



# 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 Case No. SPR24-02
<b>PROPERTY LOCATION:</b>	2148 Turner Rd SE, Salem OR 97302
<b>NOTICE MAILING DATE:</b>	January 3, 2024
<b>PROPOSAL SUMMARY:</b>	A Class 3 Site Plan Review for the development of a new office and storage warehouse building for a general contracting business.
<b>COMMENT PERIOD:</b>	<b>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.</b>
<b>CASE MANAGER:</b>	<b>Peter Domine, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: (503) 540-2311; E-mail: <a href="mailto:pdomine@cityofsalem.net">pdomine@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>  Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.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  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>	Comfort Properties NW LLC (Andre Makarenko)
<b>APPLICANT(S):</b>	Ronald Ped
<b>PROPOSAL REQUEST:</b>	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).
<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: 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](mailto: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: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

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

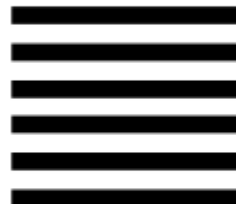
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

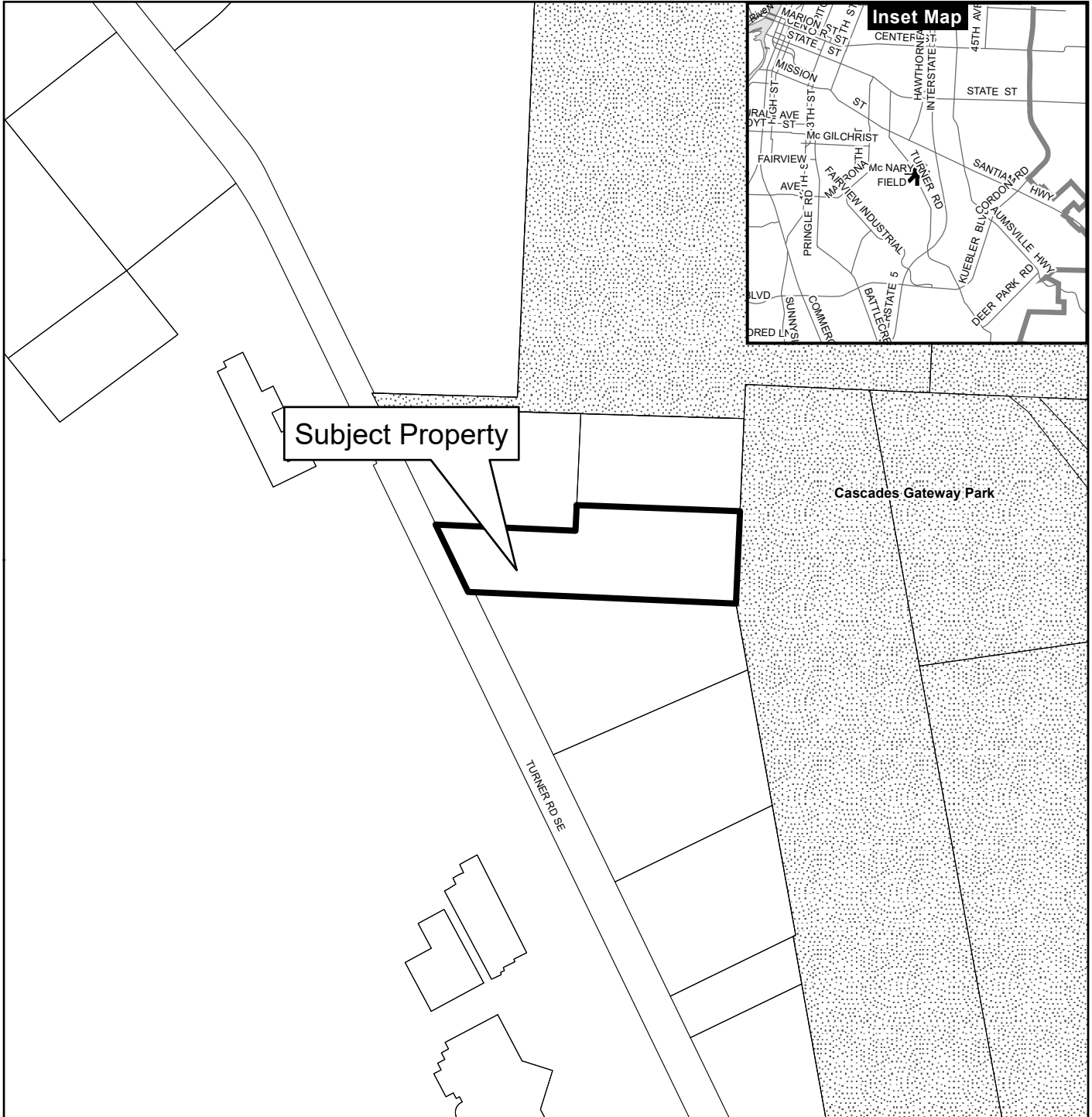


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map

## 2148 Turner Rd SE



### Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

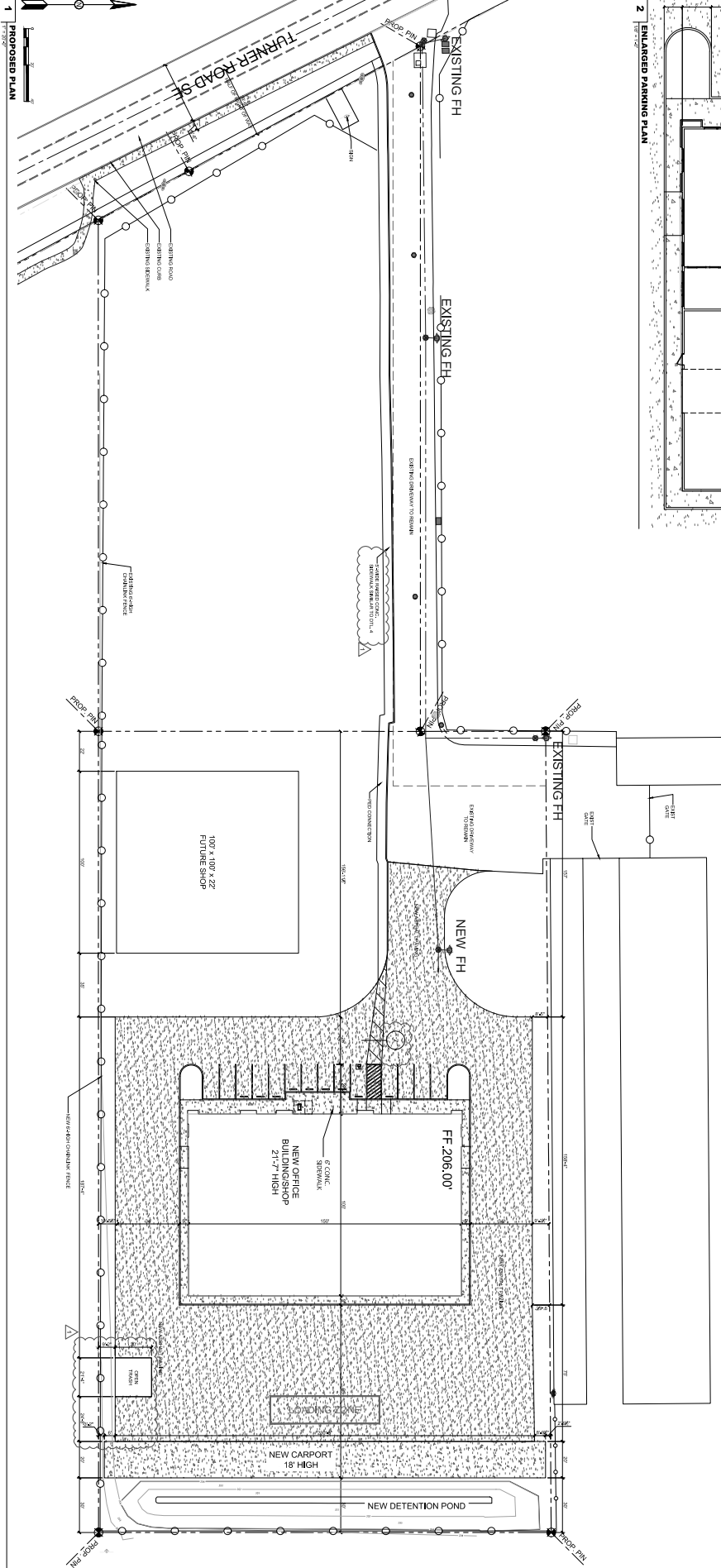
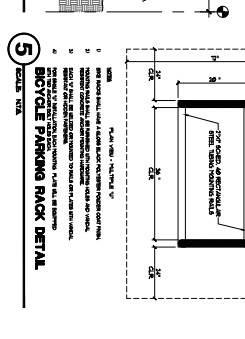
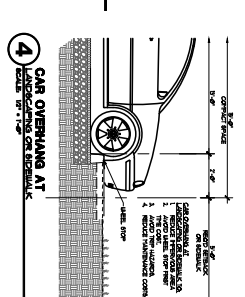
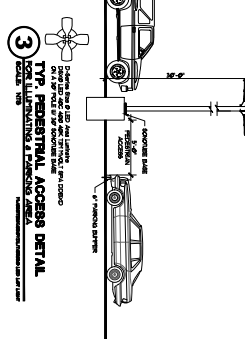
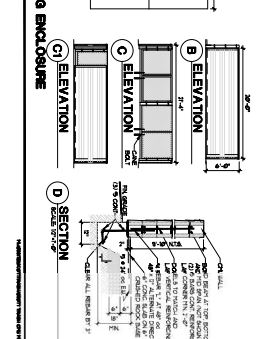
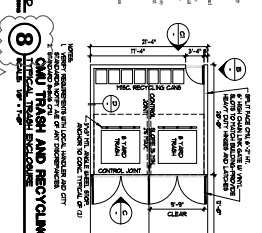
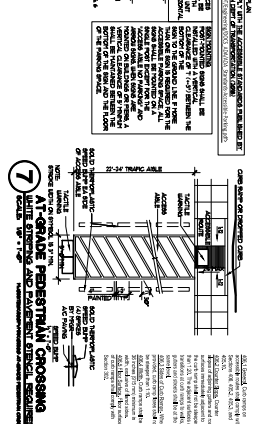
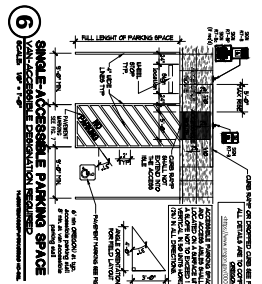
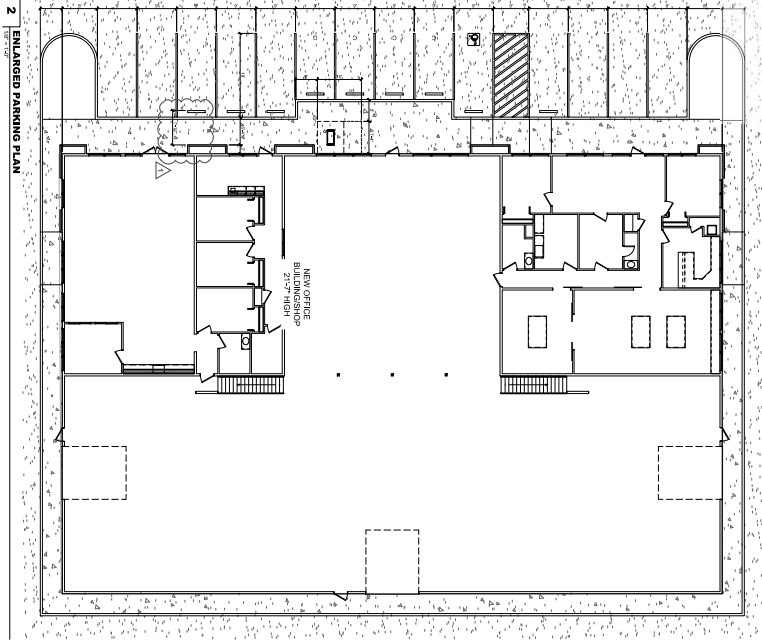
Parks

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

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0 100 200 400 Feet





[illegible]

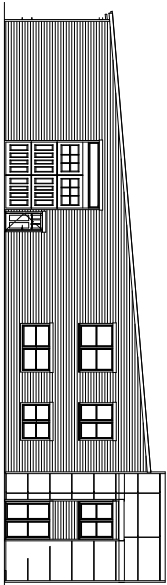
SUBJECT SITE FEATURES NO EXISTING TREES REQUIRING PROTECTION.

Revision Table		
#	Date	Description
1	12/9/23	City comments

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# PLAN #10200



**LEFT ELEVATION**



OS  
SA  
VIS

## GENERAL NOTES

II. CONTRACT DOCUMENT: THESE CONTRACT LAWS.

- [illegible]

- | TEST                                | TEST METHOD | TEST RESULTS            |
|-------------------------------------|-------------|-------------------------|
| 1. TENSILE STRENGTH                 | ASTM D 638  | 100 MPa                 |
| 2. ELONGATION AT BREAK              | ASTM D 638  | 10%                     |
| 3. TENSILE MODULUS                  | ASTM D 638  | 2.5 GPa                 |
| 4. COMPRESSIVE STRENGTH             | ASTM D 695  | 150 MPa                 |
| 5. COMPRESSIVE ELONGATION           | ASTM D 695  | 5%                      |
| 6. THERMAL STABILITY                | TGA, DSC    | 5% weight loss at 350°C |
| 7. THERMAL CONDUCTIVITY             | ASTM D 5470 | 0.2 W/mK                |
| 8. COEFFICIENT OF THERMAL EXPANSION | ASTM D 696  | 10 ppm/K                |
| 9. DIMENSIONAL STABILITY            | ASTM D 696  | 0.5% shrinkage          |
| 10. WEAR RESISTANCE                 | ASTM D 5708 | 1000 cycles             |
| 11. FLAME RESISTANCE                | UL-94       | Class 1                 |
| 12. CHEMICAL RESISTANCE             | ASTM D 543  | Good                    |
| 13. IMPACT RESISTANCE               | ASTM D 256  | 50 J/m                  |
| 14. ADHESION                        | ASTM D 1001 | Good                    |
| 15. CYCLIC FATIGUE                  | ASTM D 7090 | 10 <sup>7</sup> cycles  |
| 16. STRESS CRACKING                 | ASTM D 5957 | Good                    |
| 17. HYDROLYTIC STABILITY            | ASTM D 5957 | Good                    |
| 18. BIOCOMPATIBILITY                | ASTM D 5957 | Good                    |
| 19. RADIATION RESISTANCE            | ASTM D 5957 | Good                    |
| 20. UV STABILITY                    | ASTM D 5957 | Good                    |
| 21. MOLDING                         | ASTM D 5957 | Good                    |
| 22. FINISH                          | ASTM D 5957 | Good                    |
| 23. COLOR                           | ASTM D 5957 | Good                    |
| 24. WEIGHT                          | ASTM D 5957 | Good                    |
| 25. VOLUME                          | ASTM D 5957 | Good                    |
| 26. SURFACE AREA                    | ASTM D 5957 | Good                    |
| 27. PERMEABILITY                    | ASTM D 5957 | Good                    |
| 28. ABSORPTION                      | ASTM D 5957 | Good                    |
| 29. REFRACTIVE INDEX                | ASTM D 5957 | Good                    |
| 30. BIODEGRADABILITY                | ASTM D 5957 | Good                    |
| 31. TOXICITY                        | ASTM D 5957 | Good                    |
| 32. CARCINOGENICITY                 | ASTM D 5957 | Good                    |
| 33. MUTAGENICITY                    | ASTM D 5957 | Good                    |
| 34. REPRODUCTIVE TOXICITY           | ASTM D 5957 | Good                    |
| 35. DEVELOPMENTAL TOXICITY          | ASTM D 5957 | Good                    |
| 36. IMMUNOTOXICITY                  | ASTM D 5957 | Good                    |
| 37. NEUROTOXICITY                   | ASTM D 5957 | Good                    |
| 38. HEPATOTOXICITY                  | ASTM D 5957 | Good                    |
| 39. RENOTOXICITY                    | ASTM D 5957 | Good                    |
| 40. GASTROTOXICITY                  | ASTM D 5957 | Good                    |
| 41. PULMONARY TOXICITY              | ASTM D 5957 | Good                    |
| 42. SKIN IRRITATION                 | ASTM D 5957 | Good                    |
| 43. EYE IRRITATION                  | ASTM D 5957 | Good                    |
| 44. NASAL IRRITATION                | ASTM D 5957 | Good                    |
| 45. THROAT IRRITATION               | ASTM D 5957 | Good                    |
| 46. LUNG IRRITATION                 | ASTM D 5957 | Good                    |
| 47. BRONCHITIS                      | ASTM D 5957 | Good                    |
| 48. ASTHMA                          | ASTM D 5957 | Good                    |
| 49. COPD                            | ASTM D 5957 | Good                    |
| 50. LUNG CANCER                     | ASTM D 5957 | Good                    |
| 51. LIVER CANCER                    | ASTM D 5957 | Good                    |
| 52. PANCREAS CANCER                 | ASTM D 5957 | Good                    |
| 53. STOMACH CANCER                  | ASTM D 5957 | Good                    |
| 54. COLON CANCER                    | ASTM D 5957 | Good                    |
| 55. RECTAL CANCER                   | ASTM D 5957 | Good                    |
| 56. BLADDER CANCER                  | ASTM D 5957 | Good                    |
| 57. PROSTATE CANCER                 | ASTM D 5957 | Good                    |
| 58. BREAST CANCER                   | ASTM D 5957 | Good                    |
| 59. OVARY CANCER                    | ASTM D 5957 | Good                    |
| 60. UTERINE CANCER                  | ASTM D 5957 | Good                    |
| 61. CERVIX CANCER                   | ASTM D 5957 | Good                    |
| 62. VAGINA CANCER                   | ASTM D 5957 | Good                    |
| 63. PENIS CANCER                    | ASTM D 5957 | Good                    |
| 64. TESTIS CANCER                   | ASTM D 5957 | Good                    |
| 65. BLADDER CANCER                  | ASTM D 5957 | Good                    |
| 66. PROSTATE CANCER                 | ASTM D 5957 | Good                    |
| 67. BREAST CANCER                   | ASTM D 5957 | Good                    |
| 68. OVARY CANCER                    | ASTM D 5957 | Good                    |
| 69. UTERINE CANCER                  | ASTM D 5957 | Good                    |
| 70. CERVIX CANCER                   | ASTM D 5957 | Good                    |
| 71. VAGINA CANCER                   | ASTM D 5957 | Good                    |
| 72. PENIS CANCER                    | ASTM D 5957 | Good                    |
| 73. TESTIS CANCER                   | ASTM D 5957 | Good                    |
| 74. BLADDER CANCER                  | ASTM D 5957 | Good                    |
| 75. PROSTATE CANCER                 | ASTM D 5957 | Good                    |
| 76. BREAST CANCER                   | ASTM D 5957 | Good                    |
| 77. OVARY CANCER                    | ASTM D 5957 | Good                    |
| 78. UTERINE CANCER                  | ASTM D 5957 | Good                    |
| 79. CERVIX CANCER                   | ASTM D 5957 | Good                    |
| 80. VAGINA CANCER                   | ASTM D 5957 | Good                    |
| 81. PENIS CANCER                    | ASTM D 5957 | Good                    |
| 82. TESTIS CANCER                   | ASTM D 5957 | Good                    |
| 83. BLADDER CANCER                  | ASTM D 5957 | Good                    |
| 84. PROSTATE CANCER                 | ASTM D 5957 | Good                    |
| 85. BREAST CANCER                   | ASTM D 5957 | Good                    |
| 86. OVARY CANCER                    | ASTM D 5957 | Good                    |
| 87. UTERINE CANCER                  | ASTM D 5957 | Good                    |
| 88. CERVIX CANCER                   | ASTM D 5957 | Good                    |
| 89. VAGINA CANCER                   | ASTM D 5957 | Good                    |
| 90. PENIS CANCER                    | ASTM D 5957 | Good                    |
| 91. TESTIS CANCER                   | ASTM D 5957 | Good                    |
| 92. BLADDER CANCER                  | ASTM D 5957 | Good                    |
| 93. PROSTATE CANCER                 | ASTM D 5957 | Good                    |
| 94. BREAST CANCER                   | ASTM D 5957 | Good                    |
| 95. OVARY CANCER                    | ASTM D 5957 | Good                    |
| 96. UTERINE CAN                     |             |                         |

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

Revision Table		
#	Date	Description

1	SHEET #:	10/3/23	DATE:	DRAWN BY:	PLAN AREAS:		LOT AREA: 3.84 AC	10200	PLAN #:
					FRONT SHOP:	2425 SF			
					BACK SHOP:	7426 SF			
					NIGHT OFFICE:	2550 SF			
					LEFT OFFICE:	2550 SF			
					UPPER STORAGE:	5100 SF			
					TOTAL AREA				