



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

December 8, 2022

Owner(s):
Angie and Tyrone Jones
4045 State St
Salem, OR 97301

Representative:
Ron Ped
6850 Burnett Street SE
Salem, OR 97317

- I. TYPE OF LAND USE CASE: Conditional Use / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. CU-SPR-DAP-DR22-07; Application No. 22-117397-PLN
- II. DATE APPLICATION DEEMED COMPLETE: December 6, 2022
- III. LOCATION OF SUBJECT PROPERTY: 2410 Fairgrounds Rd NE, Salem OR 97301
- IV. Summary: Phased development of a motor vehicle sales use and motor vehicle services use, with vehicle display and vehicle storage areas.

Request: A Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review request for development of a new motor vehicle sales and motor vehicle services use in two phases of development, with Phase 1 including a 900 square foot sales building and vehicle display area, and Phase 2 including a 7,500 square foot automotive services/warehouse building and vehicle storage area.

The subject property is approximately 1.24 acres in size, zoned CG (General Commercial), IC (Industrial Commercial), and located within the Pine Street Mixed-Use Overlay Zone at the time of application submittal, and located at 2410 Fairgrounds Road NE - 97301 (Marion County Assessor Map and Tax Lot number: 073W14DB / 01500)."

- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
 - a. Twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
 - b. THIS HEARING WILL BE HELD VIRTUALLY. This is your opportunity to appear and testify before the Hearing Body, who will make the decision on your request. You may present digitally during the Public Hearing, if you need assistance please contact the case manager.
 - c. Hearing Authority: **Hearings Officer**

Day and time of hearing: **Wednesday, December 28, 2022 at 5:30 p.m.**

This hearing will be shared LIVE on YouTube for public viewing. The forthcoming agenda will contain the YouTube link. As the applicant/owner/representative, you will need the Zoom link below in order to participate in the public hearing:

CU-SPR-DAP-DR22-07

Please visit this Zoom link with any computer, tablet, or smart phone:

<https://us02web.zoom.us/j/87922176552>

Meeting ID: 879 2217 6552

If you do not have access to a computer, tablet or smart phone, you may call 253-215-8782 to access the meeting. IF YOU PLAN TO CALL IN TO THE MEETING, please let staff know so they can coordinate access via phone number.

- VI. POSTING PROCEDURE: The subject property must be POSTED no sooner than December 15, 2022 and no later than December 18, 2022.
- a. Please pick up 2 POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
 - b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing or comment period.
 - c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. IF THE SUBJECT PROPERTY IS NOT PROPERLY POSTED 10 DAYS PRIOR TO THE HEARING, THE HEARING MAY NOT BE HELD.

If you have any questions, please contact Aaron Panko, Planner III, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2356, E-mail: APanko@cityofsalem.net

AFFIDAVIT OF POSTING NOTICE

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the location(s) described above on the ____ day of _____, 20____, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Signature and Date

-----NOTARY PUBLIC-----

STATE OF OREGON)
County of MARION) ss.

This instrument was acknowledged before me on this ____ day of _____,
20____, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)



HEARING NOTICE

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

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| CASE NUMBER: | Conditional Use / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. CU-SPR-DAP-DR22-07 |
| PROPERTY LOCATION: | 2410 Fairgrounds Rd NE, Salem OR 97301 |
| SUMMARY: | Phased development of a motor vehicle sales use and motor vehicle services use, with vehicle display and vehicle storage areas. |
| HEARING INFORMATION: | <p>Hearings Officer on December 28, 2022 at 5:30 PM held virtually via Zoom</p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p> |
| HOW TO PROVIDE TESTIMONY: | <p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>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.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p> |
| CASE MANAGER: | Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net . |
| NEIGHBORHOOD ASSOCIATION: | <p><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></p> <p>Highland Neighborhood Association, Meredith Patterson, Chair; Phone: 503-528-4908; Email: meripatterson@gmail.com.</p> |
| STAFF REPORT: | <p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes: https://www.cityofsalem.net/government/boards-commissions/hearings-officer</p> |
| ACCESS: | The Americans with Disabilities Act (ADA) accommodations will be provided on request. |
| CRITERIA: | <p>Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p> |

| COMPLETE SITE SUMMARY | | |
|-----------------------|------------|----------|
| PROPERTY SIZE | =50,429 SF | (1.15AC) |
| REQUIRED LANDSCAPE | =7,564 SF | (15%) |
| NEW LANDSCAPE AREA | =7,596 SF | (15%) |
| BUILDING FOOTPRINT | =8,400 SF | (16.7%) |
| HARDSCAPE AREA | =34,433 SF | (68.2%) |

| PARKING SPACES | 1 PER 900 sf (MOTOR VEHICLE SALES) |
|----------------|---|
| PHASE 1 | 1 SPACE REQ'D (900 sf / 900 = 1) 3 (1x2.5) SPACES PROVIDED |
| PHASE 2 | WAREHOUSE 2 SPACE REQ'D (7,500 sf / 5000 = 2) 5 (2x2.5) SPACES PROVIDED |

| BICYCLE SPACES | 1 PER 9,000 sf (MOTOR VEHICLE SALES) |
|----------------|--|
| PHASE 1 | 1 SPACE REQ'D (900 sf / 9,000 = .1) 1 SPACES PROVIDED |
| PHASE 2 | 1ST FLR WAREHOUSE 4 SPACES PROVIDED |

FENCE KEY

6' ORNAMENTAL METAL FENCE W/ 3 FOOT HIGH HEDGE SEE DETAIL 1/SPR 5B

6' BLACK POWDER COATED, SIGHT- OBSCURING CHAIN-LINK FENCE.

SITE LIGHTING KEY

SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT

SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT

LED WALL PACK, NOT TO EXCEED 16' IN HEIGHT

