



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 Driveway Approach Permit Case No. SPR-DAP24-20
PROPERTY LOCATION:	3010 Blossom Dr NE, Salem OR 97305
NOTICE MAILING DATE:	May 30, 2024
PROPOSAL SUMMARY:	Proposed development of a new building for a motor vehicle services use.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., THURSDAY, June 13, 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:	Jacob Brown, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: jrbrown@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) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 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):	Angel Torres Martinez
APPLICANT(S):	Angel Torres Martinez
PROPOSAL REQUEST:	A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for a proposed development of a new motor vehicle services use, including a new building and site improvements ,for property approximately 0.11 acres in size, zoned General Industrial (IG), and located at 3010 Blossom Drive NE - 97305 (Marion County Assessor's Map and Tax Lot number: 073W01AC00200).
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 103522. 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 Driveway Approach Permit Case No. SPR-DAP24-20

PROJECT ADDRESS: 3010 Blossom Dr NE, Salem OR 97305

AMANDA Application No.: 24-103522-PLN

COMMENT PERIOD ENDS: Thursday, June 13, 2024, at 5:00 p.m.

SUMMARY: Proposed development of a new building for a motor vehicle services use.

REQUEST: A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for a proposed development of a new motor vehicle services use, including a new building and site improvements, for property approximately 0.11 acres in size, zoned General Industrial (IG), and located at 3010 Blossom Drive NE - 97305 (Marion County Assessor's Map and Tax Lot number: 073W01AC00200).

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, June 13, 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: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: jrbrown@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

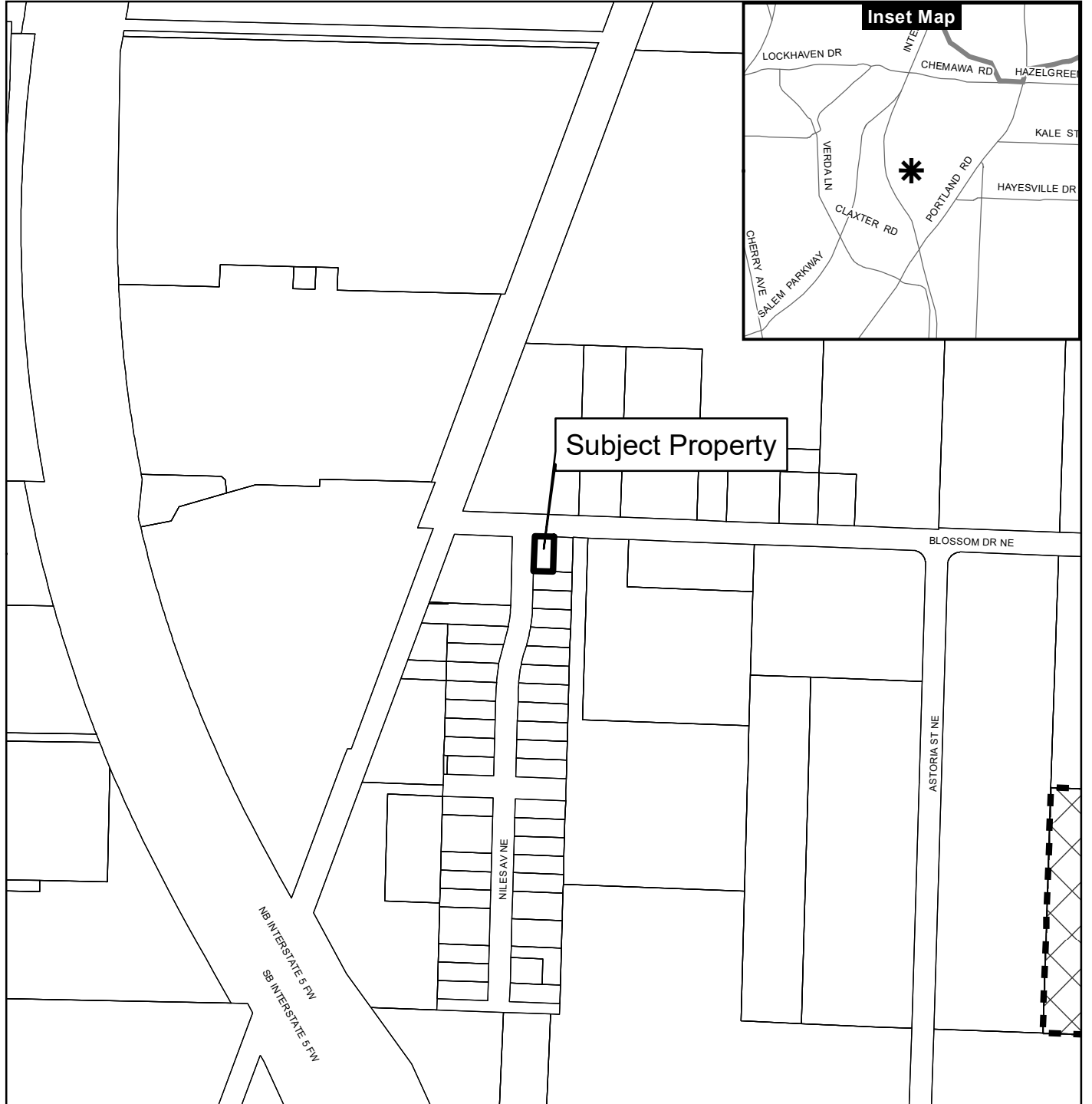
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

