

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.

CASE NUMBER: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-30

PROPERTY LOCATION: 2200 Minto Island Rd S, Salem OR 97302

NOTICE MAILING DATE: November 9, 2023

PROPOSAL SUMMARY: An application for proposed improvements to existing Parking Lots No. 2 and No.

3 within Minto-Brown Island Park.

COMMENT PERIOD: All written comments must be submitted to City Staff no later than <u>5:00</u>

p.m., Monday, November 27, 2023. 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: Bryce Bishop, Planner III, City of Salem Planning Division, 555 Liberty Street SE,

Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail:

bbishop@cityofsalem.net

NEIGHBORHOOD

ASSOCIATION:

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:

Southwest Association of Neighbors (SWAN), John Lattimer, Land Use Chair;

Phone: 503-551-7999; Email: inlattimer@gmail.com.

South Central Association of Neighbors (SCAN), Roz Shirack, Land Use Chair;

Email: rozshirack7@gmail.com.

ACCESS: The Americans with Disabilities Act (ADA) accommodations will be provided on

request.

CONSIDERED:

CRITERIA TO BE 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:

250.005(d)(2) - Class 2 Adjustment

http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the

applicable criteria.

PROPERTY OWNER(S):

City Of Salem

APPLICANT(S):

Aaron Kimsey, City of Salem Public Works

PROPOSAL REQUEST:

A consolidated application for proposed improvements to existing Parking Lots No. 2 and No. 3 within Minto-Brown Island Park. The application includes:

- 1) Class 3 Site Plan Review for the proposed parking lot improvements. including resurfacing of the existing paved and gravel parking areas and construction of additional paved parking stalls and pedestrian paths to connect to existing park paths; and
- 2) A Class 2 Adjustment to eliminate the lighting requirement of SRC 800.065(c), which requires on-site pedestrian paths to be lighted to a level where they can be used at night by employees, customers, and residents.

The subject property is zoned PA (Public Amusement), partially within the Willamette Greenway, and located at 2200 Minto Island Road S (Marion County Assessor's Map and Tax Lot Number: 073W320000100).

APPLICATION PROCESS:

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.

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.

MORE INFORMATION:

All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.citvofsalem.net. You can use the search function without registering and enter the permit number listed here: 23 112096. 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 / Class 2 Adjustment Case No. SPR-

ADJ23-30

PROJECT ADDRESS: 2200 Minto Island Rd S, Salem OR 97302

AMANDA Application No.: 23-112096-PLN

COMMENT PERIOD ENDS: Monday, November 27, 2023 at 5:00 p.m.

SUMMARY: An application for proposed improvements to existing Parking Lots No. 2 and No. 3 within Minto-Brown Island Park.

REQUEST: A consolidated application for proposed improvements to existing Parking Lots No. 2 and No. 3 within Minto-Brown Island Park. The application includes:

- Class 3 Site Plan Review for the proposed parking lot improvements, including resurfacing of the
 existing paved and gravel parking areas and construction of additional paved parking stalls and
 pedestrian paths to connect to existing park paths; and
- 2) A Class 2 Adjustment to eliminate the lighting requirement of SRC 800.065(c), which requires on-site pedestrian paths to be lighted to a level where they can be used at night by employees, customers, and residents.

The subject property is zoned PA (Public Amusement), partially within the Willamette Greenway, and located at 2200 Minto Island Road S (Marion County Assessor Map and Tax Lot Number: 073W320000100).

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, November 27, 2023, will be considered in the decision process. Comments received after this date will be not considered. 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. <u>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.</u>

<u>CASE MANAGER:</u> Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: http://www.cityofsalem.net/planning

PLEASE CHECK THE FOLLOWING THAT APPLY:

I have	reviewed the proposal and have no objections to it.
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



