



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 / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-34
PROPERTY LOCATION:	2828 Cherry Av Ne, Salem OR 97301
NOTICE MAILING DATE:	December 13, 2023
PROPOSAL SUMMARY:	A Class 3 Site Plan Review with three Class 2 Adjustments and one Class 2 Driveway Approach Permit for the development of a new self-service storage complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, December 27, 2023</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.
CASE MANAGER:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@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; SRC 804.025(d) – Class 2 Driveway Approach Permit. 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):	Nuthouse, LLC (Jeff and Dana Ullman)
APPLICANT(S):	Green Path Construction, Inc.
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the development of a new self-service storage complex. The consolidated application also includes one Class 2 Driveway Approach Permit to redevelop an existing driveway access, and three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> (1) Reduce the required pedestrian connection between the building and both streets to only Johnson Street NE, per SRC 800.065(a)(1)(A); (2) Reduce the required pedestrian connection from the building to the transit stop on Cherry Ave NE, per 800.065(a)(1)(B); (3) Eliminate the perimeter setback between the proposed storage unit buildings and the vehicle use area, per SRC 806.035(c)(4); <p>The subject property is 3.3-acres in size, zoned IG (General Industrial) and located at 2828 Cherry Avenue NE 97301 (Marion County Assessor's Map and Tax Lot Number 073W14AB / 1300).</p>
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:	<p>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 112142. 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 / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-34

PROJECT ADDRESS: 2828 Cherry Ave NE, Salem OR 97301

AMANDA Application No.: 23-112142-PLN

COMMENT PERIOD ENDS: Wednesday, December 27, 2023 at 5:00 p.m.

SUMMARY: A Class 3 Site Plan Review with three Class 2 Adjustments and one Class 2 Driveway Approach Permit for the development of a new self-service storage complex.

REQUEST: A Class 3 Site Plan Review for the development of a new self-service storage complex. The consolidated application also includes one Class 2 Driveway Approach Permit to redevelop an existing driveway access, and three Class 2 Adjustments to:

- (1) Reduce the required pedestrian connection between the building and both streets to only Johnson Street NE, per SRC 800.065(a)(1)(A);
- (2) Reduce the required pedestrian connection from the building to the transit stop on Cherry Ave NE, per 800.065(a)(1)(B);
- (3) Eliminate the perimeter setback between the proposed storage unit buildings and the vehicle use area, per SRC 806.035(c)(4);

The subject property is 3.3-acres in size, zoned IG (General Industrial) and located at 2828 Cherry Ave NE 97301 (Marion County Assessor's Map and Tax Lot Number 073W14AB / 1300).

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., Wednesday, December 27, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

