



# 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 Driveway Approach Permit / Class 1 Design Review Case No. CU-SPR-DAP-DR22-07
<b>PROPERTY LOCATION:</b>	2410 Fairgrounds Rd NE, Salem OR 97301
<b>SUMMARY:</b>	Phased development of a motor vehicle sales use and motor vehicle services use, with vehicle display and vehicle storage areas.
<b>HEARING INFORMATION:</b>	<p><u>Hearings Officer on December 28, 2022 at 5:30 PM held virtually via Zoom</u></p> <p>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></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><i>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.</i></p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Zachery Cardoso at <a href="mailto:zcardoso@cityofsalem.net">zcardoso@cityofsalem.net</a> or 503-540-2304 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><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></p> <p>Highland Neighborhood Association, Meredith Patterson, Chair; Phone: 503-528-4908; Email: <a href="mailto:meripatterson@gmail.com">meripatterson@gmail.com</a>.</p>
<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>	<p>Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review</p> <p>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.</p>

<b>OWNER(S):</b>	Angie Jones and Tyrone Jones
<b>APPLICANT / AGENT(S):</b>	Ron Ped
<b>PROPOSAL / REQUEST:</b>	<p>A Conditional Use Permit, Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review request for development of a new motor vehicle sales and motor vehicle services use in two phases of development, with Phase 1 including a 900 square foot sales building and vehicle display area, and Phase 2 including a 7,500 square foot automotive services/warehouse building and vehicle storage area.</p> <p>The subject property is approximately 1.24 acres in size, zoned CG (General Commercial), IC (Industrial Commercial), and located within the Pine Street Mixed-Use Overlay Zone at the time of application submittal, and located at 2410 Fairgrounds Road NE - 97301 (Marion County Assessor Map and Tax Lot number: 073W14DB / 01500).</p>
<b>HEARING PROCEDURE:</b>	<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 virtually or in writing, and anyone who requested to receive notice of the decision.</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: 22 117397. Paper copies can be obtained for a reasonable cost.
<b>NOTICE MAILING DATE:</b>	December 8, 2022

