

## REQUEST FOR COMMENTS

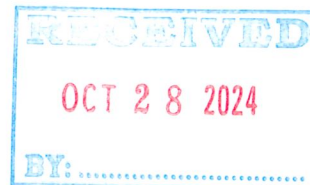
*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**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: [jbrown@cityofsalem.net](mailto:jbrown@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: Cornerstone Apartments Limited Partnership, Beth Hays  
Address: 2540 Rose Garden St NE, Salem, OR 97301  
Phone: 503.507.8248  
Email: beth@communityresourcestrust.com  
Date: 10/23/2024

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