

# **MWSH BOONE ROAD PROPERTY LLC**

## **Salem, Oregon**

A Land Use Application for:  
Boone Road Industrial Park Subdivision

**Airport Overlay Zone Height Variance**  
**Type I – SRC 602.025(c):**

Applicant:  
**MWSH Boone Road Property LLC**

Submitted:  
**May 25, 2022**

Prepared by:  
**MWSH Boone Road Property LLC**

**Applicant & Property Owner**

**MWSH Boone Road Property LLC**

3425 Boone Road SE

Salem, OR 97317

Contact: Mark D. Lowen

503-480-3151 - o

503-586-4104 – c

[MLowen@liveBSL.com](mailto:MLowen@liveBSL.com)

Contact: John Eld

503-373-3161 - o

[jeld@liveBSL.com](mailto:jeld@liveBSL.com)

**Civil Engineering**

**Multi/Tech Engineering Services, Inc.**

1155 SE 13<sup>th</sup> Street

Salem, Oregon 97302

Contact: Mark Grenz

503-363-9227

[mgrenz@mtengineering.net](mailto:mgrenz@mtengineering.net)

**Tax Lot Information:**

Tax Map: 083W13A-00100 / 083W13A-00200 / 083W13A-0300

**Lot Area:**

79.07 acres

**Current Zoning District:**

IC (Industrial Commercial)

**Current Comprehensive Plan  
Designation**

IC (Industrial Commercial)

**Attachments :**

(50) Land Use Application – Type I – SRC 602.025(c)

(54) Application Narrative

(56) Email correspondence with the Salem Airport Manager

(66) Airport Overlay Map

(67) Site Coordinates

(75) FAA Hazard Determination Letter (2022-ANM-2645-OE)

## Boone Road Industrial Park Airport Overlay Variance

### Airport Overlay Zone Height Variance

SRC 602.025(c): Submittal Requirements:

**(1) A statement of the specific height limitation for which the variance is requested, and the amount of the variance; and**

Findings: The subject property appears to lay within the Horizontal Surface Area of the Salem Airport as referenced in the FAA Determination letter. The proposal is for a 12-lot Industrial / Commercial, Multi-unit residential housing subdivision / development.

Per Table 551-5, the maximum height allowed on the site is 70-feet. All proposed Flex Industrial, Self-Storage and Multi-family dwellings within this site will meet this height requirement. Height compliance will be reviewed at the time of building permit submittal. Therefore, the height of the dwellings will not have an impact on the Airport Overlay Height.

**(2) A determination from the FAA that the proposed variance will not create a hazard to air navigation.**

Findings: The FAA has been notified by the applicant of the proposal. FAA Determination is required for all new construction within the Airport Overlay Zone The FAA Determination letter (Aeronautical Study Number 2022-ANM-2645-OE) dated April 26, 2022 has been provided to the city. Prior to subdivision approval, the applicant also notified the Salem Airport Manager, John Paskell. John's email dated May 4, 2022, is attached.