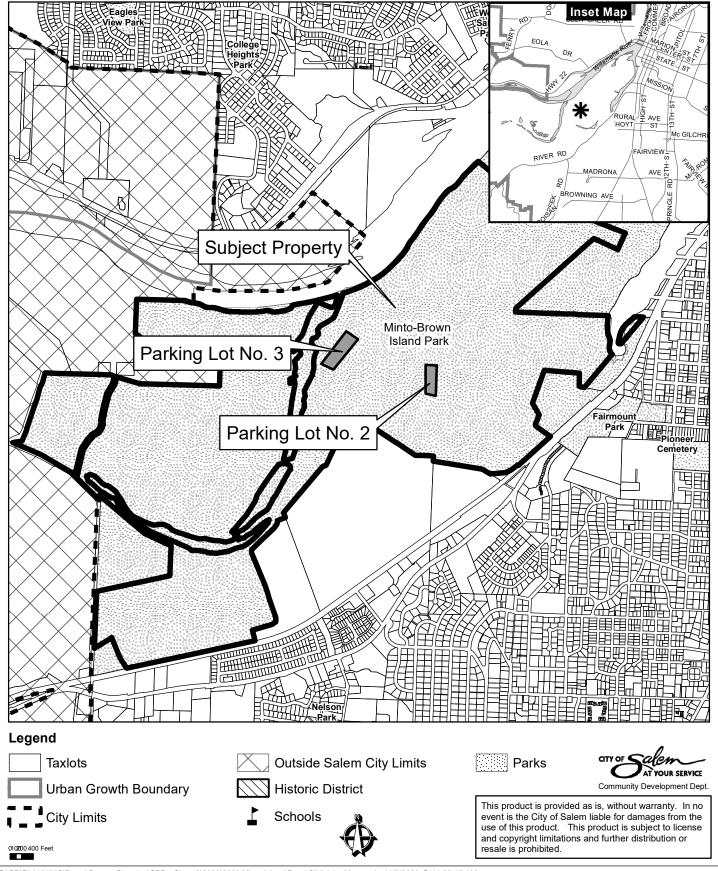
BUSINESS REPLY MAIL FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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

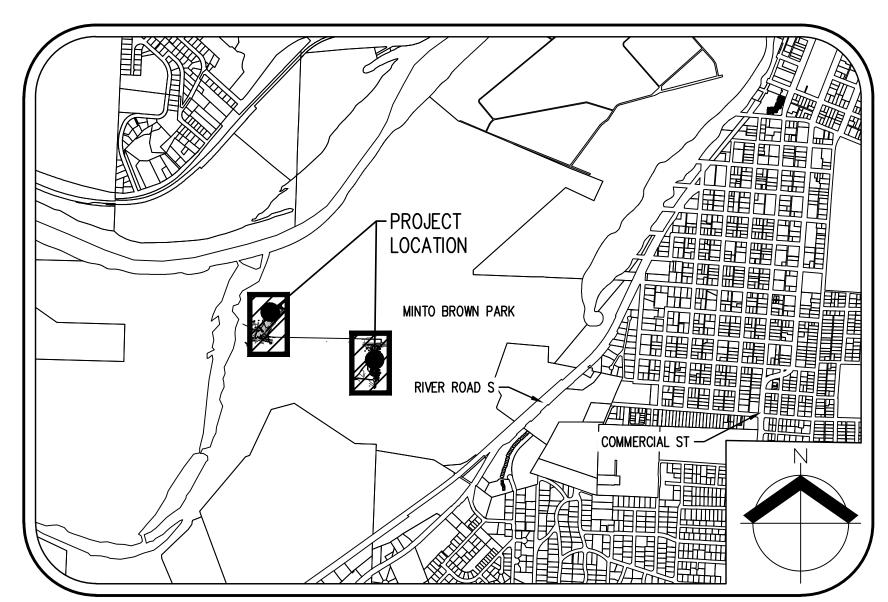
լանարդական անականի հիմակում իրակիկի հիմակարարի **և**

Vicinity Map 2200 Minto Island Road S



MINTO BROWN PARKING LOTS

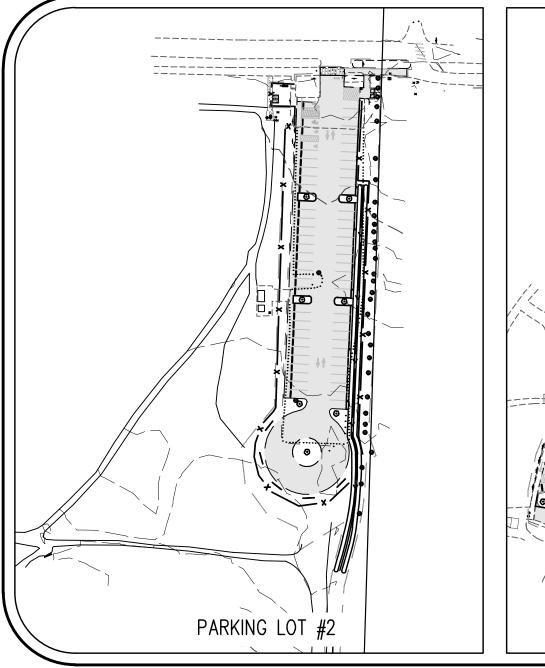
PRELIMINARY LAND USE PLANS

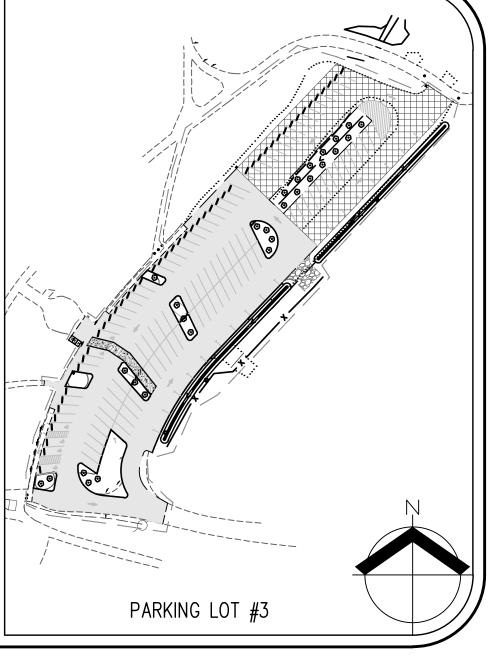


VICINITY MAP

NOT	TO	SCALE

		<u>LE</u>	<u>GEND</u>		
<u> </u>	<u>EXISTING</u>	<u>PROPOSED</u>		EXISTING	PROPOSE
DECIDUOUS TREE	\bigcirc		STORM DRAIN CLEAN OUT	0	•
	M	V	STORM DRAIN CATCH BASIN		
CONIFEROUS TREE	77		STORM DRAIN AREA DRAIN		
FIRE HYDRANT	Д	•	STORM DRAIN MANHOLE		
WATER BLOWOFF	Ŷ	•	GAS METER	O	
WATER METER		<u> </u>	GAS VALVE	Ø	(D)
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SANITARY SEWER MANHOLE	0	•	POWER PEDESTAL		•
SIGN		-	COMMUNICATIONS VAULT	С	С
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MAILBOX	MB	[MB]	COMMUNICATIONS RISER	\bigcirc	•
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RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
DITCH		>	>- >-	>	->
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EDGE OF PAVEMENT			<u> </u>		
EASEMENT					
FENCE LINE		· · · · · · ·	• •	· · · · · ·	
GRAVEL EDGE					
POWER LINE		— PWR — — —	PWR PWR		PWR
OVERHEAD WIRE		— — онw	OHW —		OHW
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GAS LINE		— GAS — — -	— GAS — GAS —	GAS	— GAS ———
STORM DRAIN LINE		— stm — — —	STM STM		STM ————
SANITARY SEWER LINE		— SAN — — —	— — SAN — — SAN —		san ———
WATER LINE		WAT	WAT WAT _ _		NAT





SITE MAP

PROPERTY LOCATION/DESCRIPTION:

MINTO BROWN ISLAND PARK
PARKING LOTS #2 AND #3
ALONG MINTO ISLAND RD S
TAX LOT 100 IN TAX MAP 7 3W 32/7 3W 33
MARION COUNTY, SALEM, OR

CIVIL ENGINEERING / LAND USE PLANNING

AKS ENGINEERING & FORESTRY, LLC CONTACT: RICHARD WALKER, PE 3700 RIVER RD N, STE 1 KEIZER, OR 97303 PH: 503-400-6028 FAX: 503-400-7722

OWNER/APPLICANT

CITY OF SALEM
PUBLIC WORKS DEPT.
CONTACT: AARON KIMSEY
555 LIBERTY ST SE
SALEM, OR 97301
PH: 503-588-6211
FAX: 503-588-6095

