



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 / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-25
PROPERTY LOCATION:	4688 Truax Dr SE, Salem OR 97317
NOTICE MAILING DATE:	April 19, 2022
PROPOSAL SUMMARY:	A consolidated application for development of three new industrial buildings in Mill Creek Corporate Center.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, MAY 3, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. 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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.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)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 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):	Pacific Realty Associates LP
APPLICANT(S):	Matthew Oyen, Pacific Realty Associates
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review, Class 2 Adjustment, and Class 2 Driveway Approach for the development of three new flex space industrial buildings, buildings 221, 222, and 223 for Phase 1, with two buildings approximately 72,000 square feet and one building 200,000 square feet in size, associated parking, landscaping and storage areas, and the following adjustment:</p> <p>1) A Class 2 Adjustment to eliminate the five-foot interior setback for the shared vehicle use area with Phase 2 to the west (SRC 550.015(2)).</p> <p>The subject property is approximately 17.85 acres in size, zoned EC (Employment Center), and located at 4688 Truax Drive SE - 97317 (Marion County Assessors Map and Tax Lot number: 082W08 / 0109).</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>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: 22 101856. Paper copies can be obtained for a reasonable cost.</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 / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP22-25

PROJECT ADDRESS: 4688 Truax Dr SE, Salem OR 97317

AMANDA Application No.: 22-101856-RP / 22-101858-ZO / 22-101857-ZO

COMMENT PERIOD ENDS: Tuesday, May 3, 2022 at 5:00 P.M.

SUMMARY: A consolidated application for development of three new industrial buildings in Mill Creek Corporate Center.

REQUEST: A Class 3 Site Plan Review, Class 2 Adjustment, and Class 2 Driveway Approach for the development of three new flex space industrial buildings, buildings 221, 222, and 223 for Phase 1, with two buildings approximately 72,000 square feet and one building 200,000 square feet in size, associated parking, landscaping and storage areas, and the following adjustment:

- 1) A Class 2 Adjustment to eliminate the five-foot interior setback for the shared vehicle use area with Phase 2 to the west (SRC 550.015(2)).

The subject property is approximately 17.85 acres in size, zoned EC (Employment Center), and located at 4688 Truax Drive SE - 97317 (Marion County Assessors Map and Tax Lot number: 082W08 / 0109).

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., TUESDAY, MAY 3, 2022, 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.