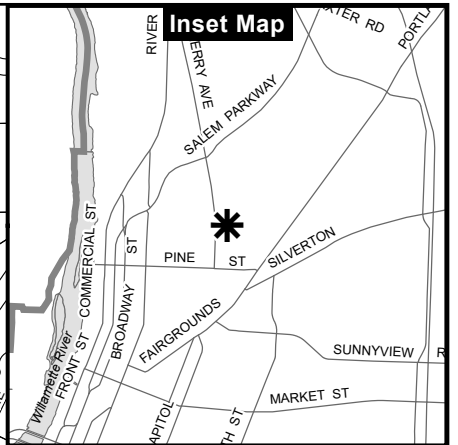
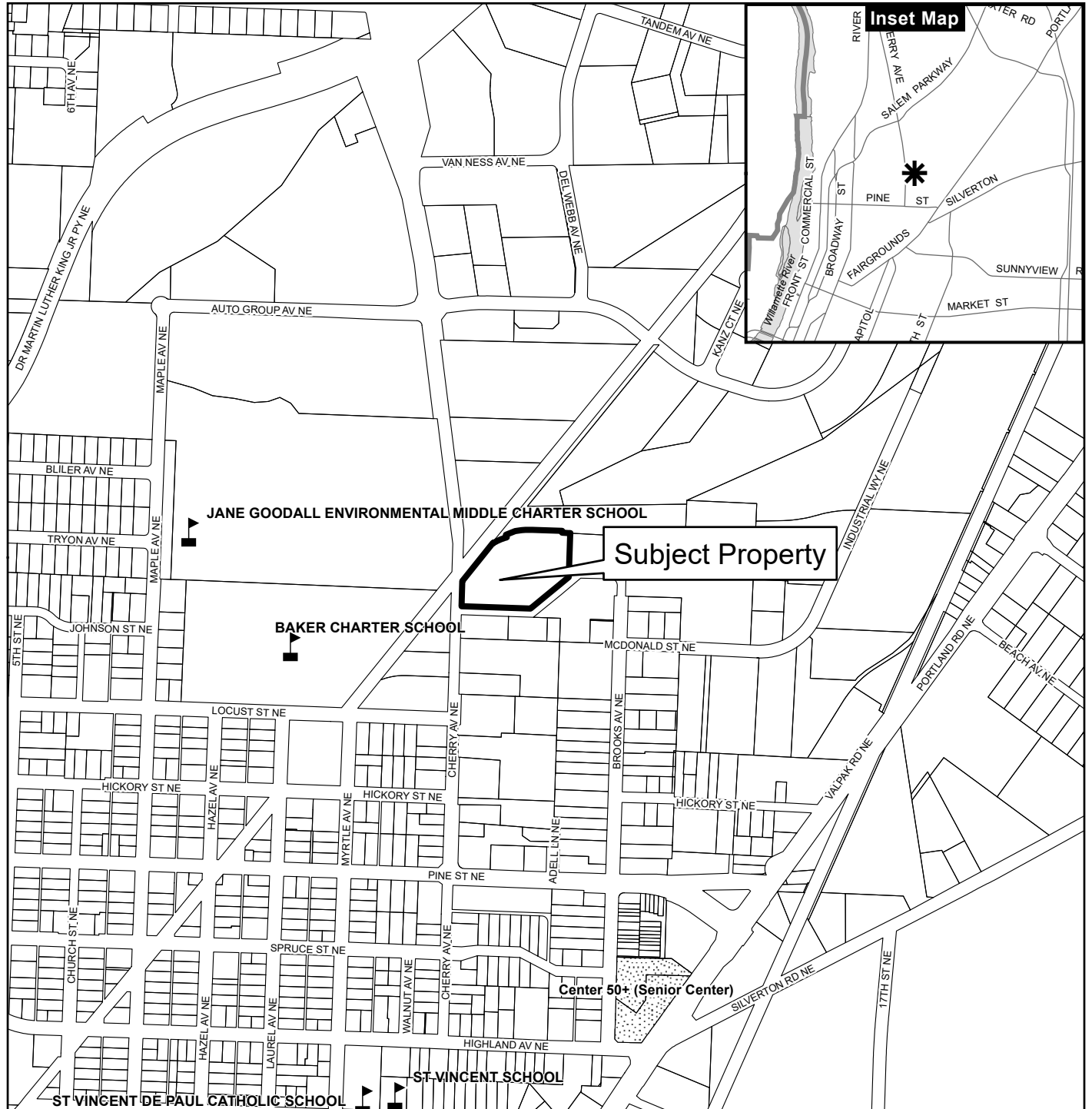
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

