



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-ADJ24-31
PROPERTY LOCATION:	3310 Portland Rd NE, Salem OR 97301
NOTICE MAILING DATE:	October 18, 2024
PROPOSAL SUMMARY:	A proposal for a new expansion of an existing general manufacturing, retail sales, and eating and drinking establishment use (Don Froylan Creamery).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Friday, November 1, 2024. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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 II , 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) – Class 3 Site Plan Review; 250.005(d) – 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):	Francisco Ochoa
APPLICANT(S):	Nick Wallace
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review for development of a new building and expansion of an existing general manufacturing, retail sales, and eating and drinking establishment use (Don Froylan Creamery) with two Class 2 Adjustments requests to:</p> <ol style="list-style-type: none"> 1) To increase the street abutting maximum setback along Portland Road NE from 30 feet to 47 feet (SRC 535.015(c)); 2) To increase the street abutting maximum setback along Rose Garden Street NE from 30 feet to 119 feet (SRC 535.015(c)); <p>The subject property is 1.34 acres in size, zoned MU-III (Mixed Use-III), and located at the 3310 Portland Road NE (Marion County Assessor's Map and Tax lot: 073W13BB/05100).</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: 24 114744. Paper 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 Case No. SPR-ADJ24-31

PROJECT ADDRESS: 3310 Portland Rd NE, Salem OR 97301

AMANDA Application No.: 24-114744-PLN

COMMENT PERIOD ENDS: November 1, 2024, at 5:00 p.m.

SUMMARY: A proposal for a new expansion of an existing general manufacturing, retail sales, and eating and drinking establishment use (Don Froylan Creamery).

REQUEST: A consolidated application for a Class 3 Site Plan Review for development of a new building and expansion of an existing general manufacturing, retail sales, and eating and drinking establishment use (Don Froylan Creamery) with two Class 2 Adjustments requests to:

- 1) To increase the street abutting maximum setback along Portland Road NE from 30 feet to 47 feet (SRC 535.015(c));
- 2) To increase the street abutting maximum setback along Rose Garden Street NE from 30 feet to 119 feet (SRC 535.015(c));

The subject property is 1.34 acres in size, zoned MU-III (Mixed Use-III), and located at the 3310 Portland Road NE (Marion County Assessor's Map and Tax lot: 073W13BB/05100).

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., Friday, November 1, 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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Jacob Brown, Planner II, 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: AL-DR

Address: City of Salem

Phone: Building and Safety

Email: _____

Date: _____

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

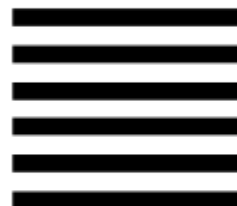


NO POSTAGE
NECESSARY
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UNITED STATES



