



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 / Urban Growth Area Preliminary Declaration / Class 2 Adjustment Case No. SPR-UGA-ADJ20-06
PROPERTY LOCATION:	1965 Claxter Rd NE / 97301
NOTICE MAILING DATE:	January 31, 2020
PROPOSAL SUMMARY:	A proposal to construct a 22,600 square-foot building at an existing food processing facility, with associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>Friday, February 14, 2020 by 5:00 P.M.</u> Comments received after the close of the comment period will not be considered. Any person wishing to express support or opposition to the proposed request may do so. Include case number with the written comments. Written comments may be filed with the Case Manager.
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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> Northgate Neighborhood Association, Frank Pack, Chair; Phone: 503-364-7353; Email: frankpack@gmail.com .
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; 200.025(d)(e) – Urban Growth Area Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment 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):	Chang Tuh Corportation
APPLICANT(S):	Gary Livermore, Livermore Architecture and Engineering
PROPOSAL REQUEST:	<p>A consolidated application containing the following requests:</p> <ol style="list-style-type: none"> 1) A Class 3 Site Plan Review to construct a 22,600 square-foot building with associated site improvements at an existing food processing facility, classified as a general manufacturing use; 2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to fully serve the development; 3) A Class 2 Adjustment to reduce the minimum vehicle use area setback to the private roadway easement from 20 feet to 6 feet; and 4) A Class 2 Adjustment to reduce the minimum accessory structure setback to the private roadway easement from 20 feet to 6 feet. <p>The development site is zoned IP (Industrial Park), is approximately 2 acres in size, and is located at 1965 Claxter Road NE (Marion County Assessor map and tax lot number: 073W01C / 03001).</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:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 19 123697</p>

***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 / Urban Growth Area Preliminary Declaration /
Class 2 Adjustment Case No. SPR-UGA-ADJ20-06

PROJECT ADDRESS: 1965 Claxter Rd NE, Salem OR 97301

AMANDA Application No. 19-123697-RP / 20-101380-LD / 20-101382-ZO

COMMENT PERIOD ENDS: Friday, February 14, 2020 at 5:00 P.M.

SUMMARY: A proposal to construct a 22,600 square-foot building at an existing food processing facility, with associated site improvements.

REQUEST: A consolidated application containing the following requests:

- 1) A Class 3 Site Plan Review to construct a 22,600 square-foot building with associated site improvements at an existing food processing facility, classified as a general manufacturing use;
- 2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to fully serve the development;
- 3) A Class 2 Adjustment to reduce the minimum vehicle use area setback to the private roadway easement from 20 feet to 6 feet; and
- 4) A Class 2 Adjustment to reduce the minimum accessory structure setback to the private roadway easement from 20 feet to 6 feet.

The development site is zoned IP (Industrial Park), is approximately 2 acres in size, and is located at 1965 Claxter Road NE (Marion County Assessor map and tax lot number: 073W01C / 03001).

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., Friday, February 14, 2020, 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: Brandon Pike, Planner I City of Salem,
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326;
Fax: 503-588-6005; E-Mail: bpike@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: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

