



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:	Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Regulation Variance Case No. UGA-SPR-ADJ-DAP-TRV22-01
PROPERTY LOCATION:	4400 Block of Turner Rd SE, Salem OR 97317
NOTICE MAILING DATE:	June 16, 2022
PROPOSAL SUMMARY:	Development of a new industrial use building with associated site work.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., THURSDAY, JUNE 30, 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) 200.025(d) & (e) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.045(d) – Tree Regulation Variance 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):	Neliton Investments LLC (David A Neliton, Jeanette Neliton)
APPLICANT(S):	AAI Engineering
PROPOSAL REQUEST:	A consolidated application including an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Tree Regulation Variance for development of a new 208,000 square foot industrial building with associated site improvements, and a Class 2 Adjustment to reduce the required distance between driveway approaches along a minor arterial from 370 feet to 280 feet (approximately 24.3 percent). The subject property is approximately 10 acres in size, is zoned IG (General Industrial) and located in the 4400 Block of Turner Rd SE (Marion County Assessors Map and Tax Lot No: 082W07C / 200).
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:	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 104268. Paper copies can be obtained for a reasonable cost.

***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: Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Regulation Variance Case No. UGA-SPR-ADJ-DAP-TRV22-01

PROJECT ADDRESS: 4400 Block of Turner Rd SE, Salem OR 97317

AMANDA Application No.: 22-104268-LD / 22-104269-RP / 22-104271-ZO / 22-109908-ZO / 22-110432-NR

COMMENT PERIOD ENDS: Thursday, June 30, 2022 at 5:00 P.M.

SUMMARY: Development of a new industrial use building with associated site work.

REQUEST: A consolidated application including an Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Tree Regulation Variance for development of a new 208,000 square foot industrial building with associated site improvements, and a Class 2 Adjustment to reduce the required distance between driveway approaches along a minor arterial from 370 feet to 280 feet (approximately 24.3 percent). The subject property is approximately 10 acres in size, is zoned IG (General Industrial) and located in the 4400 Block of Turner Rd SE (Marion County Assessors Map and Tax Lot No: 082W07C / 200).

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 30, 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

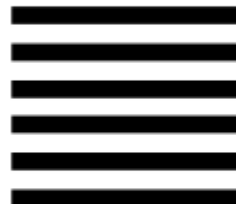
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

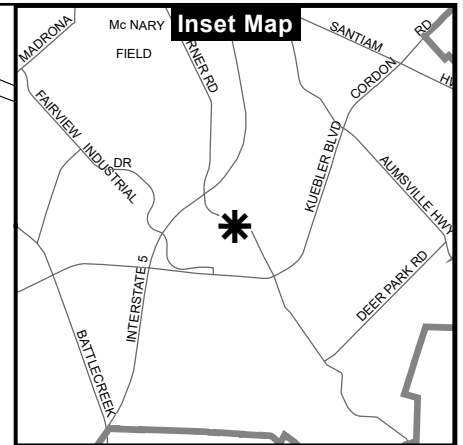
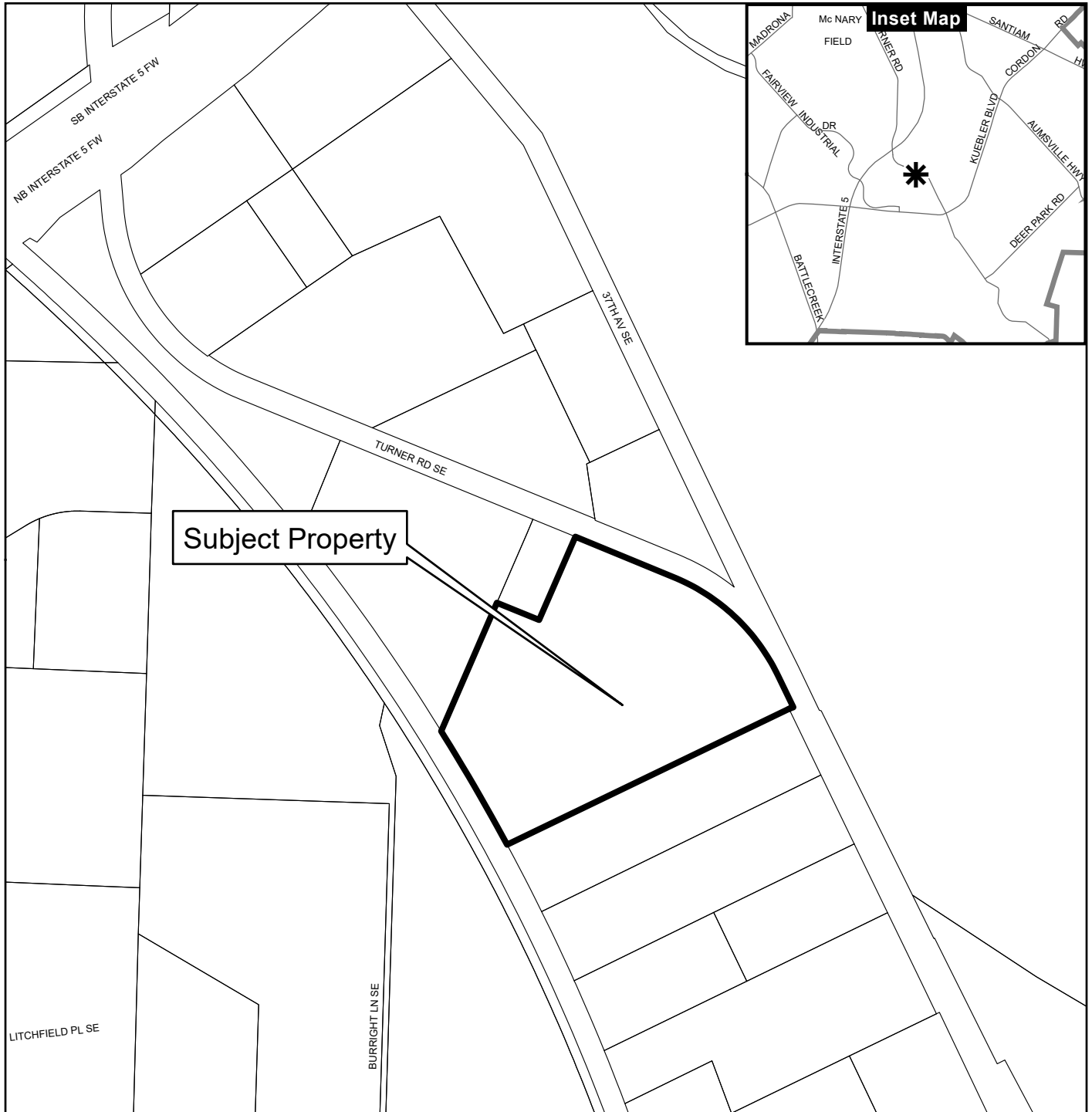


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

4400 Block Turner Road 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.

0 100 200 400 Feet



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Turner Road Salem, Oregon

06 APRIL 2022

-----	PROPERTY LINE
-----	LINE OF SOFFIT OR ELEMENT ABOVE
-----	CENTER LINE
-----	COLUMN GRID LINE

LEGEND

ARCHITECTURAL
A-1 COVER SHEET
A-2 PRELIMINARY SITE PLAN
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 SITE DETAILS

CIVIL
C2.0 GRADING PLAN
C3.0 UTILITY PLAN

LANDSCAPE
L1.0 TREE REMOVAL & PROTECTION PLAN
L1.1 OVERALL LANDSCAPE & TREE PLAN
L1.2 ENLARGED LANDSCAPE PLAN
L1.3 ENLARGED LANDSCAPE PLAN
L1.4 ENLARGED LANDSCAPE PLAN
L1.5 ENLARGED LANDSCAPE PLAN
L1.6 PLANTING LEGEND

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE
LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS,
INCLUDING, BUT NOT LIMITED TO:

BUILDING	2019 OREGON STRUCTURAL SPECIALTY CODE
MECHANICAL	2019 OREGON MECHANICAL SPECIALTY CODE
PLUMBING	2017 OREGON PLUMBING SPECIALTY CODE
ELECTRICAL	2017 OREGON ELECTRICAL SPECIALTY CODE
FIRE	2014 OREGON FIRE CODE
ACCESSIBILITY	2009 ICC / ANSI A117.1 ACCESSIBILITY CODE
ENERGY	2019 OREGON ZERO ENERGY READY COMMERCIAL CODE

CURRENT ZONING USE: IG - GENERAL INDUSTRIAL
PROPOSED ZONING USE: IG - GENERAL INDUSTRIAL

OCCUPANCY GROUP: S-1 / B

CONSTRUCTION TYPE: V-B

ASSESSOR'S PARCEL NUMBER: 082W07C00200

GROSS LOT AREA:	± 440,696
	10.12 acres
NET LOT AREA:	± 436,039
	10.01 acres

BUILDING AREA:	206,975 sf
OFFICE:	9,000 sf
WAREHOUSE:	197,975 sf
SITE COVERAGE:	47.47%
DOCK DOOR RATIO:	1 / 7,392 sf
PARKING REQUIRED:	40 spaces
OFFICE (1 / 350 sf)	26 spaces
WAREHOUSE (1 / 15,000 sf)	14 spaces
MAXIMUM PARKING:	70 spaces
PARKING PROVIDED:	70 spaces

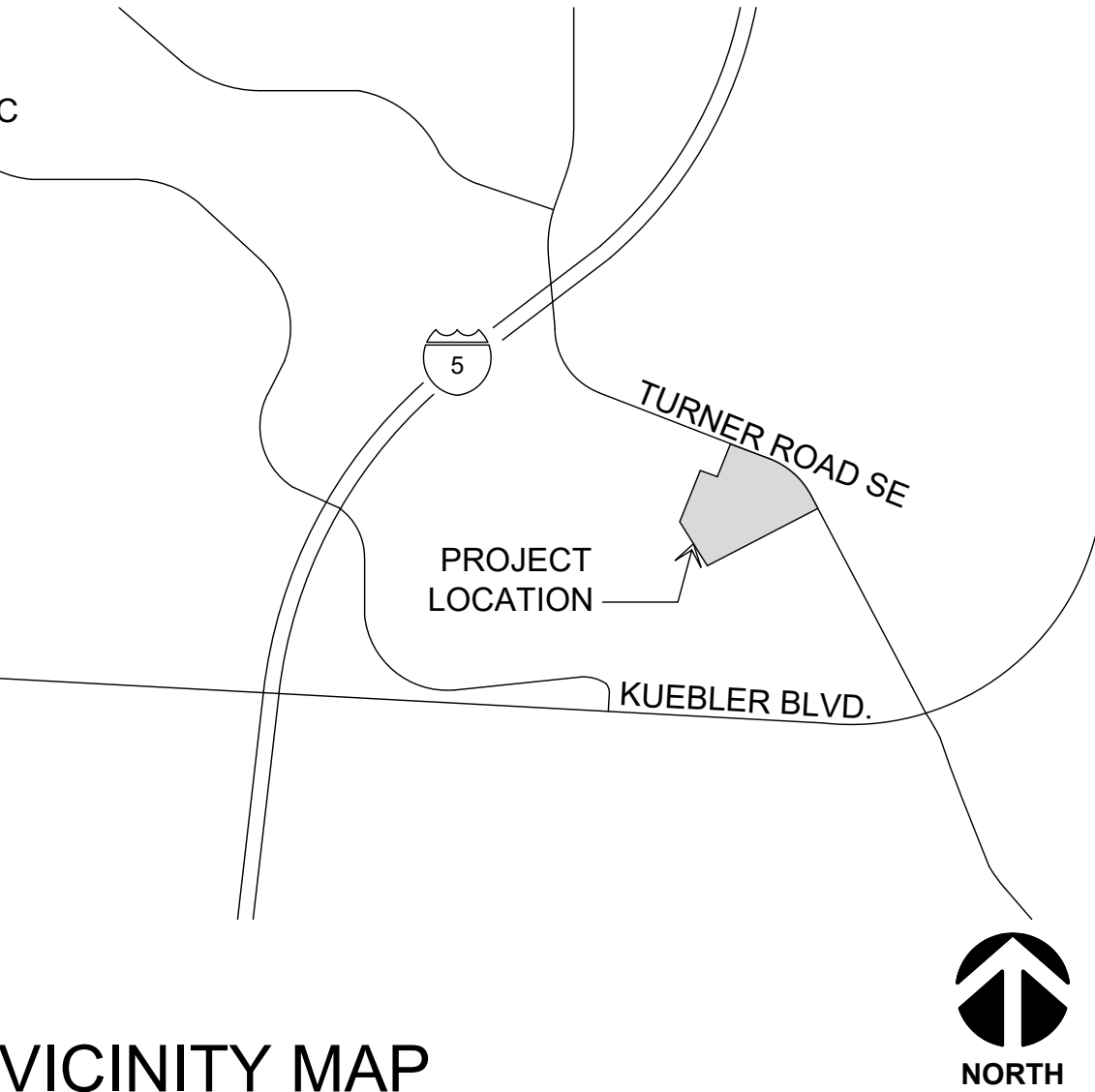
OWNER / DEVELOPER
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 405
NEWPORT BEACH, CA 92660
(949) 720-8050

APPLICANT
MICHAEL DEARMEY
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 405
NEWPORT BEACH, CA 92660
(949) 720-8050

ARCHITECT
CALVIN J. COATSWORTH ARCHITECTS, PC
1574 GULF ROAD
PMB 212
POINT ROBERST, WA 98281
PHONE: (949) 833-1930

CIVIL ENGINEER
CRAIG HARRIS
AAI ENGINEERING
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OR 97005
PHONE: (503) 352-3030

LANDSCAPE
TERESA LONG, PLA
AAI ENGINEERING
4875 SW GRIFFITH DRIVE, SUITE 100
BEAVERTON, OR 97005
PHONE: (503) 352-3030



SHEET INDEX

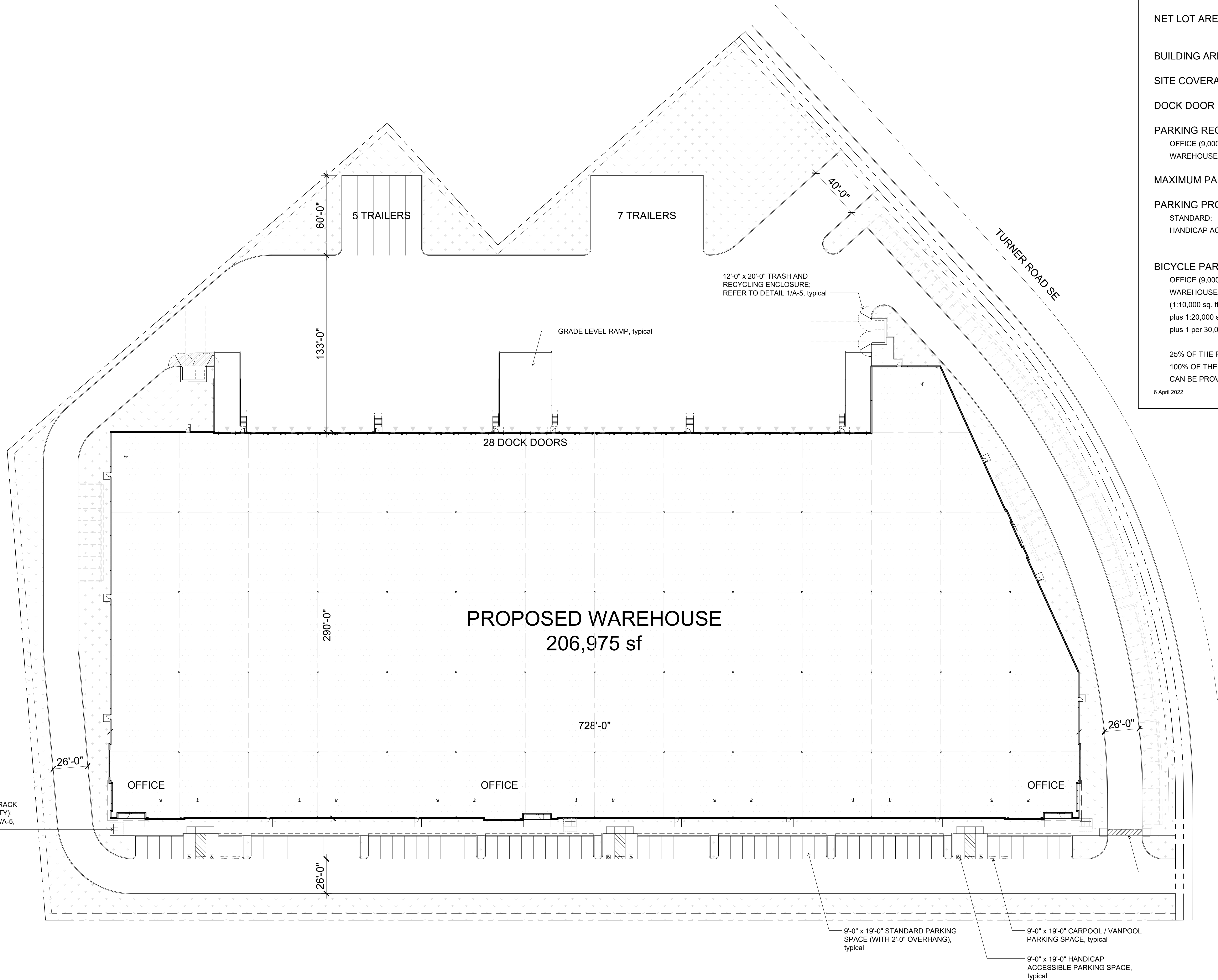
APPLICABLE CODES

PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP

SCALE: NOT TO SCALE

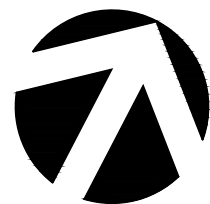
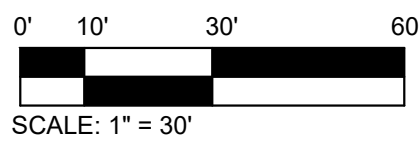


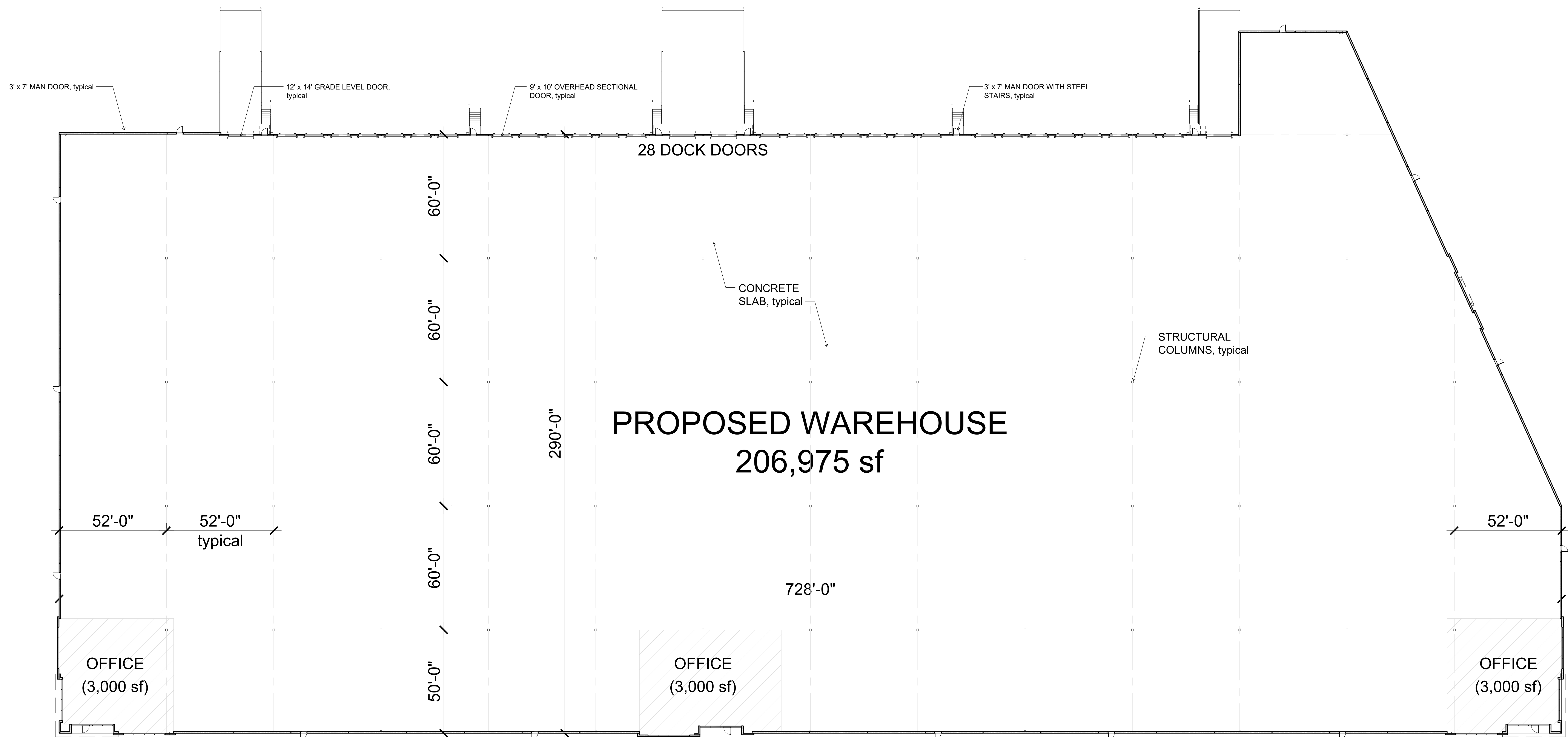
GROSS LOT AREA:	± 440,696 sf	10.12 acres
NET LOT AREA:	± 436,039 sf	10.01 acres
BUILDING AREA:	206,975 sf	
SITE COVERAGE:	47.47 %	
DOCK DOOR RATIO:	1 / 7,392 sf	
PARKING REQUIRED:	40 spaces	
OFFICE (9,000 sf at 1:350 sf)	26 spaces	
WAREHOUSE (197,975 sf at 1:15,000 sf)	14 spaces	
MAXIMUM PARKING (1.75x REQUIRED):	70 spaces	
PARKING PROVIDED:	70 spaces	
STANDARD:	64 spaces	
HANDICAP ACCESSIBLE:	6 spaces	
BICYCLE PARKING REQUIRED:	15 spaces	
OFFICE (9,000 sf at 1:3,500 sf)	3 spaces	
WAREHOUSE (197,975 sf)	12 spaces	
(1:10,000 sq. ft. for first 50,000 sq. ft.	5 spaces	
plus 1:20,000 sq. ft. for 50,000 to 100,000 sq. ft.	3 spaces	
plus 1 per 30,000 sq. ft. for remaining over 100,000 sq. ft.)	4 spaces	
25% OF THE REQUIRED OFFICE BICYCLE PARKING AND 100% OF THE REQUIRED WAREHOUSE BICYCLE PARKING CAN BE PROVIDED AS LONG TERM BICYCLE PARKING.		
6 April 2022p:\2021\21500 phelan development\21500.19 pd-turner road, salem, or\planning package\21500.19 site plan scheme 2r2 04.06.2022.dwg		

PRELIMINARY SITE PLAN

06 APRIL 2022

Turner Road
Salem, Oregon

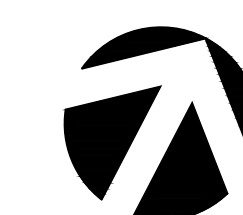
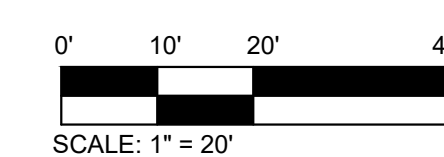


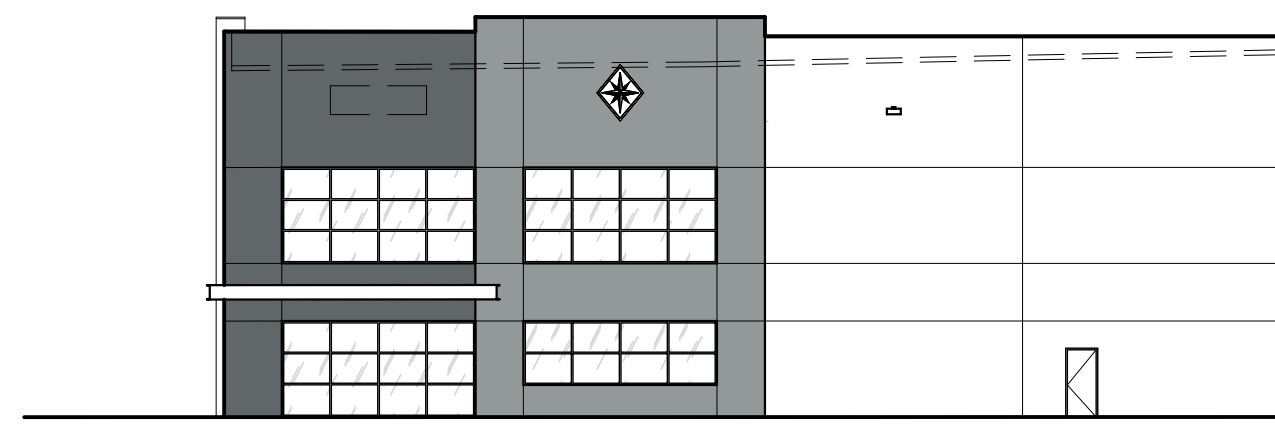


FLOOR PLAN

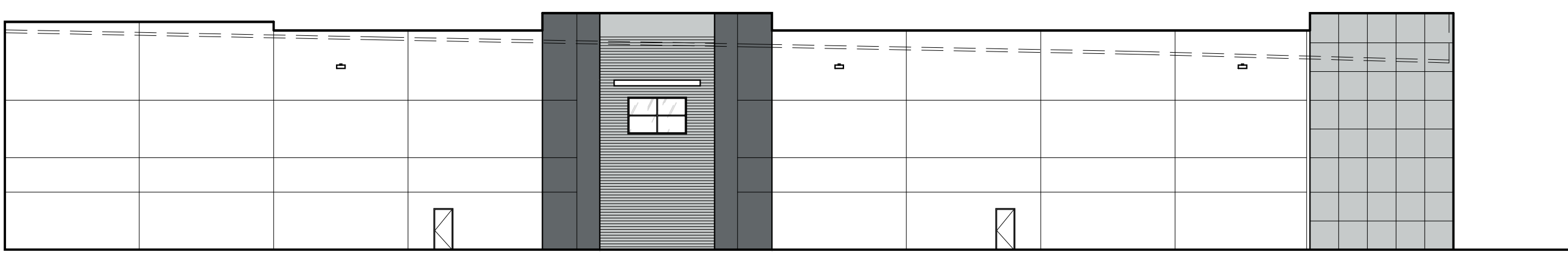
06 APRIL 2022

Turner Road
Salem, Oregon





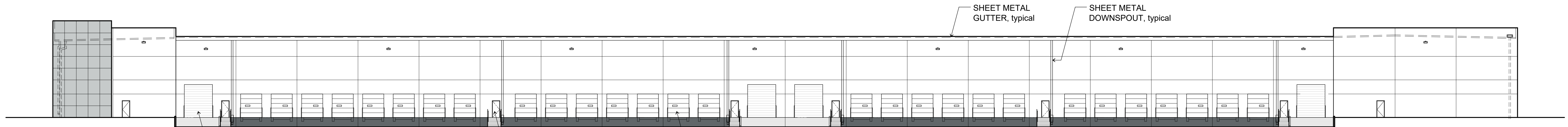
PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
	1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

LEGEND



NORTH ELEVATION

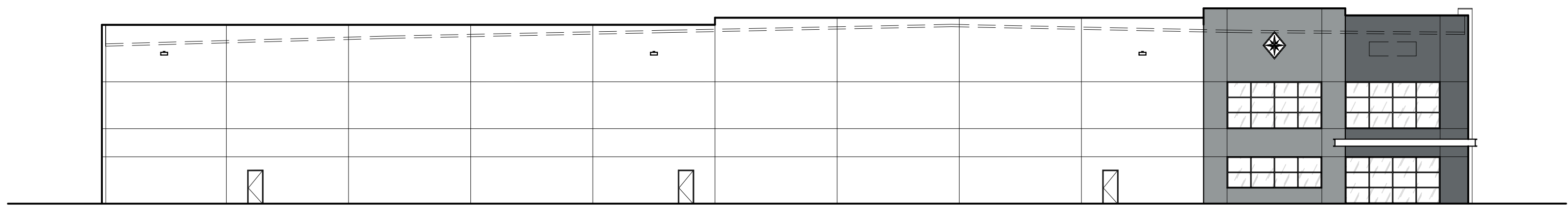
12'-0" x 14'-0" GRADE
LEVEL DOOR, typical

3'-0" x 7'-0" MAN DOOR WITH
METAL STAIRS, typical

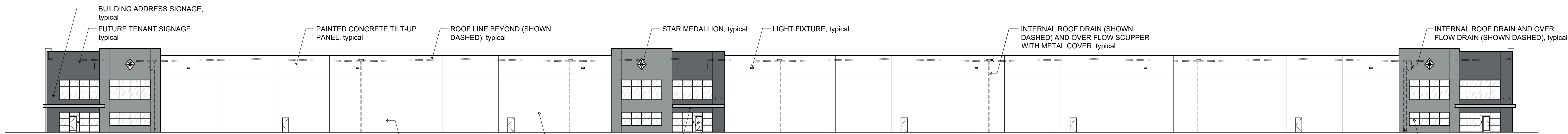
9'-0" x 10'-0" OVERHEAD
SECTIONAL DOOR, typical

SHEET METAL
GUTTER, typical

SHEET METAL
DOWNSPOUT, typical



WEST ELEVATION



SOUTH ELEVATION

BUILDING ADDRESS SIGNAGE,
typical

FUTURE TENANT SIGNAGE,
typical

PAINTED CONCRETE TILT-UP
PANEL, typical

ROOF LINE BEYOND (SHOWN
DASHED), typical

STAR MEDALLION, typical

LIGHT FIXTURE, typical

INTERNAL ROOF DRAIN (SHOWN
DASHED) AND OVER FLOW SCUPPER
WITH METAL COVER, typical

INTERNAL ROOF DRAIN AND OVER
FLOW DRAIN (SHOWN DASHED), typical

PANEL JOINT, typical

PANEL REVEAL, typical

ENTRY, typical
C-CHANNEL CANOPY, typical

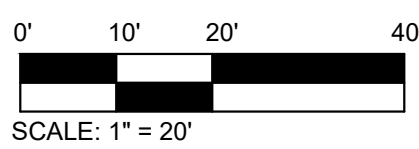
CLEAR ANODIZED
STOREFRONT SYSTEM, typical

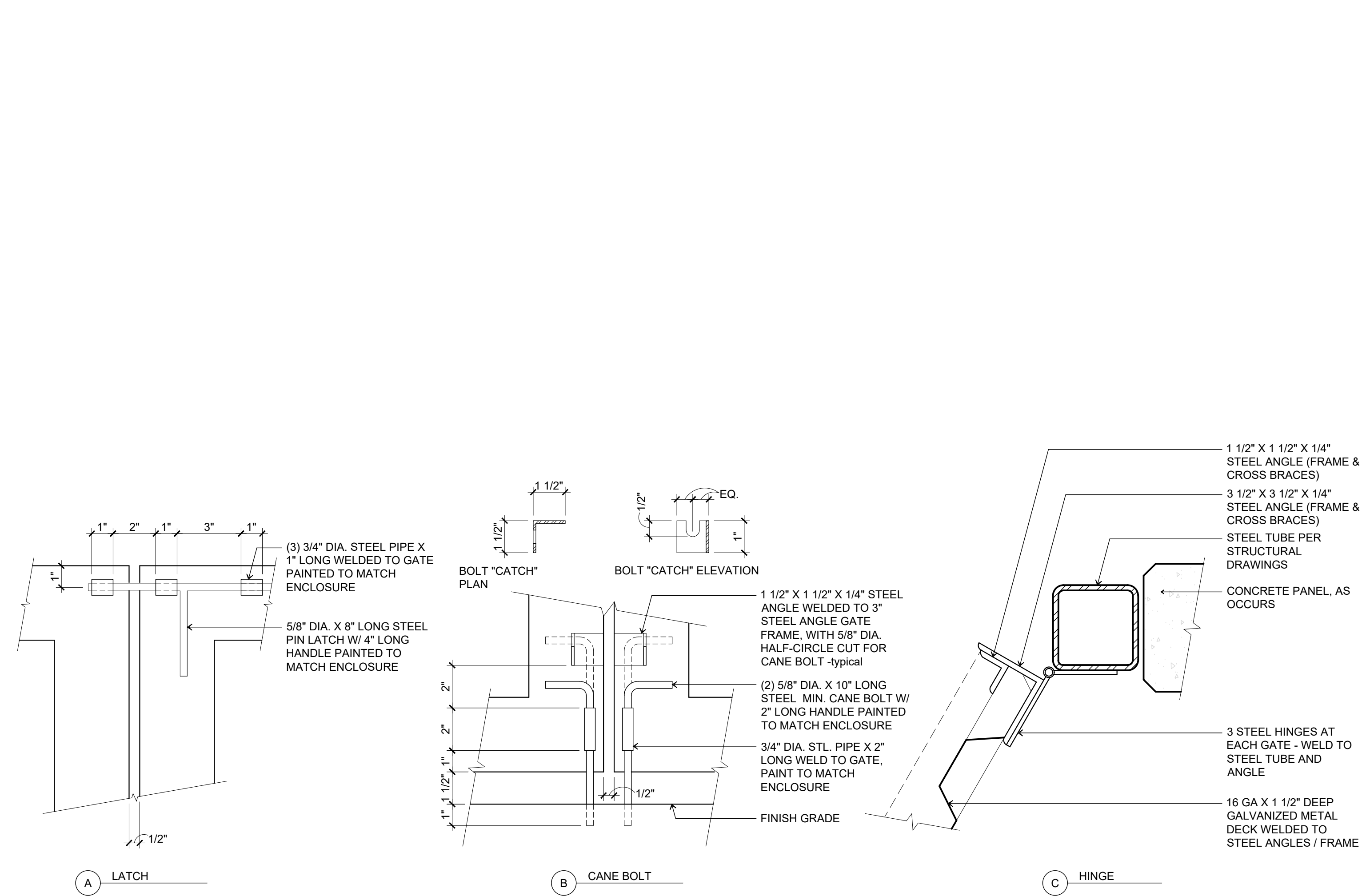
INTERNAL ROOF OVER FLOW
DRAIN OUTLET, typical

EXTERIOR ELEVATIONS

06 APRIL 2022

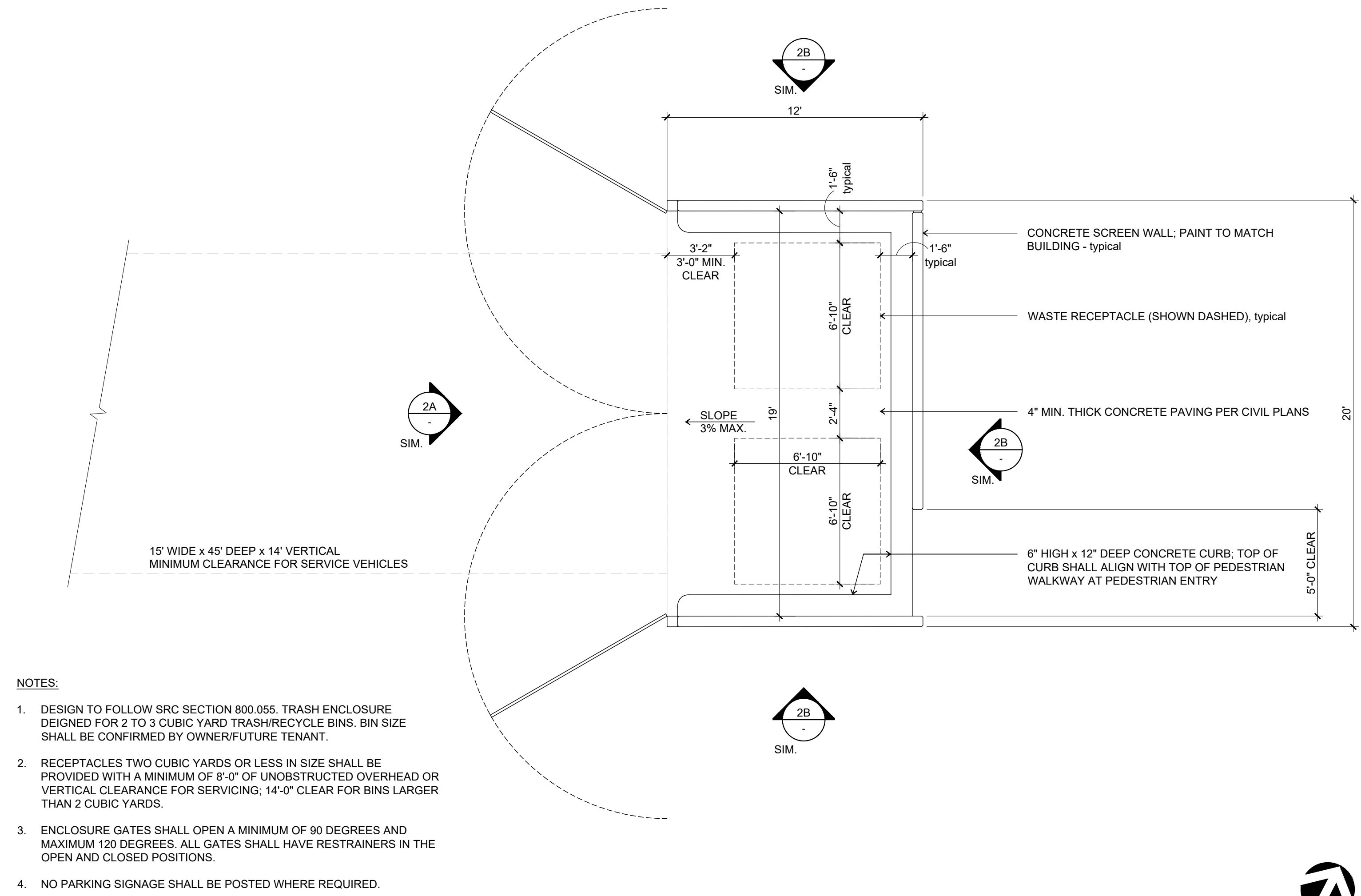
Turner Road
Salem, Oregon





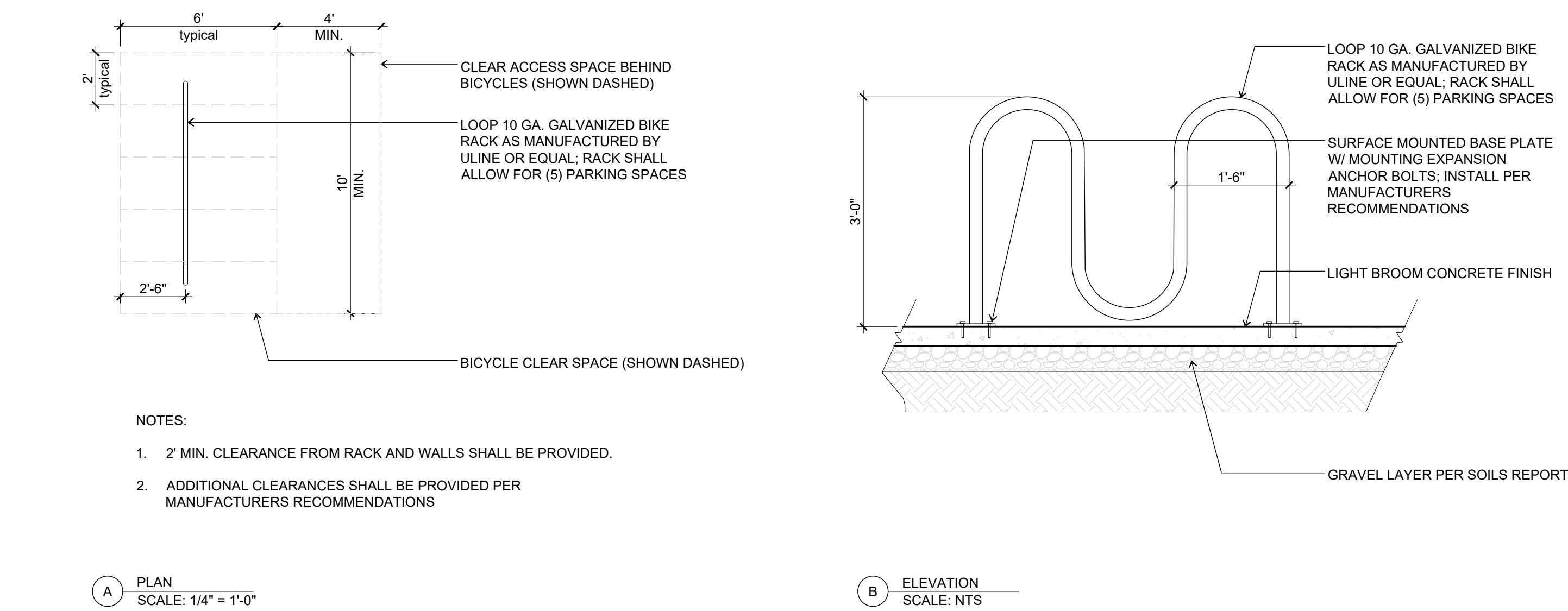
TRASH ENCLOSURE DETAILS

SCALE: 3" = 1'-0"



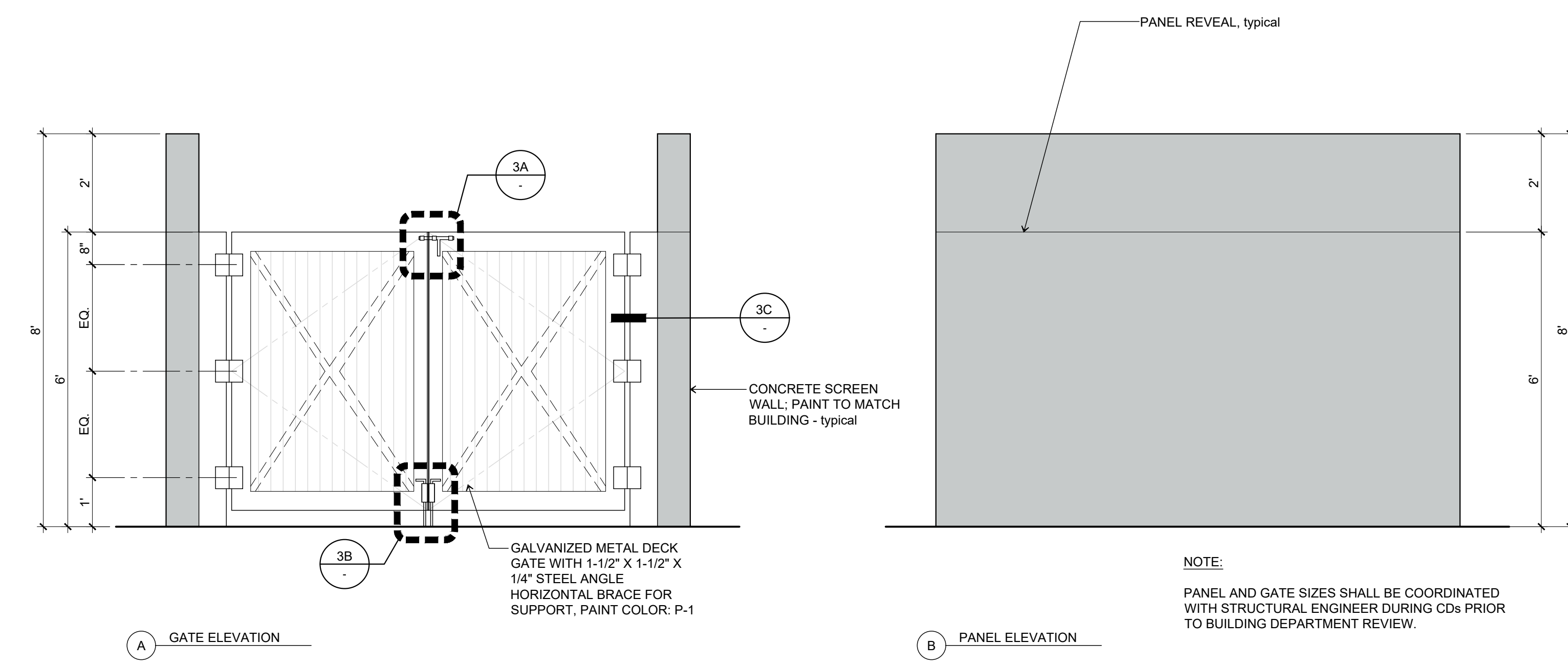
3 TYPICAL TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



BICYCLE RACK DETAILS

SCALE: VARIES



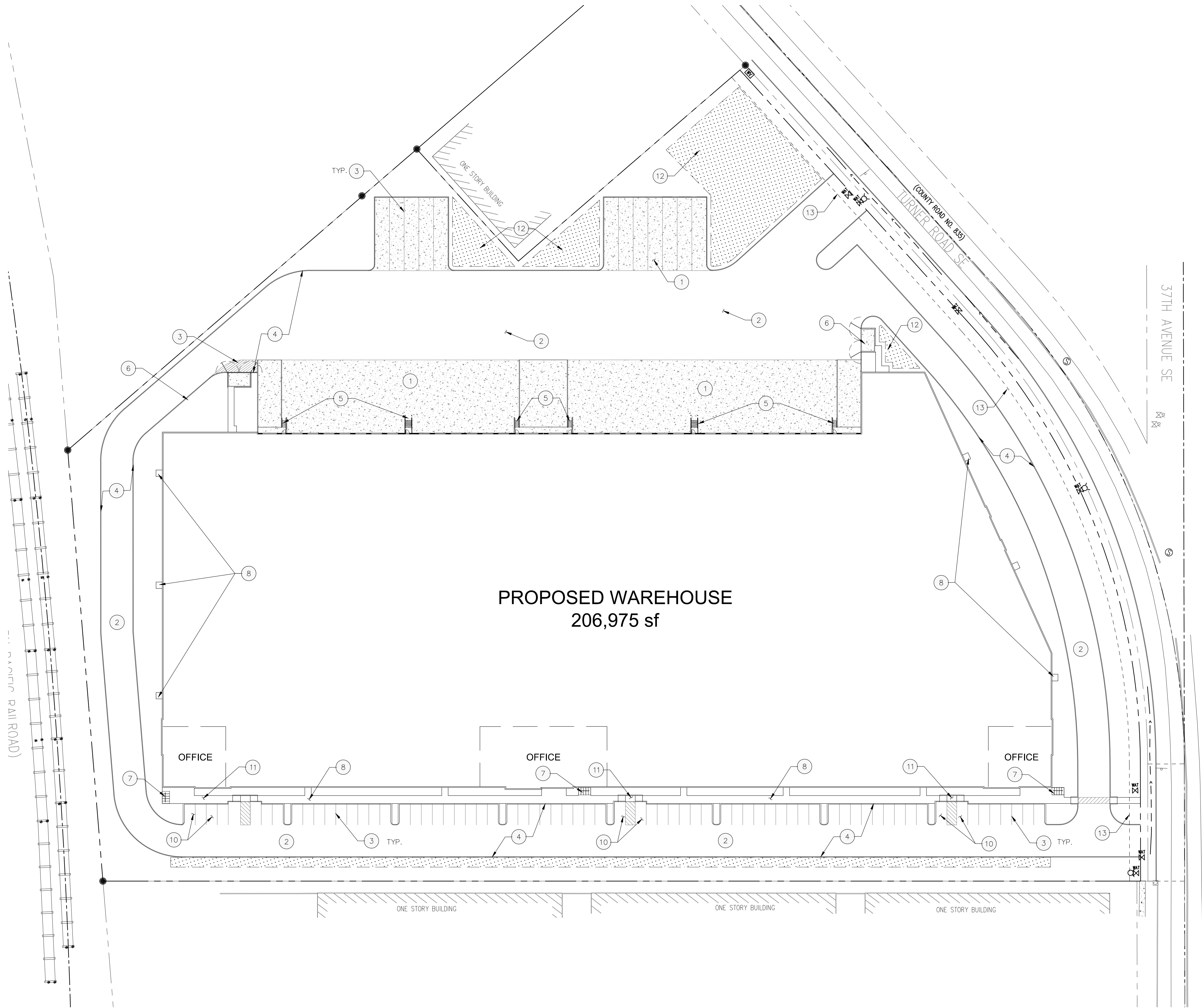
4 TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"

SITE DETAILS

06 APRIL 2022

Turner Road
 Salem, Oregon



SHEET NOTES

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

1. INSTALL CONCRETE TRUCK DRIVING SURFACE
2. INSTALL ASPHALT SURFACING
3. INSTALL STRIPING. SEE ARCHITECTURAL PLANS.
4. INSTALL CURB
5. INSTALL STAIRS. SEE ARCHITECTURAL PLANS.
6. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
7. INSTALL BICYCLE PARKING. SEE ARCHITECTURAL PLANS.
8. INSTALL SIDEWALK
9. INSTALL DESIGN BUILD WALL
10. INSTALL ADA PARKING
11. INSTALL ADA CURB RAMP
12. INSTALL STORMWATER PLANTER
13. EXISTING 15 FT WIDE WATER LINE EASEMENT

LEGEND

PROPERTY LINE	
CONCRETE SURFACING	



AAI alphan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com

TURNER ROAD
SALEM, OR

SHEET TITLE
SITE
PLAN

DATE: 02/11/22
DRAWN: KPM
CHECKED: CNH
REVISIONS:

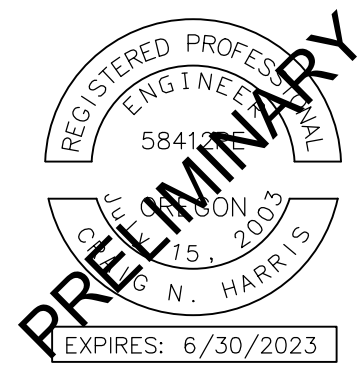
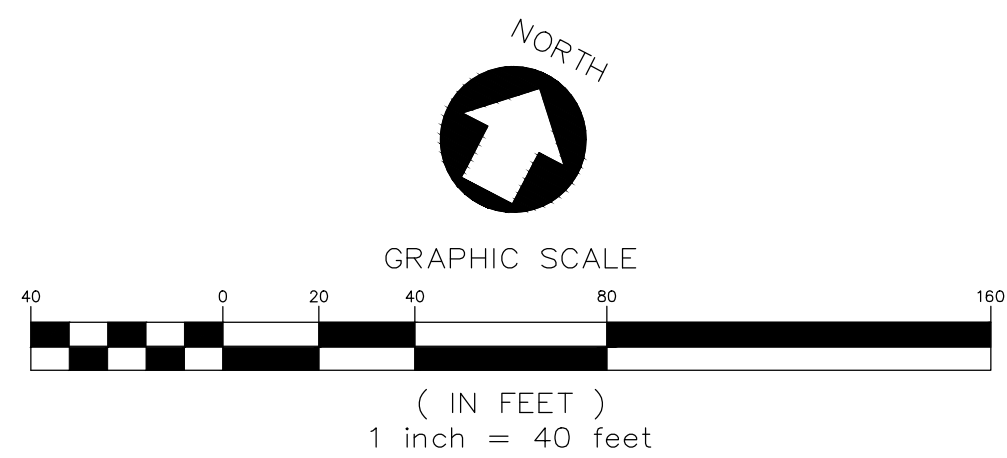
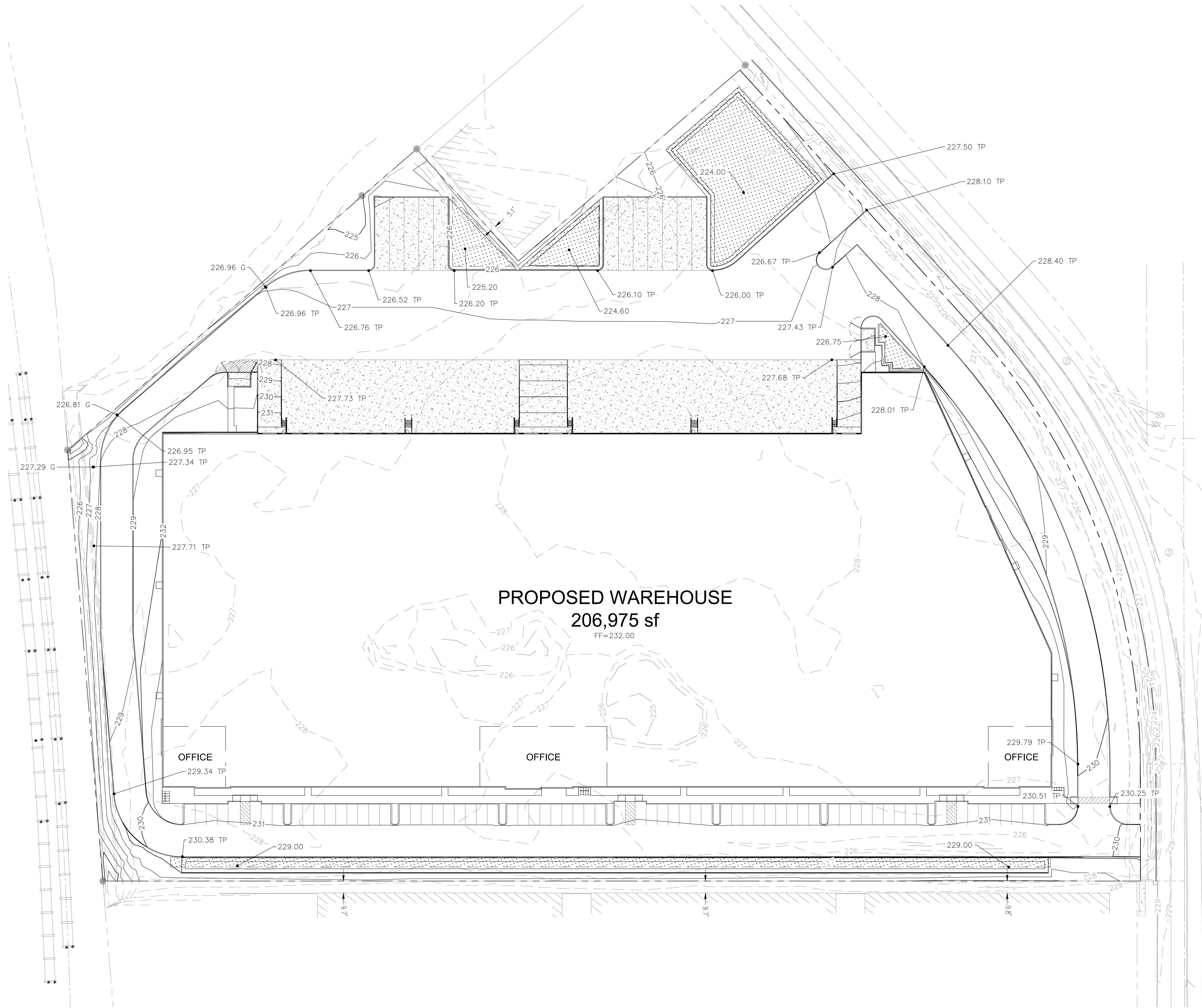
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SHEET NUMBER

C1.0

JOB NUMBER: A21166.10



AAI alphan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 100 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaleng.com

TURNER ROAD
SALEM, OR

SHEET TITLE
**GRADING
PLAN**

DATE: 02/11/22
DRAWN: KPM
CHECKED: CNH
REVISIONS:

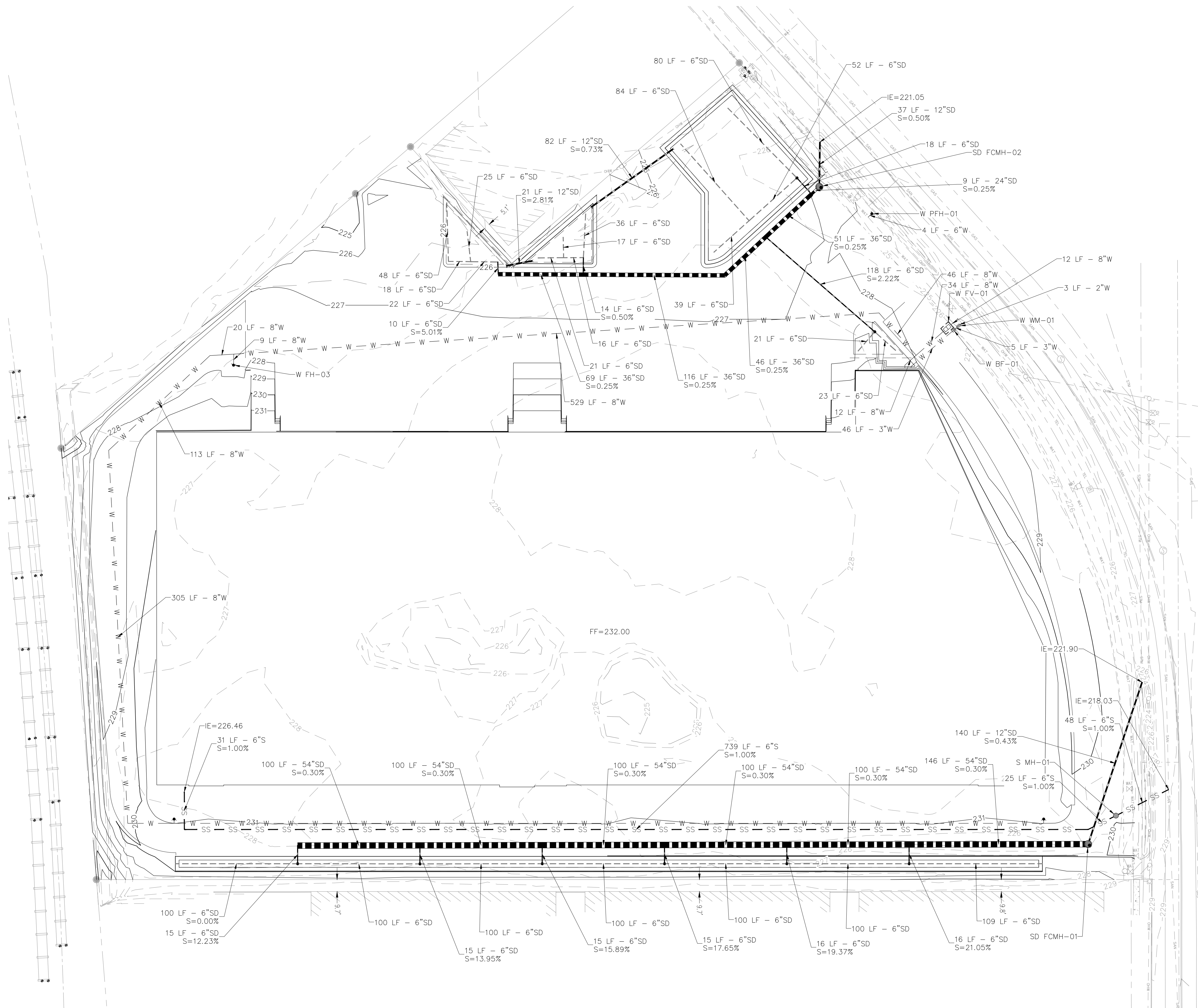
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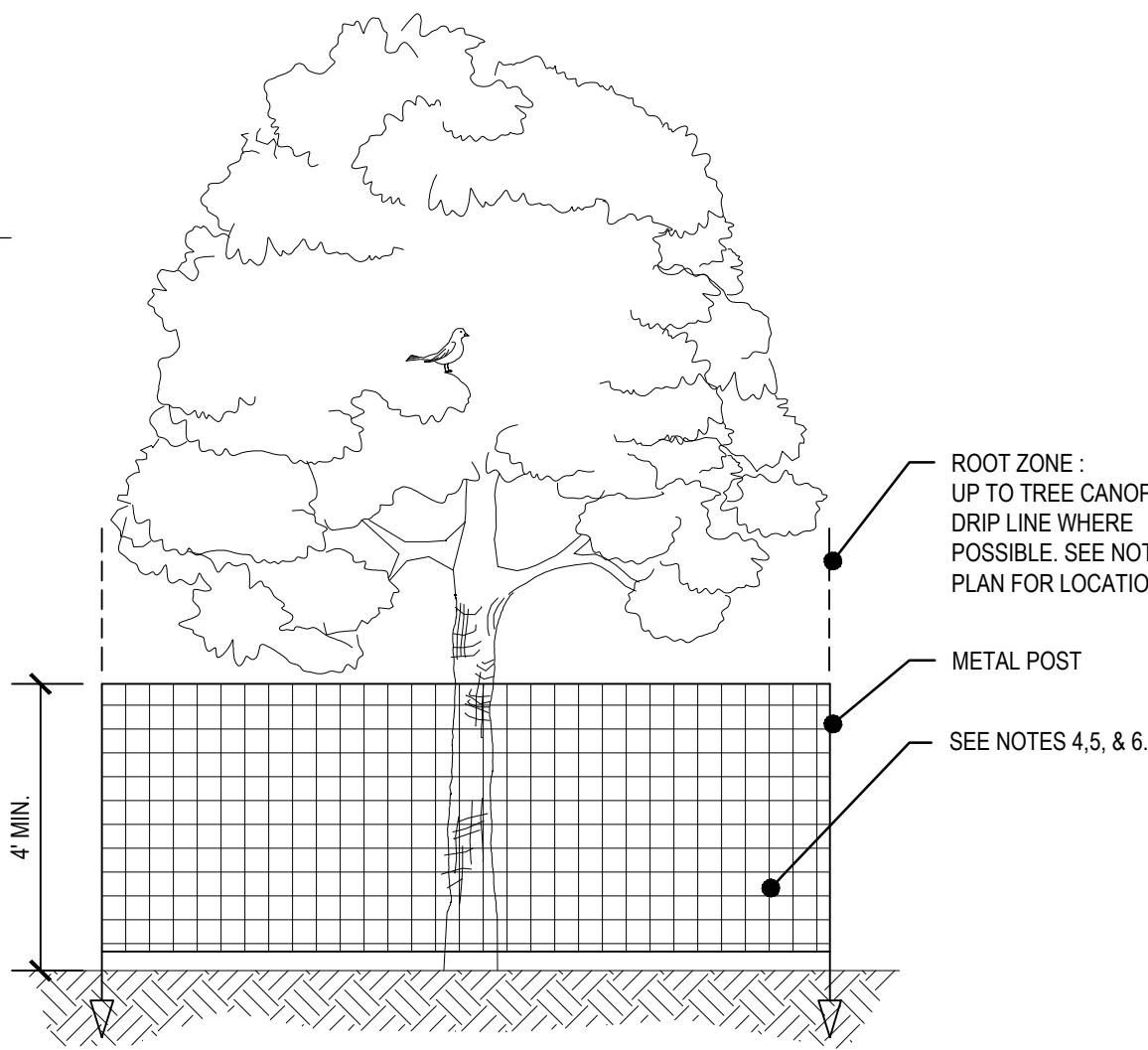
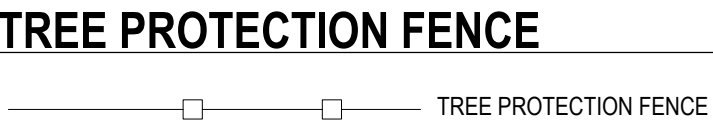
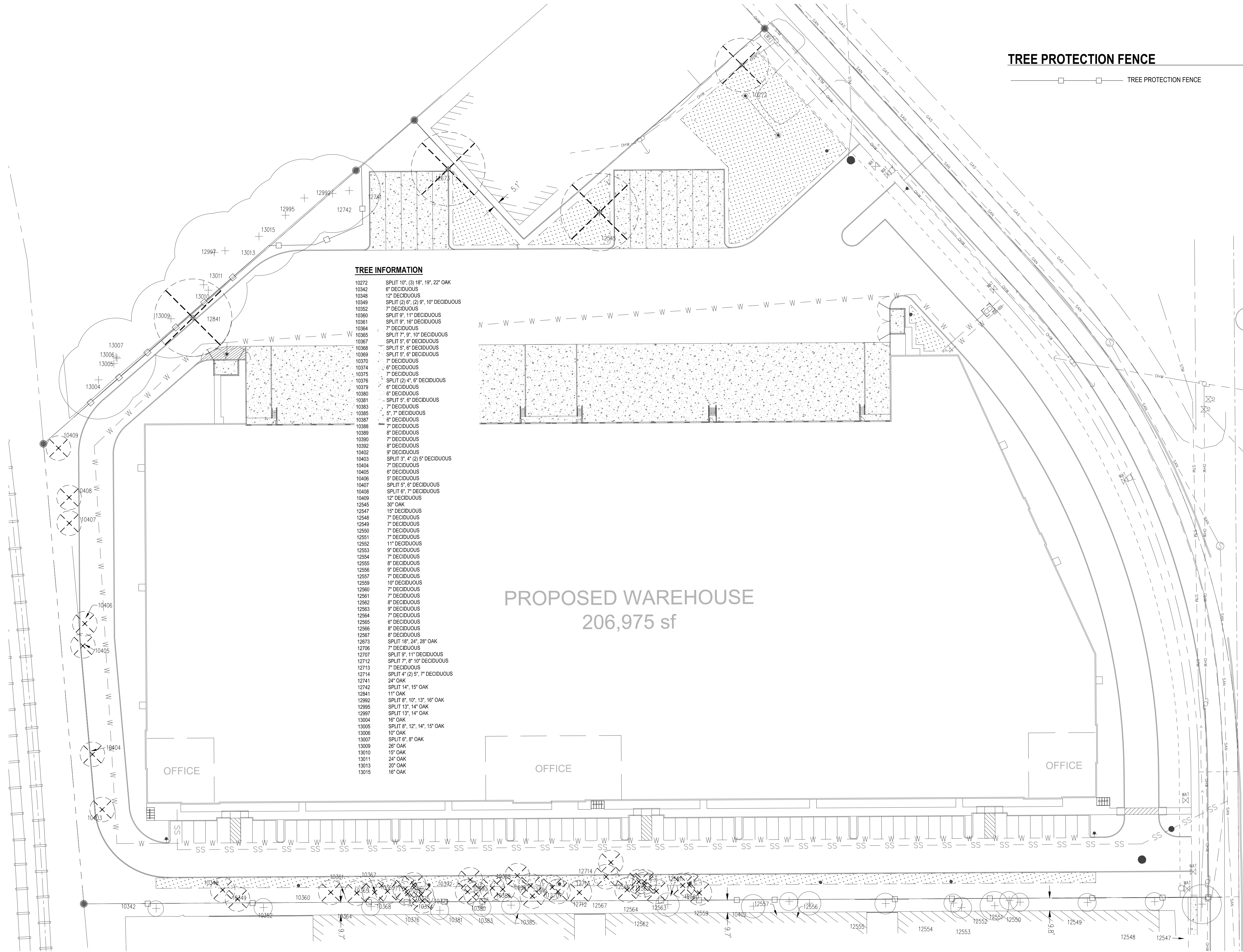
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SHEET NUMBER

C2.0

JOB NUMBER: A21166.10

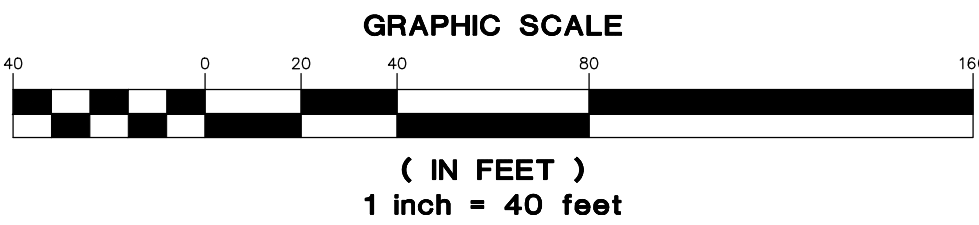




1 TREE PROTECTION FENCING DETAIL
N.T.S.

TREE PROTECTION NOTES:

- BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
- NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
- INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. ROOT PROTECTION ZONE IS AN AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE CANOPY AND BETWEEN EXISTING CURB AND PROPOSED SIDEWALK.
- FENCING SHALL BE 4-FOOT HIGH ORANGE CONSTRUCTION FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 6-FOOT METAL POSTS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- FENCE SHALL BE INSTALLED PRIOR TO LAND CLEARING, FILLING OR ANY LAND ALTERATION AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION IS COMPLETE.
- NO EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES ALLOWED WITHIN THE PROTECTION FENCING.
- WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
- WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND GROUPS OF TREES.
- DURING WORK, ANY ROOTS GREATER THAN TWO INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED & MONITORED BY THE PROJECT LANDSCAPE ARCHITECT.
- AFTER CONSTRUCTION IS COMPLETE, PROJECT LANDSCAPE ARCHITECT SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.



**TREE REMOVAL
& PROTECTION
PLAN**

DATE: 02/11/22

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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