



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 Case No. SPR-ADJ21-14
PROPERTY LOCATION:	2410 Mission Street SE, Salem OR 97302
NOTICE MAILING DATE:	June 10, 2021
PROPOSAL SUMMARY:	A proposal for reconfiguration of an existing parking lot with associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, June 24, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below. 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:	Sally Long, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: SJLong@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@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f) – Class 3 Site Plan Review; 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):	Copperstone Inc.
APPLICANT(S):	Rodney Aldrish on behalf of Copperstone Inc.
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for reconfiguration of an existing parking lot with associated site improvements including additional landscaping, pedestrian connections, and new bicycle parking, with Class 2 Adjustment requests for the following:</p> <ol style="list-style-type: none"> 1) To reduce the minimum off-street parking requirement from 26 to 15 spaces. 2) To reduce the minimum vehicle use area setback adjacent to a street from 10 feet to 0 feet. <p>For property approximately 0.47 acres in size, zoned IC (Industrial Commercial) and located at 2410 Mission Street SE - 97302 (Marion County Assessor Map and Tax Lot number: 073W35AA / 9300).</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: 21 108328</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 / Class 2 Adjustment Case No. SPR-ADJ21-14

PROJECT ADDRESS: 2410 Mission Street SE, Salem OR 97302

AMANDA Application No.: 21-108328-RP / 21-108332-ZO

COMMENT PERIOD ENDS: Thursday, June 24, 2021 at 5:00 P.M.

SUMMARY: A proposal for reconfiguration of an existing parking lot with associated site improvements.

REQUEST: A Class 3 Site Plan Review for reconfiguration of an existing parking lot with associated site improvements including additional landscaping, pedestrian connections, and new bicycle parking, with Class 2 Adjustment requests for the following:

- 1) To reduce the minimum off-street parking requirement from 26 to 15 spaces.
- 2) To reduce the minimum vehicle use area setback adjacent to a street from 10 feet to 0 feet.

For property approximately 0.47 acres in size, zoned IC (Industrial Commercial) and located at 2410 Mission Street SE - 97302 (Marion County Assessor Map and Tax Lot number: 073W35AA / 9300).

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 24, 2021, 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.* ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Sally Long, Planner I, Phone: 503-540-2311; E-Mail: SJLong@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