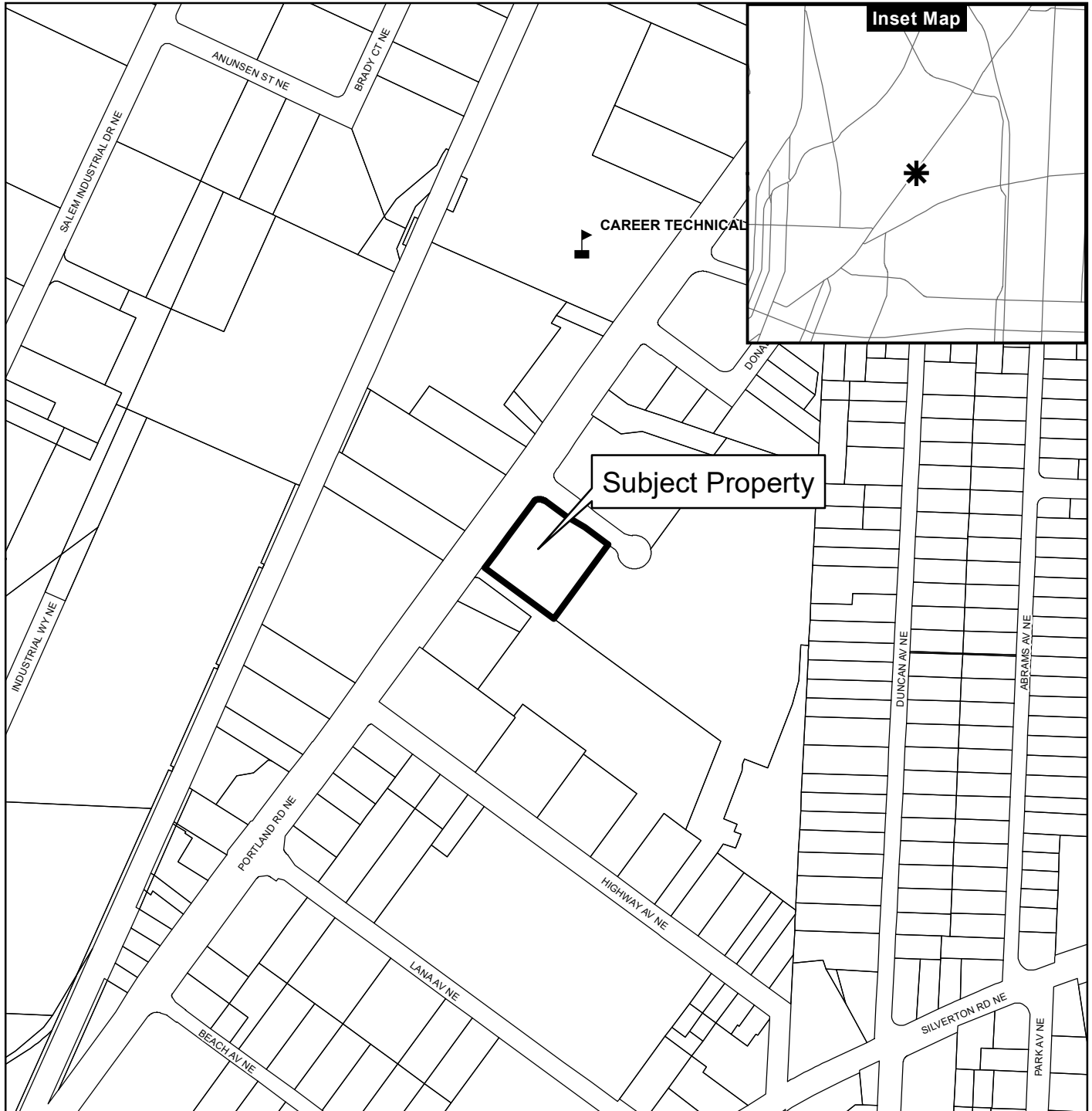
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

3310 Portland Road NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

0 100 200 400 Feet



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ZONING CODE SUMMARY

ZONE: MU-III MIXED USE III
TAX LOT: 073W13BB 05100
AREA: 1.33 AC

USES:
EATING AND DRINKING ESTABLISHMENTS: 1,770 SF
RETAIL SALES: 8,005 SF
GENERAL MANUFACTURING: 9,708 SF

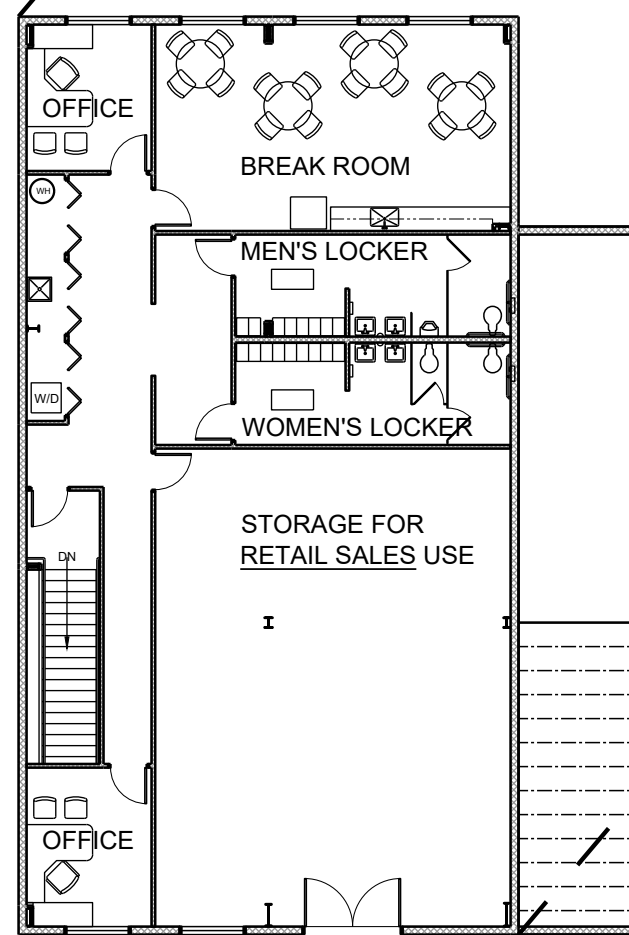
LOT COVERAGE	EXISTING	PROPOSED
BUILDINGS	9,152 SF	16,830 SF
CONCRETE & ASPHALT	26,625 SF	30,754 SF
LANDSCAPING	9,374 SF	10,315 SF
UNDEVELOPED	12,788 SF	0 SF

PARKING:
MAX ALLOWED: 30 SPACES
EXISTING: 22, INCL 2 ACCESSIBLE (1 VAN ACCESSIBLE)
PROPOSED: 30, INCL 2 ACCESSIBLE (1 VAN ACCESSIBLE)

BICYCLE PARKING:
REQUIRED:
EATING AND DRINKING ESTABLISHMENTS (1 PER 1,000 SF, MIN 4): 4 SPACES
RETAIL SALES (1 PER 10,000 SF, MIN 4): 4 SPACES
GENERAL MANUFACTURING (1 PER 10,000 SF, MIN 4): 4 SPACES
TOTAL: 12 SPACES
PROPOSED: 12 SPACES

LEGEND

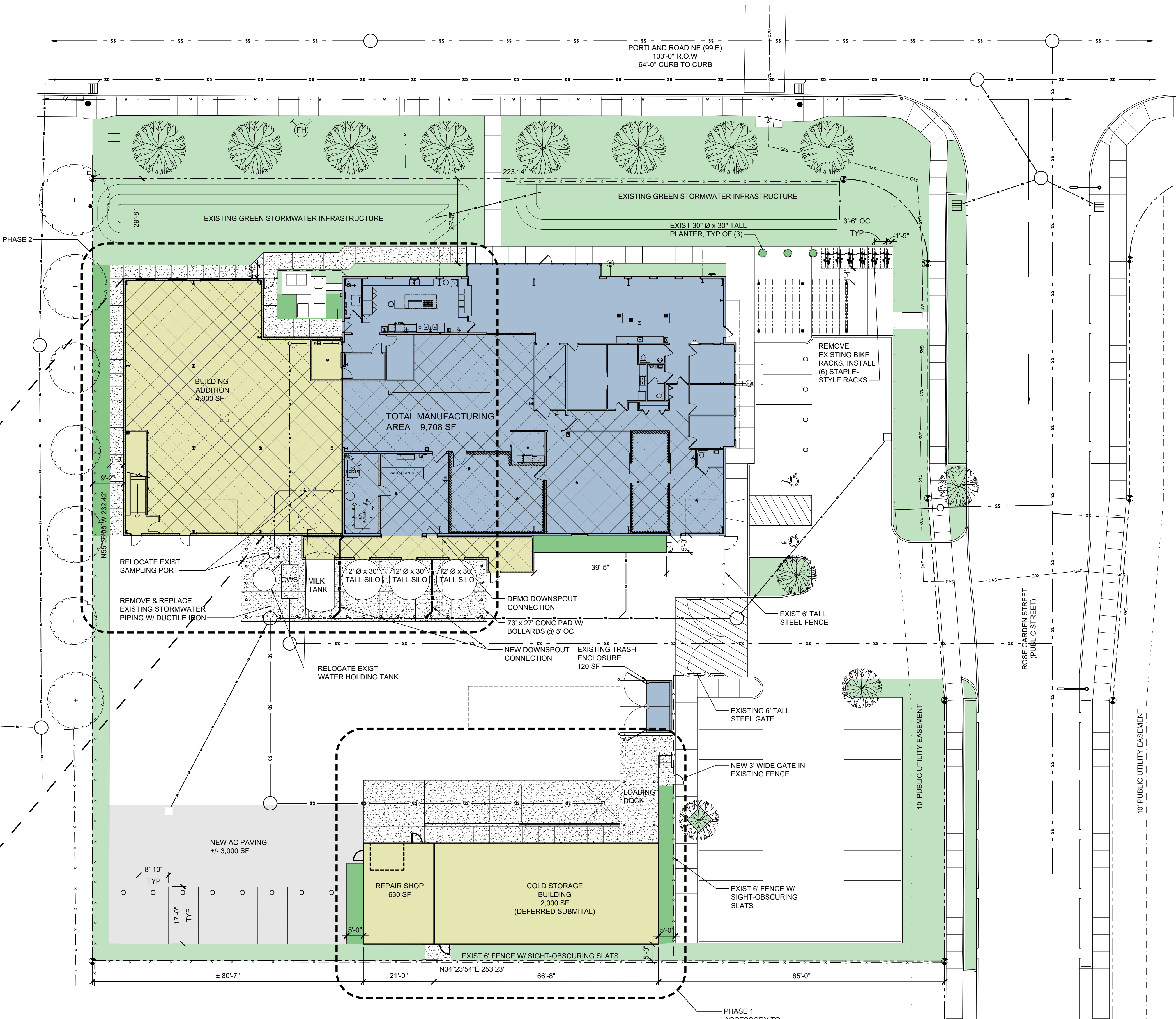
	EXIST BUILDING		NEW BUILDING
	EXIST CONCRETE AND ASPHALT		NEW CONCRETE
	EXIST LANDSCAPING		NEW ASPHALT
	NEW LANDSCAPING		
	MANUFACTURING AREA		



