



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ19-19
AMANDA APPLICATION NO:	19-107583-RP / 19-107585-ZO
NOTICE MAILING DATE:	July 24, 2019
PROPERTY LOCATION:	1805 22 nd St SE / 97302
PROPERTY OWNER(S):	Central Homes Property Management, LLC (Melissa Pollman and Robert Pollman)
APPLICANT(S):	Brandie Dalton, Multi/Tech Engineering, on behalf of Storage for Less and Conkraft Construction, Inc.
DESCRIPTION OF REQUEST:	<p>Summary: A proposal for a self-service storage facility.</p> <p>Request: Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at the 1800 Block of 22nd Street SE (Marion County Assessor Map and Tax Lot 073W35BD / 2900).</p>
CRITERIA TO BE CONSIDERED:	<p><u>CLASS 3 SITE PLAN REVIEW</u></p> <p>Pursuant to SRC 220.005(f)(3), an application for a CLASS 3 SITE PLAN REVIEW shall be granted if:</p> <ul style="list-style-type: none">A. The application meets all applicable standards of the UDC;B. The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;C. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; andD. The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development. <p><u>CLASS 2 ADJUSTMENT</u></p> <p>Pursuant to SRC 250.005(d)(2), an application for a CLASS 2 ADJUSTMENT shall be granted if all the following criteria are met:</p> <ul style="list-style-type: none">A. The purpose underlying the specific development standard proposed for adjustment is:<ul style="list-style-type: none">(i) Clearly inapplicable to the proposed development; or(ii) Equally or better met by the proposed development.B. If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.C. If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

PUBLIC COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, August 7, 2019.</u> Comments received after the close of the Comment Period will not be considered.
TO SUBMIT COMMENTS:	<p>Any person wishing to express support or opposition to the proposed request may do so by submitting written comments during the Public Comment Period. Include case number with the written comments. Written comments may be filed with the Case Manager, Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301, or by email at the address listed below.</p> <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>
CASE MANAGER:	Hayley Feightner, Planner I, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2315; E-mail: hfeightner@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	Southeast Salem Neighborhood Association (SESNA) Darrin Brightman, Land Use Co-Chair; Phone: 503-586-3964; Email: landuse.sesna@gmail.com ; Southeast Salem Neighborhood Association (SESNA) Jeff Leach, Land Use Co-Chair; Phone: 503-508-5499; Email: landuse.sesna@gmail.com .
DOCUMENTATION MATERIALS:	Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies may be obtained at a reasonable cost. Please contact the Case Manager.
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

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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 informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ19-19

PROJECT ADDRESS: 1805 22nd St SE, Salem OR 97302

AMANDA Application No. 19-107583-RP / 19-107585-ZO

COMMENT PERIOD ENDS: Wednesday, August 7, 2019 at 5:00 P.M.

SUMMARY: A proposal for a self-service storage facility.

REQUEST: Class 3 Site Plan Review for a self-service storage facility with a Class 2 Adjustment to reduce the landscape or paved pedestrian walkway setback required per SRC 806.035(c)(4) for a vehicle use area adjacent to a building from 5 feet to 1.5 feet, for property approximately 2.72 acres in size, zoned IG (General Industrial) and located at the 1800 Block of 22nd Street SE (Marion County Assessor Map and Tax Lot 073W35BD / 2900).

Attached is a copy of the proposal and any related maps. 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. A decision for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by 5:00 P.M., Wednesday, August 7, 2019, will be considered in the decision process. Comments received after this date will be not considered. **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 or hand deliver your comments to the Case Manager listed below.**

SEND QUESTIONS OR COMMENTS TO: Hayley Feightner, Planner I City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2315; Fax: 503-588-6005; E-Mail: hfeightner@cityofsalem.net; <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: _____
- ☐ 3. Other: _____

Name: _____

Address: _____

Agency: _____

Phone: _____

Date: _____

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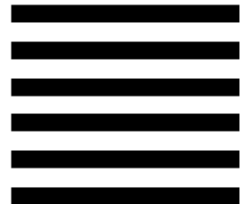


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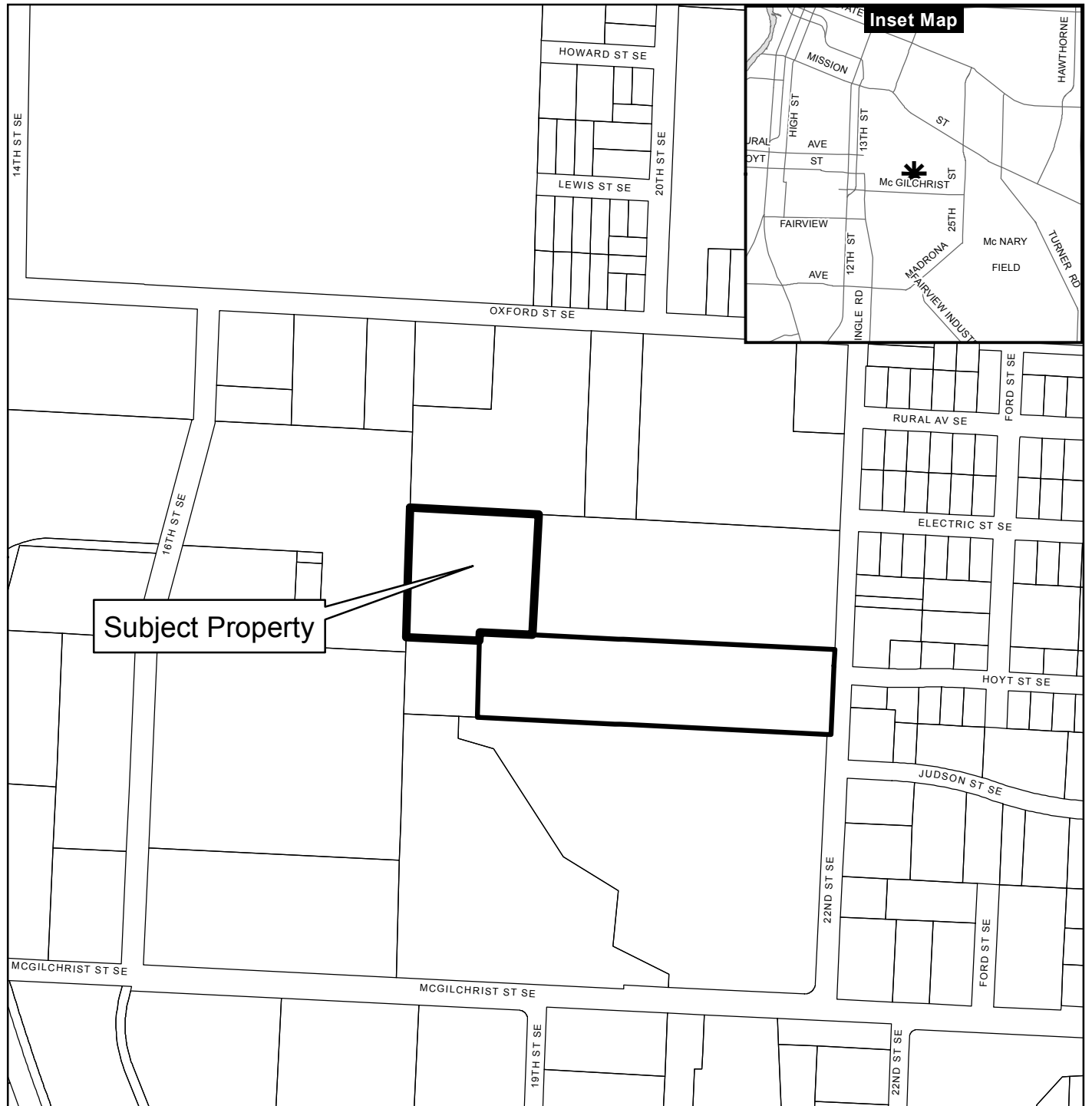
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PLANNING DIVISION
CITY OF SALEM
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

1800 Block of 22nd Street SE



Legend

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

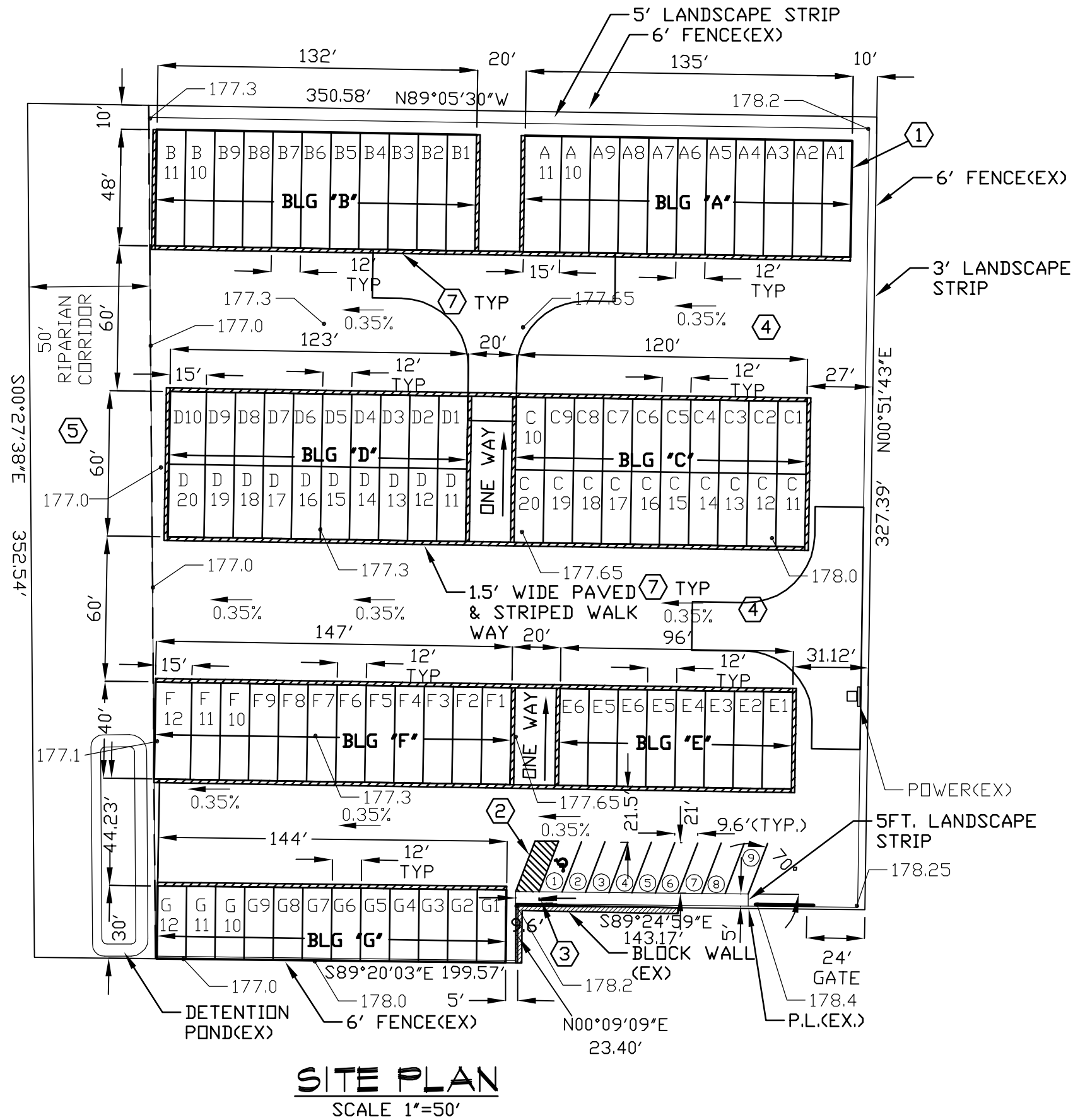
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CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





SHEET NOTES

1. PROPOSED NEW STORAGE BUILDING (7 TOTAL).
2. NEW ADA UNLOAD LANE.
3. NEW ADA PARKING STALL.
4. EXISTING PAVEMENT TO REMAIN. POLE STRUCTURE BUILDINGS WILL CONSTRUCTED OVER THE EXISTING ASPHALT PAVEMENT.
5. THE RIPARIAN CORRIDOR IS A GRASSY LANDSCAPE AREA.
6. 9 NEW PARKING STALLS.
7. 1.5' WIDE PAVED AND STRIPED WALKWAY.

FOR CLASS 3 SITE PLAN REVIEW
NOT FOR CONSTRUCTION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

PROPOSED
SELF SERVICE STORAGE
SITE PLAN

STORAGE 4 LESS
CLASS 3 SITE PLAN REVIEW
TAXLOT 2400
MAP 75 3N 35BD

DESIGNED BY: GPH
DRAWN BY: RW
DATE: 03-12-19
JOB NO. 2019-17
CLIENT NO.

DRAWING NO. REV.
C2 0