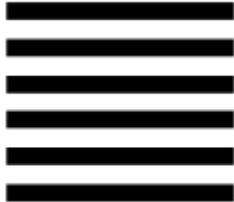


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

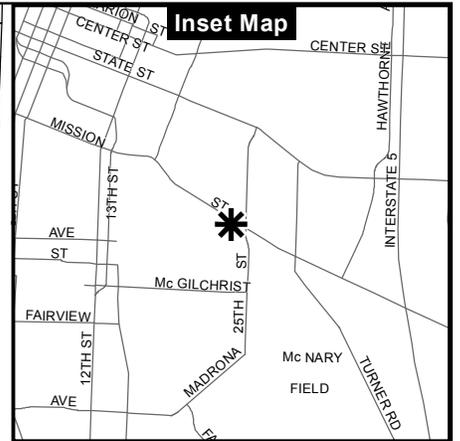
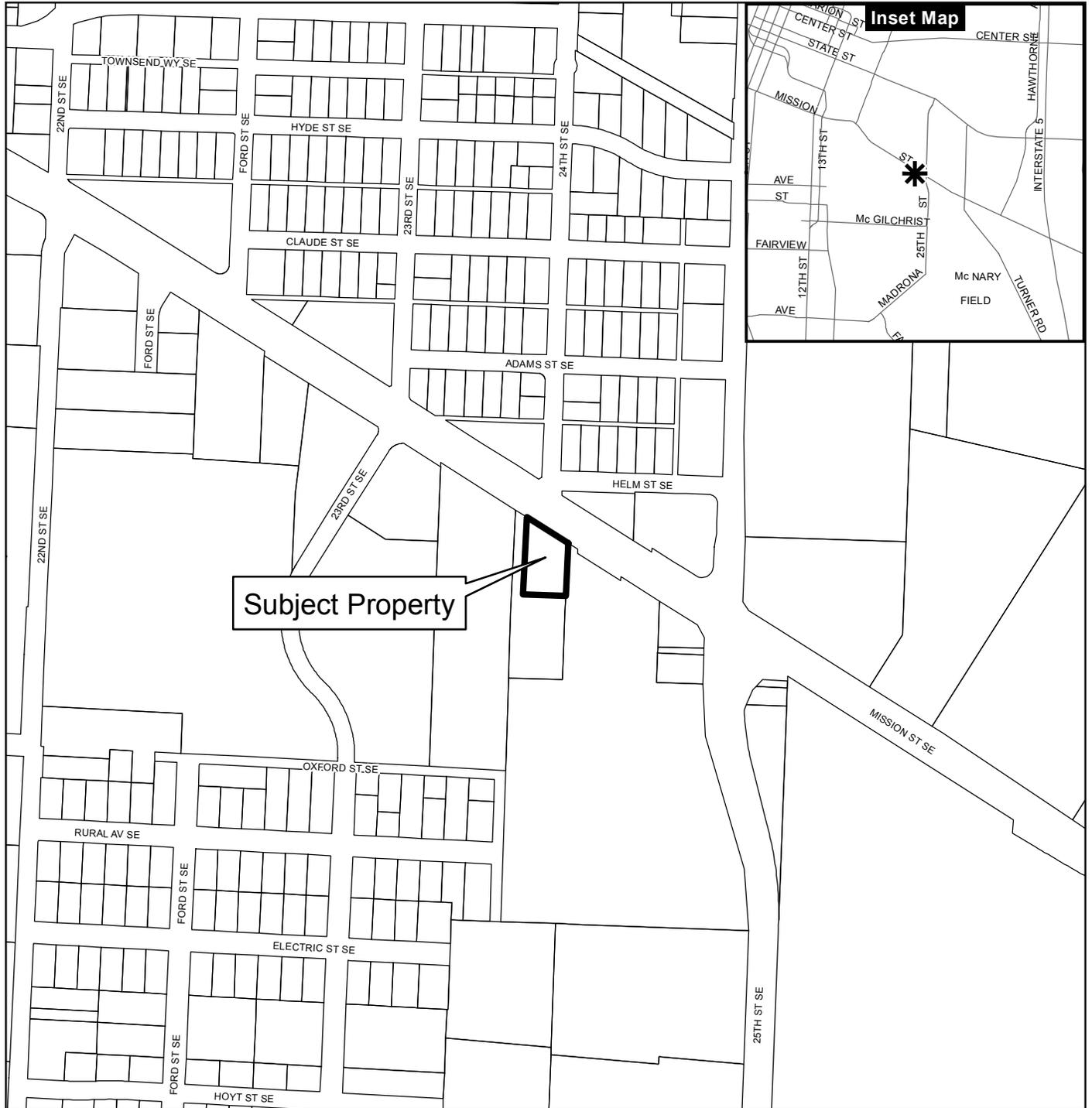
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

