



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 / Tree Variance / Class 2 Driveway Approach Permit Case No. SPR-ADJ-TRV-DAP25-16
PROPERTY LOCATION:	1805 Oxford St SE, Salem OR 97302
NOTICE MAILING DATE:	May 29, 2025
PROPOSAL SUMMARY:	Development of a building addition to an existing complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, June 12, 2025</u>. 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:	Peter Domine, Planner II , City of Salem Planning Division, PO Box 14300, Salem OR 97309-3986. Telephone: 503-540-2311; E-mail: pdomine@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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse@sesna.community .
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)3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d)(2) – Tree Variance; 804.025(d) – Class 2 Driveway Approach Permit 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):	Salem Watumull LLC (Watumull Properties Corp., Steven Klein)
APPLICANT(S):	Salem Watumull LLC (Watumull Properties Corp., Steven Klein), represented by Britany Randall, BRAND Land Use
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the development of a new 62,000 square foot building addition to an existing warehousing and distribution use. The proposal includes three Class 2 Driveway Approach Permits for new driveway access onto Oxford Street SE and Lewis Street SE, and three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Provide a striped-only pedestrian connection between each building on the development site, per SRC 800.065(b); 2) To the vision clearance area for a driveway onto Lewis Street SE, per SRC 805.015; 3) To reduce the minimum required amount of bicycle parking spaces, per SRC 806.055. <p>The consolidated application also includes two Tree Variances to remove two maple trees 36 and 37-inches dbh (diameter at breast height). The development site consists of multiple properties totaling approximately 29.86 acres in size, zoned IG (General Industrial) and generally located at 1805 Oxford Street SE (Marion County Assessor's Map and Tax Lot Numbers 073W35BD / 100; 200; 300; 500; 600; 700; 900; 1000; 1100; 1200; 1400)</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:	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: 25 106682. Paper copies can be obtained for a reasonable cost.

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 / Tree Variance / Class 2 Driveway Approach Permit Case No. SPR-ADJ-TRV-DAP25-16

PROJECT ADDRESS: 1805 Oxford St SE, Salem OR 97302

AMANDA Application No.: 25-106682-PLN

COMMENT PERIOD ENDS: June 12, 2025, at 5:00 p.m.

SUMMARY: Development of a building addition to an existing complex.

REQUEST: A Class 3 Site Plan Review for the development of a new 62,000 square foot building addition to an existing warehousing and distribution use. The proposal includes three Class 2 Driveway Approach Permits for new driveway access onto Oxford Street SE and Lewis Street SE, and three Class 2 Adjustments to:

- 1) Provide a striped-only pedestrian connection between each building on the development site, per SRC 800.065(b);
- 2) To the vision clearance area for a driveway onto Lewis Street SE, per SRC 805.015;
- 3) To reduce the minimum required amount of bicycle parking spaces, per SRC 806.055.

The consolidated application also includes two Tree Variances to remove two maple trees 36 and 37-inches dbh (diameter at breast height). The development site consists of multiple properties totaling approximately 29.86 acres in size, zoned IG (General Industrial) and generally located at 1805 Oxford Street SE (Marion County Assessor's Map and Tax Lot Numbers 073W35BD / 100; 200; 300; 500; 600; 700; 900; 1000; 1100; 1200; 1400)

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., Thursday, June 12, 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://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Peter Domine, Planner II, City of Salem, Planning Division; PO Box 14300, Salem OR 97309-3986; 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: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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



POSTAGE WILL BE PAID BY ADDRESSEE

**Planning Division
City of Salem Room 305
PO Box 14300
Salem, OR 97309-3986**

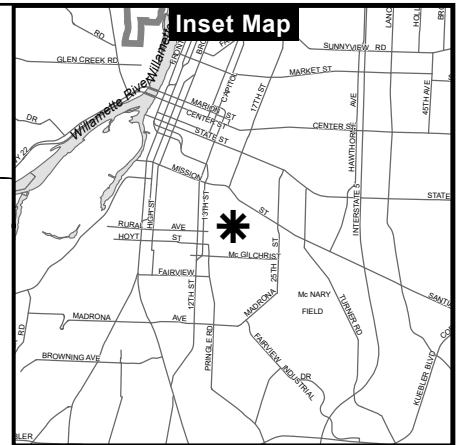


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

1805 Oxford Street SE



Legend

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



Parks



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