



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 2 Adjustment Case No. ADJ24-03
PROPERTY LOCATION:	5191 Portland Rd NE, Salem OR 97305
NOTICE MAILING DATE:	May 20, 2024
PROPOSAL SUMMARY:	A Class 2 Adjustment to reduce the minimum landscaping required for development of a new site for a shipping container sales use.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, June 3, 2024. 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 250.005(d)(2) 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):	Anthem Enterprises LLC (Ross Black, Dave Black, Debbie Black, Taya Black)
APPLICANT(S):	Margaret Gander Vo, Saalfeld Griggs Business Lawyers
PROPOSAL REQUEST:	A Class 2 Adjustment for a reduction of the 15 percent minimum landscaping required for a previously approved development for a new warehousing and distribution use which has since expired. The Adjustment was previously approved under land use Case No. CPC-ZC-SPR-ADJ 21-02. The subject property is 1.85 acres in size, zoned IC (Industrial Commercial) and located at 5191 Portland Rd NE (Marion County Assessor's Map and Tax Lot Number 062W31D / 1503).
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: 24 109454. 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 2 Adjustment Case No. ADJ24-03

PROJECT ADDRESS: 5191 Portland Rd NE, Salem OR 97305

AMANDA Application No.: 24-109454-PLN

COMMENT PERIOD ENDS: Monday, June 3, 2024, at 5:00 p.m.

SUMMARY: A Class 2 Adjustment to reduce the minimum landscaping required for development of a new site for a shipping container sales use.

REQUEST: A Class 2 Adjustment for a reduction of the 15 percent minimum landscaping required for a previously approved development for a new warehousing and distribution use which has since expired. The Adjustment was previously approved under land use Case No. CPC-ZC-SPR-ADJ 21-02. The subject property is 1.85 acres in size, zoned IC (Industrial Commercial) and located at 5191 Portland Rd NE (Marion County Assessor's Map and Tax Lot Number 062W31D / 1503).

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, June 3, 2024, 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