2410 Mission Street SE (073W35AA09300)



Legend

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

CITY OF Salem

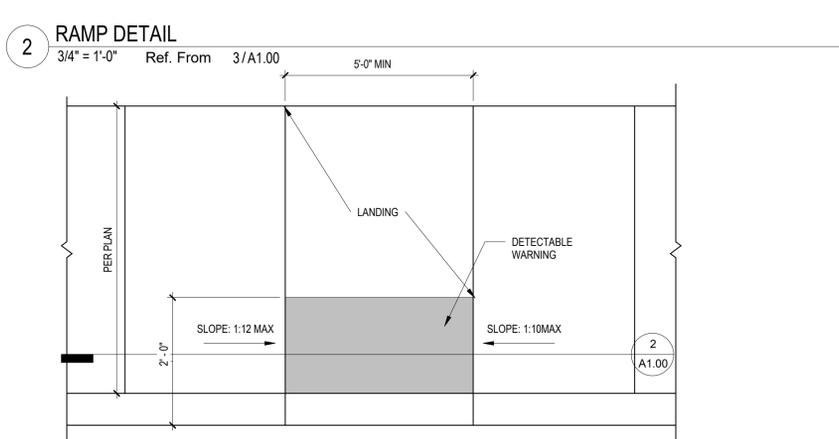
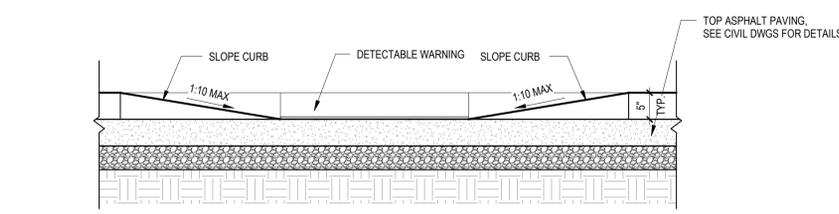
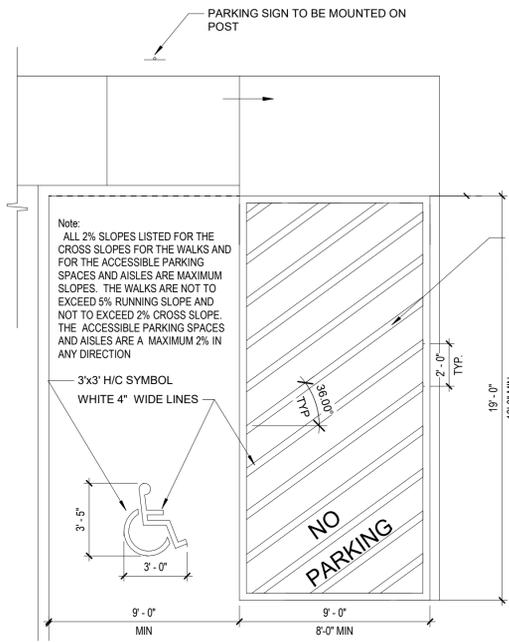
 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