GEOTECHNICAL ENGINEER

GEOENGINEERS, INC.
CONTACT: DAVE LAUDER
4000 KRUSE WAY PL, BLDG 3, SUITE 200
LAKE OSWEGO, OR 97035
PH: 503-603-6487

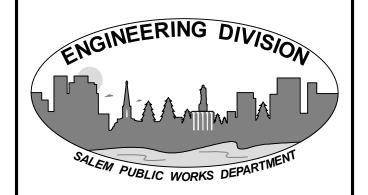
SHEET INDEX

G-01 COVER SHEET WITH SITE AND VICINITY MAPS
G-02 EXISTING CONDITIONS PLAN - PARKING LOT 2
G-03 EXISTING CONDITIONS PLAN - PARKING LOT 3
G-04 EXISTING CONDITIONS PLAN - PARKING LOT 3
TR-01 TREE PRESERVATION PLAN - PARKING LOT 2
TR-02 TREE PRESERVATION PLAN - PARKING LOT 3
TR-03 TREE PRESERVATION PLAN - PARKING LOT 3
ST-01 PRELIMINARY SITE AND UTILITY PLAN - PARKING LOT 2
ST-02 PRELIMINARY SITE AND UTILITY PLAN - PARKING LOT 3
ST-03 PRELIMINARY SITE AND UTILITY PLAN - PARKING LOT 3
GR-01 PRELIMINARY GRADING AND DRAINAGE PLAN - PARKING LOT 2

GR-02 PRELIMINARY GRADING AND DRAINAGE PLAN - PARKING LOT 3

GR-03 PRELIMINARY GRADING AND DRAINAGE PLAN - PARKING LOT 3



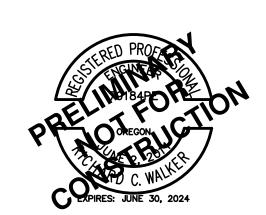


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AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