SECOND FLOOR PLAN

1/16" = 1'-0"

RETAIL SALES: 2,882 SF



SITE PLAN

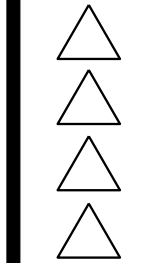
1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
08-21-2024

project:
DON FROYLAN CREAMERY
BUILDING ADDITION
3310 PORTLAND ROAD NE
SALEM, OR 97301

revisions:



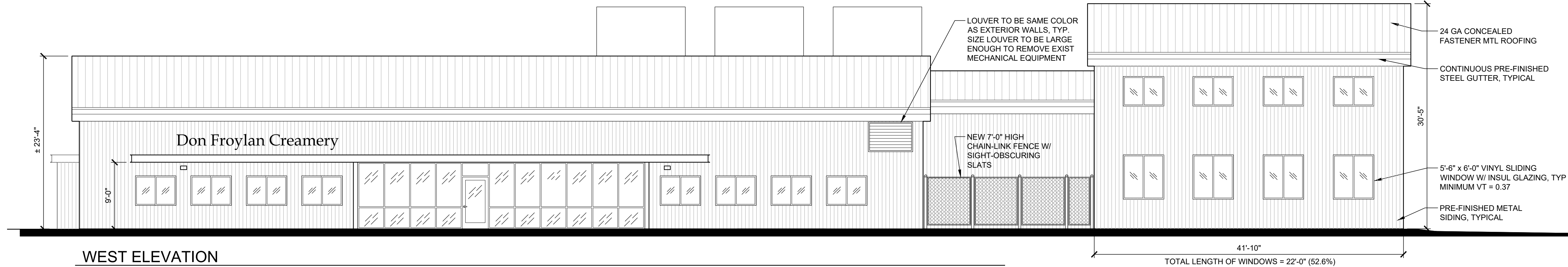
date:
project: 00924
dwg file: A-SP-00924
drawn by: NW, PK
checked by: NW
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Carlson Veit Junge Architects PC

