

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-ADJ24-14

PROJECT ADDRESS: 1441 45th Ave NE, Salem OR 97301

AMANDA Application No.: 24-101905-PLN

COMMENT PERIOD ENDS: Monday, May 6, 2024, at 5:00 p.m.

SUMMARY: A Class 3 Site Plan Review with Class 2 Adjustments for a proposed storage building.

REQUEST: A Class 3 Site Plan Review for development of a new building containing an existing general manufacturing use, Naturefts Kick Original Honeystix, with three Class 2 Adjustment requests:

- 1) Reduce the zone-to-zone setback along the eastern property boundary from 30 feet to 11.5 feet (SRC 551.010(b) Table 551-4);
- 2) Eliminate the requirement to provide landscaping within the zone-to-zone setback along the eastern property boundary (SRC 551.010(b) Table 551-4); and
- 3) Eliminate the requirement to provide a pedestrian connection to one adjacent street, 45th Ave NE (SRC 800.065(a)(1));

The subject property is 3.25-acres in size, zoned IC (Industrial Commercial), and located at 1441 45th Avenue NE (Marion County Assessor's Map and Tax lot number: 072W19DB00100).

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, May 6, 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: I WILL NOT
SUPPORT ANY CLASS 2 ADJUSTMENTS FOR THIS
PROPOSED WAREHOUSE

Name/Agency: ROGER BENNEY - OWNER OF BELOW PROPERTY
Address: 4414 WEATHER ST SALEM OR 97301
Phone: 360 593 1616
Email: ROGER BENNEY @ YAHOO. COM
Date: 5/3/24

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM