



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:	Class 3 Site Plan Review Case No. SPR24-02
PROPERTY LOCATION:	2148 Turner Rd SE, Salem OR 97302
NOTICE MAILING DATE:	January 3, 2024
PROPOSAL SUMMARY:	A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a general contracting business.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, January 17, 2024</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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2311; E-mail: pdomine@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) 220.005(f)(3) – Class 3 Site Plan Review 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):	Comfort Properties NW LLC (Andre Makarenko)
APPLICANT(S):	Ronald Ped
PROPOSAL REQUEST:	A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a new building and grounds services and construction contracting use. The subject property is 3.83 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Rd SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).
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: 23 122978. 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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review Case No. SPR24-02

PROJECT ADDRESS: 2148 Turner Rd SE, Salem OR 97302

AMANDA Application No.: 23-122978-PLN

COMMENT PERIOD ENDS: January 17, 2024 at 5:00 p.m.

SUMMARY: A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a general contracting business.

REQUEST: A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a new building and grounds services and construction contracting use. The subject property is 3.83 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Rd SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).

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. Wednesday, January 17, 2024, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: (503) 540-2311; E-Mail: pdomine@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: _____
Updated stamped drawings to be submitted at plan review submittal.

Name/Agency: AL-D R.

Address: City of Salem

Phone: Building and Safety

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

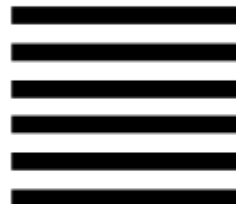
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

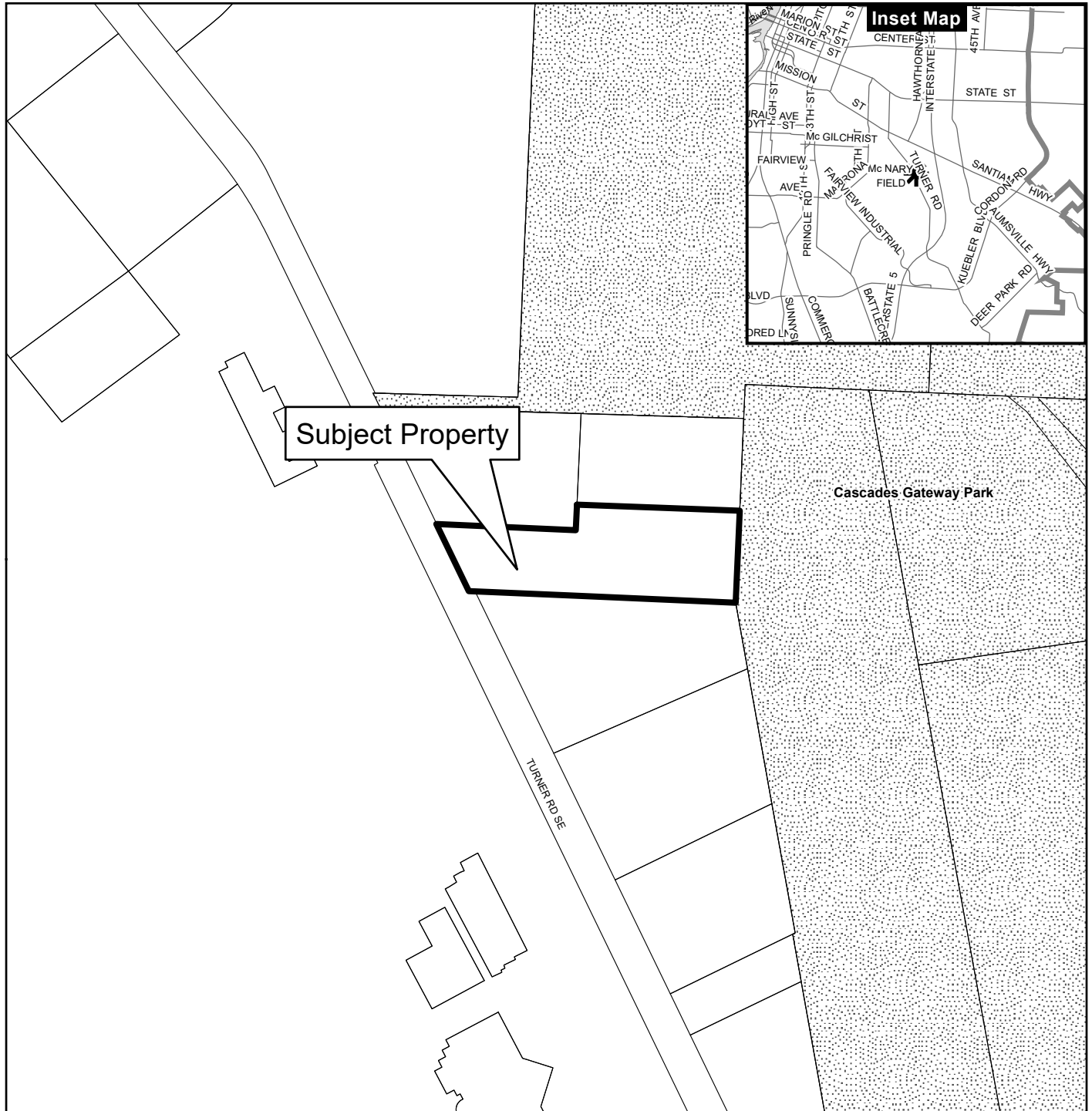
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map 2148 Turner Rd 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.

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0 100 200 400 Feet



THE ACCIDENTAL DISCHARGE OF A FIREARMS IN THE HOME OF AN INDIVIDUAL WHO IS NOT A LICENSED FIREARMS OWNER OR POSSESSOR SHALL BE PENALIZED AS A VIOLATION OF THE FIREARMS LAWS OF THE STATE OF NEW YORK. THE ACCIDENTAL DISCHARGE OF A FIREARMS IN THE HOME OF AN INDIVIDUAL WHO IS A LICENSED FIREARMS OWNER OR POSSESSOR SHALL BE PENALIZED AS A VIOLATION OF THE FIREARMS LAWS OF THE STATE OF NEW YORK. THE ACCIDENTAL DISCHARGE OF A FIREARMS IN THE HOME OF AN INDIVIDUAL WHO IS A LICENSED FIREARMS OWNER OR POSSESSOR SHALL BE PENALIZED AS A VIOLATION OF THE FIREARMS LAWS OF THE STATE OF NEW YORK.

[illegible][illegible]

ENCLOSURE

B ELEV

C ELEV

C1 ELEV

3

TYP. PEDESTRIAN ACCESS DETAIL

STOP

MOVING BLADE

P. MOVING STRIPS

[illegible]

5

BIKE PARKING RACK DETAIL

BRUCE NIA

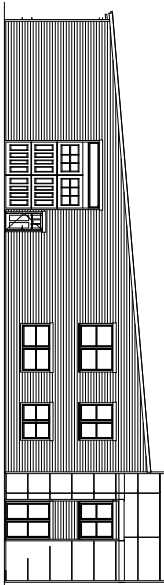
[illegible]

A1 2	SHEET #:	11/30/23	DATE:	EK	DRAWN BY:	PLAN AREAS:		10200	PLAN #:
						FRONT SHOP: 2435 SQ BACK SHOP: 7636 SQ RIGHT OFFICE: 2550 SQ LEFT OFFICE: 2550 SQ UPPER STORAGE: 5100 SQ TOTAL AREA: 20000 SQ	LOT AREA: 3.84 AC		





PLAN #10200



LEFT ELEVATION



O.
SA
VIS

GENERAL NOTES

8. CONTRACT DOCUMENT: THESE CONTRACT LAWS.

- [illegible]

DRAWN BY:

- DATE:
10/3/23
SHEET #:
1 of 1

COMFORT HOMES HQ
2140 TURNER ROAD SE SALEM, OR 97302
KYLES AIRWAY SUBDIVISION; LOT 500

Revision Table		
#	Date	Description

PLAN AREAS:	<div>LOT AREA: 3.84 AC</div> <div>10200</div> <div>PLAN #:</div>
2425 SF	
3426 SF	
2550 SF	
2550 SF	
5100 SF	
10200 SF	