AKS PROJECT #: 5218-16



CERTIFICATE EXPIRES: JUNE 30, 2024

MINTO BROWN PARKING LOTS

	REVISIONS		
NO.	DESCRIPTION	DATE	BY

PN 722411

HORIZ DATUM:	
VERT DATUM:	
HORIZ SCALE:	AS NOTED
VERT SCALE:	AS NOTED
DESIGN:	MTA
DRAWN:	ADM
CHECKED:	RCW
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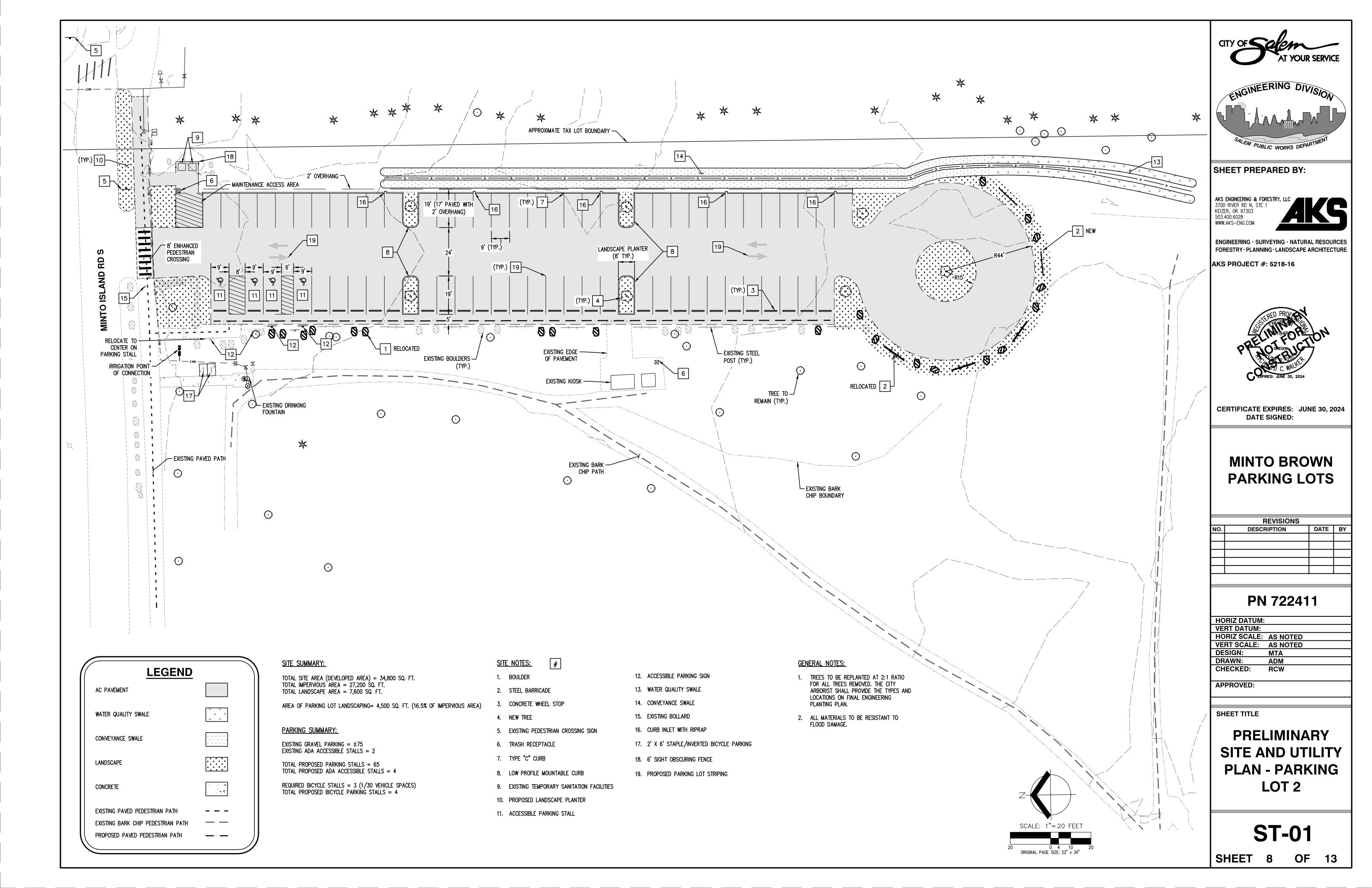
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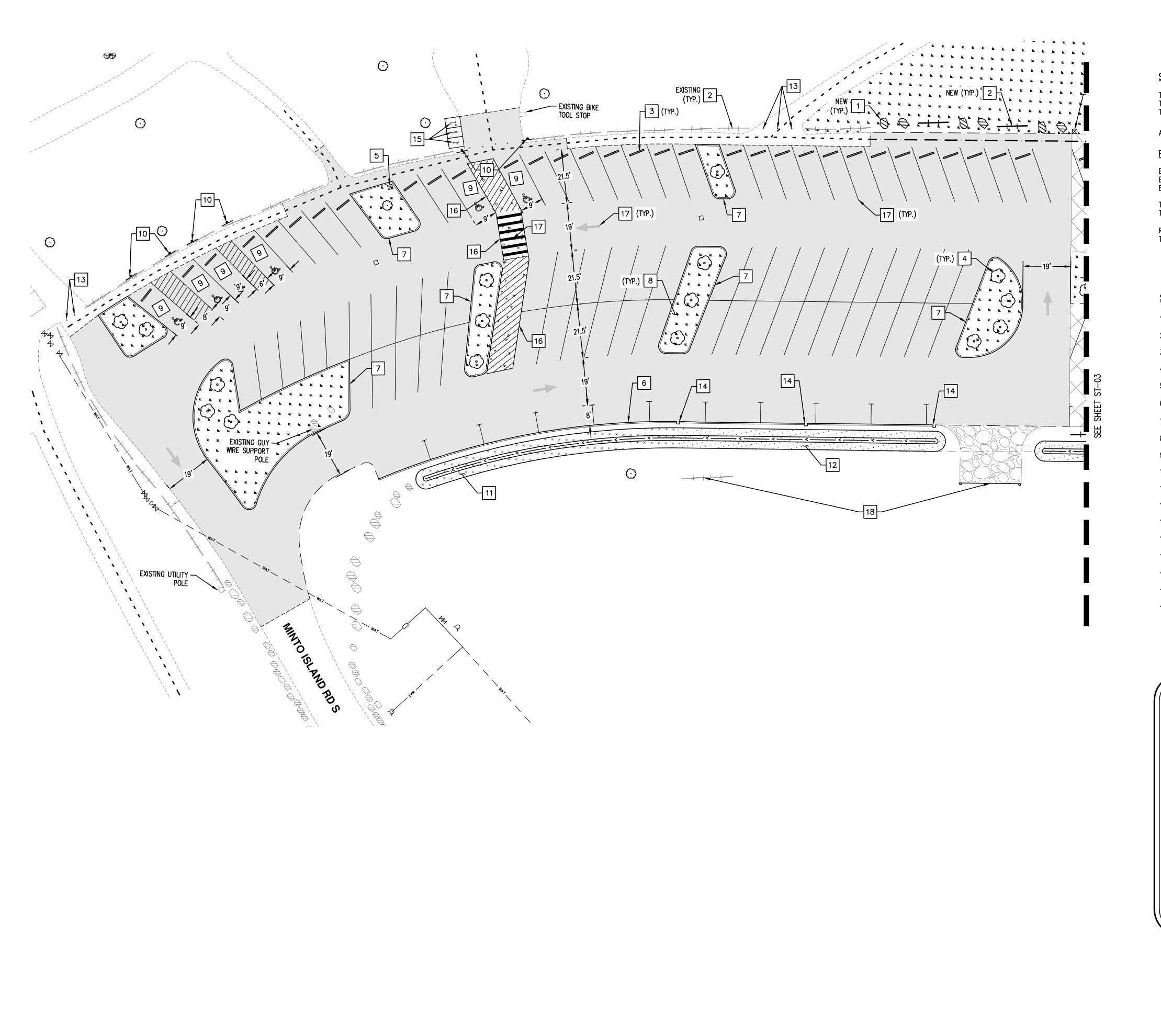
SHEET TITLE

