



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.

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| CASE NUMBER: | Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP23-27 |
| PROPERTY LOCATION: | 1205 20th St SE, Salem OR 97302 |
| NOTICE MAILING DATE: | September 12, 2023 |
| PROPOSAL SUMMARY: | An application to develop a vehicle storage lot and associated site improvements for an existing motor vehicle sales use. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m., Tuesday, September 26, 2023.</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: | Jacob Brown, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: jrbrown@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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.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; 250.005(d) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit 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. |

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|-----------------------------|--|
| PROPERTY OWNER(S): | Dew Investments LLC (David Withnell) |
| APPLICANT(S): | Aks Engineering And Forestry |
| PROPOSAL REQUEST: | <p>A Class 3 Site Plan Review for a proposed 15,680-square-foot vehicle storage lot for an existing motor vehicle sales use, Withnell Hyundai, in conjunction with three Class 2 Adjustments for the following:</p> <ol style="list-style-type: none"> 1) Reduce the 15% landscaping requirement of SRC 551.010(d) to 5.4%; 2) Reduce the pedestrian access connections required under SRC 800.065 from six to three provided connections; and 3) Reduce the 5-foot perimeter landscaping requirement of SRC 551.010(b) and 806.035(c) for the internal side and rear boundaries. <p>For property approximately 5.42 acres in size, zoned IC (Industrial Commercial), and located at 1205 20th Street SE (Marion County Assessor's Map and Tax Lot number: 073W35BA/ 0100, 0500, 0600, and 5600).</p> |
| 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: | <p>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 115419. Copies can be obtained for a reasonable cost.</p> |

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, Class 2 Adjustment, Class 2 Driveway Approach Permit, Case No. SPR-ADJ-DAP23-27

PROJECT ADDRESS: 1205 20th St SE, Salem OR 97302

AMANDA Application No.: 23-115419-PLN

COMMENT PERIOD ENDS: Tuesday, September 26, 2023 at 5:00 p.m.

SUMMARY: An application to develop a vehicle storage lot and associated site improvements for an existing motor vehicle sales use.

REQUEST: A Class 3 Site Plan Review for a proposed 15,680-square-foot vehicle storage lot for an existing motor vehicle sales use, Withnell Hyundai, in conjunction with three Class 2 Adjustments for the following:

- 1) Reduce the 15% landscaping requirement of SRC 551.010(d) to 5.4%;
- 2) Reduce the pedestrian access connections required under SRC 800.065 from six to three provided connections; and
- 3) Reduce the 5-foot perimeter landscaping requirement of SRC 551.010(b) and 806.035(c) for the internal side and rear boundaries.

For property approximately 5.42 acres in size, zoned IC (Industrial Commercial), and located at 1205 20th Street SE (Marion County Assessor's Map and Tax Lot number: 073W35BA/ 0100, 0500, 0600, and 5600).

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., TUESDAY, SEPTEMBER 26 2023, 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: Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: jrbrown@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

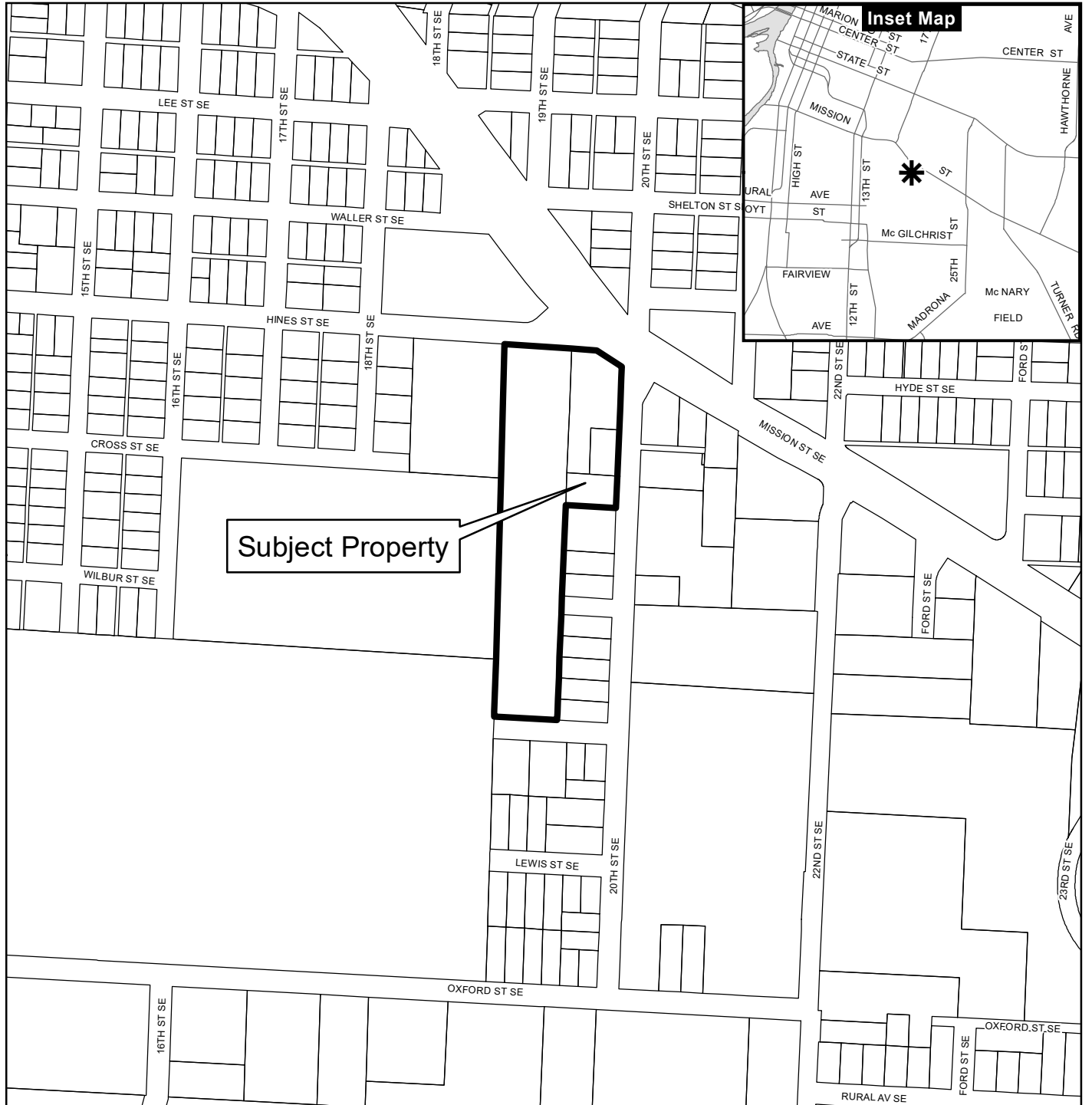
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

1205 20th Street SE



Legend

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



0 100 200 400 Feet



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JOB NUMBER: 9116-01
 DATE: 07/06/2023
 DESIGNED BY: TEB
 DRAWN BY: TEB
 CHECKED BY: TDR

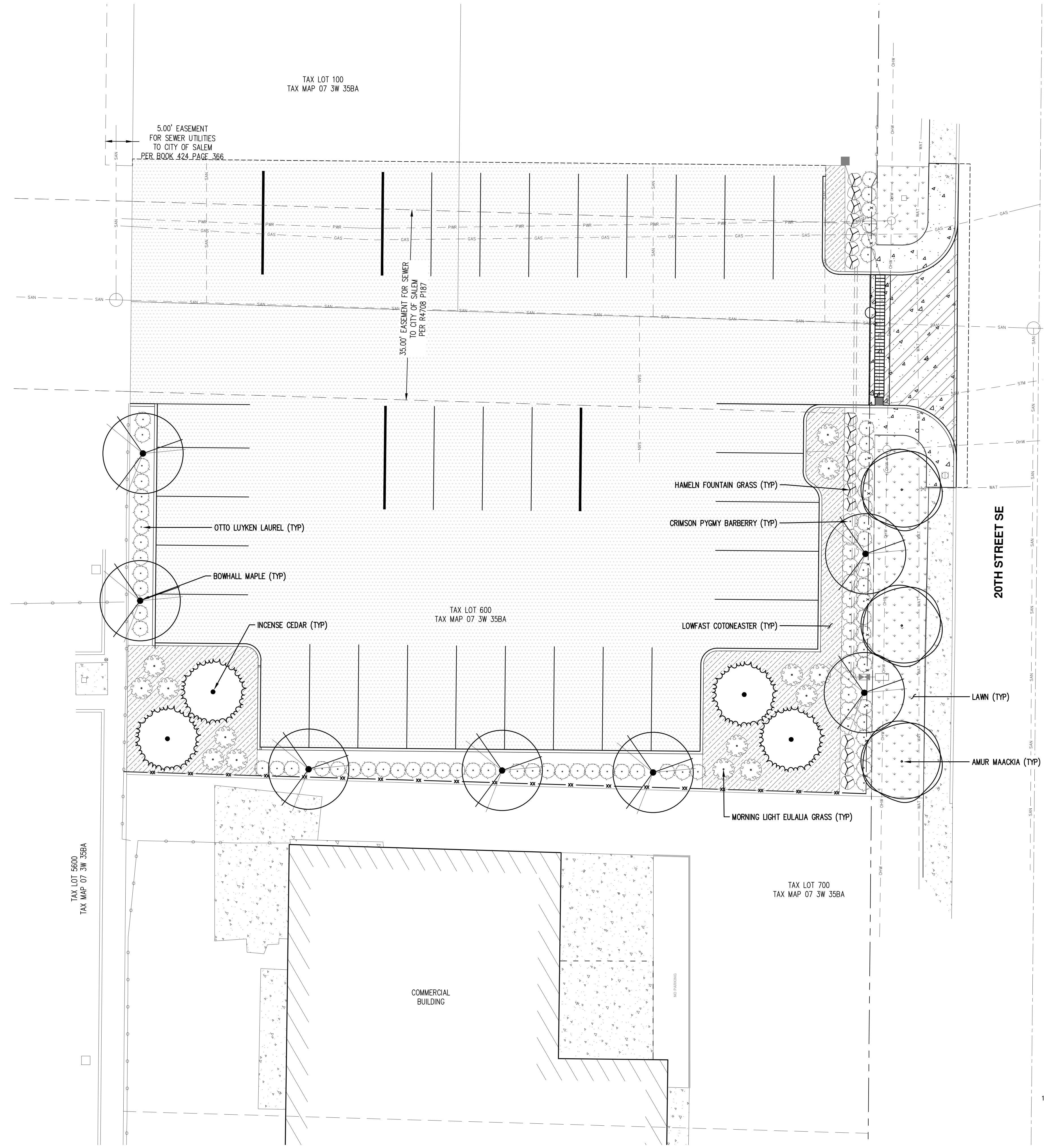
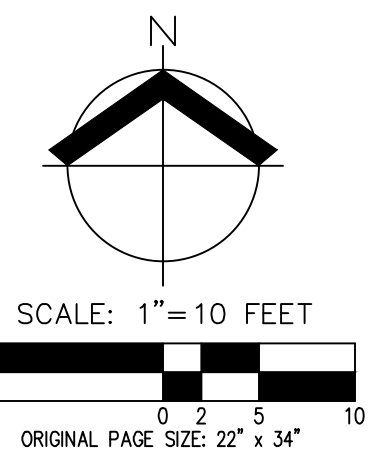
PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
|--|---------|--|---------------------------------|----------------|----------|
| | 7 | ACER RUBRUM 'BOWHALL' | BOWHALL RED MAPLE | 2" CAL. B&B | AS SHOWN |
| | 4 | CALOCEDRUS DECURRENS | INCENSE CEDAR | 6' HT. B&B | AS SHOWN |
| | 3 | MAACKIA AMURENSIS | AMUR MAACKIA | 2" CAL. B&B | AS SHOWN |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
| | 14 | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY JAPANESE BARBERRY | 2 GAL. CONT. | 36" o.c. |
| | 14 | MISCANTHUS SINENSIS 'MORNING LIGHT' | MORNING LIGHT EULALIA GRASS | 1 GAL. CONT. | 48" o.c. |
| | 18 | PENNISETUM ALOPECUROIDES 'HA MELN' | HA MELN FOUNTAIN GRASS | 1 GAL. CONT. | 30" o.c. |
| | 67 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN ENGLISH LAUREL | 2 GAL. CONT. | 36" o.c. |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | SIZE/CONTAINER | SPACING |
| | 114 | COTONEASTER DAMMERI 'LOWFAST' | LOWFAST BEARBERRY COTONEASTER | 1 GAL. CONT. | 36" o.c. |
| | ±778 SF | LAWN - NORTHWEST SUPREME LAWN SEED MIX - SUNMARK SEEDS (OR APPROVED EQUAL) DASHER 3 PERENNIAL RYEGRASS 35%, CUTLER II PERENNIAL RYEGRASS 35%, GARNET CREEPING RED FESCUE 15%, WINDWARDS CHEWINGS FESCUE 15% | | | |
| APPLY AT A RATE OF 8 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER | | | | | |

SITE SUMMARY TABLE

GROSS DEVELOPMENT SITE AREA: ±5.42 ACRES (±236,015 SF)
 GROSS STORAGE LOT SITE AREA: ±0.36 ACRES (±15,713 SF)
 MINIMUM DEVELOPMENT SITE LANDSCAPE AREA REQUIRED: ±35,402 SF (15%)
 TOTAL DEVELOPMENT SITE LANDSCAPE AREA AVAILABLE: ±12,699 SF (5.4%)
 TOTAL STORAGE LOT SITE LANDSCAPE AREA AVAILABLE: ±2,608 SF
 REQUIRED TYPE A PU (1 PU PER 20 SF OF 2,608 SF QUALIFYING LANDSCAPE AREA): 131 PU
 PROPOSED TYPE A PU IN QUALIFYING LANDSCAPE AREA: 222 PU

| TOTAL SITE PLANT UNITS (PU) | | | | |
|-----------------------------|------------|--------------|----------|---------------|
| PLANT MATERIAL | PU VALUE | QTY PROPOSED | TOTAL PU | PROPOSED PU |
| 1.5"-2" CAL. SHADE TREES | 10 PU | 7 | 70 PU | TREE PU: 90 |
| 6' HT. CONIFER TREE | 5 PU | 4 | 20 PU | |
| 1.5" CAL. ORNAMENTAL TREE | 2 PU | 0 | 0 PU | |
| 3G LARGE SHRUB | 2 PU | 0 | 0 PU | SHRUB PU: 132 |
| 1G SMALL SHRUB | 1 PU | 114 | 114 PU | |
| GROUND COVER | 1 PU/50 SF | 925 SF | 18 PU | |



**PRELIMINARY SITE PLAN
 1205 20TH ST SE STORAGE LOT
 SALEM, OREGON**

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR CONSTRUCTION
 COVER D. ROTH
 RENEWS: DECEMBER 31, 2024
 JOB NUMBER: 9116-01
 DATE: 08/22/2023
 DESIGNED BY: TDR
 DRAWN BY: ED
 CHECKED BY: TDR

SITE SUMMARY:

| | |
|--|------------------------|
| GROSS DEVELOPMENT SITE AREA: | ±236,015 SF (±5.42 AC) |
| GROSS STORAGE LOT SITE AREA: | ±15,713 SF (±0.36 AC) |
| VEHICLE STORAGE PARKING SPACES PROVIDED: | 32 SPACES |

SITE KEYED NOTES: #

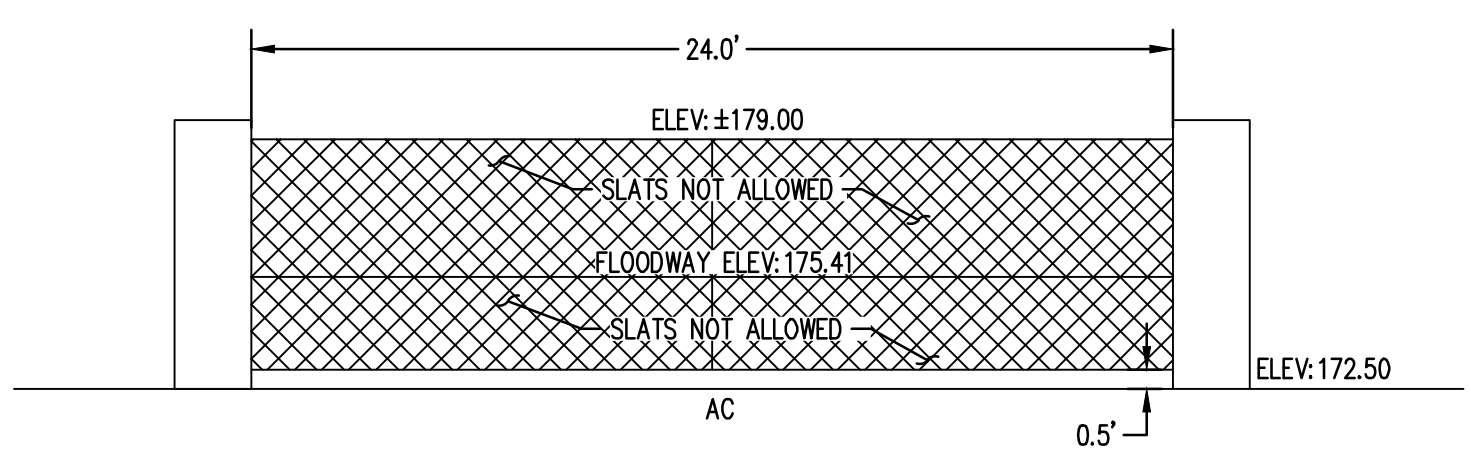
1. 4" WHITE STRIPE.
2. 6" WHITE STRIPE.
3. 6' SITE OBLSCURING BLACK SLATTED CHAIN LINK FENCE, OR APPROVED EQUAL. COORDINATE WITH OWNERS REPRESENTATIVE AND PROVIDE FENCE SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS. REFER TO REPORT BY WEST CONSULTANTS FOR SPECIFIC GATE AND FENCING REQUIREMENTS ASSOCIATED WITH THE FLOODPLAIN AND FLOODWAY.
4. NEW COMMERCIAL DRIVEWAY DROP PER CITY OF SALEM STANDARDS DETAIL NO.315.
5. PROPOSED MANUAL GATE DESIGN BUILD BY FENCING CONTRACTOR. SEE GATE DETAIL AND REFER TO REPORT BY WEST CONSULTANTS FOR SPECIFIC GATE AND FENCING REQUIREMENTS ASSOCIATED WITH THE FLOODPLAIN AND FLOODWAY.
6. CONTECH SLOTTED DRAIN. SEE GRADING PLAN.
7. (2) 4" SCH 40 PVC SLEEVES FOR IRRIGATION.
8. WATER METER APPROXIMATE LOCATION PER CITY OF SALEM GIS.
9. 1" DOUBLE CHECK DETECTOR INSTALLED PER CITY STANDARDS.
10. 6" CHAIN LINK FENCE, OR APPROVED EQUAL WITHOUT OBLSCURING SLATS. COORDINATE WITH OWNERS REPRESENTATIVE AND PROVIDE FENCE SUBMITTAL FOR APPROVAL PRIOR TO ORDERING MATERIALS. REFER TO REPORT BY WEST CONSULTANTS FOR SPECIFIC GATE AND FENCING REQUIREMENTS ASSOCIATED WITH THE FLOODPLAIN AND FLOODWAY.

CURB KEYED NOTES: (TR)

- (C) TYPE 'C' CURB WITH WEEP HOLE.
- (CE) CURB END.

LEGEND

| | |
|---|--|
| AC GRIND AND OVERLAY (±3,690 SF) | |
| PROPOSED AC (NEW IMPERVIOUS SURFACE AS DEFINED BY SRC 70.005 IS 9,115 SF) | |
| EXISTING AC | |
| LANDSCAPE (±2,705 SF) | |
| SIDEWALK CONCRETE (4") | |
| COMMERCIAL DRIVEWAY CONCRETE (6") | |



NOTE:
 REFER TO WEST CONSULTANTS
 TECHNICAL MEMORANDUM DATED APRIL
 18, 2023 FOR MORE INFORMATION.

GATE DETAIL
 NTS