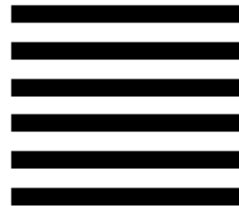


POSTAGE WILL BE PAID BY ADDRESSEE

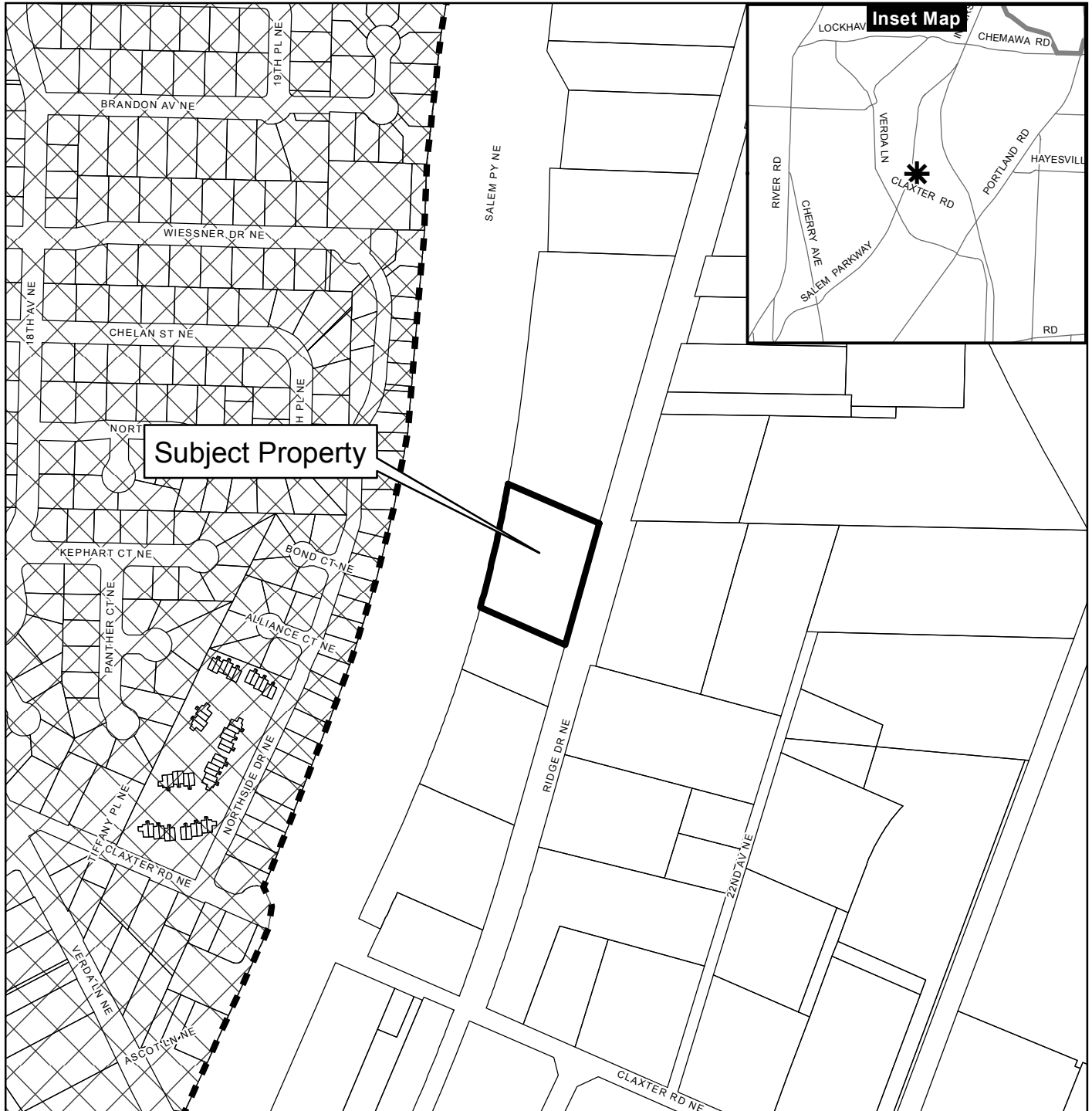
PLANNING DIVISION
CITY OF SALEM
555 LIBERTY ST SE
SALEM OR 97301-9907



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map 1965 Claxter Road NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