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

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

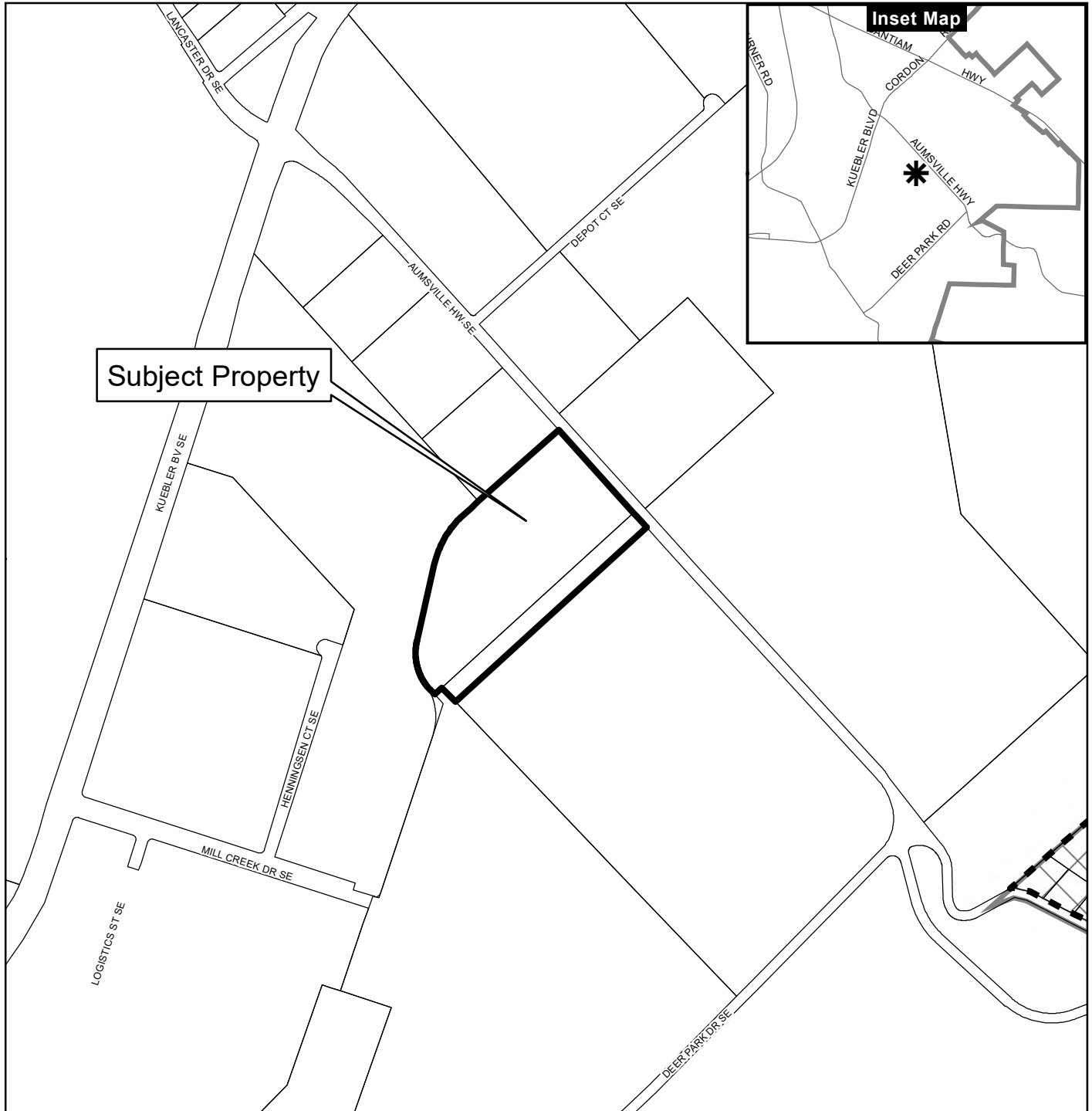


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UNITED STATES



Vicinity Map

4688 Truax Drive SE



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 100200 400 Feet



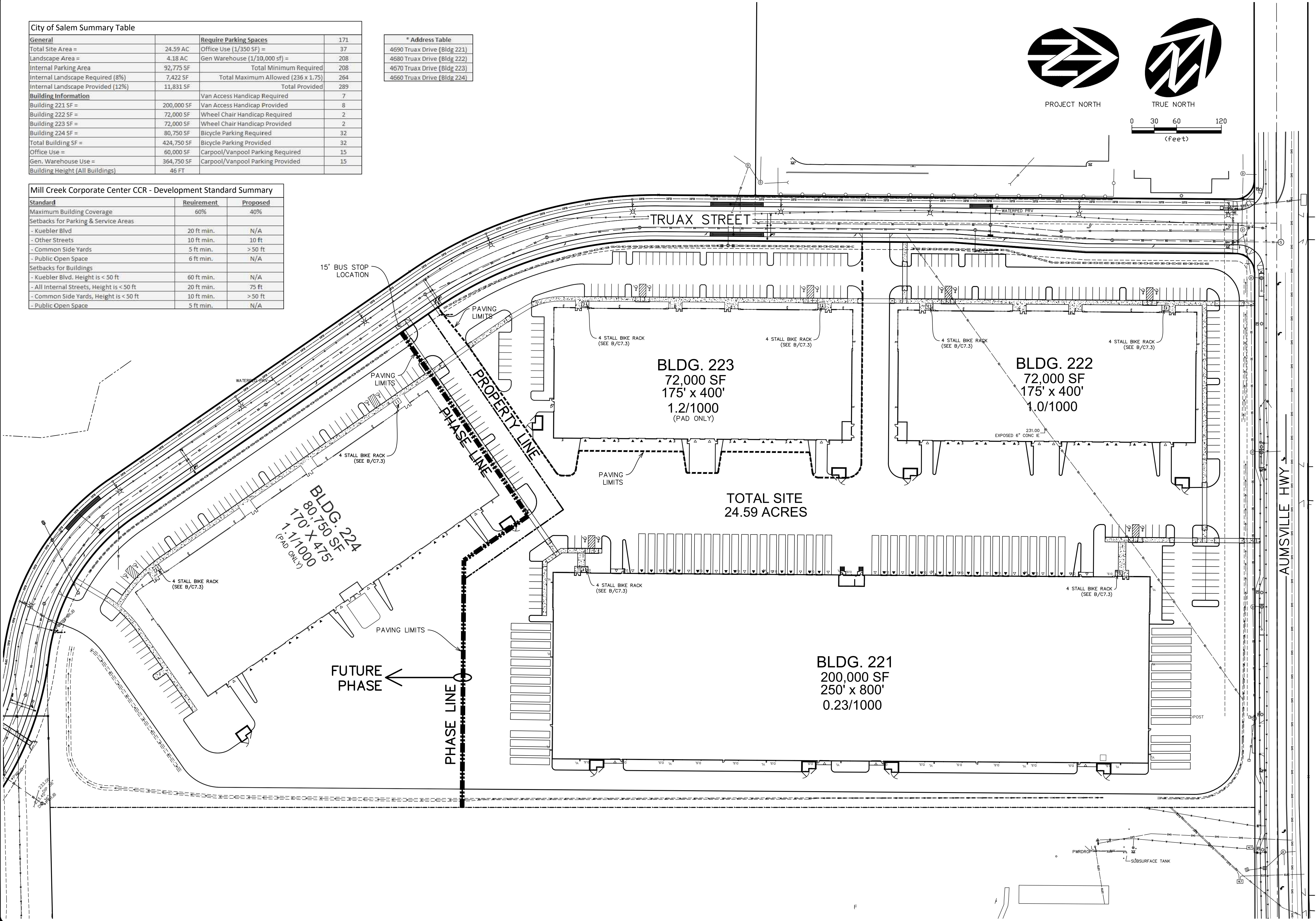
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City of Salem Summary Table			
General		Require Parking Spaces	171
Total Site Area =	24.59 AC	Office Use (1/350 SF) =	37
Landscape Area =	4.18 AC	Gen Warehouse (1/10,000 sf) =	208
Internal Parking Area	92,775 SF	Total Minimum Required	208
Internal Landscape Required (8%)	7,422 SF	Total Maximum Allowed (236 x 1.75)	264
Internal Landscape Provided (12%)	11,831 SF	Total Provided	289
Building Information		Van Access Handicap Required	7
Building 221 SF =	200,000 SF	Van Access Handicap Provided	8
Building 222 SF =	72,000 SF	Wheel Chair Handicap Required	2
Building 223 SF =	72,000 SF	Wheel Chair Handicap Provided	2
Building 224 SF =	80,750 SF	Bicycle Parking Required	32
Total Building SF =	424,750 SF	Bicycle Parking Provided	32
Office Use =	60,000 SF	Carpool/Vanpool Parking Required	15
Gen. Warehouse Use =	364,750 SF	Carpool/Vanpool Parking Provided	15
Building Height (All Buildings)	46 FT		

* Address Table	
4690 Truax Drive (Bldg 221)	
4680 Truax Drive (Bldg 222)	
4670 Truax Drive (Bldg 223)	
4660 Truax Drive (Bldg 224)	

Mill Creek Corporate Center CCR - Development Standard Summary		
Standard	Reirement	Proposed
Maximum Building Coverage	60%	40%
Setbacks for Parking & Service Areas		
- Kuebler Blvd	20 ft min.	N/A
- Other Streets	10 ft min.	10 ft
- Common Side Yards	5 ft min.	> 50 ft
- Public Open Space	6 ft min.	N/A
Setbacks for Buildings		
- Kuebler Blvd, Height is < 50 ft	60 ft min.	N/A
- All Internal Streets, Height is < 50 ft	20 ft min.	75 ft
- Common Side Yards, Height is < 50 ft	10 ft min.	> 50 ft
- Public Open Space	5 ft min.	N/A



NO.	DATE	DESCRIPTION	BY
1	JAN. 2022	REVISIONS	

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SHEET, SCALE DRAWING ACCORDINGLY	DSN. JW DRN. TN CKD. JW	NO. 1	DATE JAN. 2022
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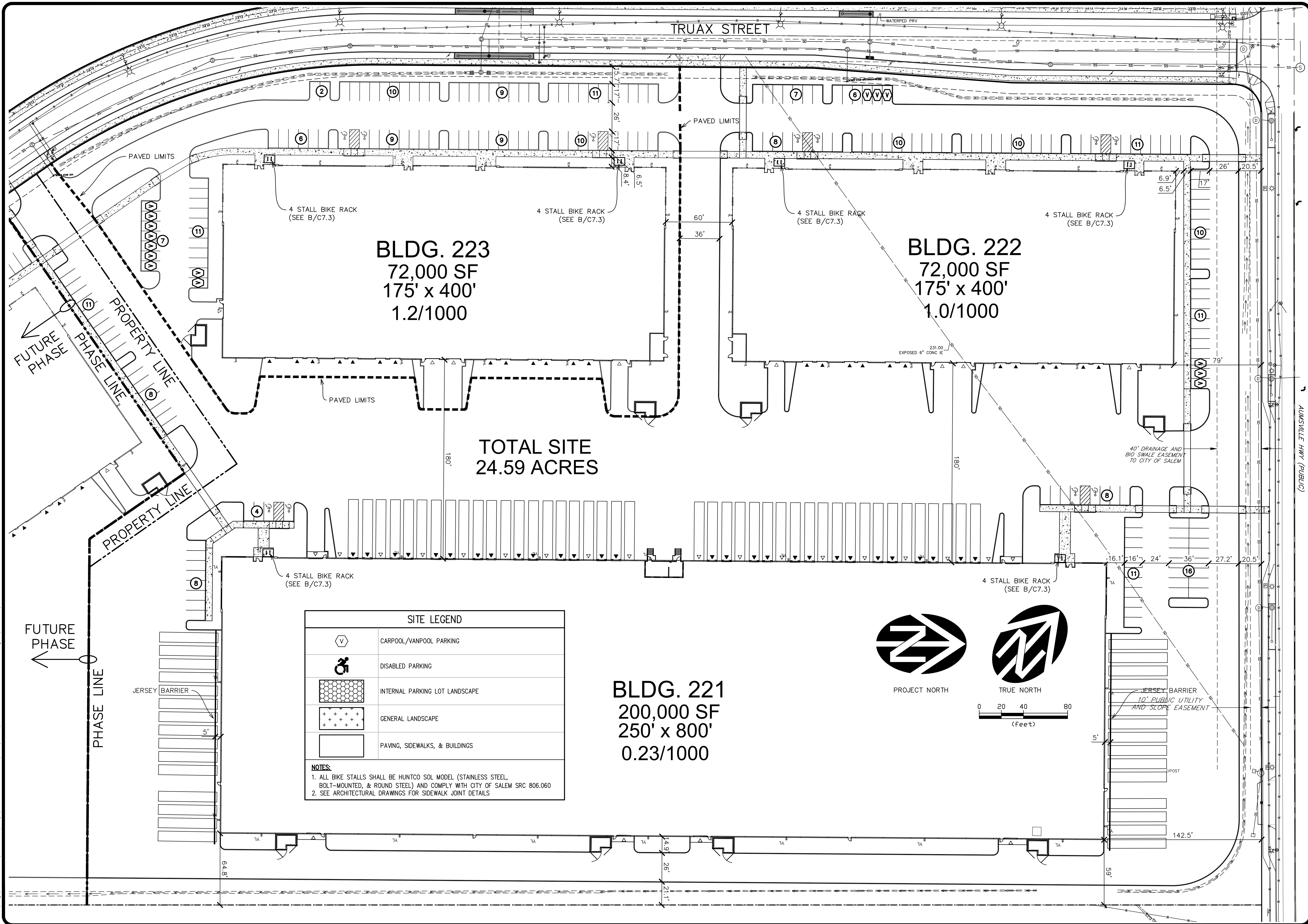
PROFESSIONAL
REGISTERED
ENGINEER
76415PE
DIGITALLY SIGNED
OREGON
MAY 12, 2023
WILLIAM J. KELLS
RENEW: 6/30/2022

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

PACITRUST - MCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
OVERALL DEVELOPMENT PLAN

DRAWING
C2.0
JOB NUMBER
3073.0000.0

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R:\Dwg\PAC-TRUST\MCC Property\Truax Drive-Online\Civil\Plots\C2.1-2.2 Site & Dim Plan.dwg, (C2.1 tab)



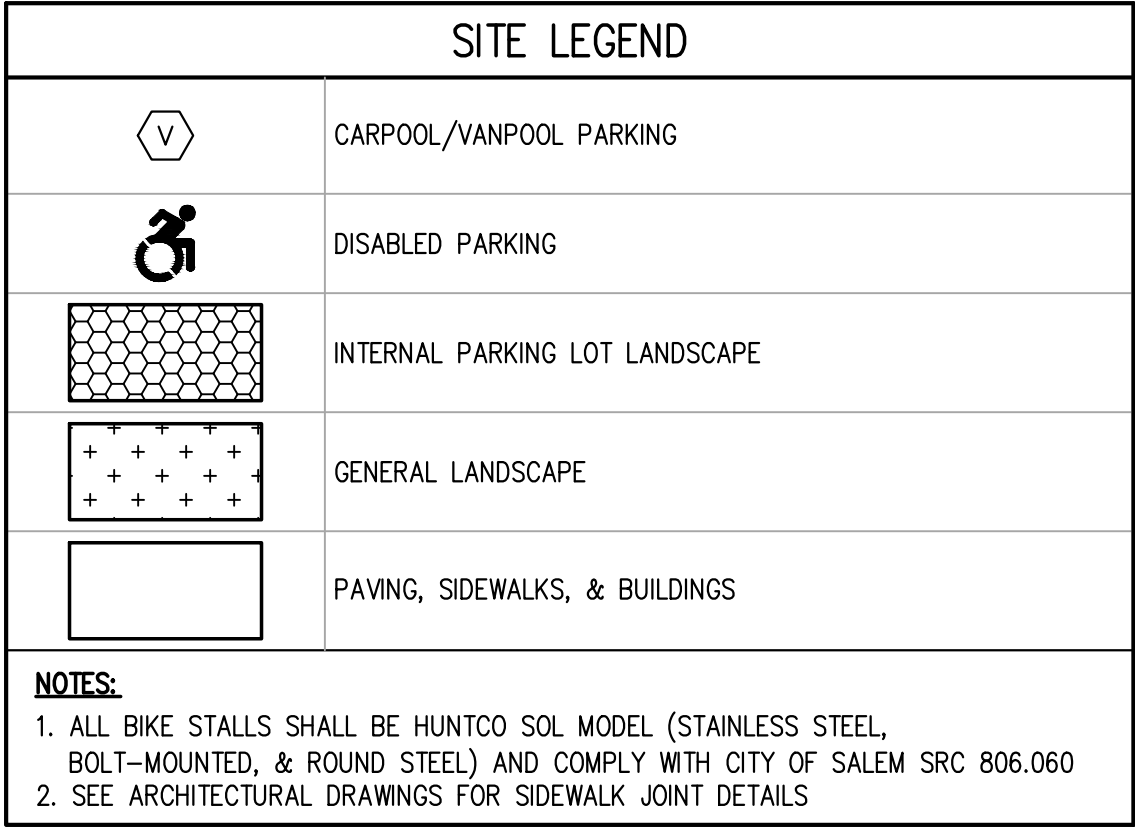
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	
DSN. JW	DRN. TN
CKD. JW	NO. 1
DATE: JAN. 2022	DESCRIPTION: TRUAX DRIVE ONSITE DEVELOPMENT PLANS
REVISIONS	BY

PROFESSIONAL ENGINEER
REGISTERED
DIGITALLY SIGNED
WILLIAM J. KELLS
OREGON
NOV 12 2018
RENEW: 6/30/2022

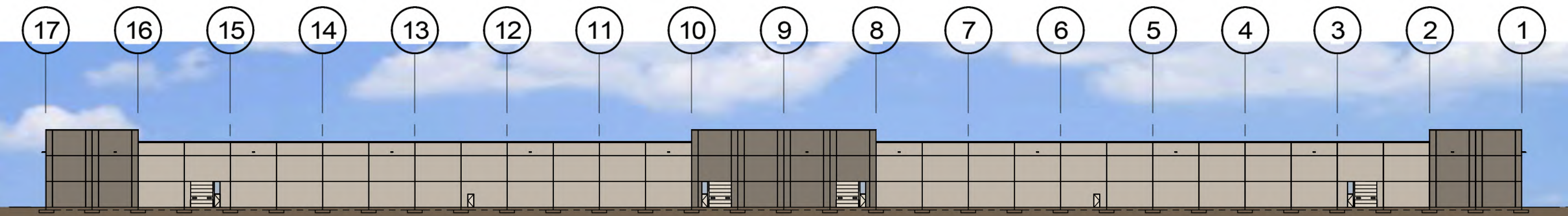
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

PACITRUST - MCC TRUAX PROPERTY
TRUAX DRIVE ONSITE DEVELOPMENT PLANS
SITE & DIMENSIONING PLAN

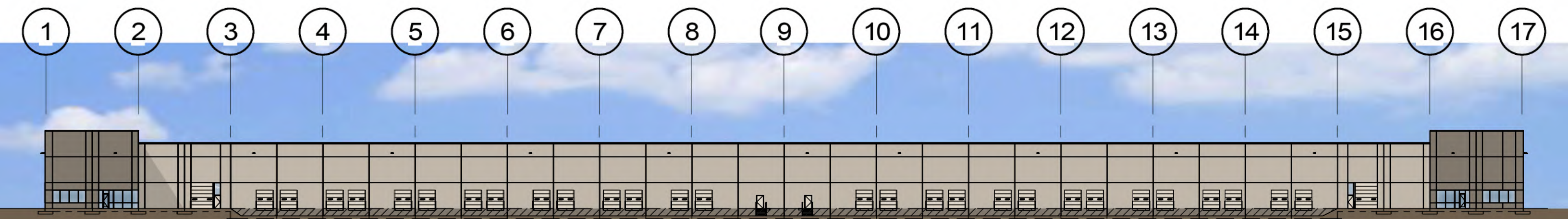
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C2.1
JOB NUMBER
3073.0000.0



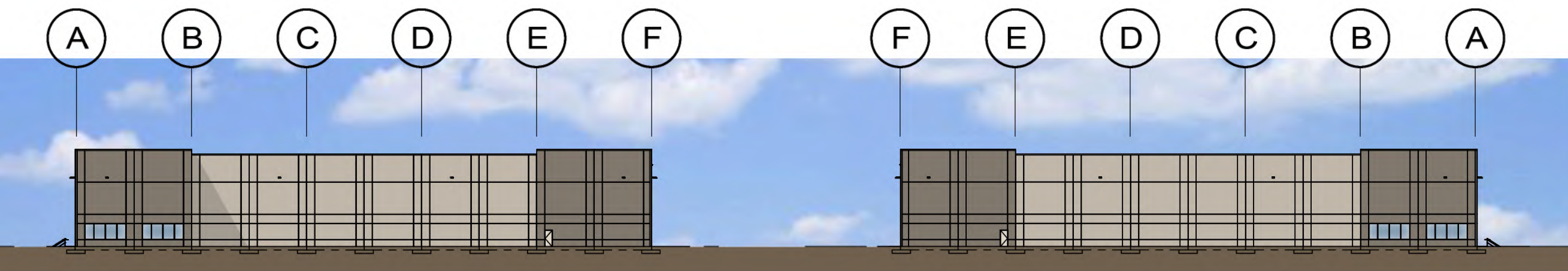
PACTRUST – MCCC TRUAX PROPERTY	TRUAX DRIVE ONSITE DEVELOPMENT PLANS	SITE & DIMENSIONING PLAN (FUTURE PAHSE)
DRAWING C2.2		
JOB NUMBER 3073.0000.0		