COVER SHEET WITH SITE AND VICINITY MAPS

G-01

SHEET 1 OF 13







TOTAL SITE AREA (DEVELOPED AREA) = 75,800 SQ. FT.
TOTAL IMPERVIOUS AREA = 55,000 SQ. FT.
TOTAL LANDSCAPE AREA = 20,800 SQ. FT.

AREA OF PARKING LOT LANDSCAPING = 6,950 SQ. FT. (12.6% OF IMPERVIOUS AREA)

PARKING SUMMARY:

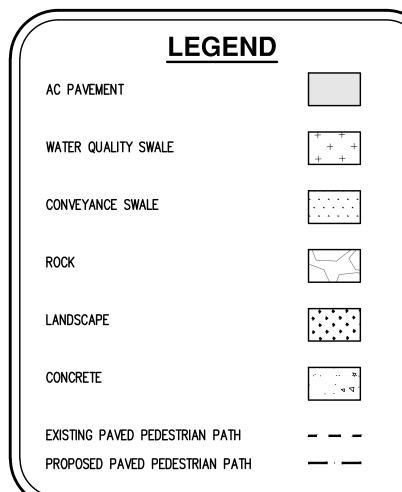
EXISTING STRIPED PARKING STALLS = 34 EXISTING GRAVEL PARKING STALLS = 19 EXISTING ADA ACCESSIBLE STALLS = 4

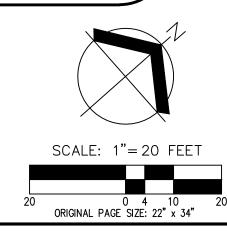
TOTAL PROPOSED PARKING STALLS = 128 TOTAL PROPOSED ADA ACCESSIBLE STALLS = 6

REQUIRED BICYCLE STALLS = 5 (1/30 VEHICLE SPACES)
TOTAL PROPOSED BICYCLE STALLS = 6

SITE NOTES:

- 1. BOULDER
- 2. STEEL BARRICADE
- 3. CONCRETE WHEEL STOP
- 4. NEW TREE
- 5. TRASH RECEPTACLE
- 6. TYPE "C" CURB
- 7. LOW PROFILE MOUNTABLE CURB
- 8. PROPOSED LANDSCAPE PLANTER
- 9. ACCESSIBLE PARKING STALL
- 10. ACCESSIBLE PARKING SIGN
- 11. WATER QUALITY SWALE
- 12. CONVEYANCE SWALE13. EXISTING BOLLARD
- 14. CURB INLET WITH RIPRAP
- 15. 2' x 6' STAPLE/INVERTED BICYCLE PARKING
- , ,
- 16. CONCRETE PAD WITH IMPACT PANEL
- 17. PROPOSED PARKING LOT STRIPING
- 18. EXISTING GATE TO BE RELOCATED. ROCK MAINTENANCE ACCESS PATH TO