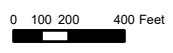
2828 Cherry Ave NE



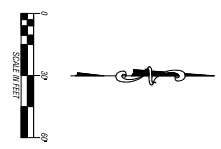
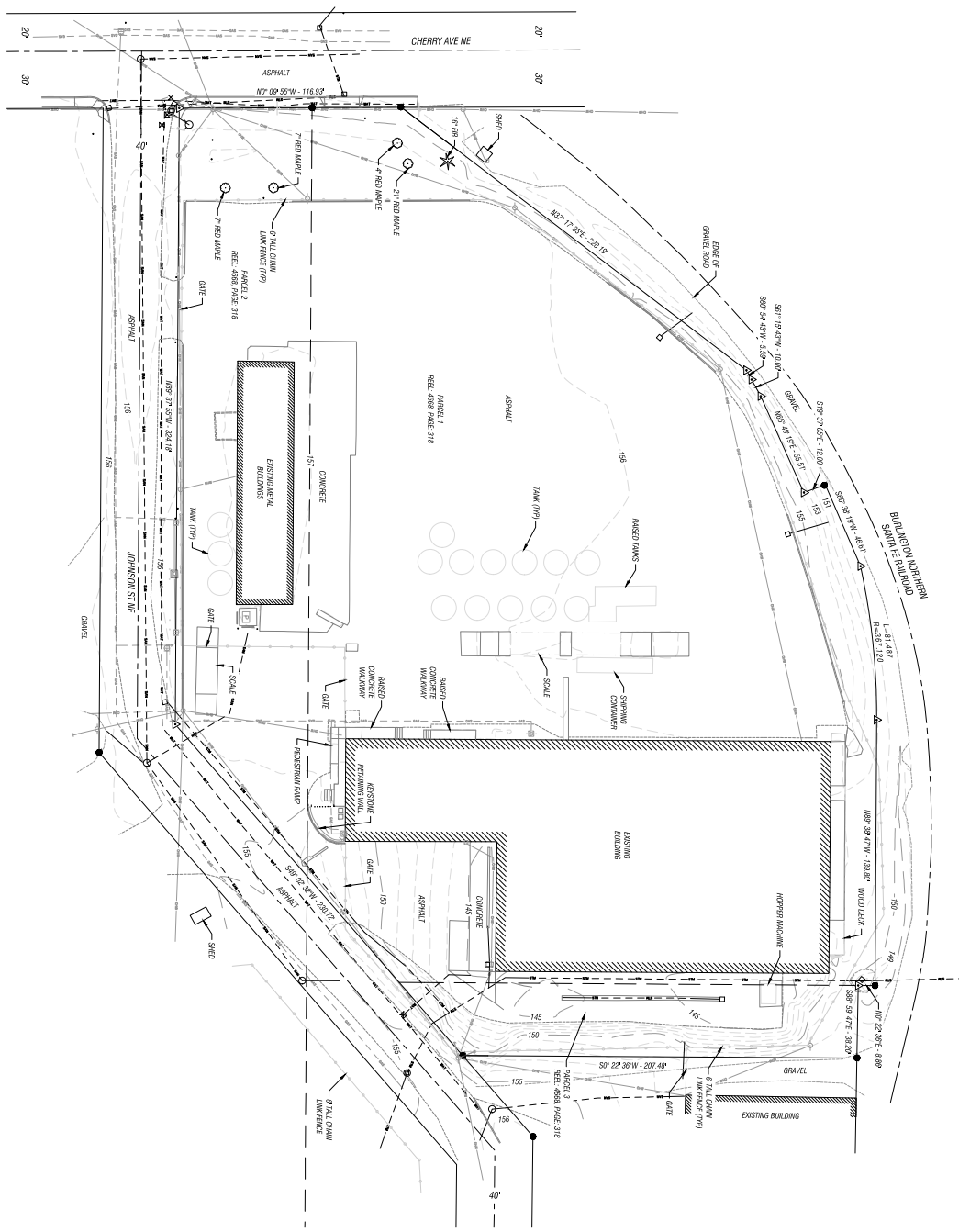
Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



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.



GENERAL NOTES:

- 1. TOPOGRAHY SHOWN WAS PROVIDED BY OTHERS.
- 2. THE CONTRACTOR SHALL CALL FOR WATERS, UTILITIES, AND FIELD VERIFY ALL UTILITIES.
- 3. THE BOUNDARY SHOWN ON THIS MAP WAS PROVIDED BY OTHERS FOR ENGINEERING PURPOSES ONLY. NO INFORMATION SHOULD BE SHOWN AND HAS NOT BEEN FIELD VERIFIED WITH THE COUNTY SURVEY MONITORING PRESERVATION. ALL SURVEY MONITORS OF RECORD MUST BE RECONSTRUCTED AND MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE MONITOR WITHIN 90 DAYS OF THE REMOVAL, DISTURBANCE, OR DESTRUCTION.

LEGEND:

- ▲ CALCULATED POINT

EXISTING CONDITIONS

EX-1

LEI ENGINEERING & SURVEYING OF OREGON

2564 19TH STREET SE
Salem, Oregon 97302
503.396.8822
www.leiengineering.com

CHERRY AVE STORAGE UNITS

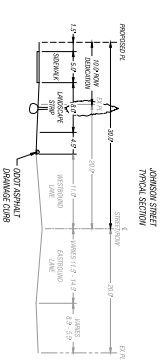
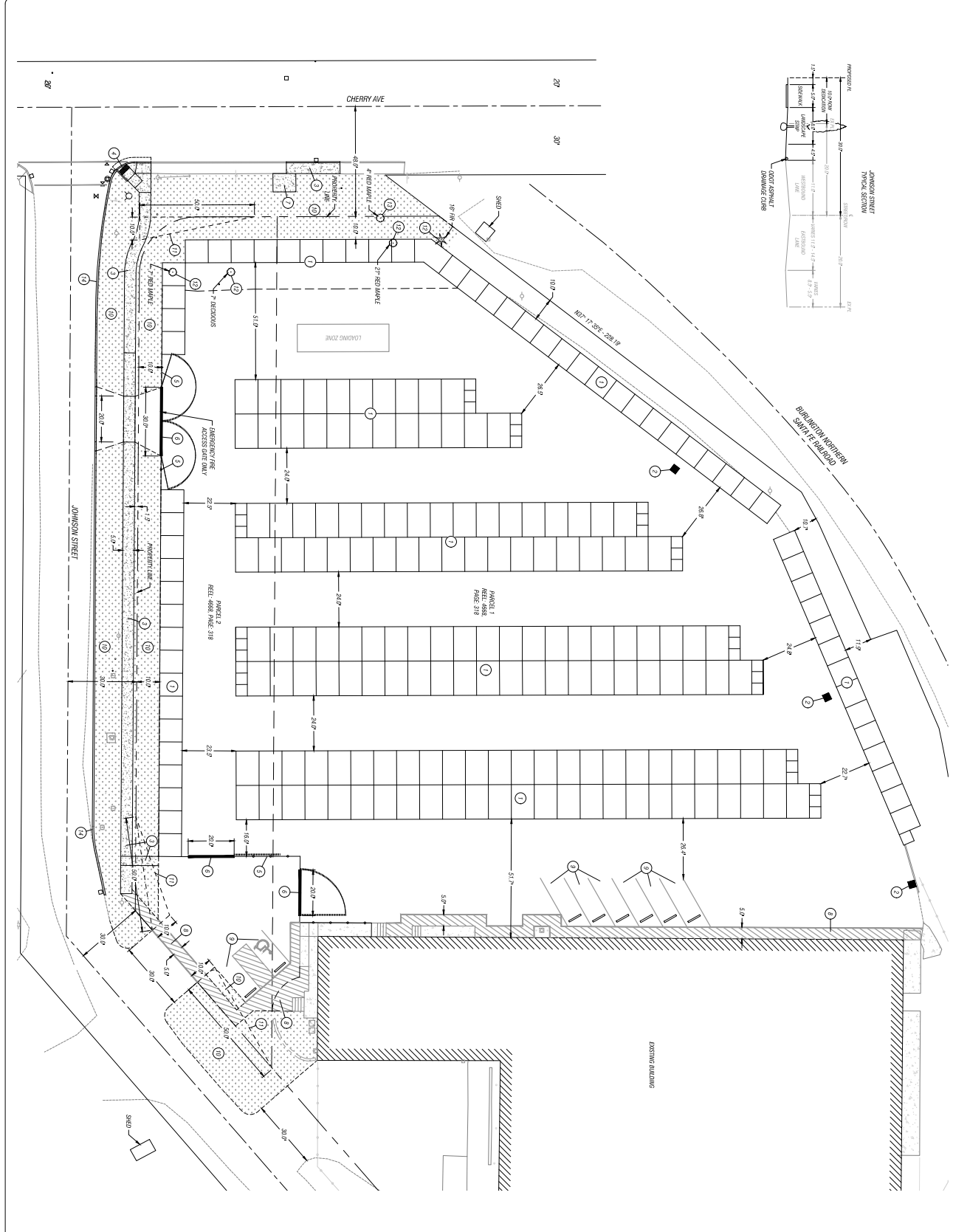
PREPARED FOR: **GREEN PATH CONSTRUCTION**

NO.	DATE	REVISION	BY	APPROVED

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL SURVEYOR

EX-1



CONSTRUCTION NOTES

- PROPOSED STORAGE UNITS BUILDINGS
- PROPOSED CHAIN LINK FENCING, 10'
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ADA RAMP
- PROPOSED CHAIN LINK FENCE
- PROPOSED DRIVE
- PROPOSED DRIVE STRIP AND
- PROPOSED PAVEMENT FINISH
- PROPOSED PARKING
- LANDSCAPE (DESCRIBED BY OTHERS)
- UNION THROUGH
- TO BE REMOVED
- TO BE REMOVED AND REPAIR
- PROPOSED RELATED ASPHALT CURB

NOTES:
 1. EXISTING ASPHALT DRIVE ON DIMENSIONS AND DETAILS REMAINING TO ONE (1) FOOT.

<p>DATE: 11-20-20</p> <p>ISSUE: 14-99</p> <p>SCALE: 1/4" = 10'</p> <p>SITE PLAN</p> <p>SP-1</p>	<p>LEI ENGINEERING & SURVEYING OF OREGON</p> <p>2564 19TH STREET SE Salem, Oregon 97302 (503) 399-3828 www.leiengineering.com</p>	<p>CHERRY AVE STORAGE UNITS</p> <p>PREPARED FOR: GREEN PATH CONSTRUCTION</p>	<p>NO. DATE REVISION BY APPR.</p> <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>								