



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 informacion, por favor llame 503-588-6173***

May 23, 2023

Owner(s):  
Salem N RE LLC  
2755 Mission St SE  
Salem, OR 97302

Applicant(s):  
Britany Randall  
12150 Jefferson Hwy 99E SE  
Jefferson, OR 97352

**REGARDING:** Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Property Line Adjustment Case  
No. CU-SPR-ADJ-DAP-PLA23-05PLA23-11 **AMANDA NO.:** 23-107226-PLN

**PROJECT ADDRESS:** 2908 Market St NE, Salem OR 97301 **HEARD BY:** Hearings Officer

**SUMMARY:** Redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas.

**POSTING PROCEDURE:** The subject property must be POSTED no sooner than May 31, 2023 and no later than June 4, 2023.

- a. Please pick up 5 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.
- 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.**
- 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 before prior to the hearing, the hearing may not be held.*

**PUBLIC HEARING** information:

Hearing Authority: **Hearings Officer**

Day and time of hearing: **Wednesday, June 14, 2023 at 5:30 p.m.**

Location: **Council Chambers, Room 240, Civic Center**

Reminder, this hearing will be shared LIVE on YouTube for public viewing.

If you have any questions, please contact Bryce Bishop, Planner III, at this office:

City of Salem Planning Division  
Civic Center, 555 Liberty Street SE/Room 305  
5035402399, E-mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net)

❖ ADA Accommodations Will Be Provided Upon Request ❖  
Servicios razonables de accesibilidad se facilitarán por petición

