



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

CASE NUMBER:	Sign Variance Case No. VAR-SI20-01
HEARING INFORMATION:	<u>Hearings Officer, Wednesday, February 12, 2020, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	570 Wallace Rd NW, Salem OR 97304
SUMMARY:	A request for two sign permits and a sign variance to allow construction of two freestanding vehicle viewing signs, each approximately 13.7 square feet in size.
CASE MANAGER:	Brandon Pike, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2326; E-mail: bpike@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) SRC 900.040(d) – Sign Variances 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.

OWNER:	Archland Property I, LLC
APPLICANT:	Pro Enterprises, LLC (David Hilgeman, Jill Seaman Pollard)
PROPOSAL REQUEST:	A consolidated request including a Sign Variance and two Sign Permits to allow two vehicle viewing signs permitted under SRC 900.200(c)(2)(D) for use as pre-sell menu boards in the drive-through lanes of an existing eating and drinking establishment. The subject property is approximately 1.02 acres in size, zoned WSCB (West Salem Central Business District) and located at 570 Wallace Road NW (Polk County Assessors map and tax lot number(s): 073W22CB / 02701).
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	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 https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-125172-SA
NOTICE MAILING DATE:	January 23, 2020

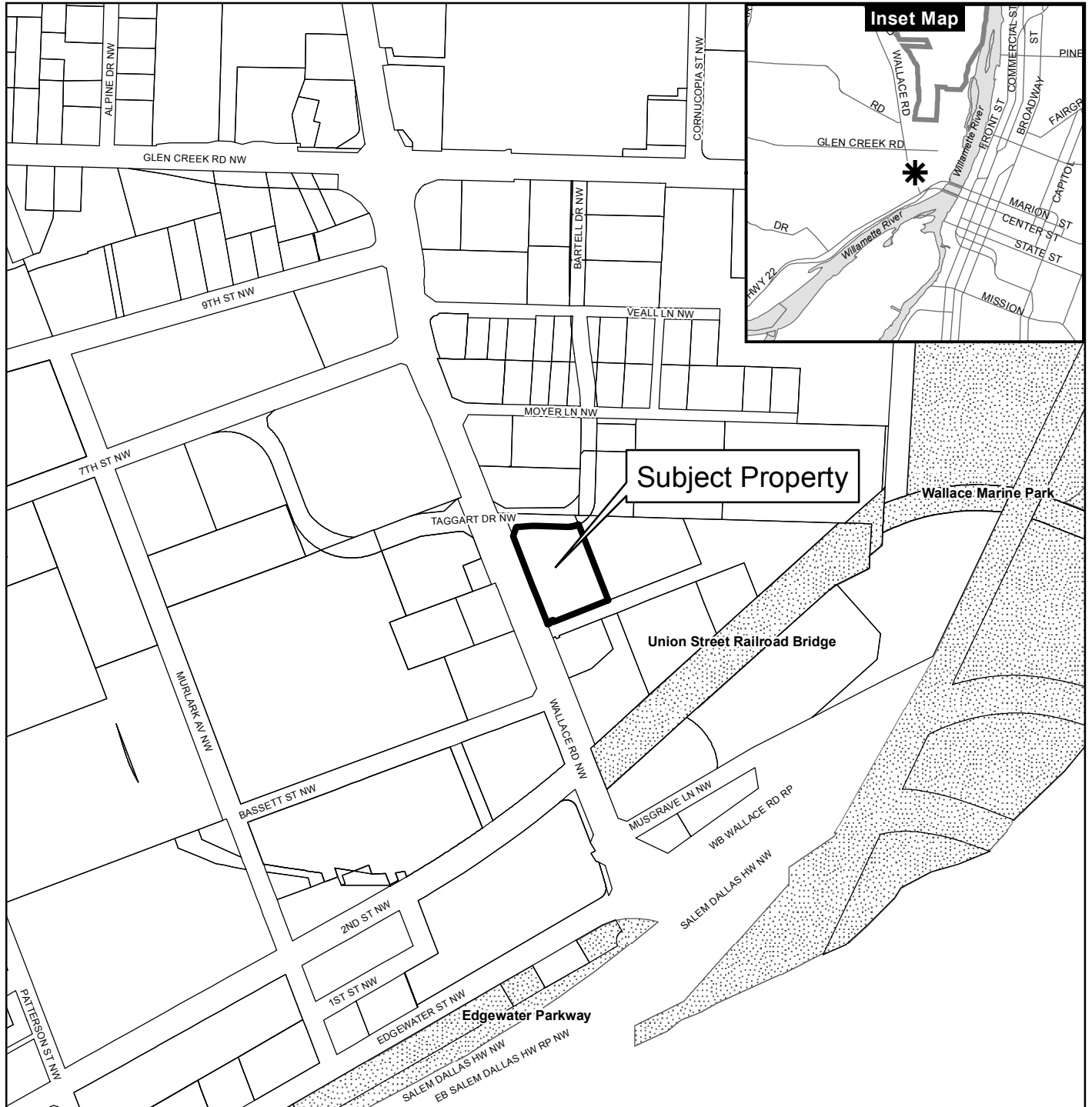
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

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

Vicinity Map 570 Wallace Road NW



Legend

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

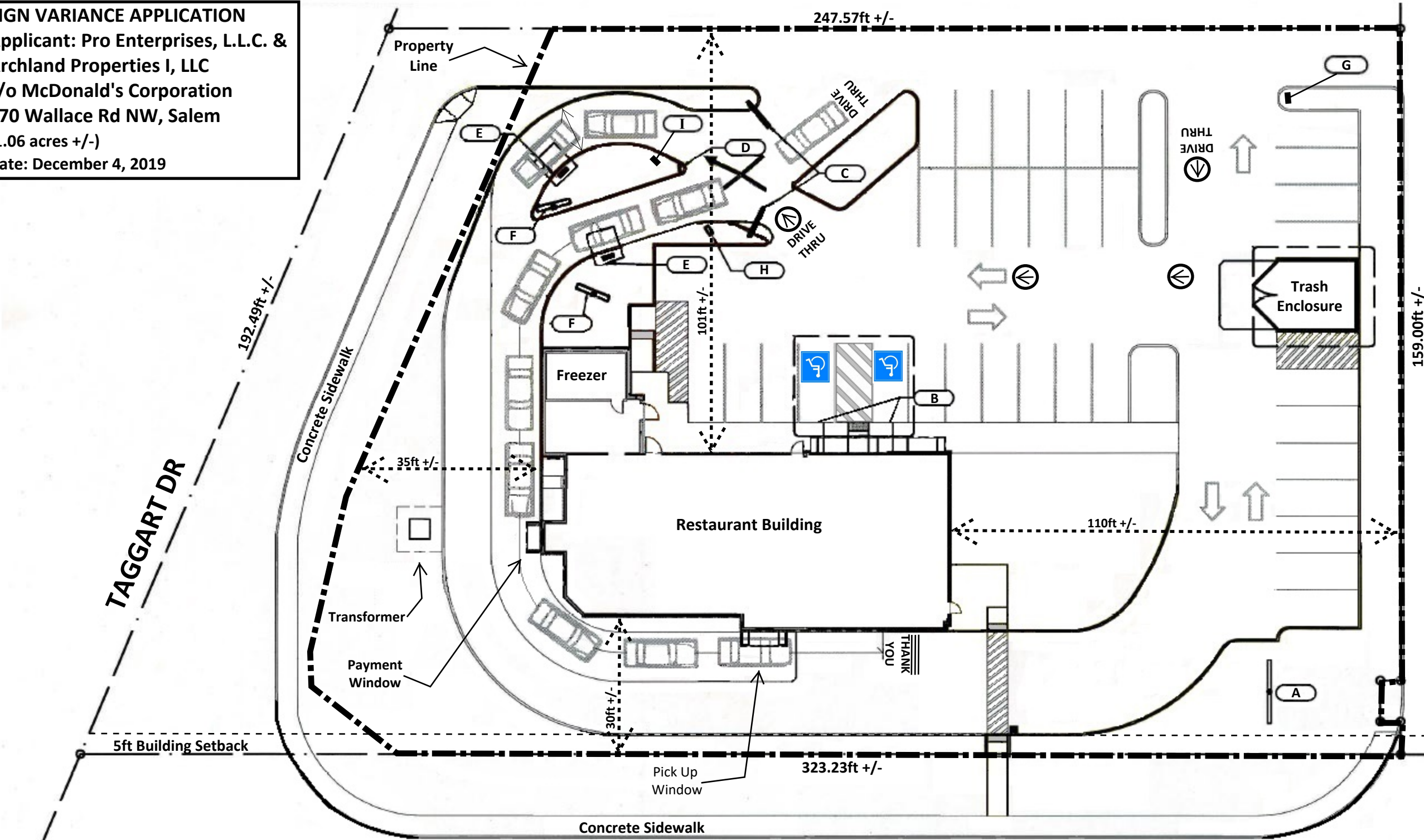
CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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.

SIGN VARIANCE APPLICATION
 Applicant: Pro Enterprises, L.L.C. & Archland Properties I, LLC
 c/o McDonald's Corporation
 570 Wallace Rd NW, Salem
 (1.06 acres +/-)
 Date: December 4, 2019



SIGN LEGEND

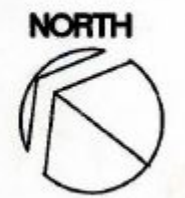
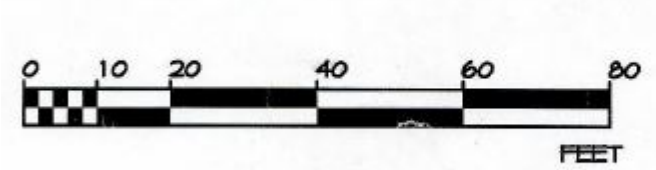
- (A) 1 Existing McDonald's Monument Sign
- (B) 2 Existing Handicap Parking Signs (Standard)
- (C) 2 Existing Drive-Thru Gateway
- (D) Existing McDonald's Directional Sign
- (E) 2 Existing Customer "Order Here" Signs
- (F) 2 Existing Menu Boards
- (G) 1 Existing "Thank You" Sign
- (H) 1 Existing Pre-Sell Sign (See Details Below)
- (I) Proposed Placement for 2nd Digital Pre-Sell Sign

Pre-Sell Sign Details:

- Overall Height: 5'11 ; Depth: 13 ; Width: 2'5
- Sitting 1'9 off the Ground (Mounted to a fabricated steel column)
- Frame: Hot dip Galvanized + Anti-Graffiti Power Coated Steel
- Panels: Aluminum + Ant-Graffiti Power Coat
- Illumination Type: Digital LED