3010 Blossom Drive NE



Legend

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



0 100 200 400 Feet



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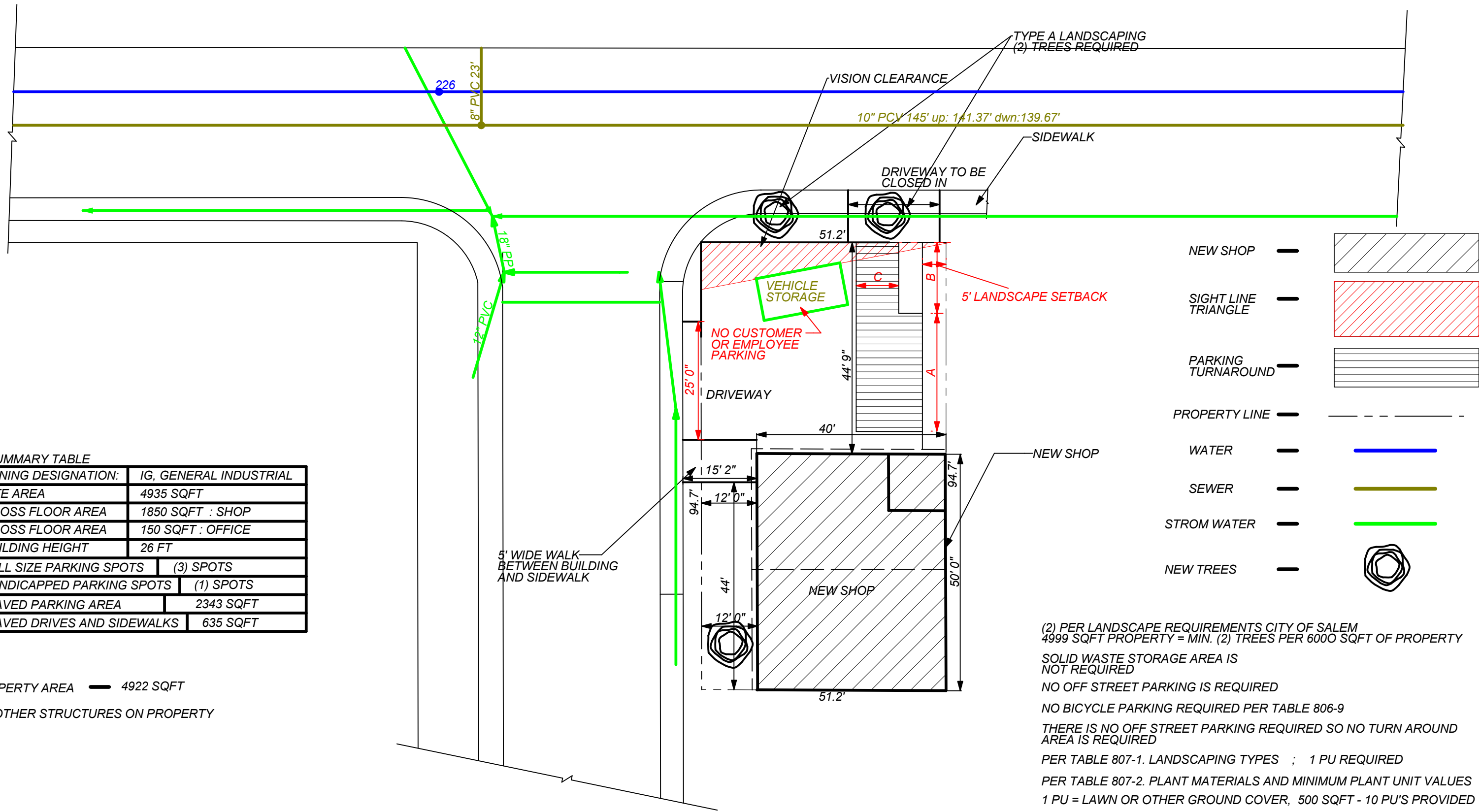
SUMMARY TABLE	
ZONING DESIGNATION:	IG, GENERAL INDUSTRIAL
SITE AREA	4935 SQFT
GROSS FLOOR AREA	1850 SQFT : SHOP
GROSS FLOOR AREA	150 SQFT : OFFICE
BUILDING HEIGHT	26 FT
FULL SIZE PARKING SPOTS	(3) SPOTS
HANDICAPPED PARKING SPOTS	(1) SPOTS
PAVED PARKING AREA	2343 SQFT
PAVED DRIVES AND SIDEWALKS	635 SQFT

PROPERTY AREA — 4922 SQFT
 NO OTHER STRUCTURES ON PROPERTY



SITE PLAN

1" = 20'



- NEW SHOP —
- SIGHT LINE TRIANGLE —
- PARKING TURNAROUND —
- PROPERTY LINE —
- WATER —
- SEWER —
- STROM WATER —
- NEW TREES —

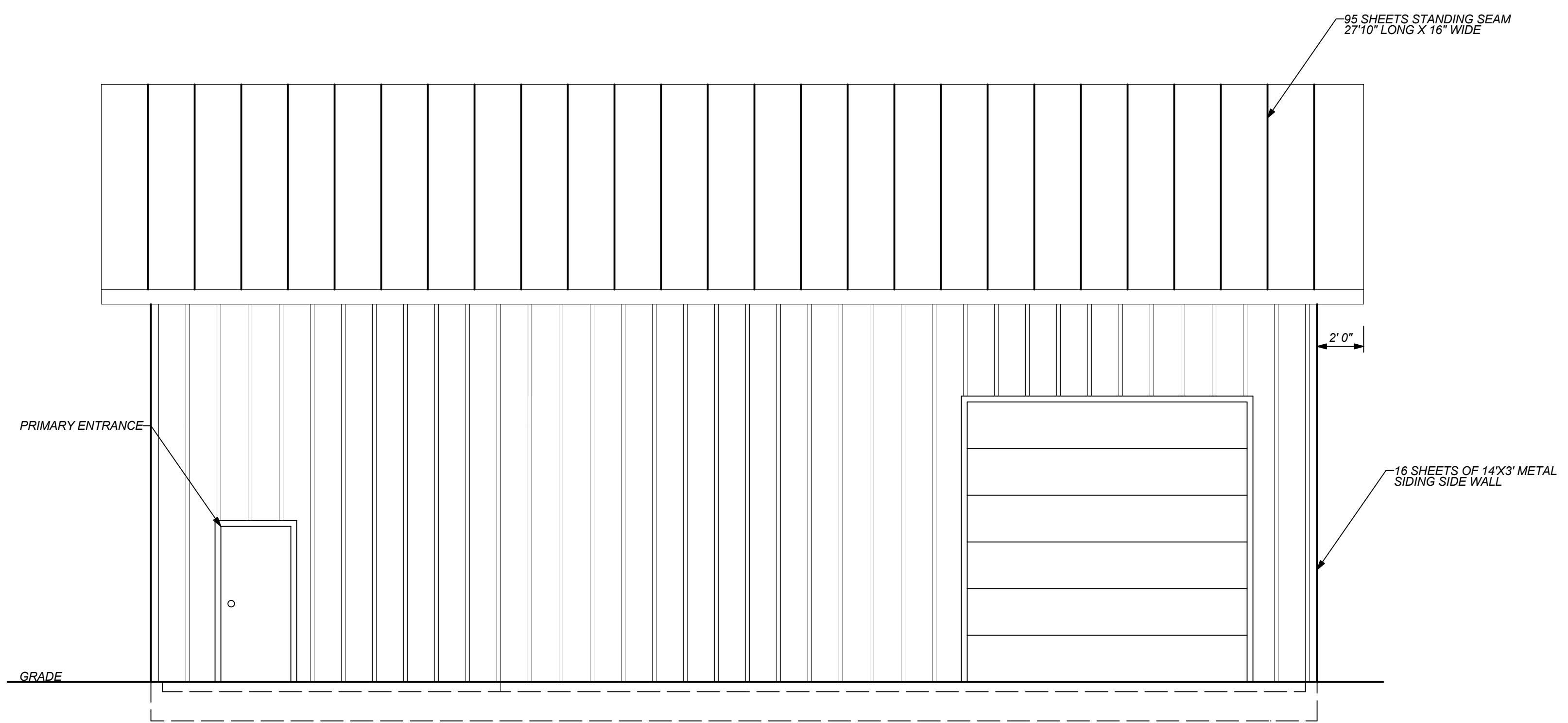
(2) PER LANDSCAPE REQUIREMENTS CITY OF SALEM
 4999 SQFT PROPERTY = MIN. (2) TREES PER 6000 SQFT OF PROPERTY
 SOLID WASTE STORAGE AREA IS NOT REQUIRED
 NO OFF STREET PARKING IS REQUIRED
 NO BICYCLE PARKING REQUIRED PER TABLE 806-9
 THERE IS NO OFF STREET PARKING REQUIRED SO NO TURN AROUND AREA IS REQUIRED
 PER TABLE 807-1. LANDSCAPING TYPES ; 1 PU REQUIRED
 PER TABLE 807-2. PLANT MATERIALS AND MINIMUM PLANT UNIT VALUES
 1 PU = LAWN OR OTHER GROUND COVER, 500 SQFT - 10 PU'S PROVIDED

