

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 / Class 2 Driveway Approach Permit / Tree and Vegetation Removal Permit Case No. SPR-ADJ-DAP-TRP25-10

PROJECT ADDRESS: 5100 Block of Macleay Rd SE, Salem OR 97317

AMANDA Application No.: 24-119871-PLN

COMMENT PERIOD ENDS: April 14, 2025, at 5:00 p.m.

SUMMARY: Development of a new gas station and convenience store.

REQUEST: A Class 3 Site Plan Review for the development of a new fueling station and convenience store with associated site improvements. The consolidated application includes two Class 2 Driveway Approach Permits for new access onto Gaffin Rd SE and Macleay Rd SE, with three Class 2 Adjustments to:

- 1) Allow a driveway approach onto Macleay Rd SE where driveways are limited to the lower street classification, per SRC 804.035(c);
- 2) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Cordon Rd SE from 370 feet to 325 feet, per SRC 804.035(d); and
- 3) Reduce the minimum spacing of the driveway onto Macleay Rd SE from Gaffin Rd SE from 370 feet to 215 feet, per SRC 804.035(d)

The consolidated application also includes one tree removal permit for a 27-inch dbh (diameter at breast height) oak tree. The subject property is zoned IC (Industrial Commercial) and located at the 5100 Block of Macleay Rd SE (Marion County Assessors Map and Tax Lot 072W32D00 / 2400).

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, April 14, 2025, 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://eqov.cityofsalem.net/PlanningComments>.*

CASE MANAGER: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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: WE DON'T NEED ANOTHER GAS STATION / STORE OPERATION SO CLOSE TO THE ONE THAT RECENTLY OPENED AT THE SOUTH END OF THE NEW GAFFIN ROAD EXTENSION.

Name/Agency: ARNIE MAMKE AA
Address: 5155 MACLEAY ROAD SE
Phone: 503/364-0752
Email: N/A
Date: 04-10-25

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