

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Class 3 Site Plan Review /
Class 2 Adjustment Case No. CU-SPR-ADJ25-01

AMANDA NO.: 24-121452-PLN

PROJECT ADDRESS: 1450 Mcdonald St NE, Salem OR 97301

HEARD BY: Hearings Officer

SUMMARY: Conditional Use for a solid waste transfer station in the IG zone.

REQUEST: A consolidated application for a Conditional Use Permit and Class 3 Site Plan Review to establish a new solid waste transfer station in an existing tenant space, with a Class 2 Adjustment to reduce the required bicycle parking for the development site from nine spaces to four spaces (SRC 806.055(a)), for property 2.35 acres in size, zoned IG (General Industrial), and located at 1450 McDonald St NE (Marion County Assessor's Map and Tax Lot number: 073W14AD / 1400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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. Tuesday, February 4, 2025, will be considered in the staff report. Comments received after this date will be provided to the review body. *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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- 1. We have reviewed the proposal and have no comments.
- 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

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



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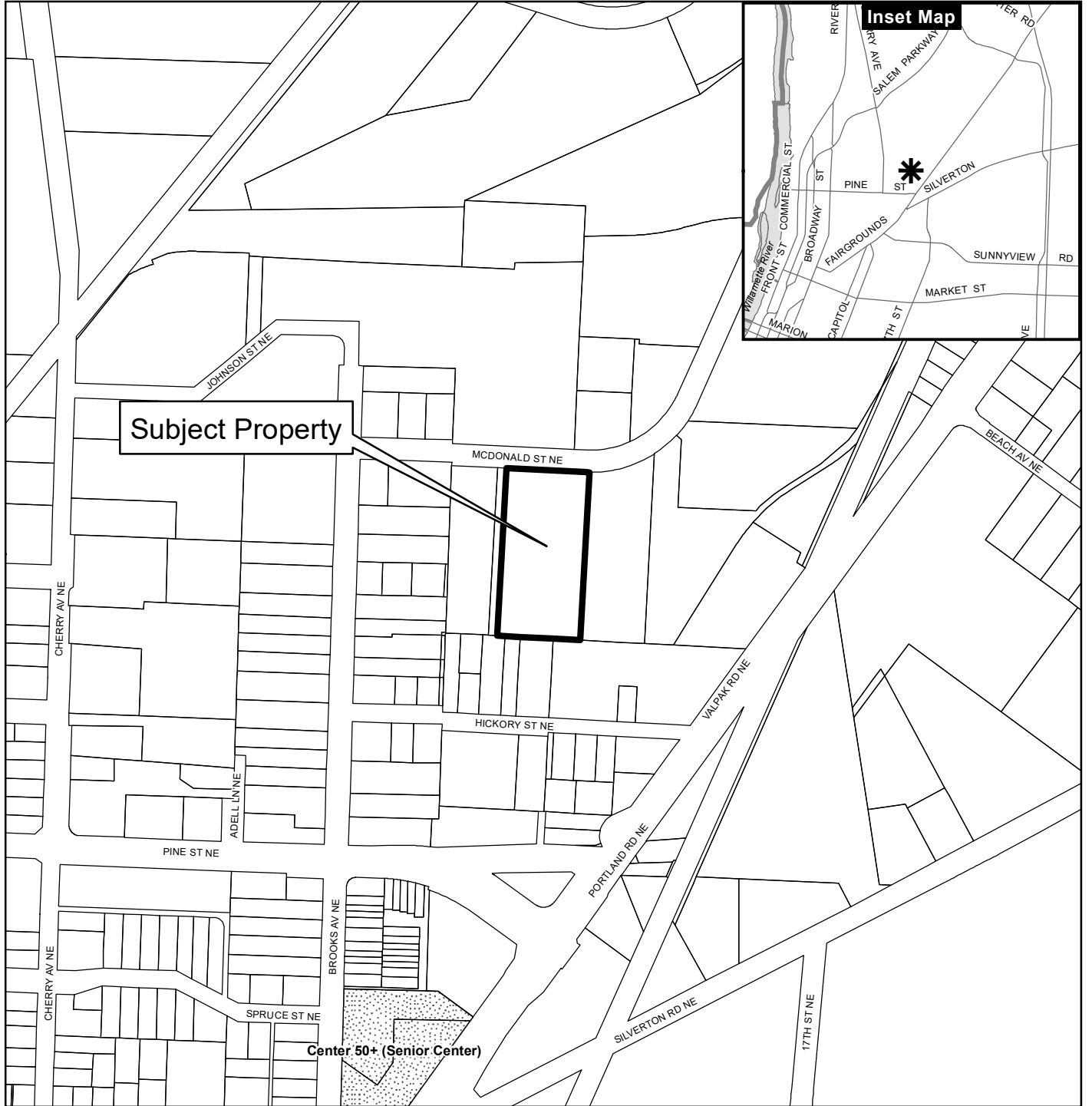
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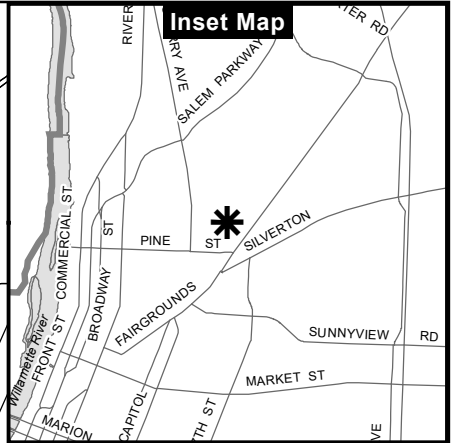
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map 1450 McDonald Street NE



Subject Property

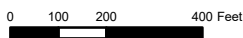


Legend

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



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GENERAL NOTE:
SITE PLAN GENERATED FROM COUNTY TAX
MAPS AND SATELLITE PHOTOS.

SITE AREA (1450) = 102,473 SF (+/-)
BUILDING AREA = 43,431 SF (42.4%)
PAVING AREA = 58,150 SF (56.7%)
LANDSCAPED AREA = 892 SF (0.9%)

SITE AREA (1460) = 82,798 SF (+/-)
BUILDING AREA = 45,688 SF (55.2%)
PAVING AREA = 36,418 SF (44.0%)
LANDSCAPED AREA = 692 SF (0.8%)

TOTAL SITE AREA = 185,271 SF (+/-)
BUILDING AREA = 89,119 SF (48.1%)
PAVING AREA = 94,568 SF (51.0%)
LANDSCAPED AREA = 1,584 SF (0.9%)

SITE PLAN NOTES:

- 1 EXISTING PARKING
- 2 LANDSCAPED AREA
- 3 EXISTING LOADING DOCK SPACES
- 4 EXISTING CHAIN LINK SLIDING GATE. +/- 5- FEET TALL WITH 1- FOOT BARBED WIRE TOP.
- 5 EXISTING CHAIN LINK FENCE WITH PRIVACY SLATS. +/- 5- FEET TALL WITH 1- FOOT BARBED WIRE TOP.
- 6 NEW 6 FOOT SIGHT OBSCURING FENCE AT ADJACENT RESIDENTIAL ZONE.
- 7 SPACE RESERVED ON INTERIOR OF BUILDING FOR REQUIRED 4 BICYCLE PARKING SPACES (WALL MOUNT RACKS)