NORTHWEST PROPERTY DEVELOPMENT GROUP
 29020 HWY34 CORVALLIS, OR 97333
 TEL.: (541)905-3077 EMAIL: tobynwpgd@gmail.com

SITE PLAN	
TAX LOT #	073W01AC00200
ANGEL TORRES 3010 BLOSSOM DR. SALEM, OR 97305	
Job No.	23-112AT
Date:	DEC. 2023

SP

REVISIONS	BY



A
A1

WEST ELEVATION
 1/4" = 1'-0"

EXT. DOOR SCHEDULE

NUMBER	LABEL	QTY	R/O	ELEVATION
DO1	120100	2	12' 1" X 12' 1"	2 ON NORTH SIDE
DO2	120120	1	12' 1" X 8' 1"	1 ON WEST SIDE
DO3	3068MD	2	37" X 81"	1 ON NORTH SIDE AND 1 ON WEST SIDE

ANGEL TORRES - 3010 BLOSSOM DR. NE
 SALEM, OREGON
NEW SHOP

TVP ENGINEERING
 260 SW FERRY ST. SUITE 101
 ALBANY, OR 97321
 TEL: (541)791-7118
 EMAIL: toby@tvp.engineering



DATE	DEC. 2023
SCALE	AS SHOWN
DRAWN	TM
JOB	23-112AT
SHEET	A1
OF	7 SHEETS