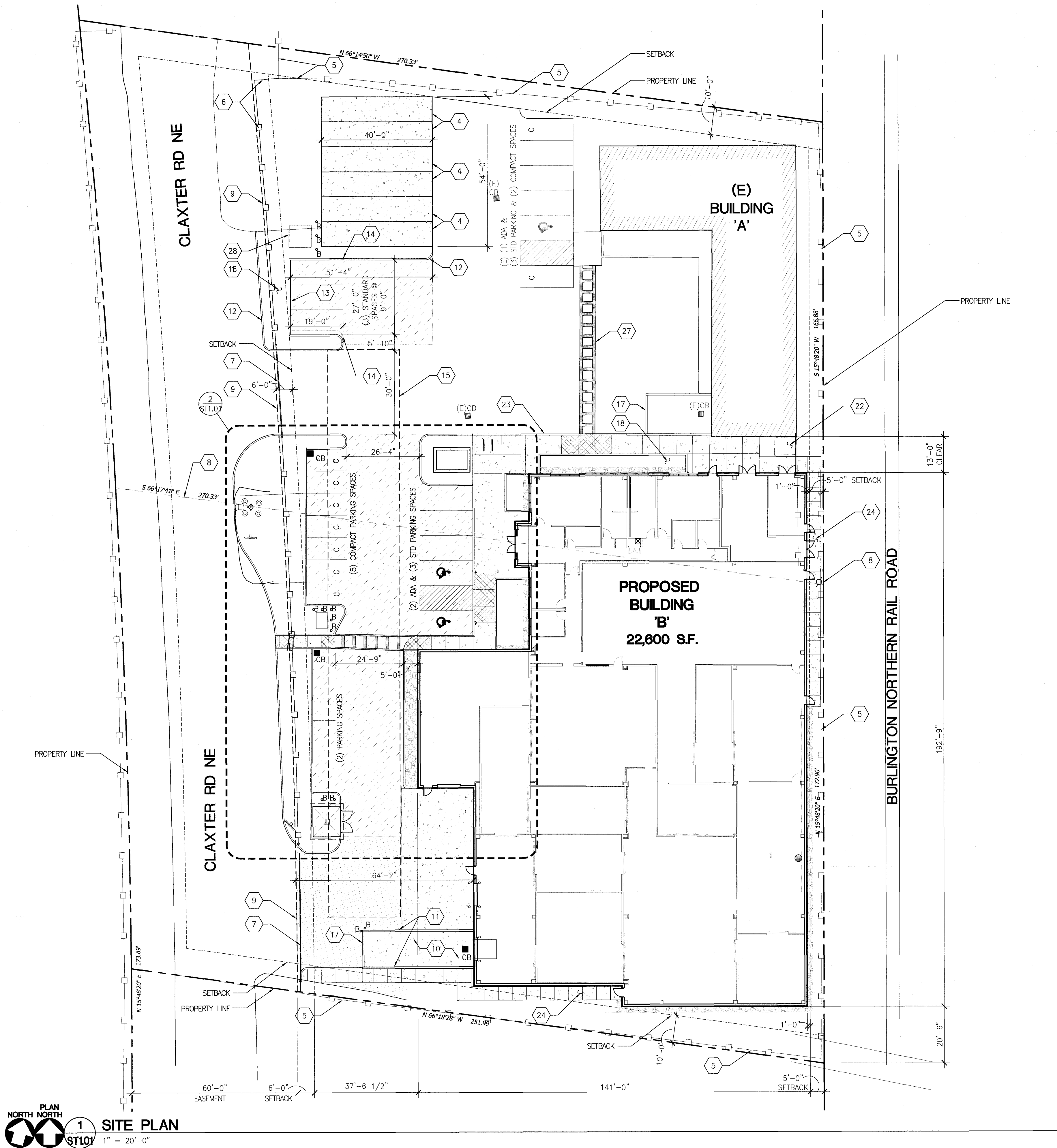
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES
- THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REQUIRING NOTIFICATION OF INTENDED EXCAVATION.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR IMPLIED WHICH MAY AFFECT THE WORK PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.

EXISTING CONDITIONS BASED ON DRAWINGS BY NORTHSTAR SURVEYING DATED 07/16/2019
SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR INFORMATION.

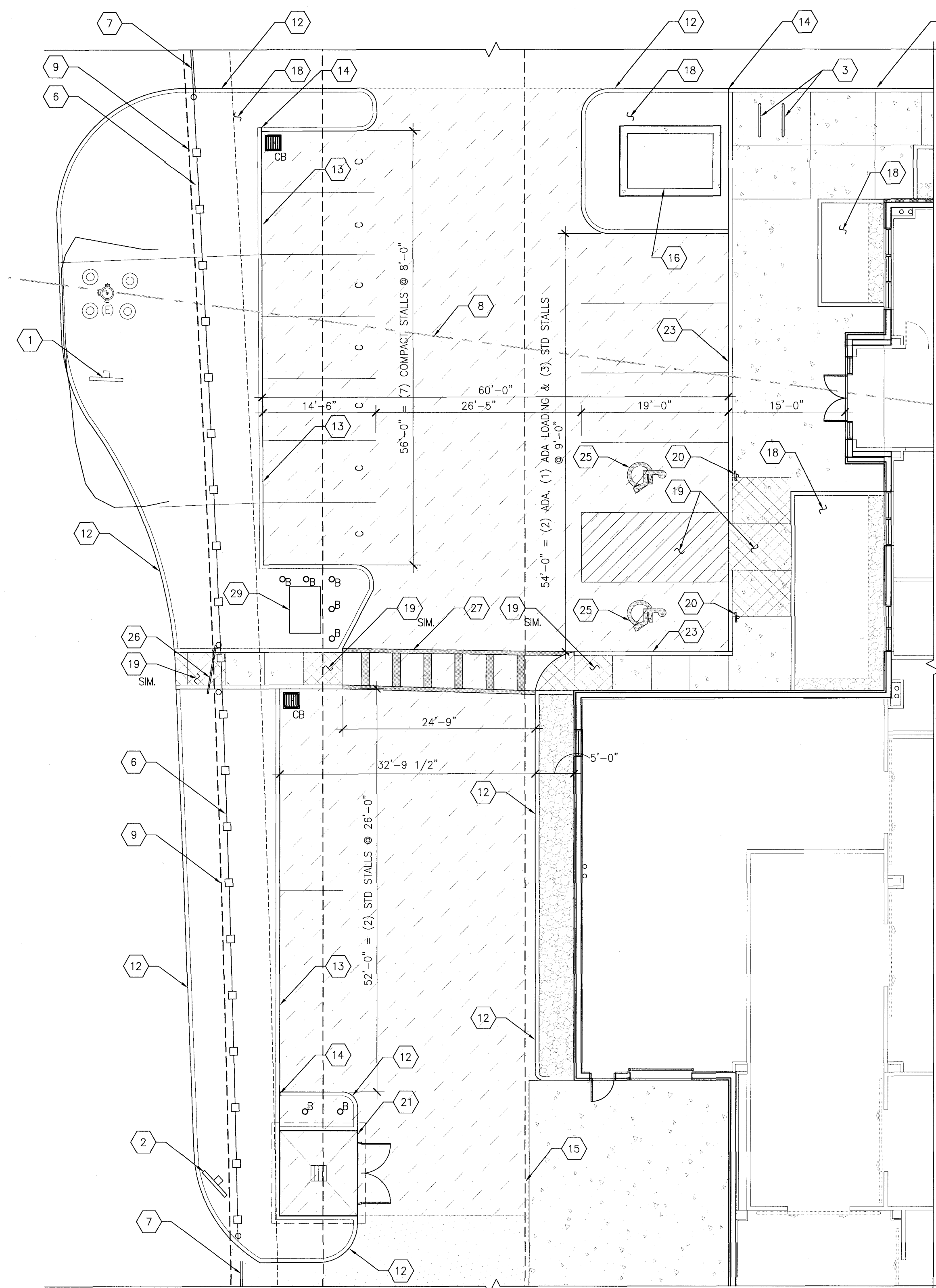
LEGEND

- (E) EXISTING
- CB CATCH BASIN
- EXISTING BUILDING
- CONCRETE PAD
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- GRAVEL AT BUILDING PERIMETER
- CB CATCH BASIN --- SEE CIVIL FOR ADDITIONAL INFORMATION
- EXISTING FIRE HYDRANT
- EXTERIOR 8" CONCRETE FILLED BOLLARD --- PAINT TRAFFIC YELLOW
- C COMPACT PARKING SPACE

SITE PLAN KEYNOTES

- 1 REMOVE AND RELOCATE (E) MONUMENT SIGN
- 2 RELOCATED (E) MONUMENT SIGN
- 3 BICYCLE PARKING (4 BIKE SPACES TOTAL) PER CITY OF SALEM ZONING REQUIREMENTS --- SEE 8/ST1.02 FOR ADDITIONAL INFORMATION
- 4 RELOCATED (E) REFRIGERATED STORAGE UNITS
- 5 (E) FENCE TO REMAIN
- 6 6'-0" HIGH SECURITY CHAIN LINK FENCE
- 7 SECURITY SLIDING GATE
- 8 EXISTING LOT LINE PROPOSED TO BE CONSOLIDATED
- 9 EXISTING 60' ROADWAY AND UTILITY EASEMENT --- DEEDS R-181, P-1910
- 10 DOCK HIGH LOADING AREA
- 11 RETAINING WALL
- 12 VERTICAL CONCRETE CURB --- SEE 2/ST1.02 FOR ADDITIONAL INFORMATION
- 13 EXTRUDED CONCRETE CURB --- 1/ST1.02 FOR ADDITIONAL INFORMATION
- 14 CURB TYPE TRANSITION
- 15 UNDERGROUND STORMWATER DETENTION FACILITY --- SEE CIVIL FOR ADDITIONAL INFORMATION
- 16 TRANSFORMER AND CONCRETE VAULT --- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- 17 2" HIGH 6" WIDE BUMP
- 18 LANDSCAPE AREA --- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- 19 ADA CURB RAMP/ TRANSITION & LOADING AREA --- SEE 6/ST1.02 FOR ADDITIONAL INFORMATION
- 20 ACCESSIBLE PARKING SIGN --- SEE 7/ST1.02 FOR ADDITIONAL INFORMATION
- 21 COVERED TRASH ENCLOSURE 12'-0"W x 10'-0"D x 9'-6"H
- 22 EXISTING AC UNIT TO REMAIN
- 23 MONOLITHIC CONCRETE SIDEWALK --- SEE 3/ST1.02 FOR ADDITIONAL INFORMATION
- 24 CONCRETE SIDEWALK --- SEE 4/ST1.02 FOR ADDITIONAL INFORMATION
- 25 ACCESSIBLE PARKING PAVEMENT MARKING
- 26 GATE AT FENCE
- 27 ADA DETECTABLE CROSSWALK --- COLD ASPHALT RETRO REFLECTIVE FILM, INLAID INTO FRESH ASPHALT WITH ADA DETECTABLE SURFACE.
- 28 SECONDARY TRANSFORMER --- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- 29 TRANSFORMER SPICE VAULT

2 PLAN AT PARKING AREA
1" = 10'-0"



GENERAL SITE INFORMATION	
PARCEL	2
PLAT NUMBER	91-68
ASSESSOR TAX LOT NUMBERS	073W01C3001
ZONING	IP - INDUSTRIAL PARK
SITE AREA	2.00 ACRES

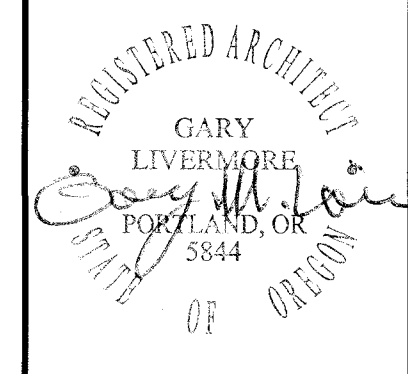
GENERAL BUILDING INFORMATION	
EXISTING BUILDING 'A' TO REMAIN	
EXISTING BUILDING FOOT PRINT	3,821 SF
EXISTING BUILDING FLOOR AREA	3,821 SF
EXISTING BUILDING 'B' (TO BE REMOVED)	
EXISTING BUILDING FOOT PRINT	4,437 SF
EXISTING BUILDING FLOOR AREA	4,437 SF
PROPOSED BUILDING 'B'	
BUILDING FLOOR AREA	22,600 SF
EXISTING BUILDING 'C' (TO BE REMOVED)	
EXISTING BUILDING FOOT PRINT	974 SF
EXISTING BUILDING FLOOR AREA	974 SF

PARKING				
SPACES	STD/ COMPACT	ACCESSIBLE	TOTAL	BIKE
REQUIRED	22	2	23	4
PROVIDED	9(STD) + 11(COMPACT)	3	23	4
LOADING				1

NOTES:
A. 1 SPACE PER 5,000 SF OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF) OR 0.75 SPACE PER EMPLOYEE, WHICHEVER IS GREATER (PARKING PROVIDED ASSUMES 30 EMPLOYEES TOTAL).
B. 1 SPACE PER 350 SF OF OFFICE/LABORATORY AREA
C. MINIMUM STALL SIZE FOR PERPENDICULAR PARKING IS 8'-6"x19' WITH A 24' ISLE (2-WAY TRAFFIC).
D. ACCESSIBLE PARKING PER OSSC TABLE 1106.1
E. BICYCLE PARKING REQUIRED PER SECTION 806.055 4 BIKE SPACES OR 1 SPACE PER 10,000 SF OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF).
F. 4 BIKE SPACES OR 1 SPACE PER 3,500 SF OF OFFICE/LABORATORY AREA
G. LOADING AREAS REQUIRED PER SECTION 806.075 = 5,000-100,000 SF: 1 LOADING SPACE 12'x40'x14'

LANDSCAPING	
SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION	

#	DATE	DESC.
1	08/15/19	30% A/S REVIEW
2	11/06/19	SITE PLAN REVIEW
3	12/20/19	IFP



LIVERMORE ARCHITECTURE & ENGINEERING, INC.
1500 SW First Ave. Suite 240
Portland, Oregon 97201
Phone: 503-882-3002
www.livemore.com

Livermore
JOB NO: 219053.00

NEW BUILDING FOR
CHANG TUH CORPORATION
1965 CLAXTER RD. NE
SALEM, OR 97301

DRAWING TITLE:
SITE PLAN

DRAWN BY: HT
CHECKED BY: GML

ST1.01