**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

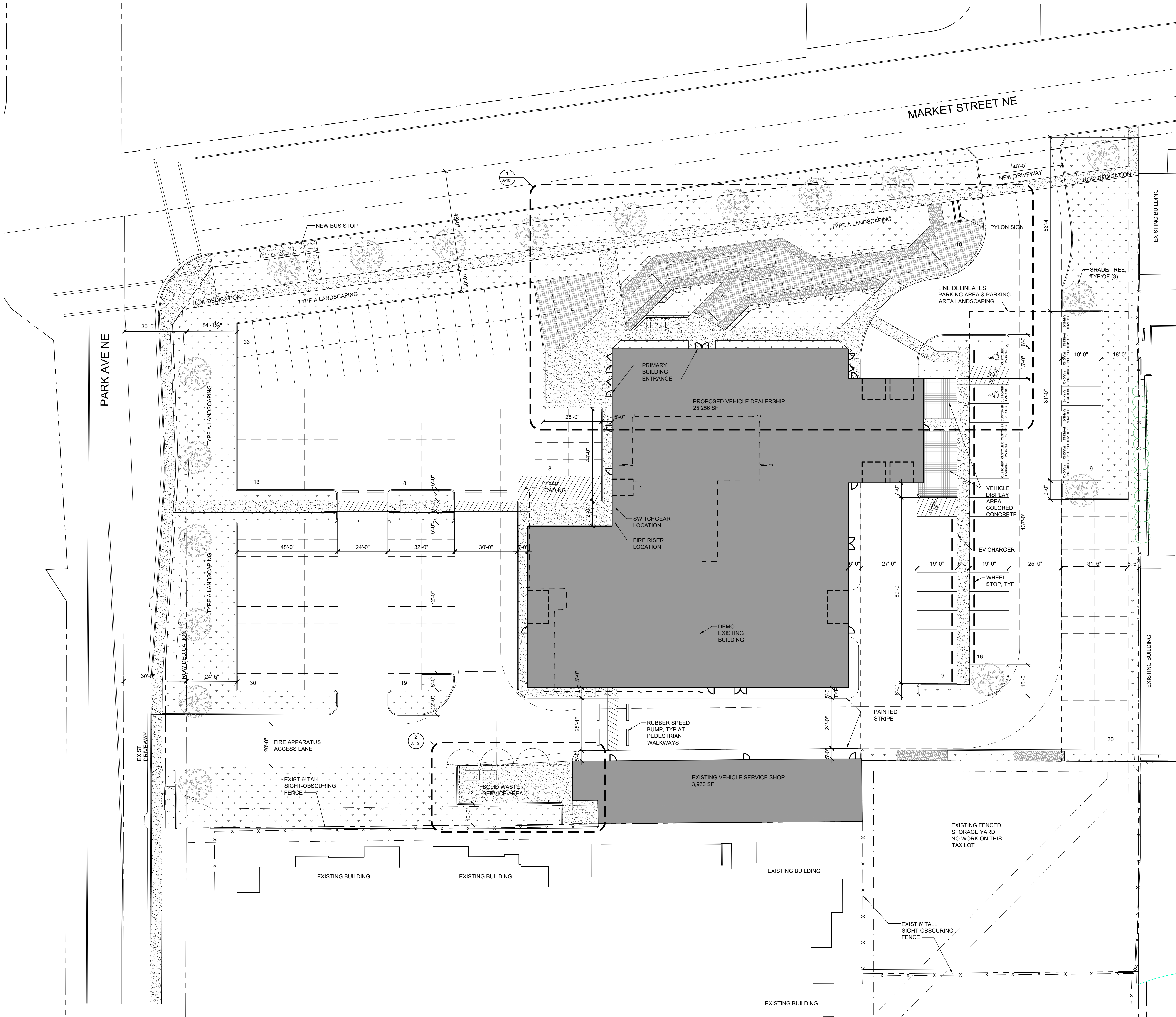
## LAND USE REQUEST AFFECTING THIS AREA

*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*

<b>CASE NUMBER:</b>	Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Property Line Adjustment Case No. CU-SPR-ADJ-DAP-PLA23-05PLA23-11
<b>PROPERTY LOCATION:</b>	2908 Market St NE, Salem OR 97301
<b>SUMMARY:</b>	Redevelopment of an existing automotive dealership, including demolition of the existing sales building, construction of a new approximate 25,256 square-foot vehicle dealership, and redevelopment of the existing off-street parking and vehicle sales/display areas.
<b>HEARING INFORMATION:</b>	<u>Hearings Officer , June 14, 2023 at 5:30 PM <b>Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</b></u>  To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
<b>CASE MANAGER:</b>	<b>Bryce Bishop, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: <a href="mailto:bbishop@cityofsalem.net">bbishop@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>  Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: <a href="mailto:johnson.ian.patrick@gmail.com">johnson.ian.patrick@gmail.com</a> .
<b>STAFF REPORT:</b>	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: <a href="https://www.cityofsalem.net/government/boards-commissions/hearings-officer">https://www.cityofsalem.net/government/boards-commissions/hearings-officer</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 205.055(d) – Property Line Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a> . Type in the chapter number(s) listed above to view the applicable criteria.





 SITE PLAN  
1" = 20'

### ZONING CODE SUMMARY

ZONE: MU-III  
TAX LOT(S): 073W24BD 08800  
073W24BD 08900  
073W24AC 02700  
073W24AC 04701

EXISTING AREA: 3.35 AC (145,926 SF)  
PROJECT AREA: 3.13 AC (136,388 SF) - AFTER R.O.W. DEDICATIONS

LOT COVERAGE	EXIST	PROPOSED
BUILDINGS	13,615 SF	27,259 SF
CONCRETE & ASPHALT	130,878 SF	86,595 SF
LANDSCAPING	1,433 SF	22,534 SF (16.6%)
* SEE GRADING PLAN FOR GSI COMPLIANCE		

USE: MOTOR VEHICLE SALES & SERVICE 29,088 SF  
BUILDING HEIGHT = 28 FT

PARKING:		
REQUIRED (1 PER 900 SF):		= 30
MAXIMUM ALLOWED (x 1.75):		= 53
PROPOSED:		
STANDARD	32	
COMPACT	0	
ACCESSIBLE	2	(1 VAN ACCESSIBLE)
TOTAL PROPOSED:	34	

LOADING: REQUIRED: = 1  
PROPOSED: = 1

BIKE PARKING: REQUIRED: = 4  
PROPOSED: = 4

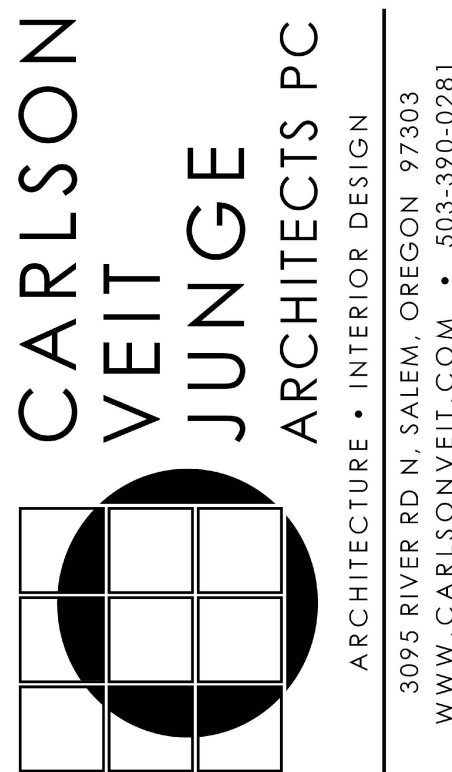
TOTAL INTERIOR OFF-STREET PARKING AREA: 15,549 SF  
PARKING LANDSCAPE AREA: 1,960 SF (12.6%)

SHADE TREES: REQUIRED (1 PER 12 PARKING SPACES) = 3  
PROPOSED: = 3

DISPLAY & INVENTORY SPACES: 221

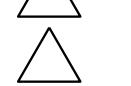
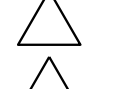

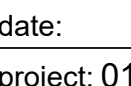
PRELIMINARY  
NOT FOR CONSTRUCTION

PRELIMINARY DATE:  
05/10/2023



consultants:

Project: SALEM NISSAN

revisions:  
  
  
  


date:  
project: 01722  
dwg file: A-100-X-01722  
drawn by: NW  
checked by:  
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Carlson Veit Junge Architects PC

SITE PLAN

sheet:  
A-100  
of:

DDD SET