SITE PLAN

WALLACE RD NW

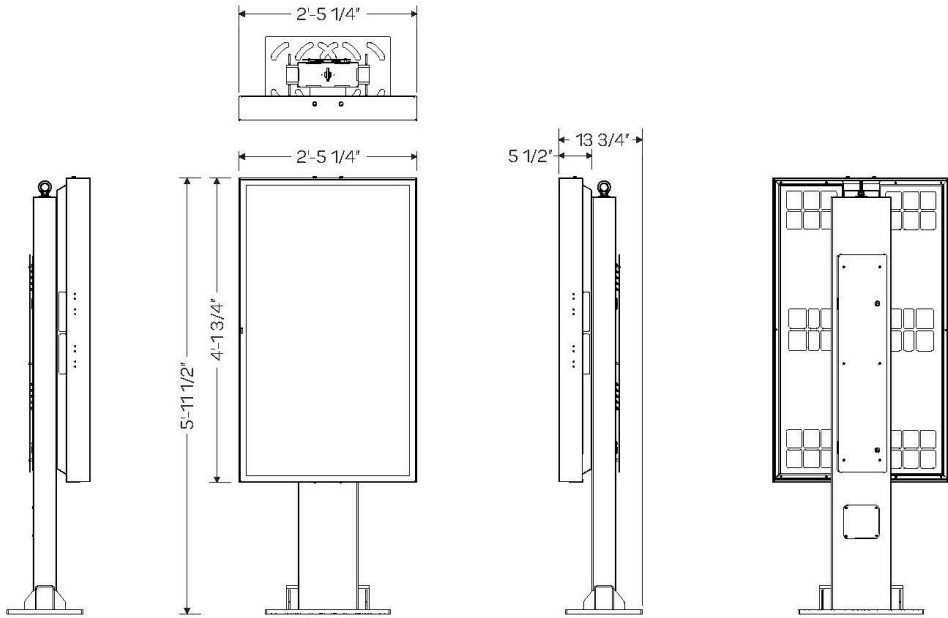


PSB

Frame	Hot dip galvanized + anti-graffiti powder coated steel
Brackets	Hot dip galvanized
Panels	Aluminum + anti-graffiti powdercoat
Access fasteners	Security Torx
Media player access	Dual camlock
Eyebolt	Stainless crane on
Baseplate	McDonalds spec triple mounting pattern option

ODMB 02 SINGLE

Displays	Samsung OH55F
Hardware	Stratocache Spectra NG
Heating/Cooling	Watlow 100W Heater Sunon 120mm AC Fan
Power Supply Units	60W DC Media Player Power Supply
Power Cables	1 x IEC Power Cable
Electrical Components	Isolated Ground 2 x IG Receptacles 20A Circuit Breaker
Communication Cables	2 x HDMI 1 x RS232
Certification	UL Certified




SCALE: 1/2" = 1'-0"



GRAPHIC DETAIL
NOT TO SCALE

PROPOSED SIGN SPECIFICATIONS

EXHIBIT C

Customer: MCDONALD'S	Date: 25FEB19	Prepared By: SC	<small>Note: Color output may not be exact when viewing or printing this drawing. A color used due to PMS or the closest CMYK equivalent. If these colors are required, please provide the correct PMS match and refer to this drawing when made.</small>	 <p>personna SIGNS LIGHTING IMAGE</p>	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personnaisigns.com
Location: SALEM, OR	File Name: 177104 - 5090 COMMERCIAL ST SE - SALEM, OR		Eng: -		

SIGNAGE COMPARISON

New & Proposed Signage Standard



Outdoor DMB- Coates O2

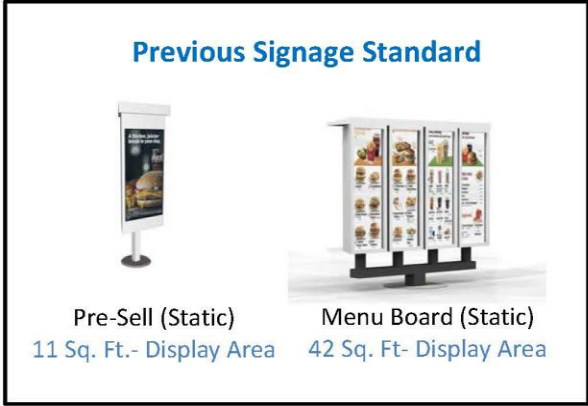
27.4 Sq. Ft. Display Area
(2) 55" Screens



Digital Pre-Sell- Coates O2

13.7 Sq. Ft. Display Area
(1) 55" Screen

Previous Signage Standard



Pre-Sell (Static)

11 Sq. Ft.- Display Area

Menu Board (Static)

42 Sq. Ft- Display Area

SIGNAGE COMPARISON

EXHIBIT D