



# 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-ADJ20-48
<b>PROPERTY LOCATION:</b>	4910 Turner Rd SE, Salem OR 97317
<b>NOTICE MAILING DATE:</b>	December 21, 2020
<b>PROPOSAL SUMMARY:</b>	A proposal for a new office building and parking area and an expansion of an existing parking area.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, January 4, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.</b>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@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, 250.005(d)(2) – Class 2 Adjustments  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>	JSRE Investments LLC (Sarah Taylor, Jon Taylor)
<b>APPLICANT(S):</b>	Blake Bural, AC & Co. Architecture Community, on behalf of JSRE Investments LLC
<b>PROPOSAL REQUEST:</b>	<p>A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a new office building, new parking area, and expanded parking area on a development site of 2.7 acres, including Class 2 Adjustments to (1) postpone construction of a required pedestrian connection to Kuebler Boulevard SE until a future phase of development and (2) postpone landscaped perimeter setbacks abutting portions of Kuebler Road SE and Turner Road SE frontages until a future phase of development.</p> <p>The subject property is 2.7 acres in size, zoned IC (Industrial Commercial), and located at 4910 Turner Rd SE - 97317 (Marion County Assessor Map and Tax Lot 082W07 / 501).</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>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 116888, 20 116890

**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-ADJ20-48

**PROJECT ADDRESS:** 4910 Turner Rd SE, Salem OR 97317

**AMANDA Application No.:** 20-116888-RP,

**COMMENT PERIOD ENDS:** January 4, 2021

**SUMMARY:** A proposal for a new office building and parking area and an expansion of an existing parking area.

**REQUEST:** A consolidated Class 3 Site Plan Review and Class 2 Adjustment application for a new office building, new parking area, and expanded parking area on a development site of 2.7 acres, including Class 2 Adjustments to (1) postpone construction of a required pedestrian connection to Kuebler Boulevard SE until a future phase of development and (2) postpone landscaped perimeter setbacks abutting portions of Kuebler Road SE and Turner Road SE frontages until a future phase of development.

The subject property is 2.7 acres in size, zoned IC (Industrial Commercial), and located at 4910 Turner Rd SE - 97317 (Marion County Assessor Map and Tax Lot 082W07 / 501).

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., Monday, January 4, 2021**, will be considered in the decision process. Comments received after this date will be not considered. **\*\*PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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:** Pamela Cole, Planner II, Phone: 503-540-2309; E-Mail: [pcole@cityofsalem.net](mailto:pcole@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: \_\_\_\_\_

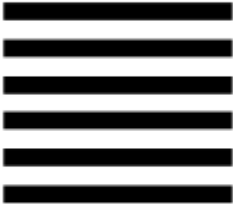
Email: \_\_\_\_\_

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

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



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



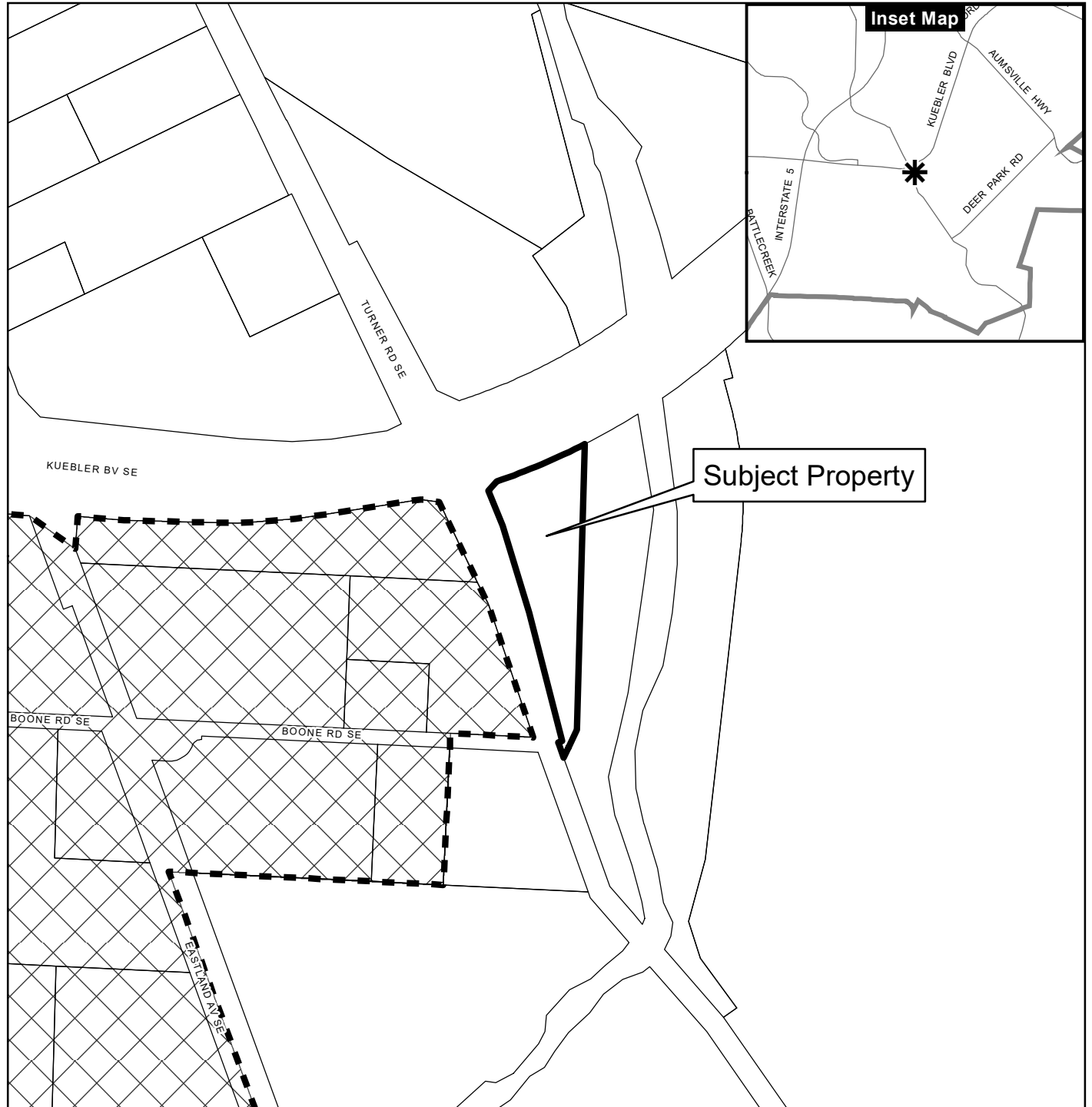
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



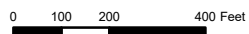
# Vicinity Map 4910 Turner Road SE



Subject Property

### Legend

- |                       |                           |         |
|-----------------------|---------------------------|---------|
| Taxlots               | Outside Salem City Limits | Parks   |
| Urban Growth Boundary | Historic District         | Schools |
| City Limits           |                           |         |



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.

REFERENCE NOTES:

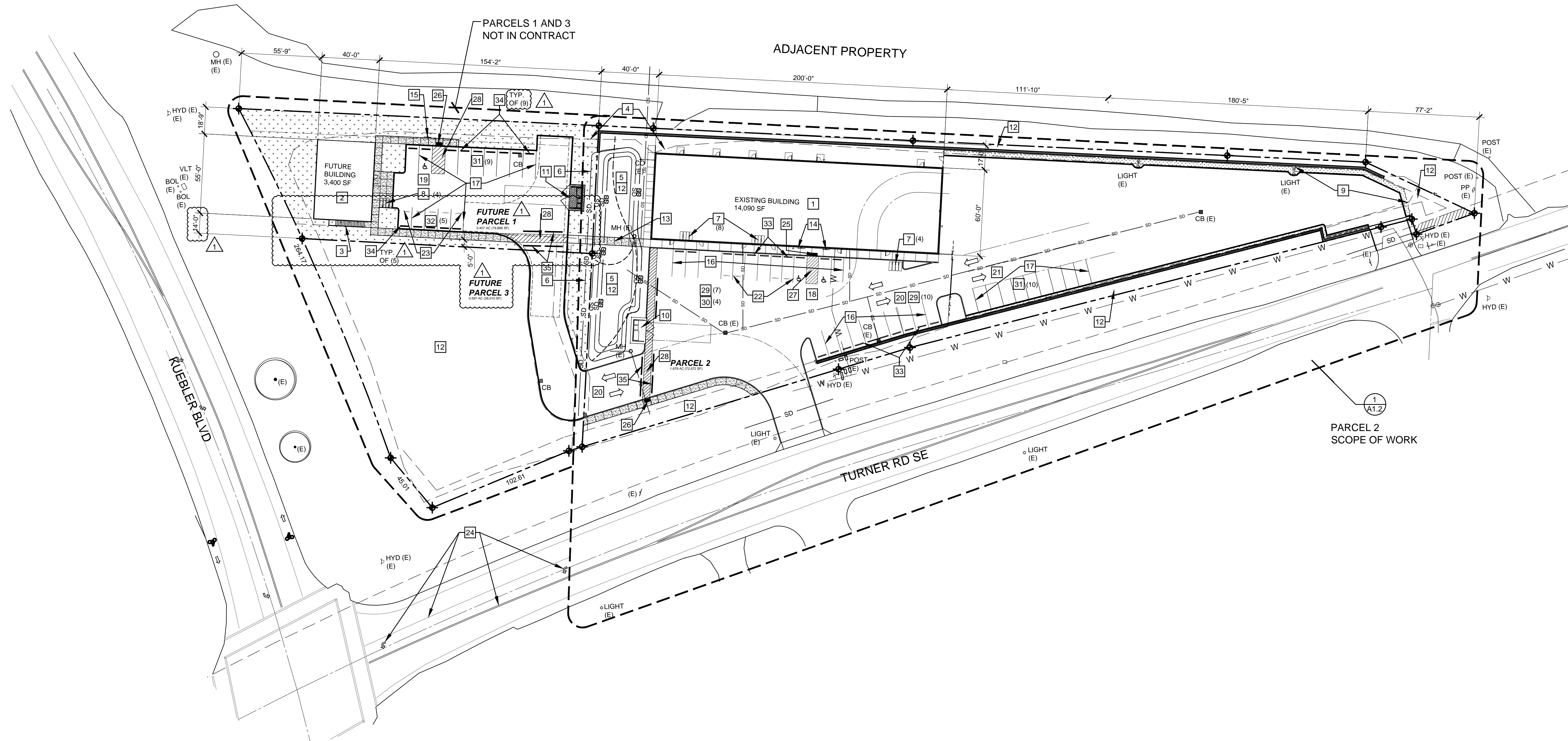
- |   |   |                                      |
|---|---|--------------------------------------|
| 1 EXISTING BUILDING TO REMAIN                                   | 16 EXISTING 4" PAINTED PAVEMENT MARKINGS TO REMAIN                                      | 33 EXISTING WHEEL STOP TO REMAIN     |
| 2 NEW BUILDING, PER SEPARATE CONTRACT                           | 17 NEW 4" PAINTED PAVEMENT MARKINGS   | 34 NEW WHEEL STOP, REFER TO (6) AT.3 |
| 3 FUTURE EXTERIOR STAIR EGRESS                                  | 18 EXISTING HANDICAP ACCESSIBLE MARKINGS TO REMAIN                                      | 35 NEW SURFACE ADHERED SPEED BUMP    |
| 4 FLOOD PLAN REMOVAL LINE                                       | 19 NEW HANDICAP ACCESSIBLE MARKINGS (5) AT.3  |                                      |
| 5 EXISTING GREEN STORM INFRASTRUCTURE, NOT IN CONTRACT          | 20 EXISTING PAINTED DIRECTION ARROW TO REMAIN   |                                      |
| 6 NEW EXTENSION OF EXISTING GREEN STORM INFRASTRUCTURE          | 21 NEW PAINTED DIRECTION ARROW (9) AT.3   |                                      |
| 7 EXISTING BIKE RAKE TO REMAIN                                  | 22 EXISTING PAINTED 'COMPACT' AT PAVEMENT TO REMAIN                                     |                                      |
| 8 NEW BIKE RAKE, REFER TO (8) AT.3                              | 23 NEW PAINTED 'COMPACT' AT PAVEMENT  |                                      |
| 9 EXISTING 6 FOOT CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN | 24 EXISTING 36 FOOT R.O.W. DEDICATION, AREA OF HATCH IS LAND DEDICATED TO CITY OF SALEM |                                      |
| 10 EXISTING TRASH CONCRETE PAD WITH ANGLE STOP TO REMAIN        | 25 EXISTING TACTILE DOME SURFACING TO REMAIN  |                                      |
| 11 NEW TRASH CONCRETE PAD WITH ANGLE STOP, REFER TO (2) AT.3    | 26 NEW TACTILE DOME SURFACING AT NEW SIDEWALK RAMP, REFER TO (16) AT.3                  |                                      |
| 12 EXISTING LANDSCAPE AREA TO REMAIN                            | 27 EXISTING 4" DIAGONAL STRIPING AT 24" o.c.  |                                      |
| 13 NEW AT GRADE CONCRETE SIDEWALK AT GREEN STORM INFRASTRUCTURE | 28 NEW 4" DIAGONAL STRIPING AT 24" o.c.   |                                      |
| 14 EXISTING HANDICAPPED SIGNS TO REMAIN                         | 29 EXISTING 9'x19' PARKING SPACES TO REMAIN   |                                      |
| 15 NEW HANDICAPPED SIGN, REFER TO (4) AT.3                      | 30 EXISTING 8'x19' COMPACT PARKING SPACES TO REMAIN                                     |                                      |
|   | 31 NEW 9'x19' PARKING SPACES  |                                      |
|   | 32 9'x15' COMPACT PARKING SPACES  |                                      |

GENERAL NOTES:

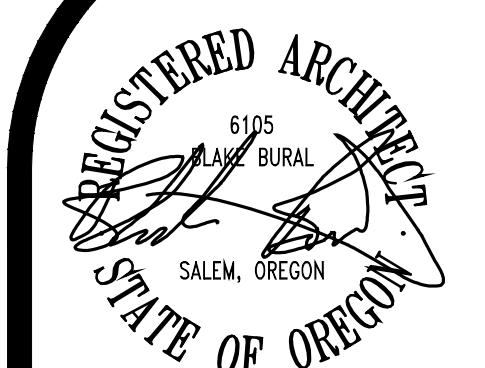
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUDS, FACE OF MASONRY AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED. ('CLEAR' DIMENSION IS TO FACE OF FINISHED SURFACE).
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.

SYMBOL LEGEND:

- EXISTING PROPERTY LINE, REFER TO SURVEY
- SETBACK LINE
- NEW LANDSCAPE AREA U.O.N.
- NEW CONCRETE SIDEWALK AND/OR PAVEMENT U.O.N.
- NEW ASPHALT PAVING
- NEW CHAIN LINK FENCE, HEIGHT PER PLAN (12) AT.3 (13) AT.3
- NEW CONCRETE CURB, REFER TO (7) AT.3 (11) AT.3
- EXISTING MANHOLE TO REMAIN, (N) DENOTES NEW
- EXISTING POWER POLE TO REMAIN
- EXISTING TREE TO REMAIN, PROTECT AT ALL TIMES, REFER TO LANDSCAPE DRAWINGS
- EXISTING STREET LIGHT TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING STREET SIGN TO REMAIN, U.O.N.
- EXISTING VAULT TO REMAIN
- CONTROL JOINT, REFER TO (1) AT.3
- NEW STORM DRAIN AT CULVER
- NEW STORM DRAIN
- GREEN STORMWATER INFRASTRUCTURE, NOT IN CONTRACT
- PERF PIPE
- CATCH BASIN
- EXISTING HOSE BIBB
- EXISTING DOWN SPOUT
- CLEAN OUT, REFER TO CIVIL DRAWINGS



1 OVERALL SITE PLAN  
SCALE: 1" = 40'-0"



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2018.0011  
DATE OCT 27, 2020  
DRAWN BB, MLH  
REVISIONS  
1 REV-CITY COMMENTS  
11.25.2020

**ac co**  
ARCHITECTURE  
COMMUNITY  
363 State Street  
Salem, OR  
97301-3533  
P: 503.561.4114  
www.accoinc.com

VALLEY  
INDUSTRIAL  
PARK  
SITE PERMIT  
4900 TURNER RD  
SALEM, OREGON  
SHEET