SITE PLAN

sheet:

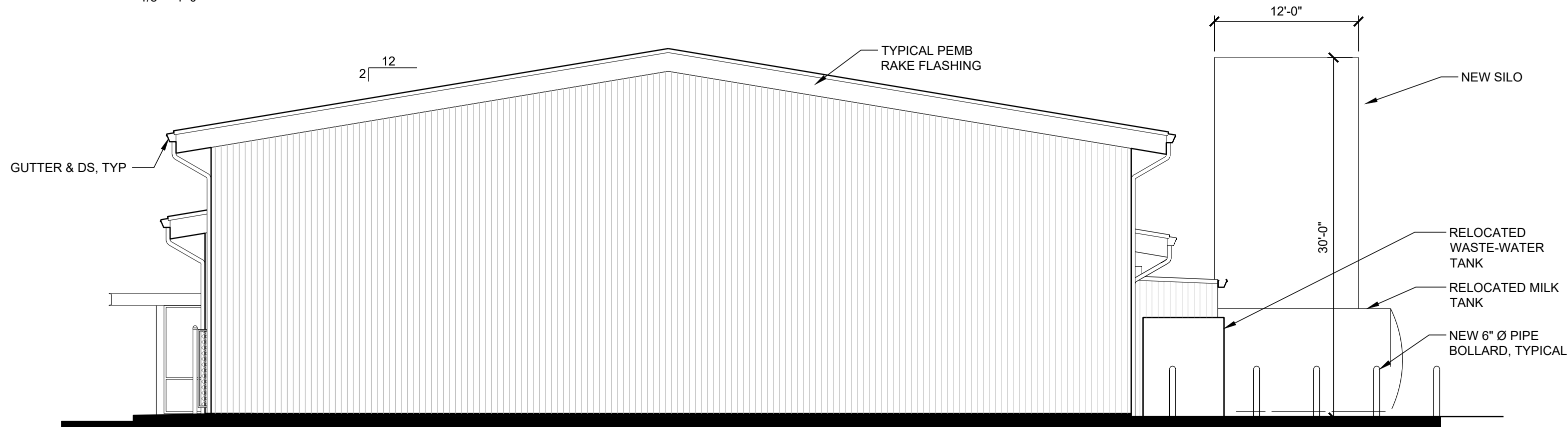
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of:



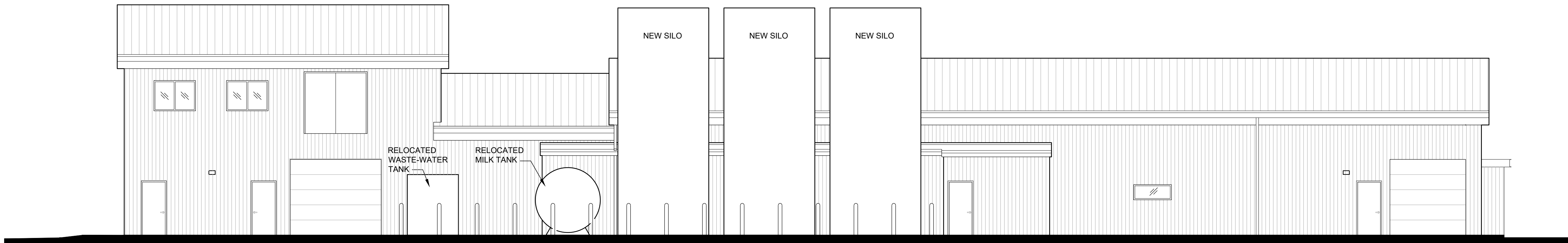
WEST ELEVATION

1/8" = 1'-0"