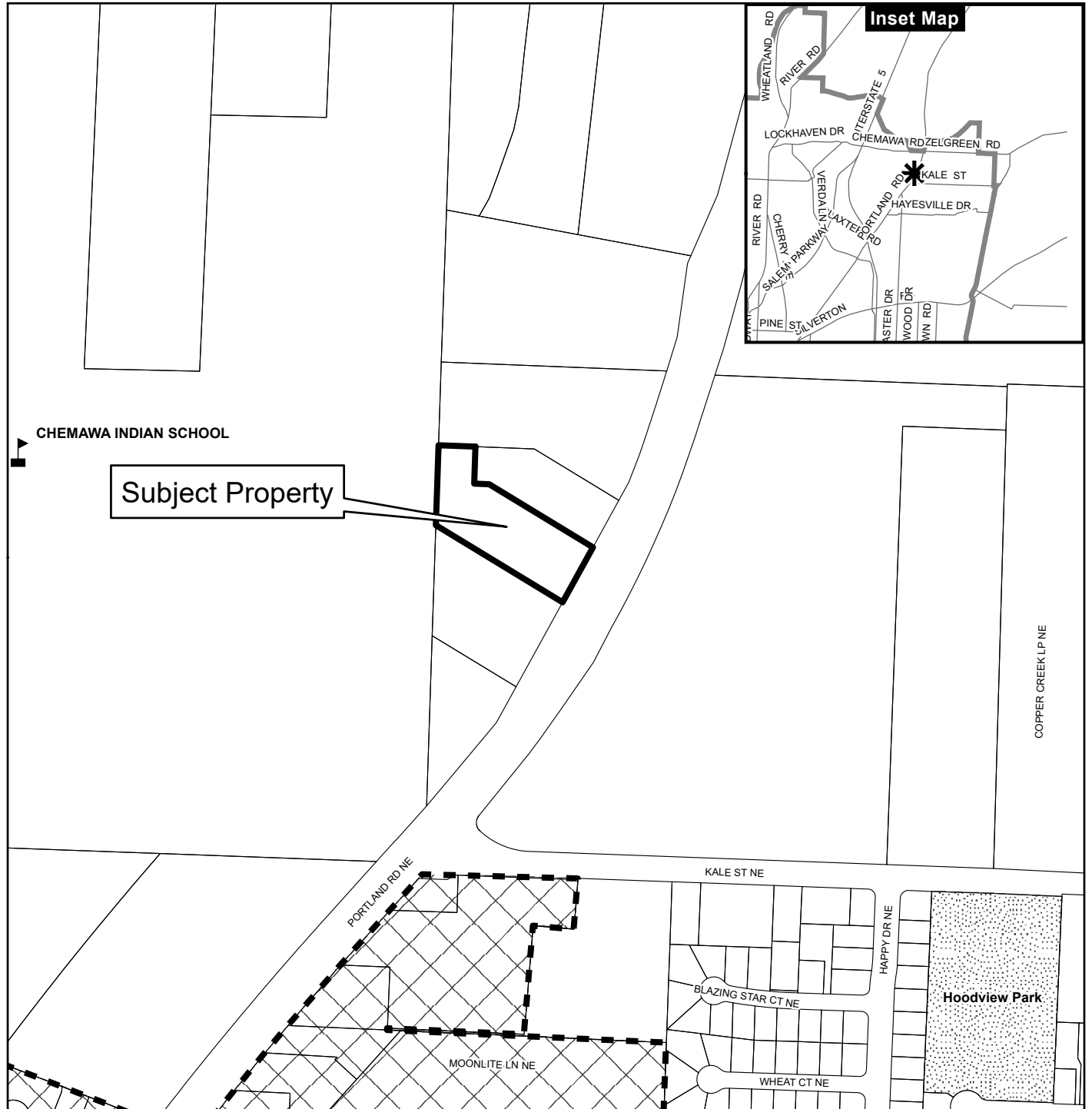
POSTAGE WILL BE PAID BY ADDRESSEE

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










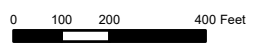
Vicinity Map

5191 Portland Rd NE

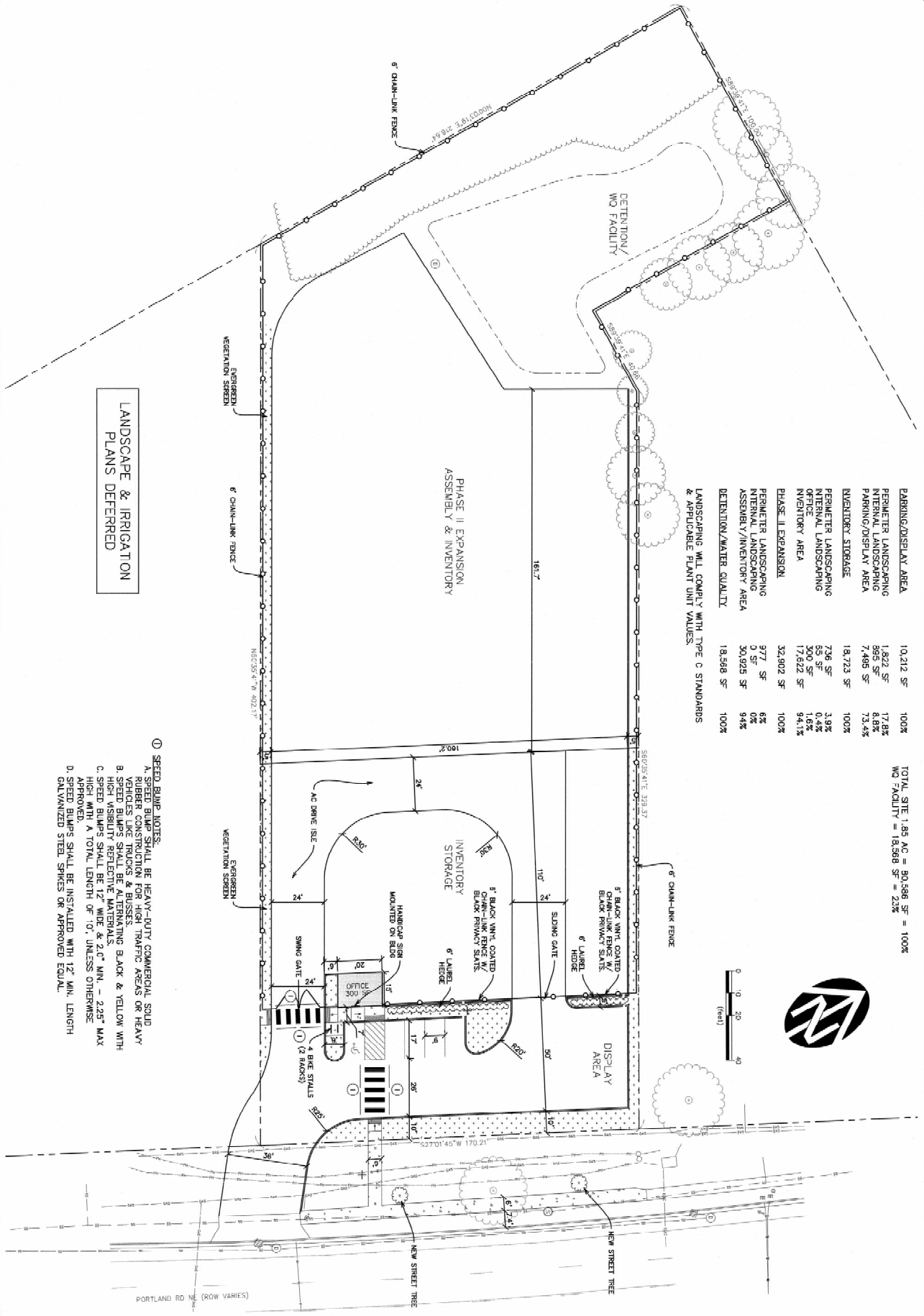


Legend

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



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LANDSCAPE & IRRIGATION PLANS DEFERRED

LANDSCAPING WILL COMPLY WITH TYPE C STANDARDS & APPLICABLE PLANT UNIT VALUES			
PARKING/DISPLAY AREA	10,212 SF	100%	TOTAL SITE 1.85 AC = 80,568 SF = 100%
PERIMETER LANDSCAPING	1,822 SF	17.5%	WO FACILITY = 18,568 SF = 2.3%
INTERNAL LANDSCAPING	895 SF	8.8%	
PARKING/DISPLAY AREA	7,488 SF	73.4%	
WATERWAY STORAGE	18,723 SF	100%	
PERIMETER LANDSCAPING	726 SF	3.9%	
INTERNAL LANDSCAPING	65 SF	0.4%	
OFFICE	300 SF	1.6%	
INVENTORY AREA	17,622 SF	94.1%	
PHASE II EXPANSION	32,902 SF	100%	
PERIMETER LANDSCAPING	977 SF	6%	
INTERNAL LANDSCAPING	0 SF	0%	
ASSEMBLY/INVENTORY AREA	30,925 SF	94%	
DETONATION/WATER QUALITY	18,568 SF	100%	

- ① SEED BUMP NOTES:
- A. SPEED BUMPS SHALL BE HEAVY-DUTY COMMERCIAL SOLID RUBBER CONSTRUCTION FOR HIGH TRAFFIC AREAS OR HEAVY VEHICLES LIKE TRUCKS & BUSES.
 - B. SPEED BUMPS SHALL BE ALTERNATING BLACK & YELLOW WITH HIGH VISIBILITY REFLECTIVE MATERIALS, 2.0" MIN. - 2.25" MAX. HIGH WITH A TOTAL LENGTH OF 10' UNLESS OTHERWISE APPROVED.
 - C. SPEED BUMPS SHALL BE 12" MIN. LENGTH GALVANIZED STEEL SPIKES OR APPROVED EQUAL.



DRAWING
 C1.0
 JOB NUMBER
 3195.1000.0

SIMPLE BOX STORAGE
 5191 PORTLAND ROAD
 SITE PLAN

WE WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3368
 E-mail: westech@westech-eng.com



VERIFY SCALE
 BASED ON THE DATA ON ORIGINAL DRAWING

USN	SAW	DRN	AD	2	09/13/22	PER CITY COMMENTS	AR
CKD	SAW	NO	DATE	DESCRIPTION	BY		

DATE: AUG 2022

NO.	DATE	DESCRIPTION	BY