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

**For more information about Planning in Salem:**

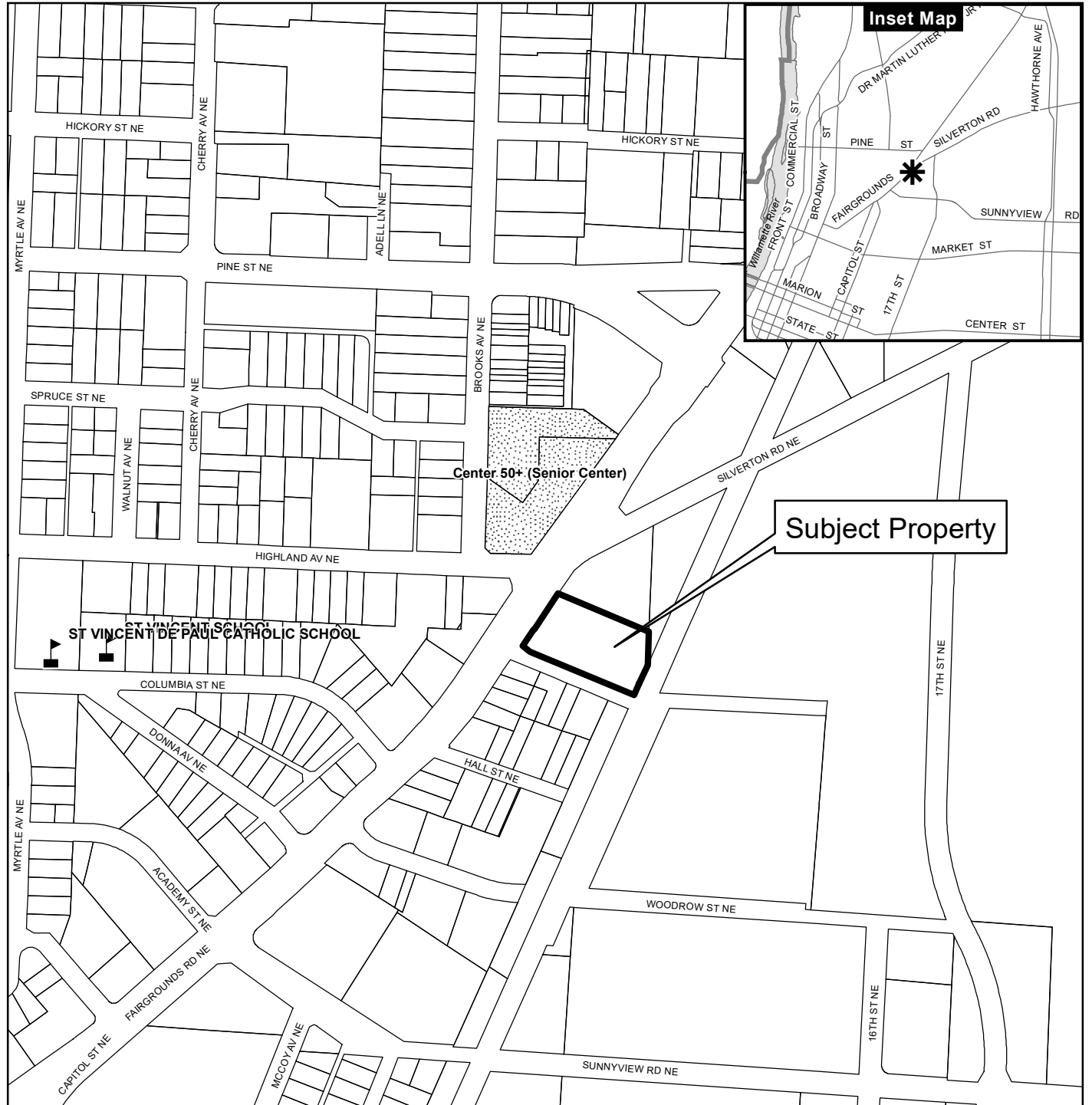
<http://www.cityofsalem.net/planning>

*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 2410 Fairgrounds Road NE



## 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



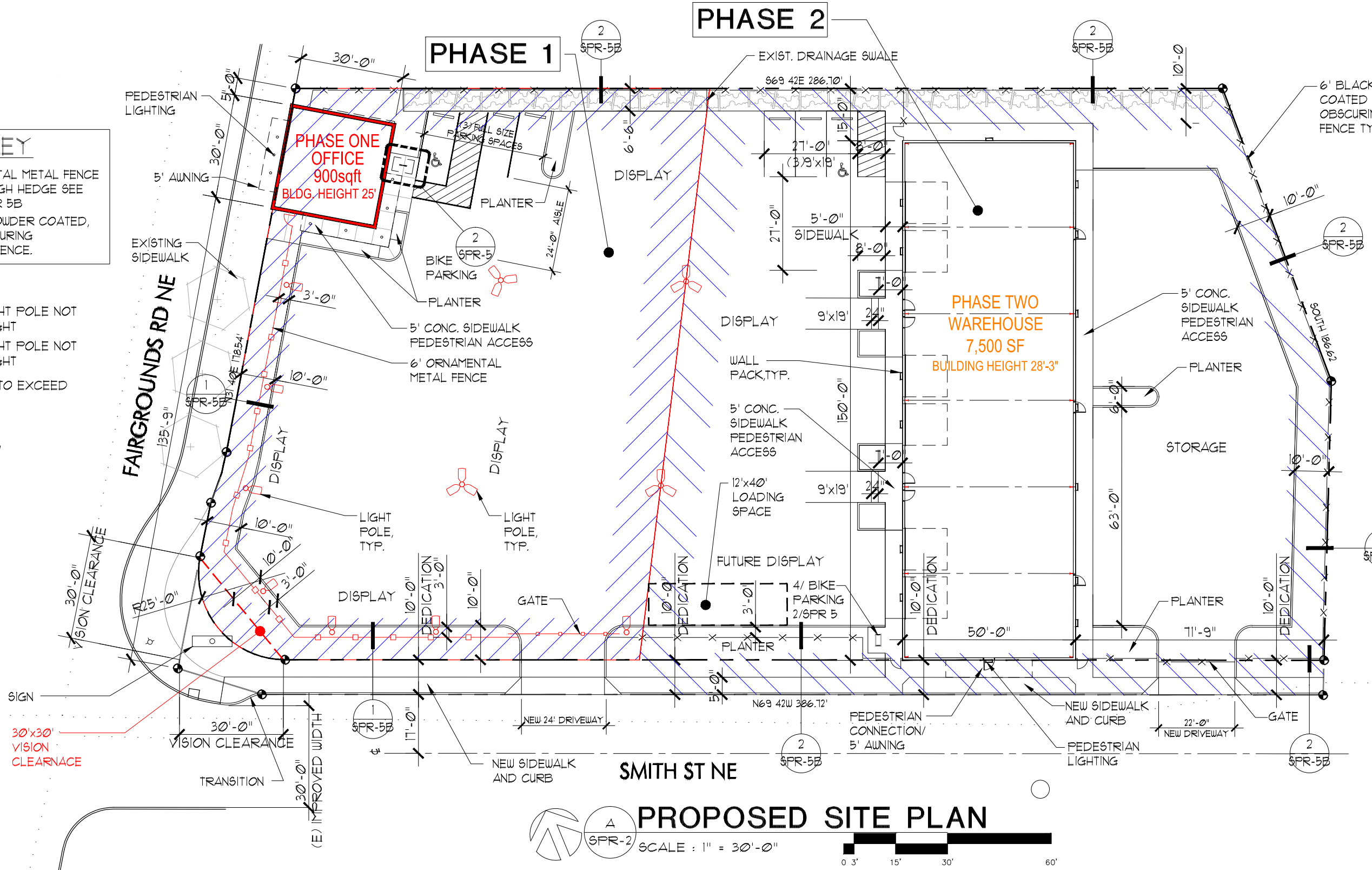
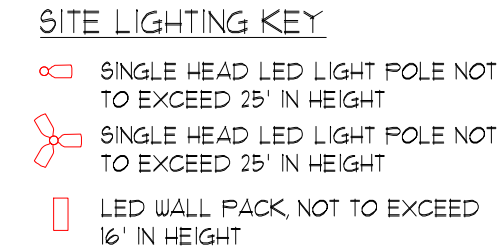
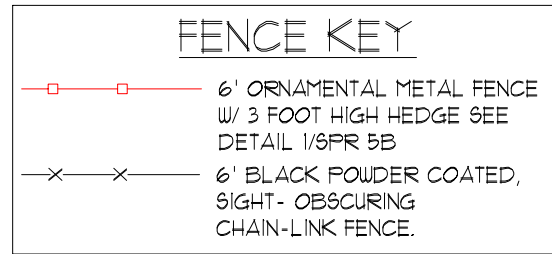
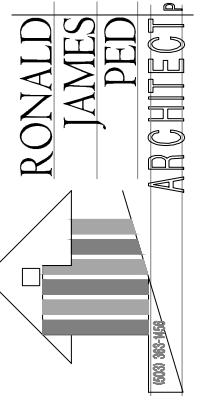
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COMPLETE SITE SUMMARY		
PROPERTY SIZE	=50,429 SF	(1.15AC)
REQUIRED LANDSCAPE	=7,564 SF	(15%)
NEW LANDSCAPE AREA	=7,596 SF	(15%)
BUILDING FOOTPRINT	=8,400 SF	(16.7%)
HARDSCAPE AREA	=34,433 SF	(68.2%)

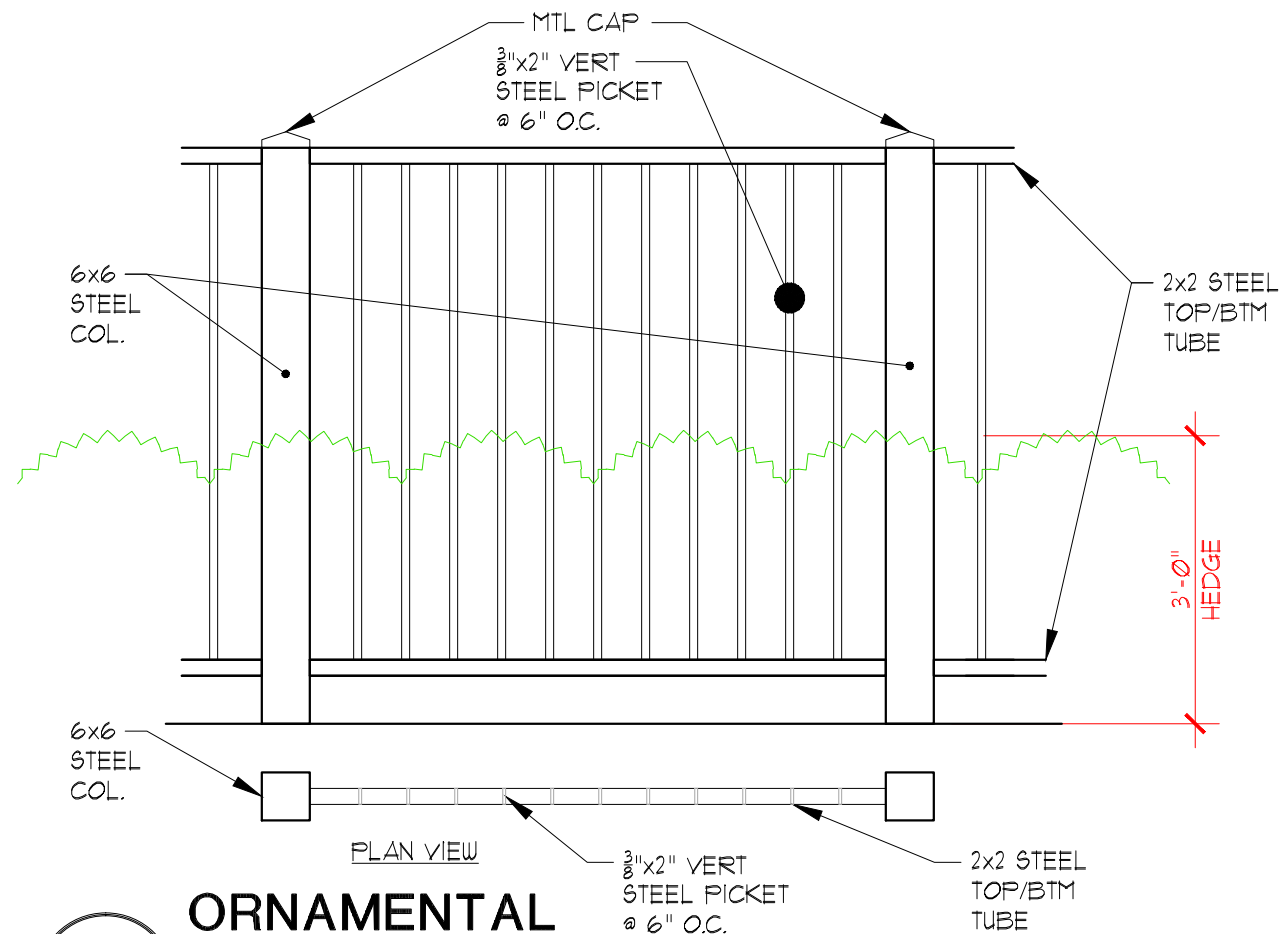
PARKING SPACES		1 PER 900 sf (MOTOR VEHICLE SALES)
PHASE 1		1 SPACE REQ'D (900 sf / 900 = 1)
		<b>3 (1x2.5) SPACES PROVIDED</b>
PHASE 2		<b>WAREHOUSE</b>
		2 SPACE REQ'D (7,500 sf / 5000 = 2)
		<b>5 (2x2.5) SPACES PROVIDED</b>

BICYCLE SPACES		1 PER 9,000 sf (MOTOR VEHICLE SALES)
PHASE 1		1 SPACE REQ'D (900 sf / 9,000 = .1)
		1 SPACES PROVIDED
PHASE 2		
1ST FLR WAREHOUSE		4 SPACES PROVIDED



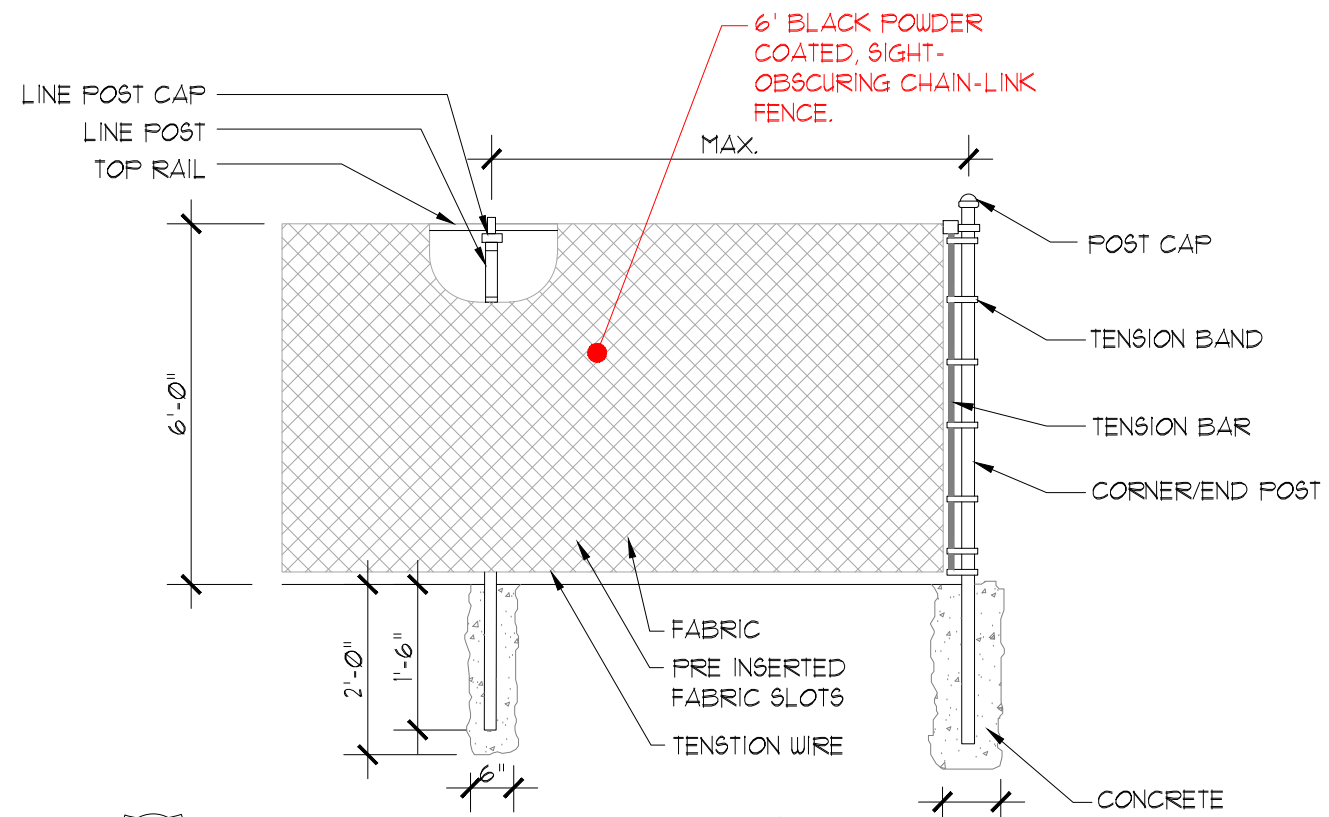
Site Plan Review Class 3  
 Creative Credit & Auto Sales  
 2410 Fairground Rd NE

DATE: 8.23.22  
 DRAWN: KDG  
 JOB NO.: 2261  
**SPR 2**

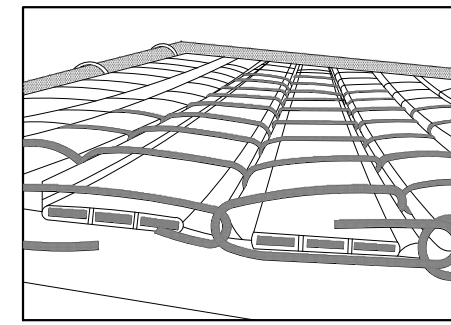
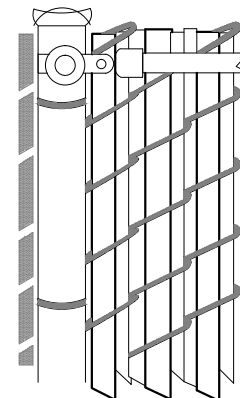


**1** ORNAMENTAL METAL FENCE DETAIL

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



**ELEVATION**



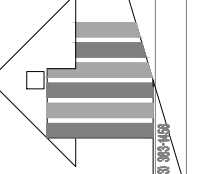
**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 3437-001.

**2** CHAIN LINK FENCE

3 1/2" x 5" MESH W/ SUPREME PRIVACY SLATS (PRE-INSERTED IN FENCE)

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



# Phase 1 Site Summary

PROPERTY SIZE	= 20,531 S.F. (.41 AC)
REQ'D LANDSCAPE AREA	= 3,079 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 3,107 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 900 S.F. (4.4%)
HARDSCAPE AREA	= 16,524 S.F. (80.5%)
	(100%)
TOTAL IMPERVIOUS AREA	= 17,424 S.F. (84.9%)

## PHASE 1 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 3,107#/20 PU PU REQ.: 155  
 TREES: 62 PU \*  
 \* 40% OF TOTAL PU TO BE TREES

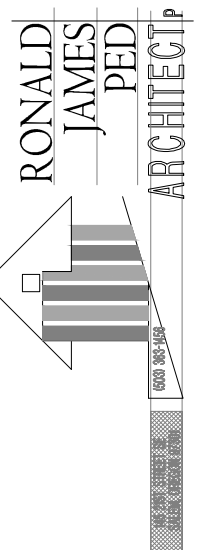
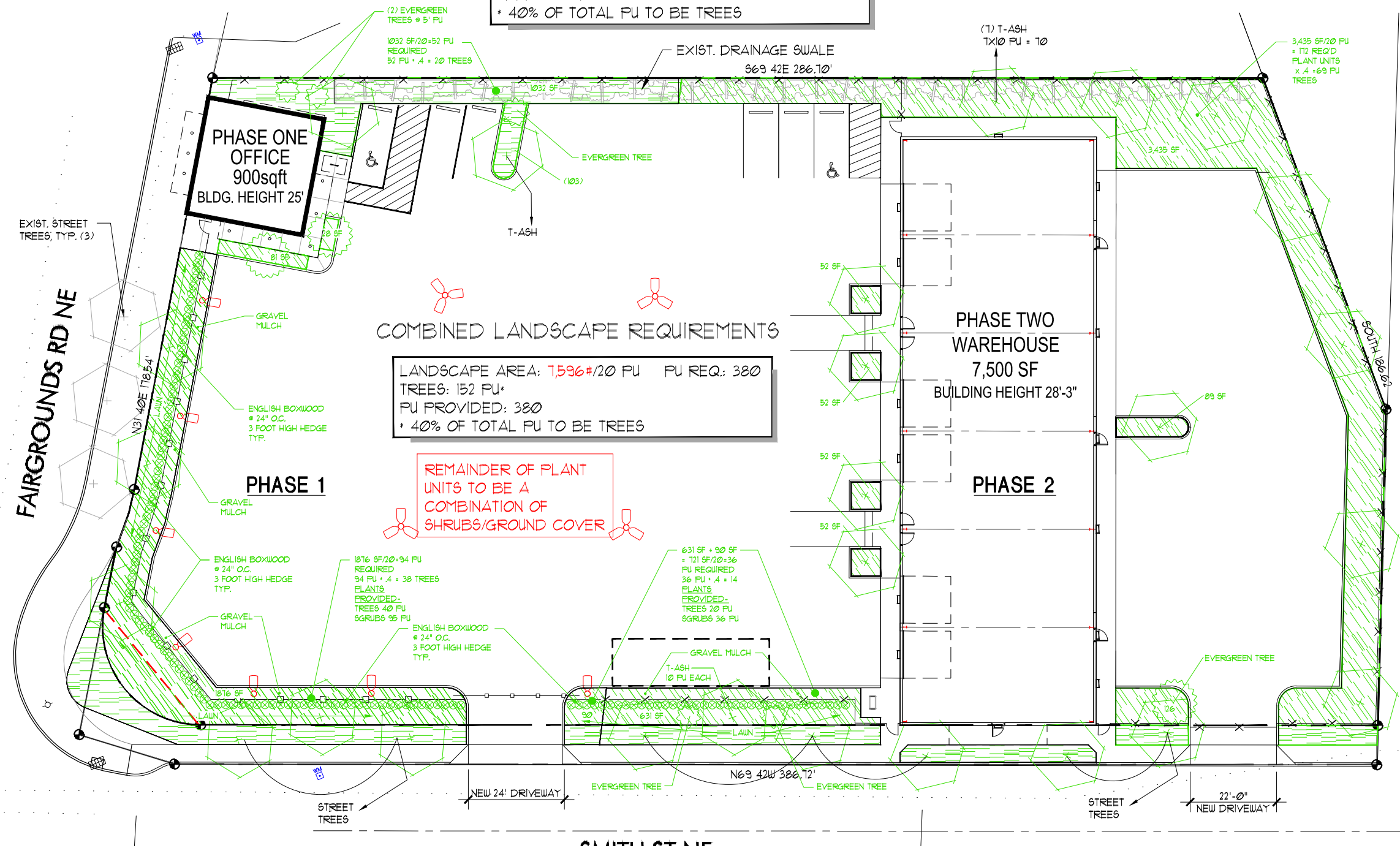
40% OF TOTAL REQ'D  
 PU TO BE TREES, SEE  
 COMBINED LANDSCAPE  
 REQUIREMENTS BELOW

# Phase 2 Site Summary

PROPERTY SIZE	= 29,938 S.F. (.68 AC)
REQ'D LANDSCAPE AREA	= 4,485 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0 S.F. (0%)
NEW LANDSCAPE AREA	= 4,489 S.F. (15.1%)
BUILDING FOOTPRINT AREA	= 7,500 S.F. (25.0%)
HARDSCAPE AREA	= 17,909 S.F. (59.9%)
	(100%)
TOTAL IMPERVIOUS AREA	= 25,409 S.F. (85%)

## PHASE 2 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 4,489#/20 PU PU REQ.: 224  
 TREES: 90 PU \*  
 \* 40% OF TOTAL PU TO BE TREES



Site Plan Review Class 3  
 Creative Credit & Auto Sales  
 2410 Fairground Rd NE

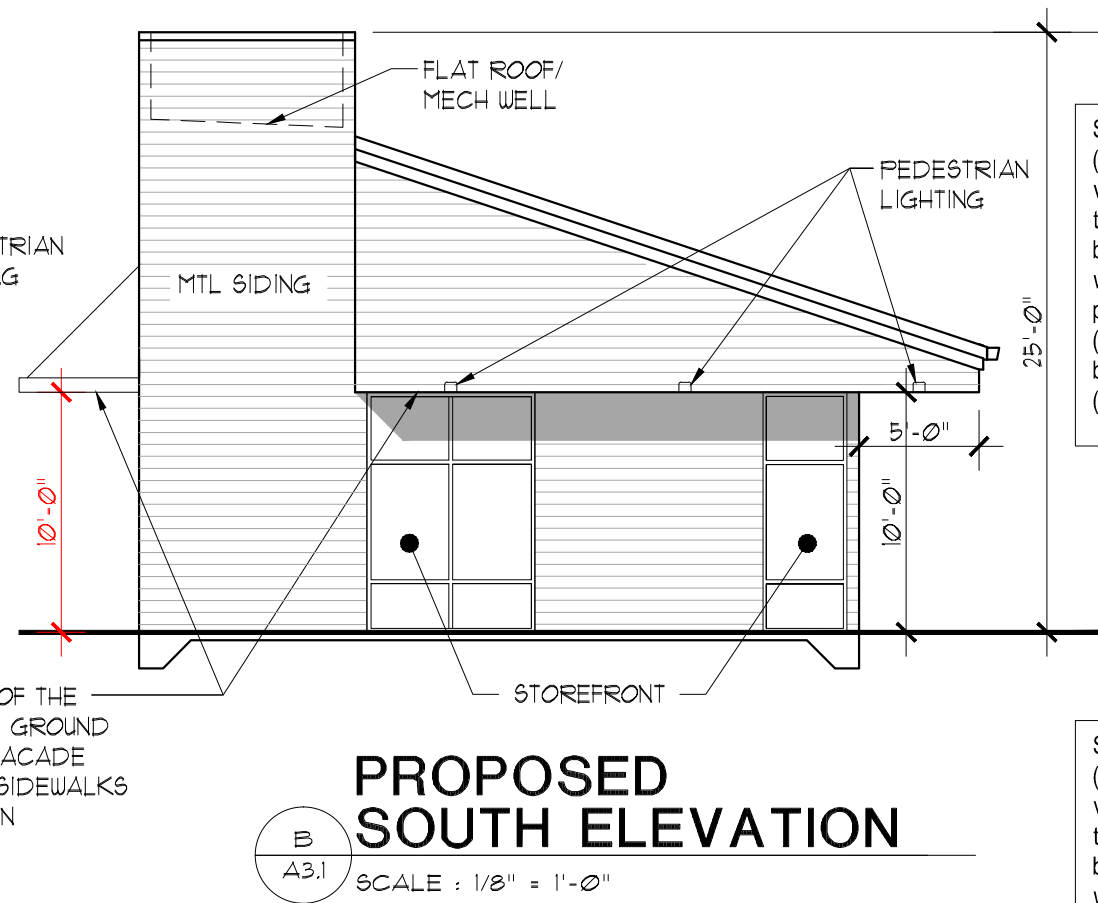
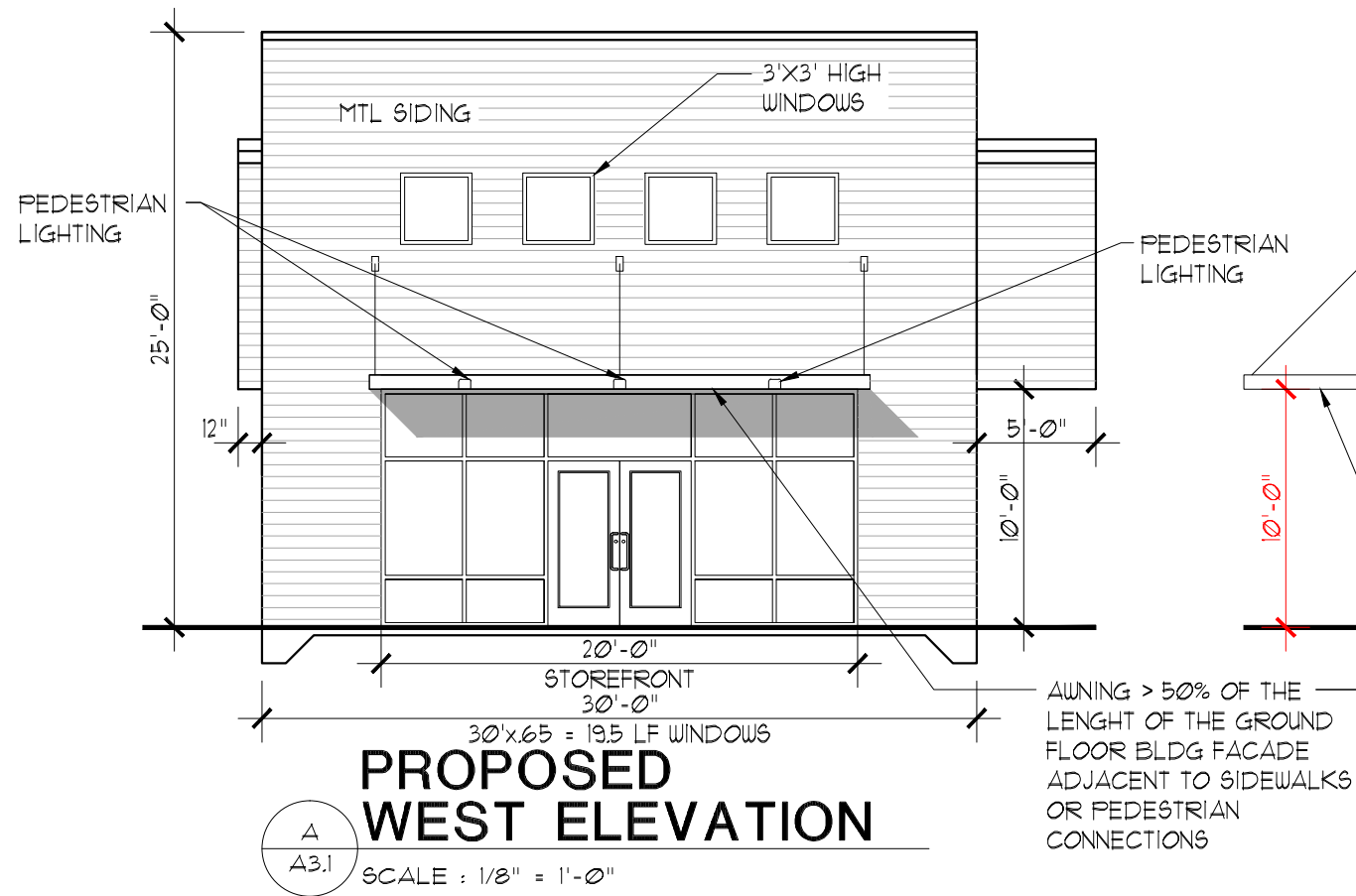
**LANDSCAPING PLAN**  
 SCALE: 1" = 30'-0"  
 0' 3' 15' 30' 60'

DATE: 8.23.22  
 DRAWN: KDG  
 JOB NO.: 2261

**SPR 6**

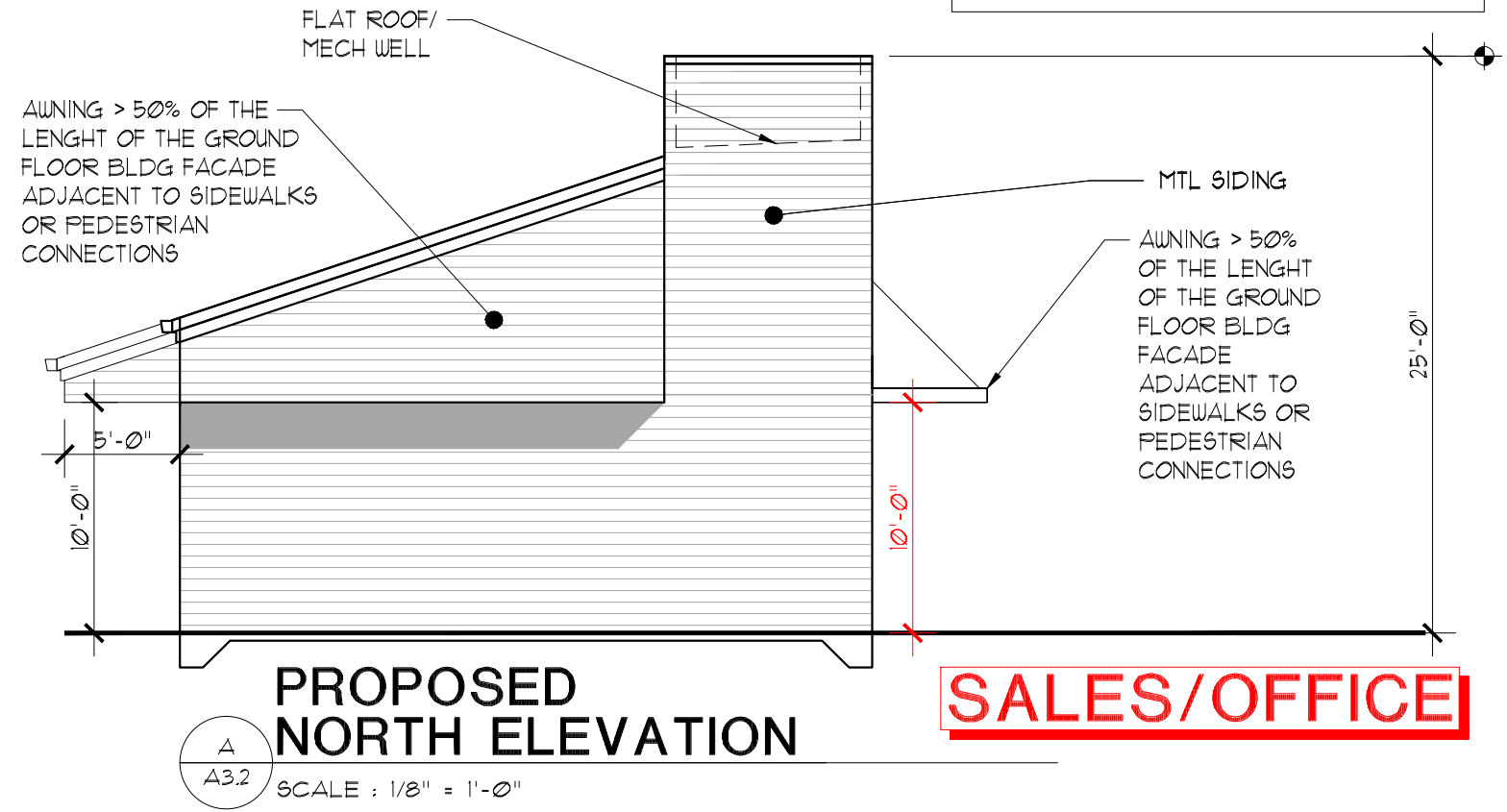
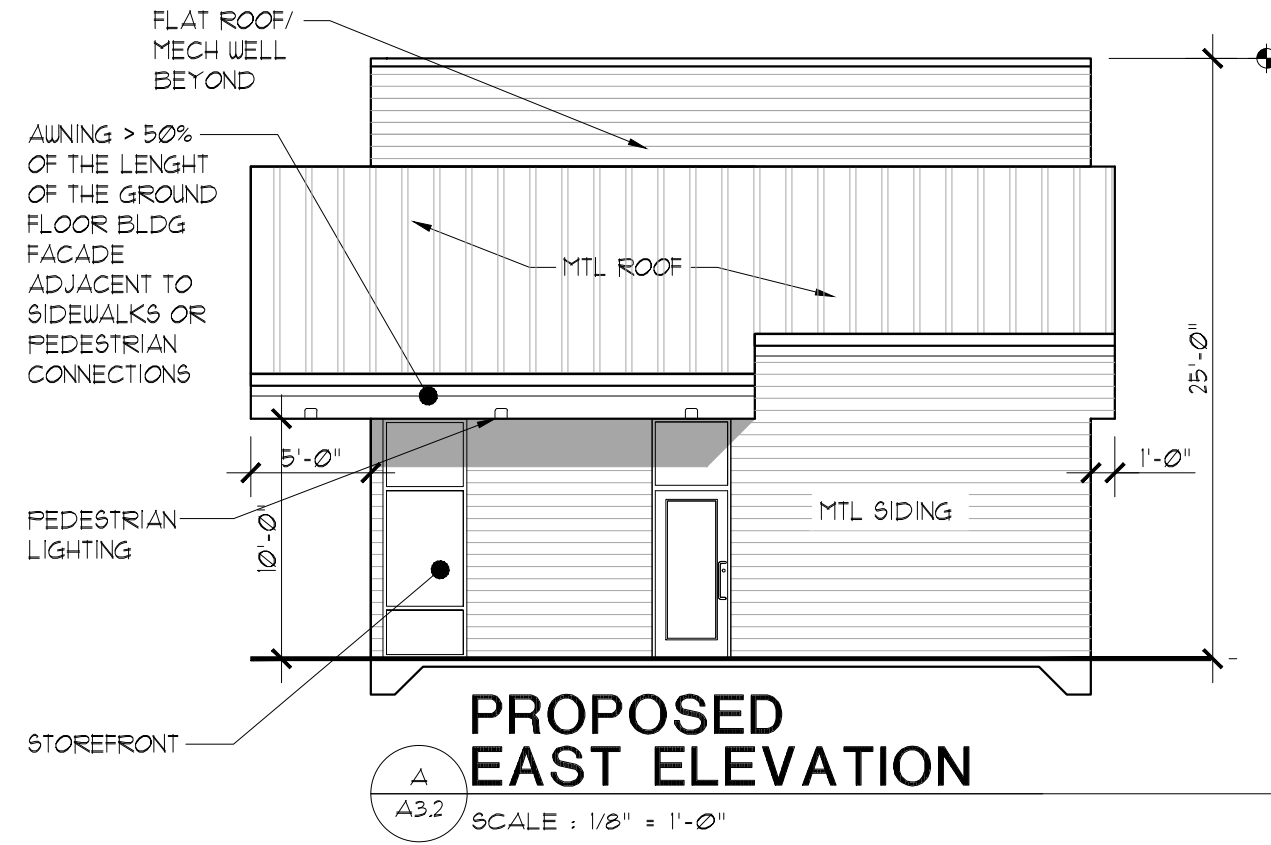




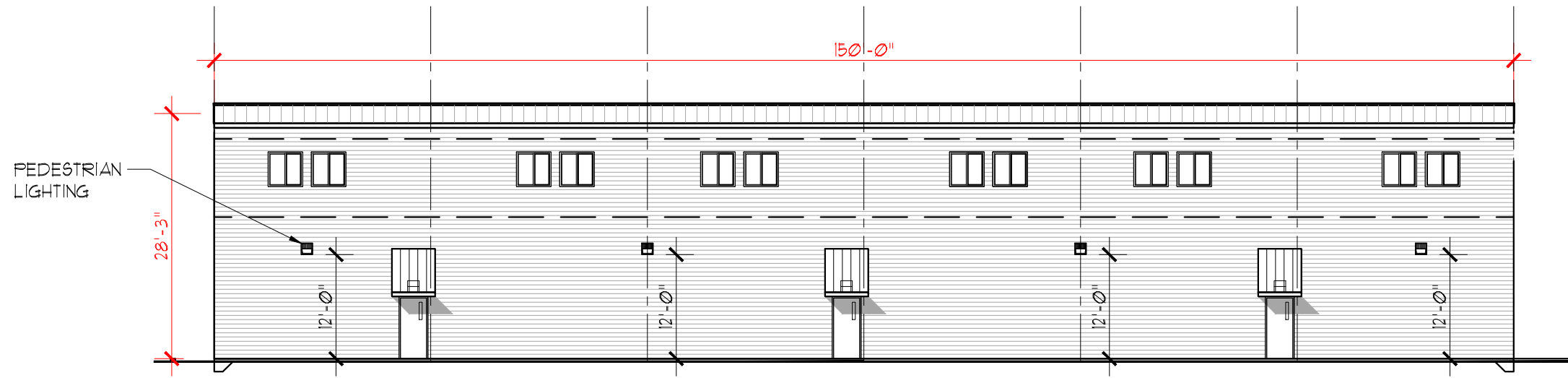


Sec. 112.035. - Height.  
(a) Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.  
(2) Top point. The top point for purposes of measuring building and structure height shall be:  
(A) The highest point of the coping of a flat roof

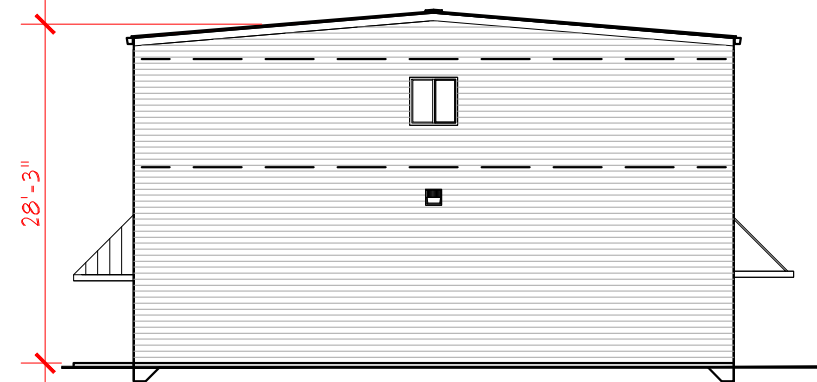
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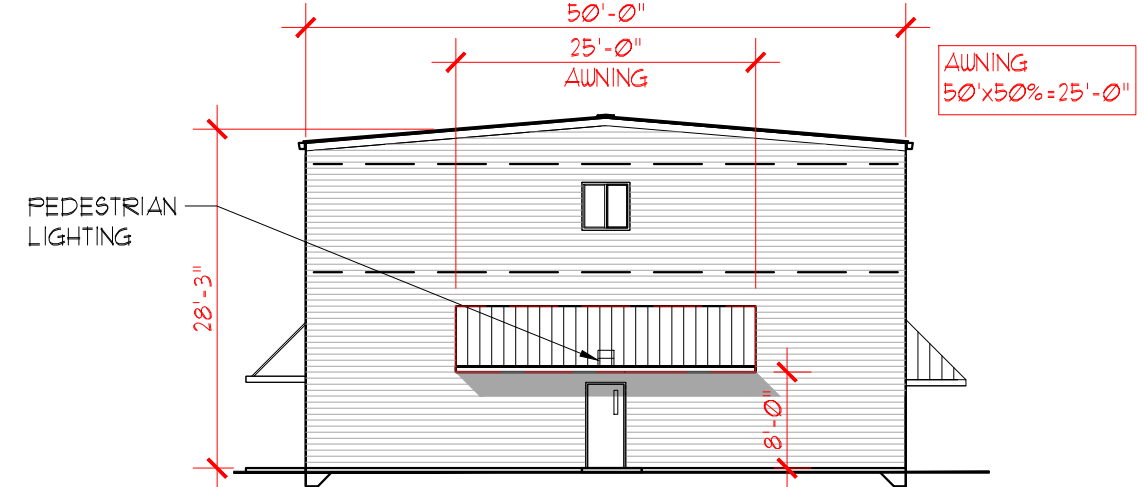
**SALES/OFFICE**



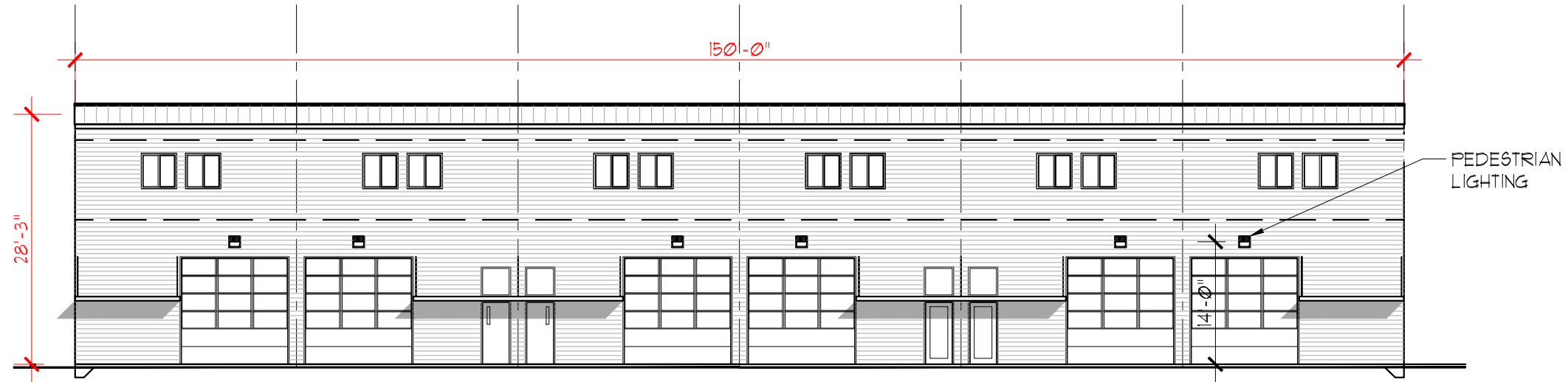
**WAREHOUSE BUILDING - EAST ELEVATION**  
A  
A32 SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING NORTH ELEVATION**  
B  
A32 SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING SOUTH ELEVATION**  
C  
A32 SCALE : 1/16" = 1'-0"



**WAREHOUSE BUILDING - WEST ELEVATION**  
D  
A32 SCALE : 1/16" = 1'-0"