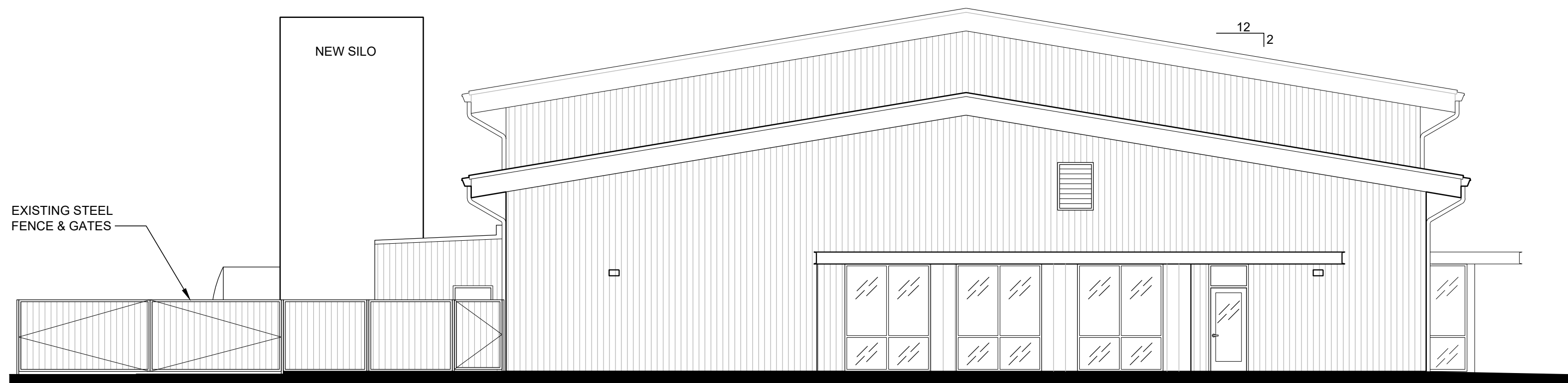
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

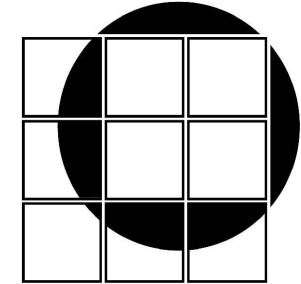
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

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VEIT
JUNGE
ARCHITECTS PC



ARCHITECTURE • INTERIOR DESIGN
3095 RIVER RD N. SALEM, OREGON 97303
WWW.CARLSONVEIT.COM • 503-390-0281

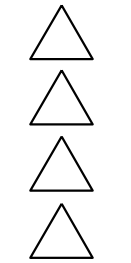
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
08-13-2024

project:
DON FROYLAN CREAMERY
BUILDING ADDITION
3310 PORTLAND ROAD NE
SALEM, OR 97301

consultants:

revisions:



date:

project: P0224

dwg file: A-201-P0224

drawn by: PK

checked by: NW

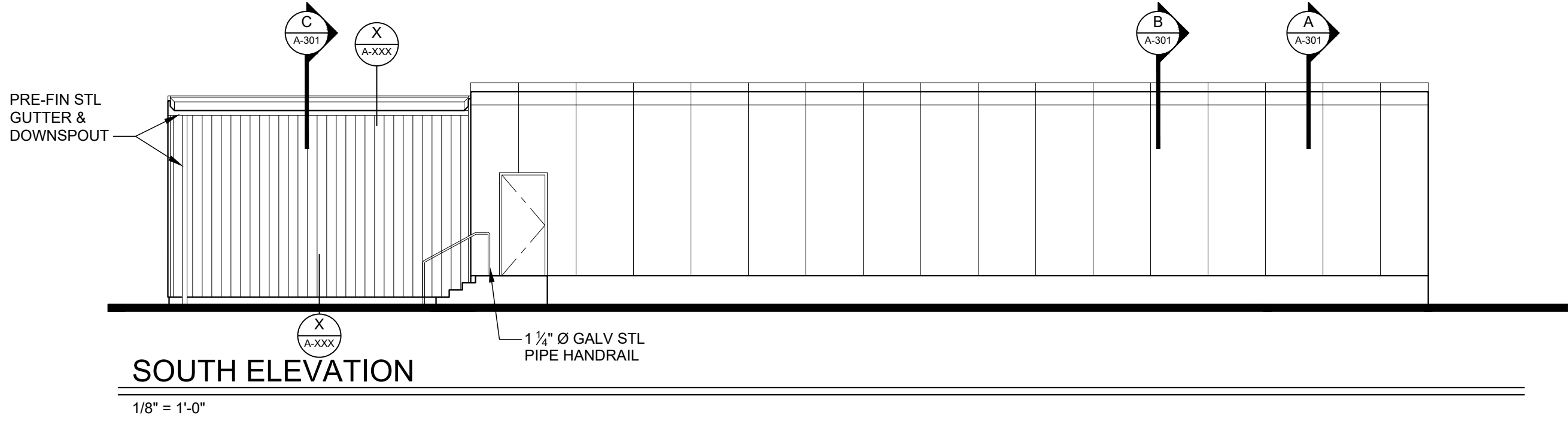
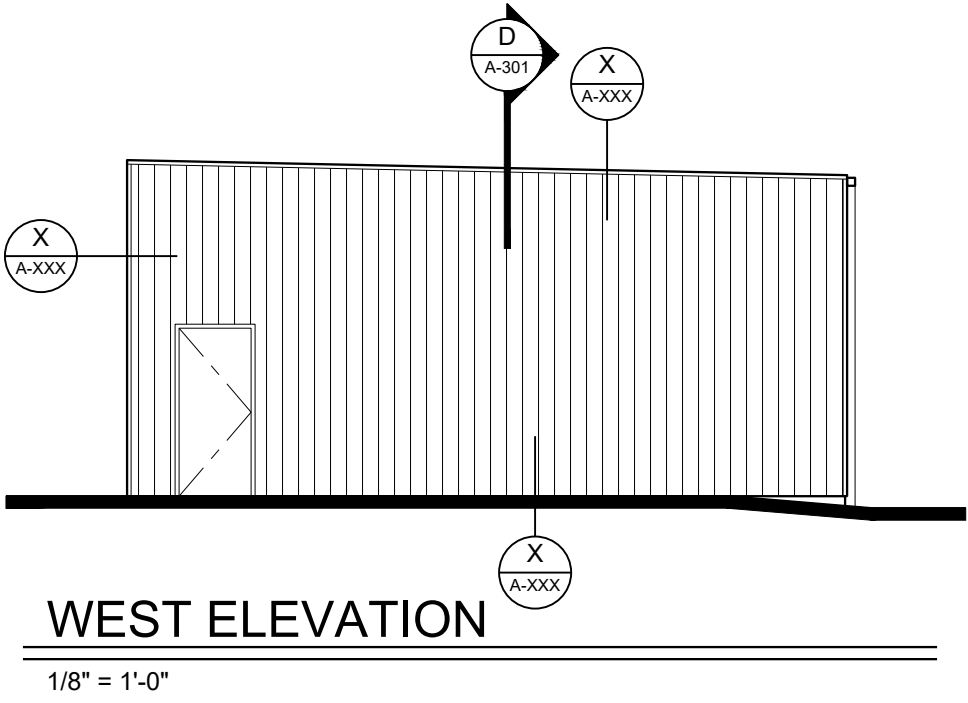
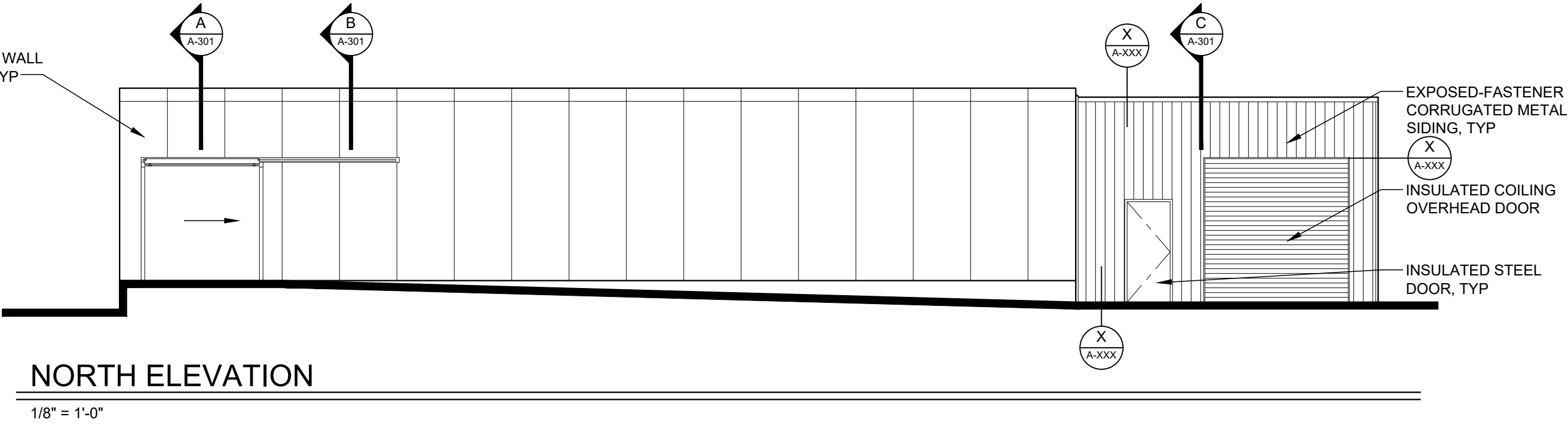
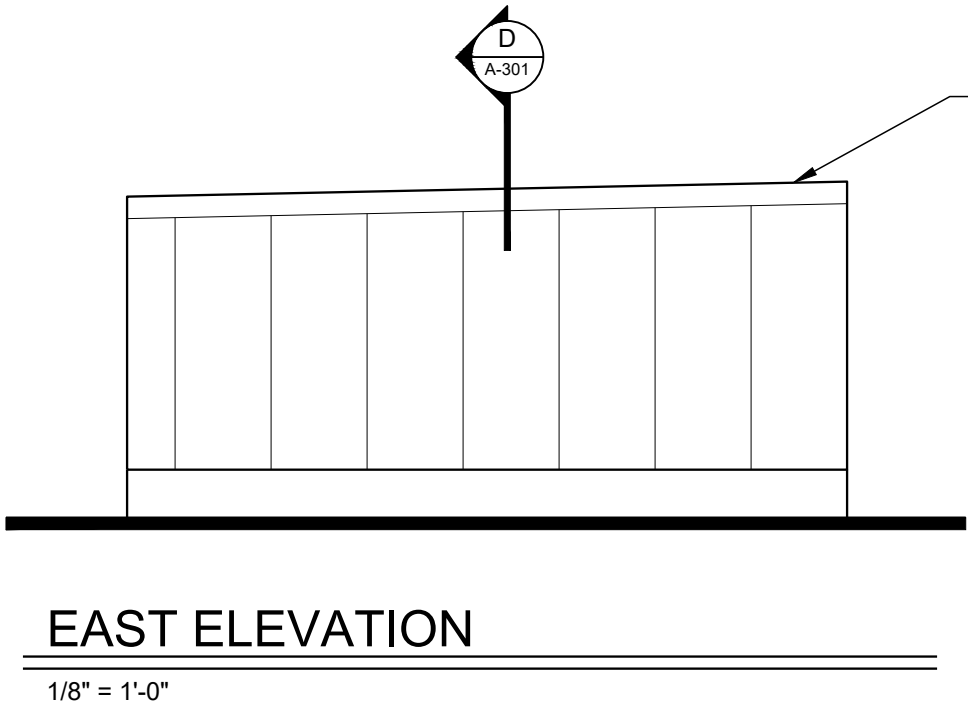
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BUILDING
ELEVATIONS

sheet:

A-201

of:



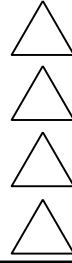
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
08-13-2024

project:
DON FROYLAN CREAMERY
COLD STORAGE BUILDING
3310 PORTLAND ROAD NE
SALEM, OR 97301

consultants:

revisions:



date:
project: 00924
dwg file: A-FP-00924A
drawn by: NW, PK
checked by: NW
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EXTERIOR
ELEVATIONS

sheet:

A-201

of: