



# 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.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-31
<b>PROPERTY LOCATION:</b>	2980 River Road N, Salem OR 97303
<b>NOTICE MAILING DATE:</b>	June 17, 2022
<b>PROPOSAL SUMMARY:</b>	A proposal to construct a new Fred Meyer fueling station with associated site improvements.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., FRIDAY, JULY 1, 2022. 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.</b>
<b>CASE MANAGER:</b>	<b>Brandon Pike, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:bpike@cityofsalem.net">bpike@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Highland Neighborhood Association, Christian Kelly, Chair; Phone: 503-502-8615; Email: <a href="mailto:chkelly.cwk@gmail.com">chkelly.cwk@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.



<b>PROPERTY OWNER(S):</b>	SFP F LLC
<b>APPLICANT(S):</b>	Charles Moseley, Barghausen Consulting Engineers, on behalf of Casey Mckeon Heslin Holdings LLC
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application containing a Class 3 Site Plan Review to construct a new 5,418-square-foot overhead fuel canopy with 14 fueling positions, a 179-square-foot cashiers kiosk, and associated site improvements such as landscaping and vehicle parking. The application includes a Class 2 Adjustment request to reduce the minimum development site landscaping standard from 15 to 3.2 percent.</p> <p>The subject property is approximately 0.89 acres in size, zoned CR (Retail Commercial), and located at 2980 River Road N (Marion County Assessor map and tax lot number: 073W15AA / 9400).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22 111076. 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:** Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-31

**PROJECT ADDRESS:** 2980 River Road N, Salem OR 97303

**AMANDA Application No.:** 22-111076-RP / 22-111077-ZO

**COMMENT PERIOD ENDS:** Friday, July 1, 2022 at 5:00 P.M.

**SUMMARY:** A proposal to construct a new Fred Meyer fueling station with associated site improvements.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review to construct a new 5,418-square-foot overhead fuel canopy with 14 fueling positions, a 179-square-foot cashiers kiosk, and associated site improvements such as landscaping and vehicle parking. The application includes a Class 2 Adjustment request to reduce the minimum development site landscaping standard from 15 to 3.2 percent. The subject property is approximately 0.89 acres in size, zoned CR (Retail Commercial), and located at 2980 River Road N (Marion County Assessor map and tax lot number: 073W15AA / 9400).

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., FRIDAY, JULY 1, 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:** Brandon Pike, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: [bpike@cityofsalem.net](mailto:bpike@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**



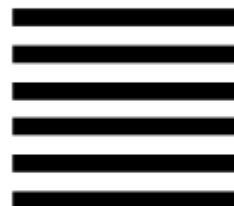
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

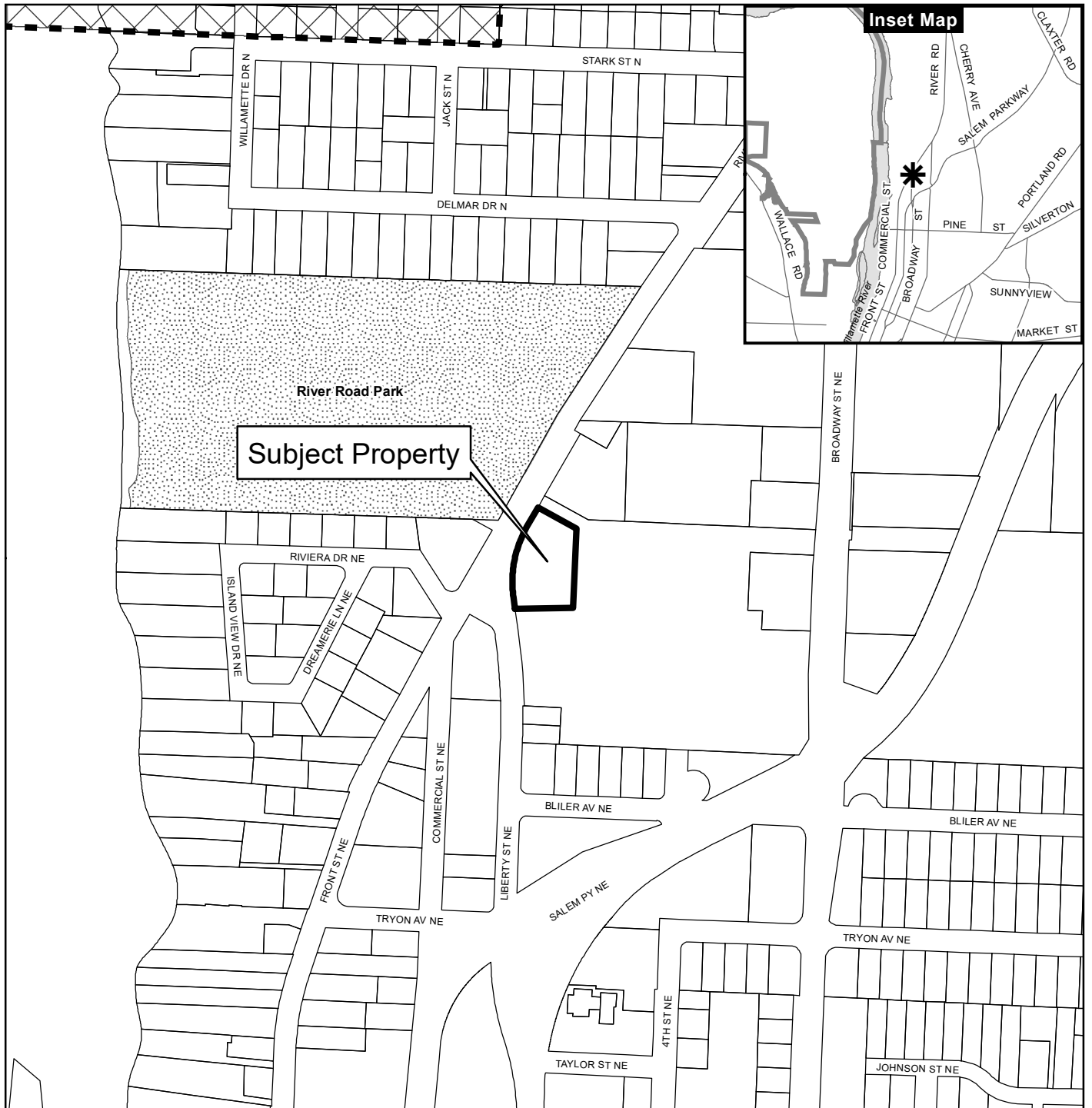


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES





# Vicinity Map 2980 River Road N



## Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet

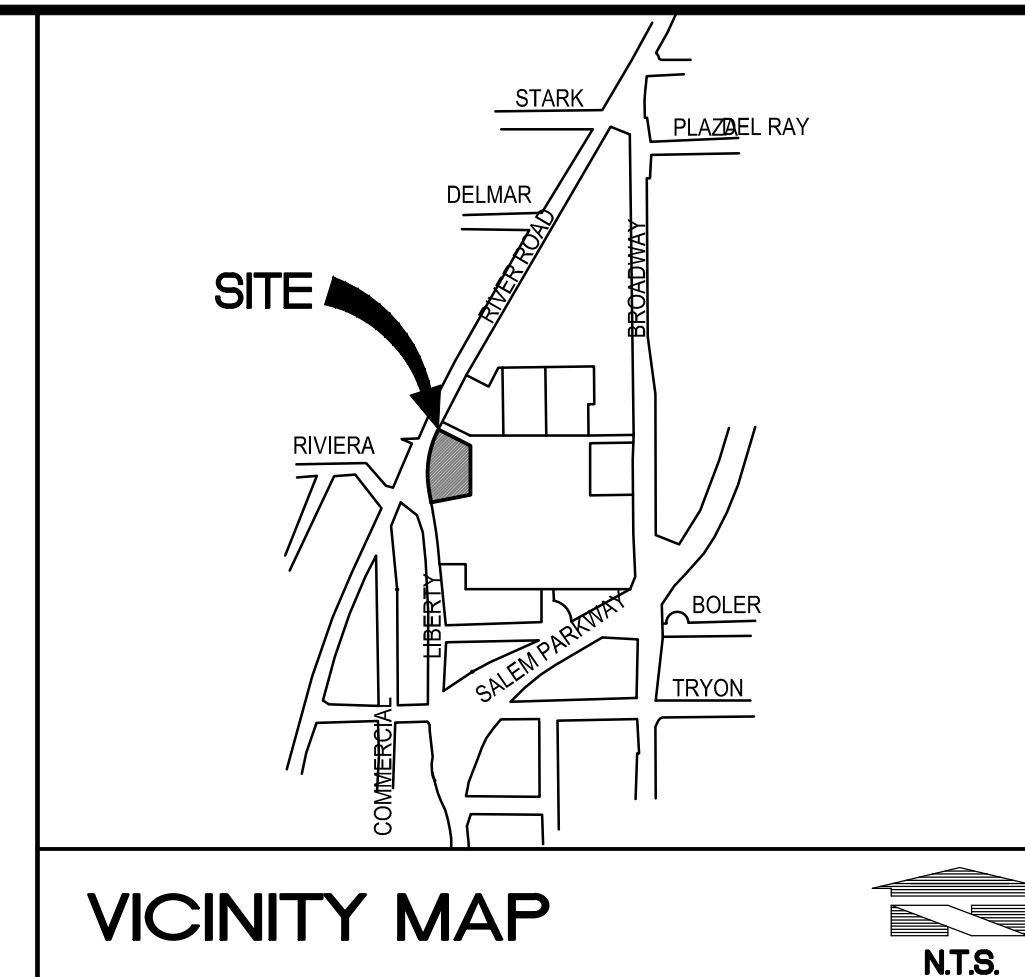




LOT 2, NORTH SALEM FRED MEYER (PLAT BK. 43, PG. 0030)  
SALEM, OREGON



THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING "CALL BEFORE YOU DIG" (AT 811) AND THEN POTHOLES THE UTILITIES TO DETERMINE THE EXISTING LOCATION. LOCATIONS OF UTILITIES MUST BE VERIFIED WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



P1	PRELIMINARY CIVIL - COVER SHEET
P2	EXISTING CONDITIONS PLAN
P3	PRELIMINARY SITE PLAN
P4	PRELIMINARY UTILITY PLAN
P5	PRELIMINARY GRADING AND DRAINAGE PLAN

**ENGINEER/PLANNER**  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
CONTACT: CHARLES MOSELEY, PROJECT PLANNER  
CONTACT: JASON HUBBELL P.E., ENGINEER  
PHONE: (425)251-6222


CUT = 1200 CY (TANK AND SLOPE EXCAVATION)  
 FILL = 200 CY (PRECISE GRADING)

LOT 2, NORTH SALEM FRED MEYER (PLAT BOOK 43, PAGE 0030)  
SALEM, OREGON

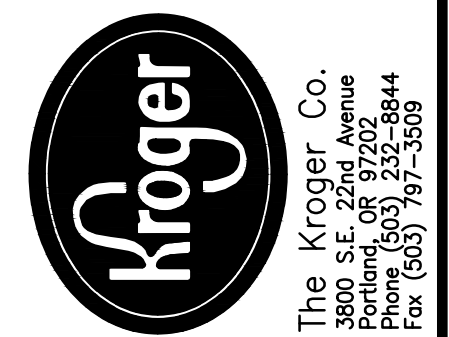
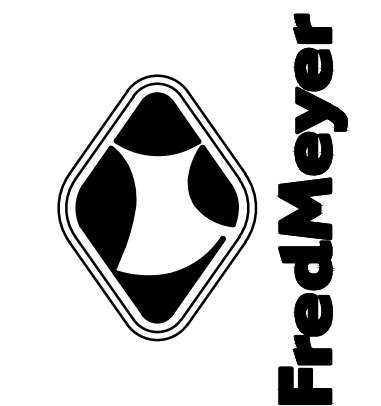
THIS SITE EXISTING CONDITIONS SURVEY PROVIDED BY TERRA CALC,  
DATED 7/26/21. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE  
BENEFIT OF COMPLETE ZONING INFORMATION OR CONFIRMATION OF SITE  
DEVELOPMENT STANDARDS AND THUS THE SITE DEVELOPMENT FEASIBILITY  
IS NOT IMPLIED OR GUARANTEED.

BENCHMARK: A81  
PROJECT DATUM: CITY OF SALEM (NGVD 1929)  
DESCRIPTION: 3" BRASS DISK IN THE BACK OF SIDEWALK ON THE EAST SIDE OF  
N. RIVER ROAD, APPROXIMATELY 86 FEET SOUTH OF THE CENTERLINE OF THE  
ENTRANCE BETWEEN FRED MEYER AND LES SCHWAB.

CONVERSION: IN ORDER TO CONVERT FROM CITY OF SALEM (NGVD 29)  
VERTICAL DATUM TO NAVD 88 VERTICAL DATUM, 2.675 FEET MUST BE ADDED TO  
THE PROJECT ELEVATIONS SHOWN HEREON.



**Barghausen**  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
[barghausen.com](http://barghausen.com)

[illegible]

Project #:	14855	Store #	0225
Designed By:			
Drawn By:			
Checked By:			
Date:			
Scale:		AS SHOWN	
Disk File:		14855-PO.DWG	
Model:			
Address:			
2980 RIVER ROAD NORTH SALEM, OREGON			

PRELIMINARY CIVIL  
COVER SHEET  
FRED MEYER  
FUELING FACILITY



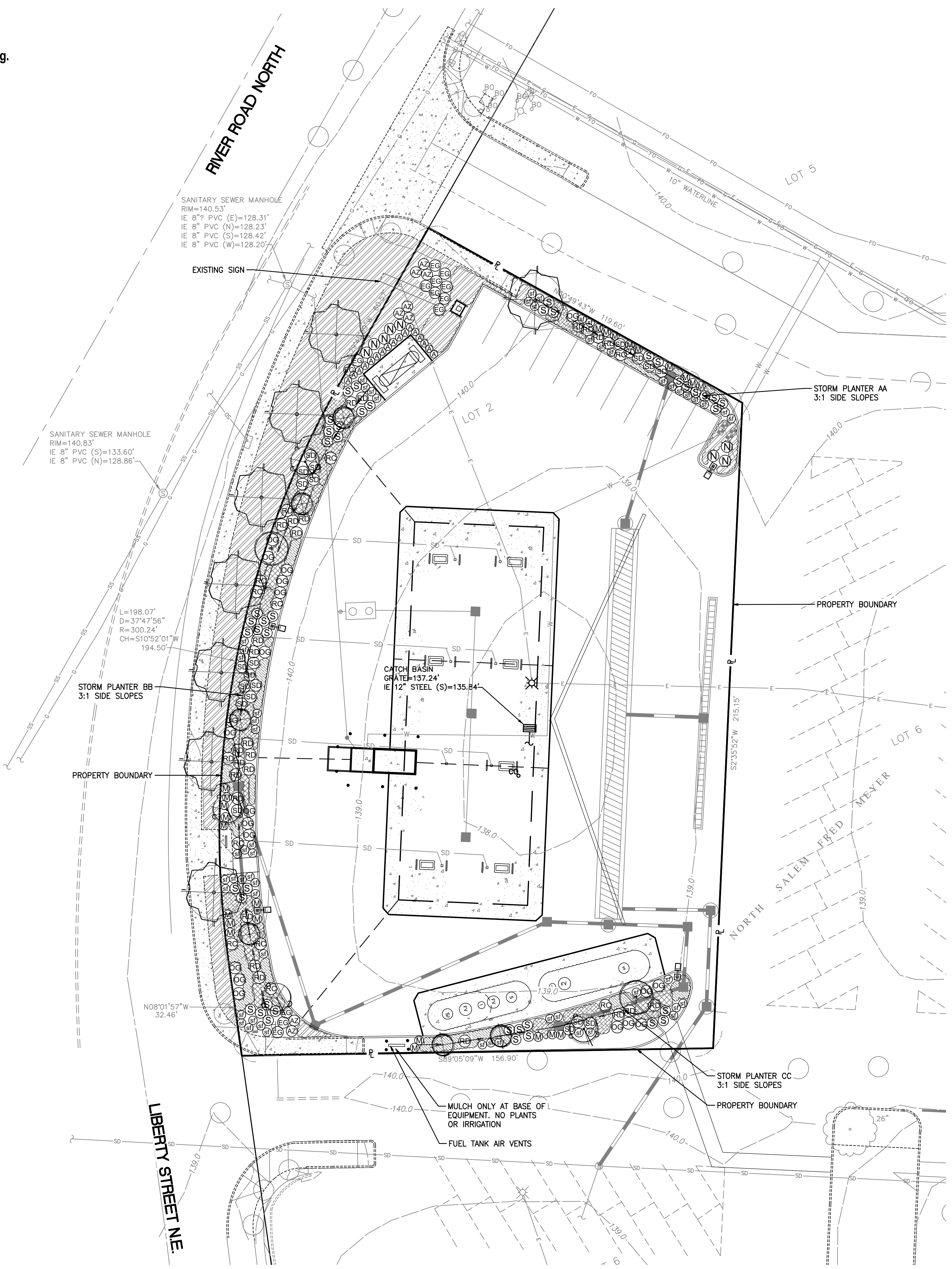






Know what's below.  
Call before you dig.

SEC. 15 AND SEC. 10, TWP. 7 S., RGE. 3 W., W.M.  
PRELIMINARY LANDSCAPE PLAN

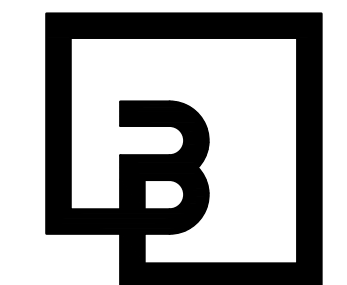
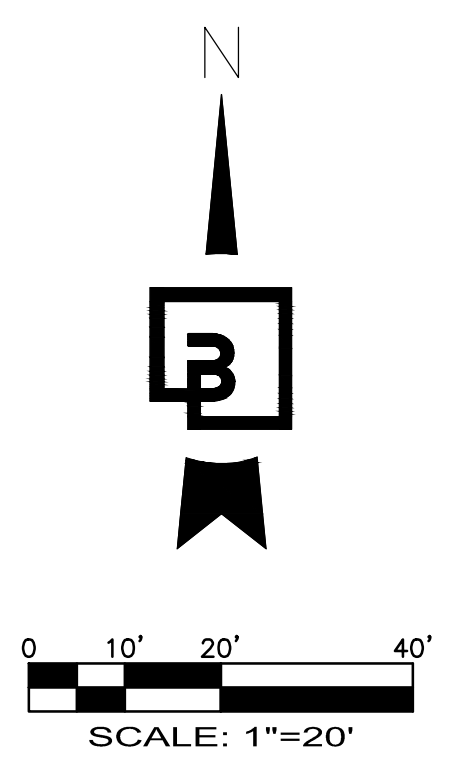


LANDSCAPE DATA	
REQ. LANDSCAPE AREA:	5,805 S.F. (15%)
LANDSCAPE AREA PROVIDED:	6,299 S.F. (16.3%)
MIN. PLANT VALUE:	1 P.U. / 20 SF LANDSCAPE AREA
P.U. REQUIRED:	5,805 / 20 = 290
P.U. PROVIDED:	86 SHADE TREES X 10 = 860 P.U. 86 LARGE SHRUBS X 2 = 172 P.U. 155 SMALL TO MED. SHRUBS = 155 P.U. 427 P.U. (+ APPX. 1,000 SF GROUND COVER = 20 P.U.)
PARKING PROVIDED:	25 STALLS (INCLUDING 18 STALLS AT PUMPS)
TREES REQUIRED:	1 PER 12 STALLS: 25 / 12 = 2 TREES REQUIRED
TREES PROVIDED:	14

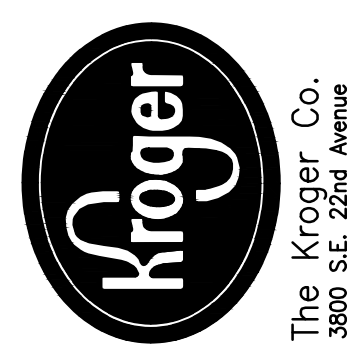
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QTY	REMARKS
TREES:					
	ACER TRUNCATUM x PLAT. 'WARRENRED' / 'PACIFIC SUNSET' MAPLE	1.5" CAL. B & B	AS SHOWN	8	FULL AND MATCHING
SHRUBS:					
	EUONYMUS FORT. 'EMERALD GAIETY' / EUONYMUS	1 GALLON	AS SHOWN	13	FULL AND BUSHY; SMALL-MED
	NANDINA DOMESTICA 'COMPACTA' / NANDINA	1 GALLON	AS SHOWN	8	FULL AND BUSHY; SMALL-MED
	AZALEA SP. 'HINO-CRIMSON' EVERGREEN AZALEA	1 GALLON	AS SHOWN	8	FULL AND BUSHY; SMALL-MED
	THUJA OCCIDENTALIS 'SMARAGD' 'EMERALD GREEN' ARBORVITAE	5 GALLON	AS SHOWN	17	FULL AND BUSHY; LARGE SHRUB
GROUND COVER:					
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNICKINNIK	1 GALLON	36" O.C.	AS REQ'D	FULL AND BUSHY
STORM PLANTER:					
TREES:					
	ACER CIRCINATUM / VINE MAPLE	1.5" CAL. B & B	AS SHOWN	2	MIN. 3 STEMS, ZONE 2
	AMELANCHIER ALNIFOLIA / SERVICEBERRY	1.5" CAL. B & B	AS SHOWN	4	FULL AND MATCHING, ZONES 2 & 3
	RHAMNUS PURSHIANA / CASCARA	1.5" CAL. B & B	AS SHOWN	6	FULL AND MATCHING, ZONES 1 & 2
SHRUBS AND FERNS:					
	TRIBES SANGUINEUM / RED FLOWERING CURRANT	1 GALLON	AS SHOWN	10	FULL AND MATCHING, ZONES 2 & 3; LARGE SHRUB
	POLYSTICHUM MUNIUM / SWORD FERN	1 GALLON	AS SHOWN	58	FULL AND MATCHING, ZONES 2 & 3; SMALL-MED
	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE	1 GALLON	AS SHOWN	20	FULL AND MATCHING, ZONES 2 & 3; LARGE SHRUB
	CORNUS SERICEA / RED OSIER DOGWOOD	1 GALLON	AS SHOWN	28	FULL AND MATCHING, ZONES 1 & 2; LARGE SHRUB
	SPIRAEA DOUGLASII / DOUGLAS SPIRAEA	1 GALLON	AS SHOWN	21	FULL AND MATCHING, ZONES 1 & 2; LARGE SHRUB
	SYMPHORICARPOS ALBUS / SNOWBERRY	1 GALLON	AS SHOWN	44	FULL AND MATCHING, ZONES 1 & 2; SMALL-MED
	MAHONIA NERVOSA / LOW OREGON GRAPE	1 GALLON	AS SHOWN	24	FULL AND MATCHING, ZONES 2 & 3; SMALL-MED
GRASSES AND GROUND COVER:					
	CAREX OBNUPTA / SLOUGH SEDGE	1 GALLON	12" O.C.	AS REQ'D	FULL AND MATCHING, ZONE 1
	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	1 GALLON	12" O.C.	AS REQ'D	FULL AND MATCHING, ZONES 1 & 2
	JUNCUS TENUIS / SLENDER RUSH	1 GALLON	12" O.C.	AS REQ'D	FULL AND MATCHING, ZONES 2 & 3
TRIANGULAR SPACING FOR GRASSES AND GROUND COVER					
NOTE: BASED ON THE STORM PLANTER DESIGN, ONLY ZONES 1 AND 2 ARE AVAILABLE FOR PLANTING					

BIDDER-DESIGN REMODEL EXISTING IRRIGATION SYSTEM TO PROVIDE ADEQUATE SUPPLEMENTAL WATER TO ALL NEW PLANT MATERIAL. MAINTAIN WATERING SCHEDULE TO EXISTING PLANT MATERIAL DURING INSTALLATION OF NEW PORTIONS OF IRRIGATION SYSTEM. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ANY PORTIONS OF EXISTING IRRIGATION EQUIPMENT ARE NOT IN PROPER WORKING ORDER OR REQUIRE REPLACEMENT DUE TO INSUFFICIENT CAPACITY



Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
barghausen.com

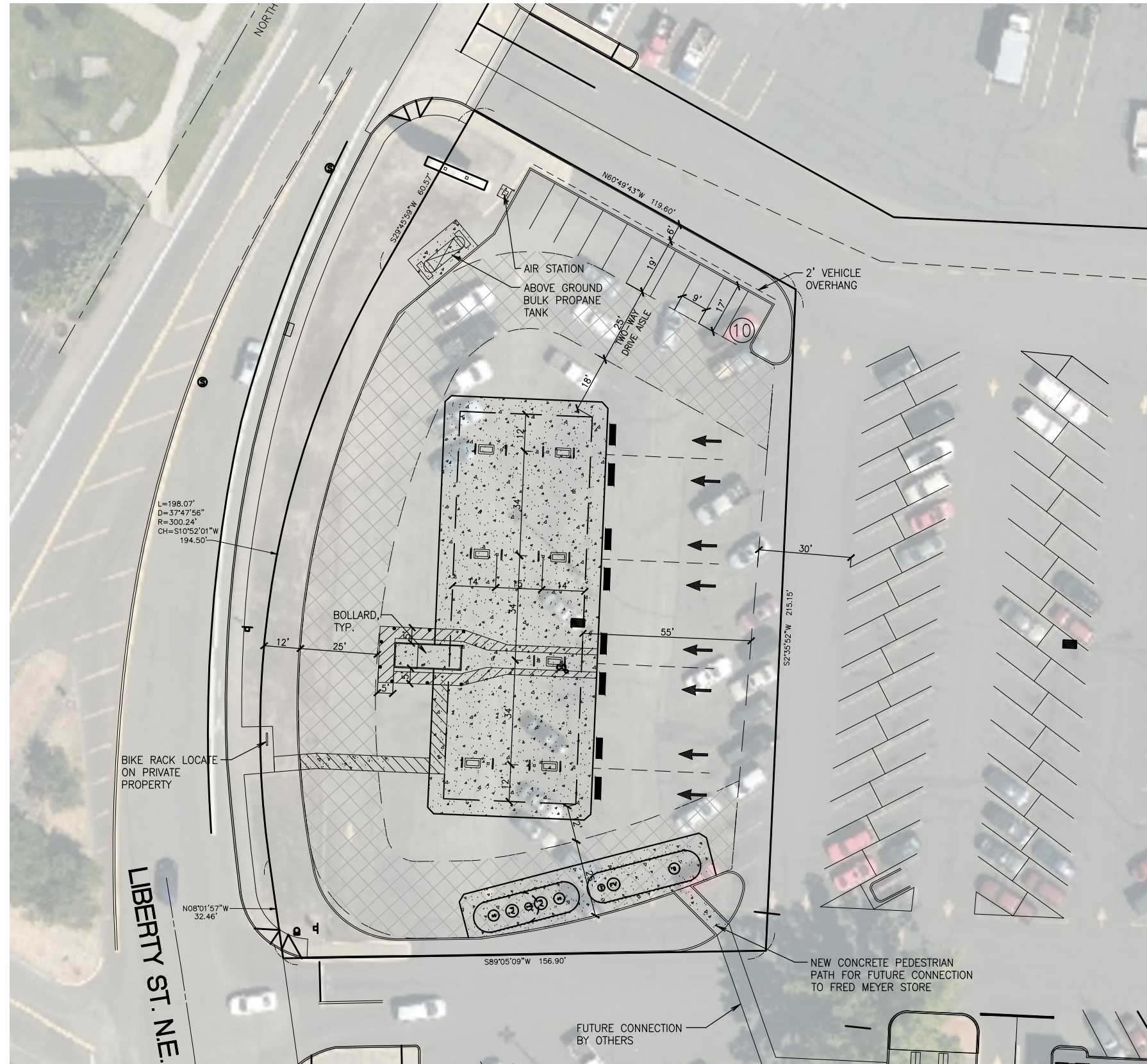
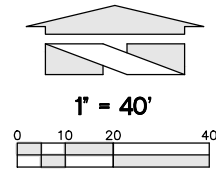


REVISIONS		DATE	DESCRIPTION
No.	1	5/25/2022	REVISED

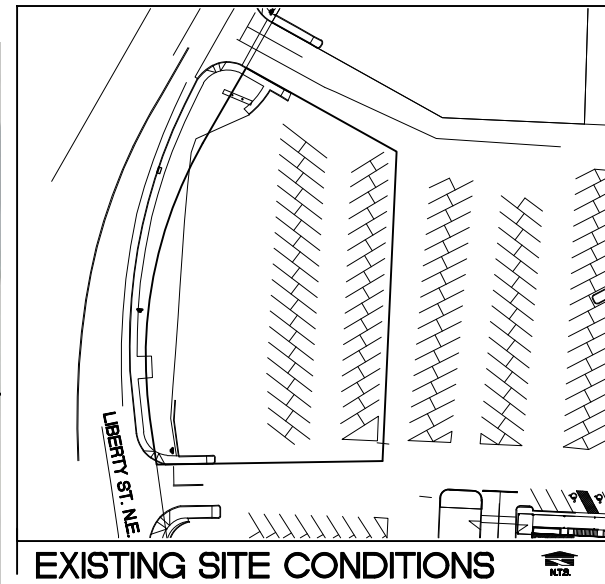
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Designed By: \_\_\_\_\_  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: AS SHOWN  
Disk File: 14855-PL.DWG  
Model: \_\_\_\_\_  
Address: 2980 RIVER ROAD NORTH SALEM, OREGON  
PRELIMINARY LANDSCAPE PLAN  
FRED MEYER FUELING FACILITY  
Drawing No.: L-1 of 2



## DETAILED SITE PLAN



## EXISTING SITE CONDITIONS



## Fred Meyer

STORE #0225  
NORTH SALEM

2855 BROADWAY N.E.  
SALEM, OR

THE KROGER CO.  
AND FRED MEYER  
STORES INC.

3800 SE 22ND AVENUE  
PORTLAND, OREGON 97202  
503.232.8844  
503.797.3509 FAX

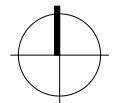


**Barghausen  
Consulting Engineers, Inc.**

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

FRED MEYER  
FUELING  
FACILITY

2855 BROADWAY N.E.  
SALEM, OR



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Engineers, Inc.

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PLOTTED ON: May 24, 2022 - 5:57pm BY: djedel

BCE #14855  
PM: CHRIS FERKO  
DATE: 04/19/22

DD-2  
DETAILED  
SITE PLAN

**DISCLAIMER:**

1. THIS SITE PLAN IS BASED ON A SITE PLAN BY MULVANNY G2 ARCHITECTURE, DATED 4/12/06 AND A PARTIAL SURVEY BY TERRA CALC, DATED 7/26/21. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF COMPLETE ZONING INFORMATION OR CONFIRMATION OF SITE DEVELOPMENT STANDARDS AND THUS THE SITE DEVELOPMENT FEASIBILITY IS NOT IMPLIED OR GUARANTEED.
2. THE TOTAL PARKING COUNT IS BASED ON AN AERIAL PHOTOGRAPH AND THE ACCURACY OF THE COUNT IS NOT GUARANTEED. FIELD VERIFICATION OF TOTAL PARKING IS RECOMMENDED.

File:P:\4000s\14855\preliminary\Option 9\14855-dd2.dwg Date/Time:5/24/2022 5:57 PM Scale:1" = 1' DJEDEL Xref: -----