EAST ELEVATION






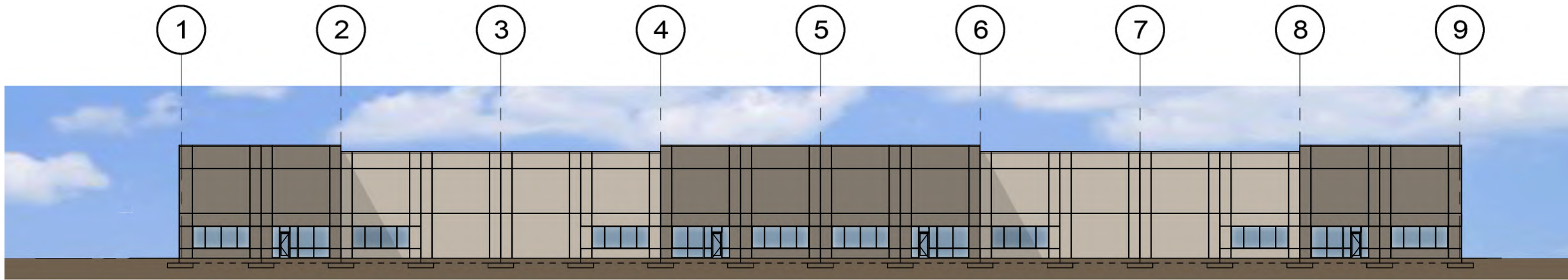
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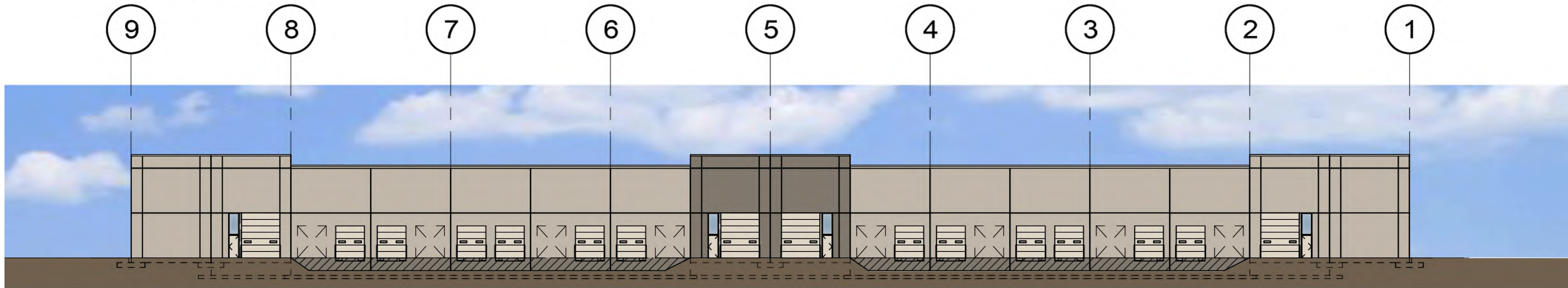
SOUTH ELEVATION

NORTH ELEVATION

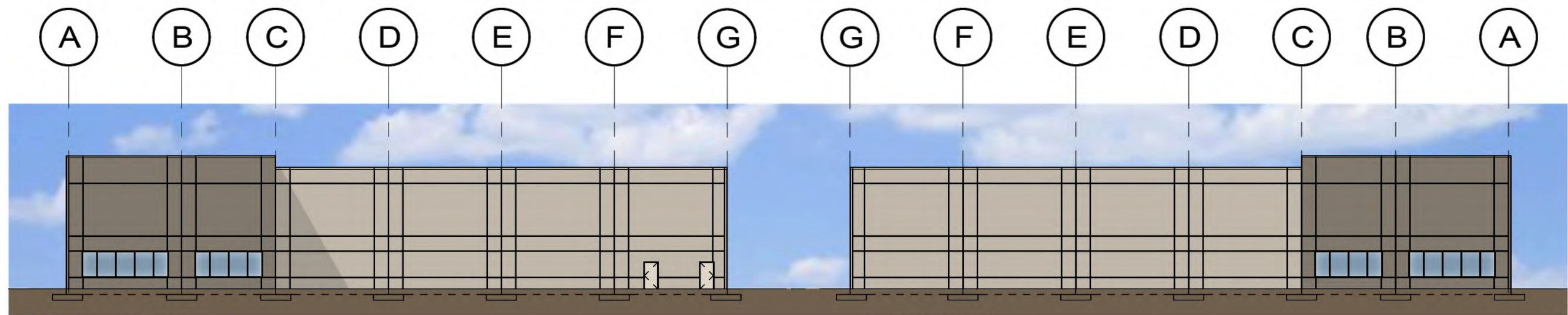
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VIGILANT	
LIGHT LICHEN	
EARTHLING	



WEST ELEVATION






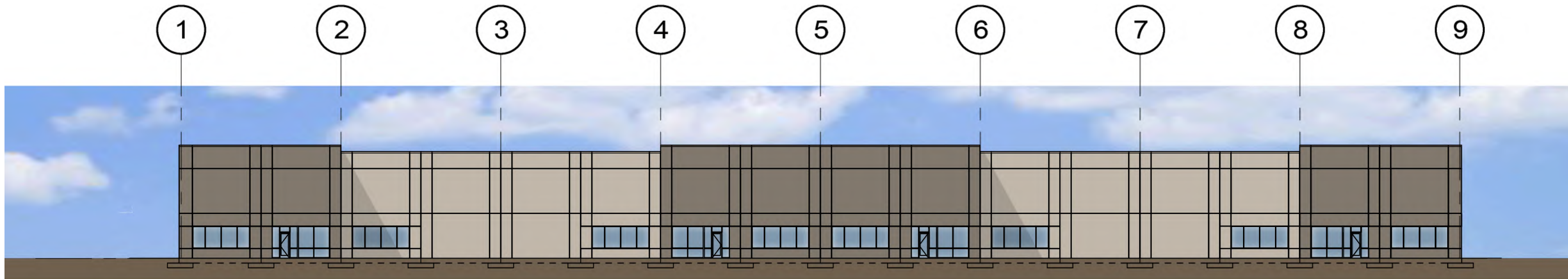
EAST ELEVATION



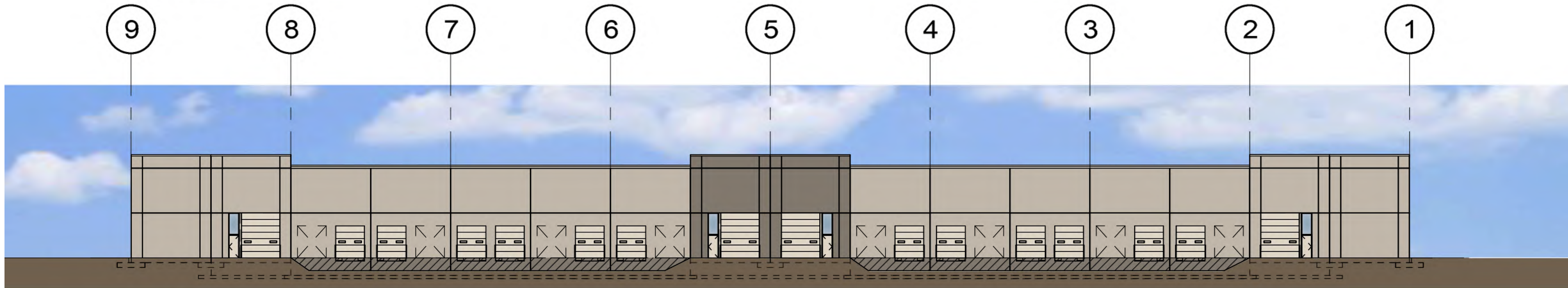
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NORTH ELEVATION

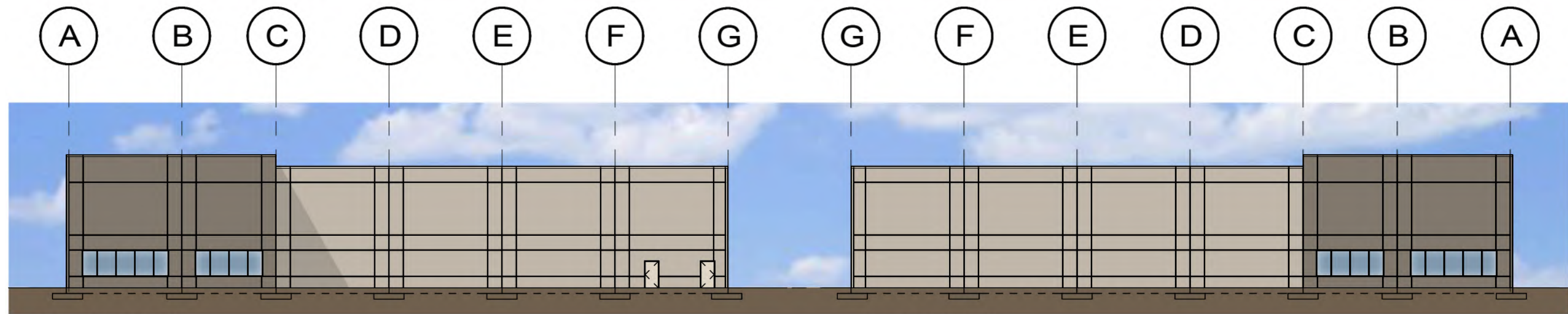
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VIGILANT	
LIGHT LICHEN	
EARTHLING	



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

LEGEND

VIGILANT

LIGHT LICHEN

EARTHLING