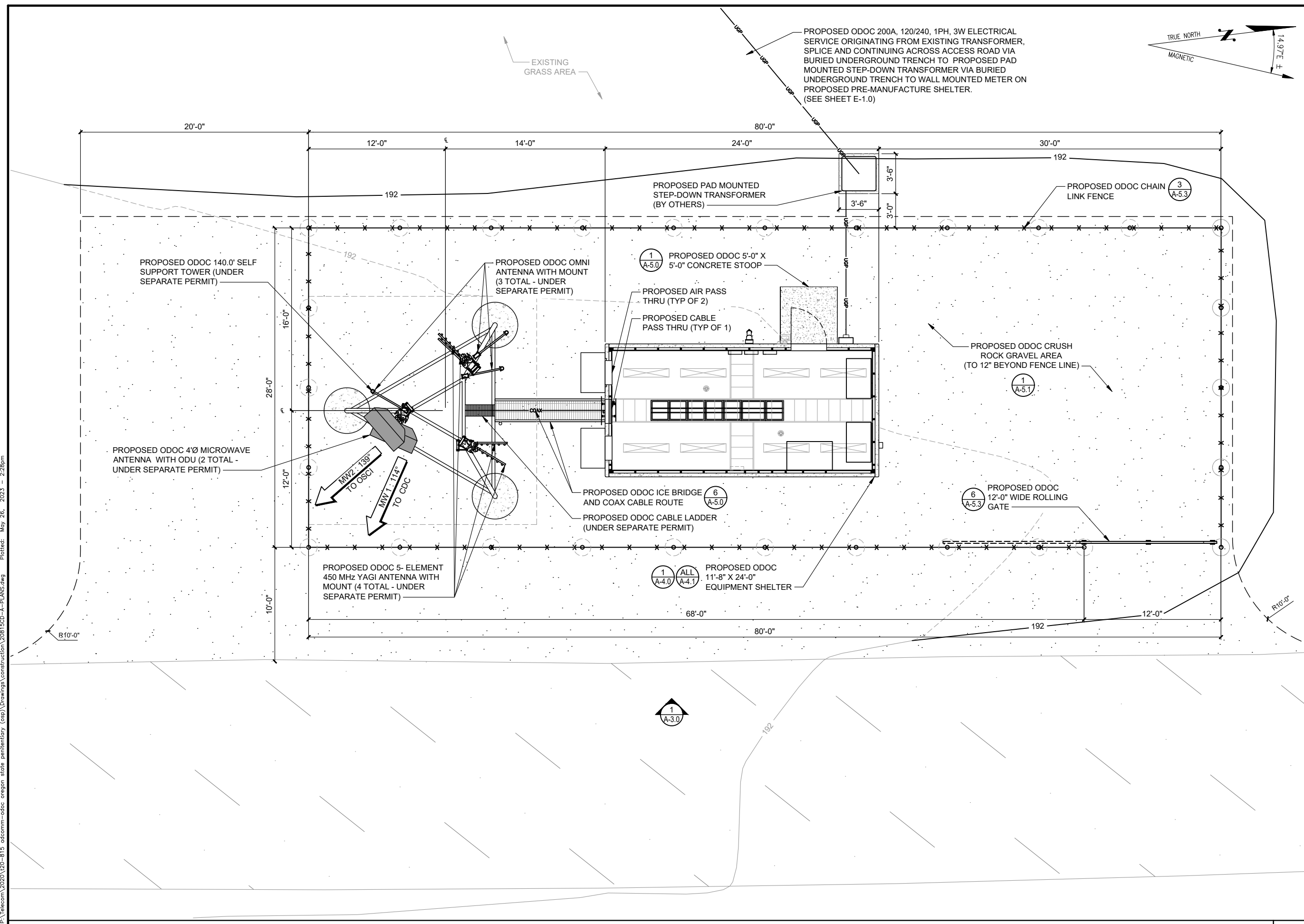
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.0

SITE PLAN 1
22"x34" SCALE: 1" = 100' 11"x17" SCALE: 1" = 200'

Drawing: P:\Telecom\2020\120-815 odcomm-odoc oregon state penitentiary (osp)\Drawings\construction\20815CD-A-PLANS.dwg Plotter: May 25, 2023 - 2:28pm