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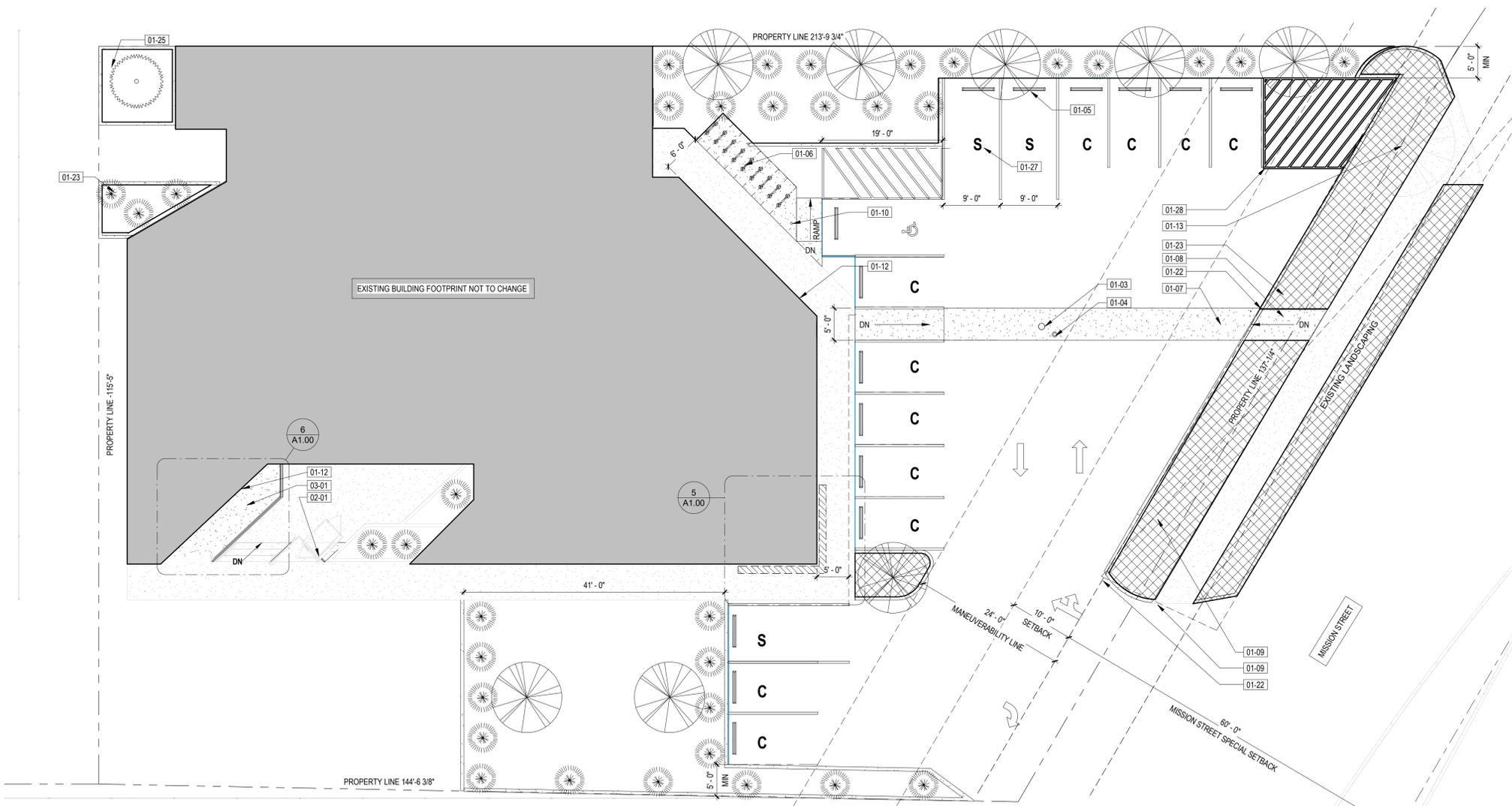
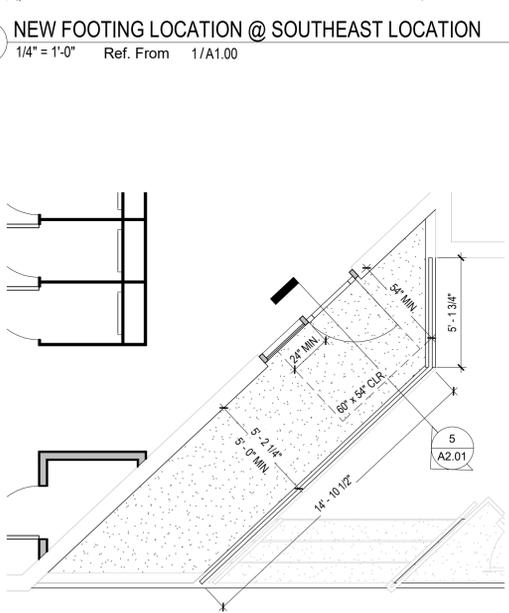
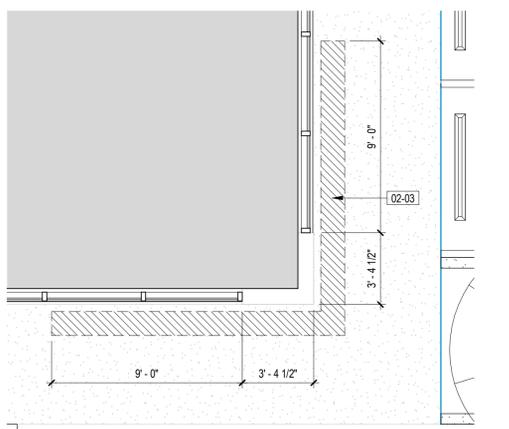
KEYNOTE LEGEND	
#	Keynote Description
01-03	CUT AND CAP EXISTING PLUMBING, REPAIR AND PATCH PAVING AS REQUIRED
01-04	REMOVE EXISTING BOLLARDS, PATCH PAVEMENT AS REQUIRED
01-05	WHEEL STOPS TYP
01-06	NEW BICYCLE PARKING, 8 MIN REQUIRED, 8 PROVIDED
01-07	PEDESTRIAN PATH TO BE PAVED IN STAINED CONCRETE
01-08	SIDEWALK CONNECTION TO BUILDING PROVIDE RAP FORM SIDEWALK LEVEL TO PARKING PAVING LEVEL
01-09	AREA OF VISION CLEARANCE MAINTAINED
01-10	PROVIDE ADA PARKING SIGNAGE ON POST
01-12	NEW BUILDING ENTRANCE / EXIT
01-13	(E) TREE
01-22	MISSION STREET 60'-0" SETBACK LINE
01-23	AREA OF GROUND COVER
01-25	EVERGREEN TREE
01-27	PARKING SPACE THAT MAY BE USED FOR LOADING
01-28	NO PARKING AREA
02-01	(E) ADA LIFT
02-03	SAW CUT (E) SIDEWALK FOR (N) REQUIRED FOOTING, SEE STRUCTURAL DRAWINGS FOR DETAILS.
03-01	NEW SIDEWALK TO CONNECT W/ EXISTING

DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE	PARKING REQUIRED	SITE LANDSCAPING LEGEND
TAXLOT: 073W5AA0930 (OWNED PROPERTY)	RETAIL SALES 1 PER 250 SF	EXISTING SITE 20,962 SF
ZONE - INDUSTRIAL COMMERCIAL	OCCUPIED BUILDING SQFT, 5,640 / 23 PARKING SPACES REQUIRED	LANDSCAPING 3,200 SF (15.2%) TOTAL
FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAN	MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED	540 SF @ MISSION STREET
LANDSLIDE HAZARD: LOW	26 PARKING SPACES REQUIRED,	1,188 SF @ WEST SIDE OF LOT
ALL ADJACENT PROPERTIES - IC	75% OR 19 MAY BE COMPACT SPACES	115 SF @ PATIO
SITE TOTAL SIZE 20,962 SQFT	15 TOTAL PARKING SPACES PROVIDED	1,357 SF @ PARKING
15.6% LANDSCAPED	2 STANDARD PARKING SPACES PROVIDED	157 Pu REQUIRED
84.4% PAVED	1 ADA PARKING SPACE	1 Mature tree (E) to remain
NO CHANGE TO EXISTING UTILITIES CONNECTIONS	12 COMPACT SPOTS PROVIDED OR 80%	8 Shade Trees
		1 Evergreen
		33 Medium shrubs
		1224 sq ft of ground cover
		Total PU
		157

NOTE: ALL EXISTING COMPACT PARKING SPOTS ARE TO BE CLEARLY MARKED IN ACCORDANCE WITH CITY STANDARDS

S - STANDARD PARKING AT 90 DEGREE ANGLE
19'-0" LONG BY 9'-0" WIDE
C - COMPACT PARKING AT 90 DEGREE ANGLE
15'-0" LONG BY 8'-0" WIDE
C60 - COMPACT PARKING AT 60 DEGREE ANGLE
17'-0" LONG BY 8'-0" WIDE



REGISTERED ARCHITECT
STATE OF OREGON
12 / 31 / 2022
VARITONE ARCHITECTURE & INTERIOR DESIGN
A LIMITED LIABILITY COMPANY
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

ADULT SHOP STORE 9
EXTERIOR RENOVATION
2410 MISSION STREET SE, SALEM, OR, 97302

Issue: CD SET
Date: 05/25/2021

Revision: Date:

SITE PLAN

A1.00