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 SALEM, OR 97301

SHEET TITLE
 ENLARGED SITE PLAN

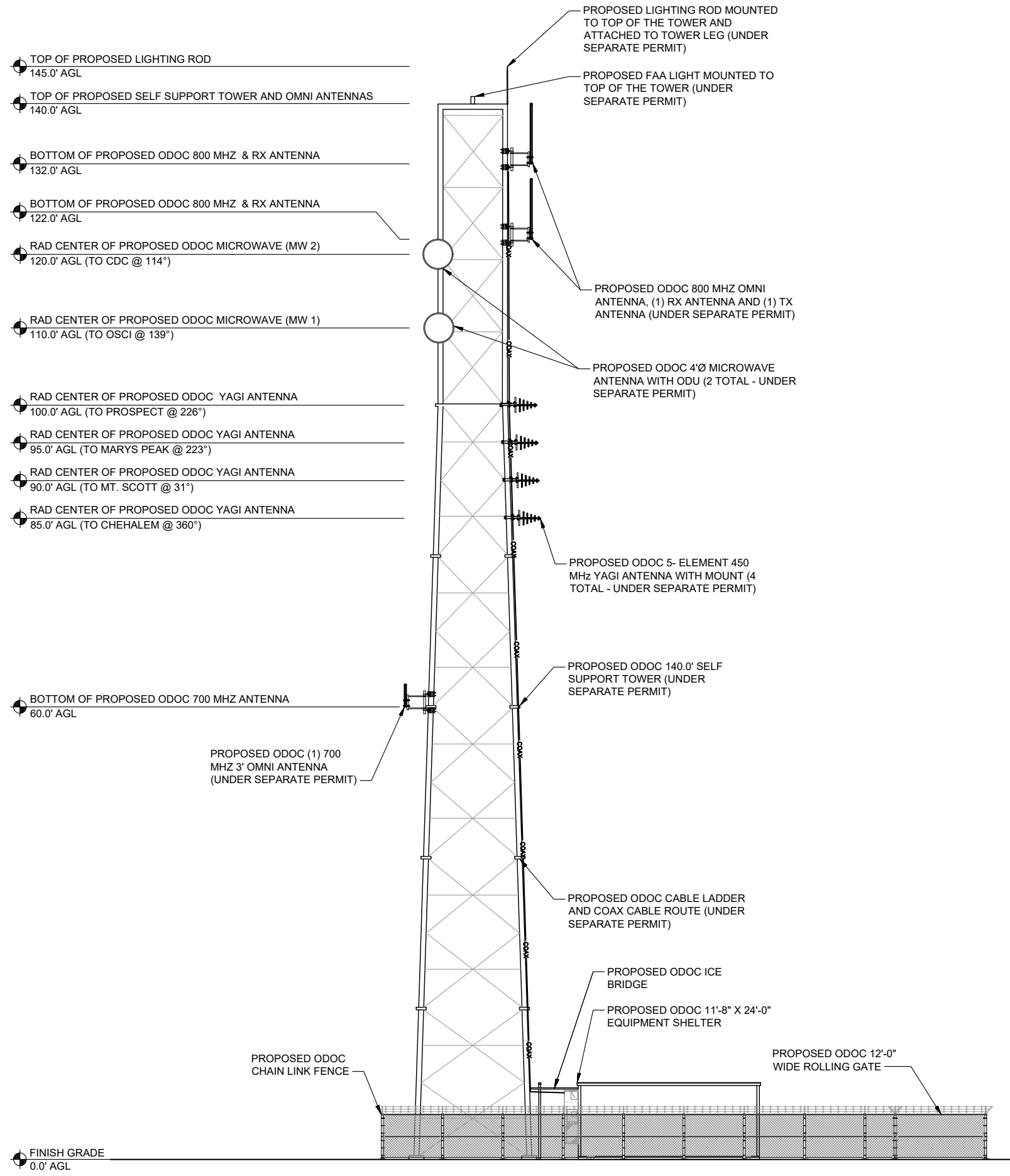
SHEET NUMBER
A-2.0

ENLARGED SITE PLAN

22"x34" SCALE: 1/4" = 1'-0" 11"x17" SCALE: 1/8" = 1'-0"

1

Drawing: F:\Telecom\2020\120-815 adcomm-odoc oregon state penitentiary (osp)\Drawings\construction\20815CD-A3-0.dwg Plotted: May 26, 2023 - 2:28pm



PROPOSED EAST ELEVATION (LOOKING WEST)

22"x34" SCALE: 1/8" = 1'-0" 11"x17" SCALE: 1/16" = 1'-0"

1



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