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AKS PROJECT #: 5218-16



CERTIFICATE EXPIRES: JUNE 30, 2024
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MINTO BROWN PARKING LOTS

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PN 722411

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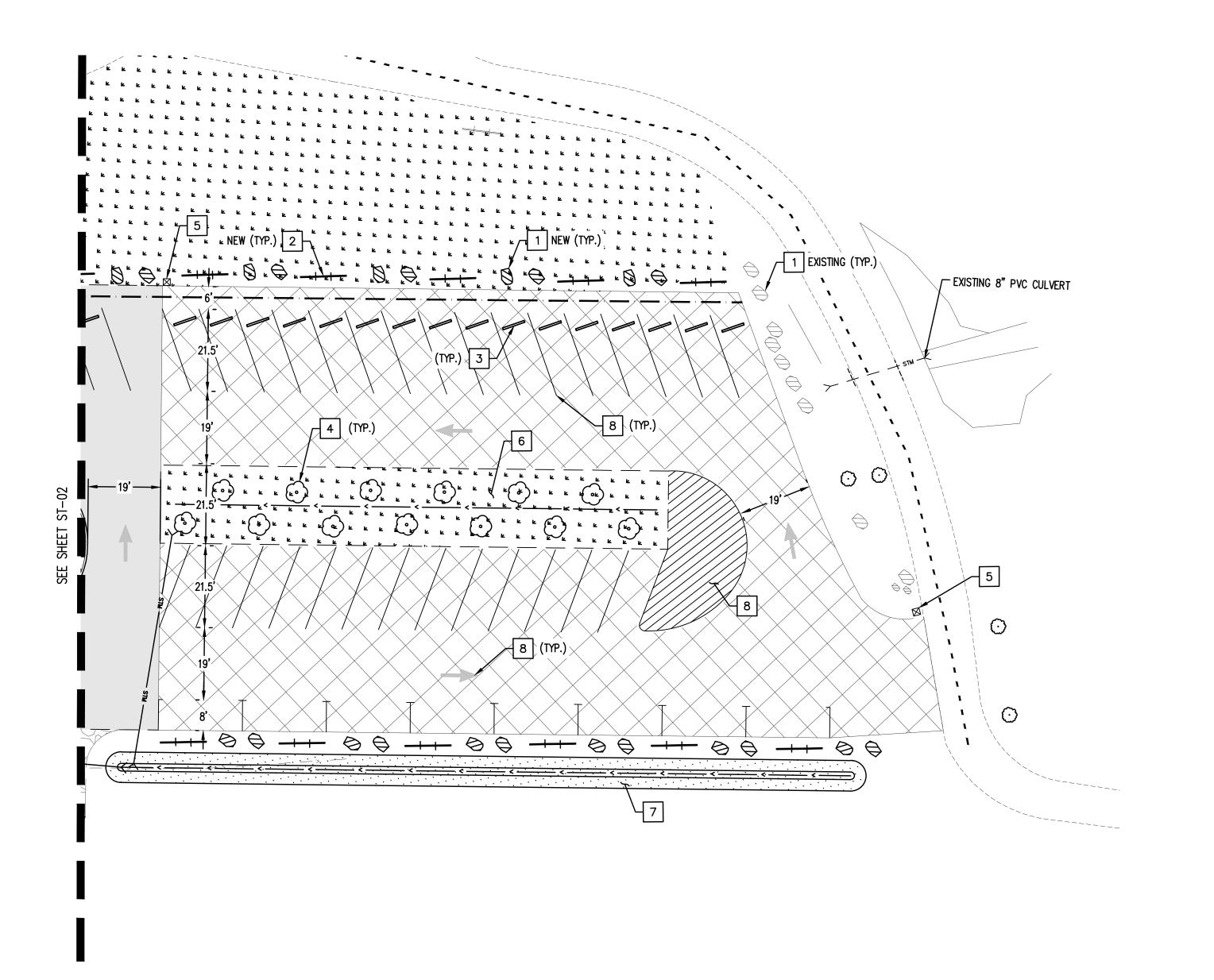
SHEET TITLE

APPROVED:

PRELIMINARY
SITE AND UTILITY
PLAN - PARKING
LOT 3

ST-02

SHEET 9 OF 13



SITE SUMMARY:

TOTAL SITE AREA (DEVELOPED AREA) = 72,800 SQ. FT. TOTAL IMPERVIOUS AREA = 55,000 SQ. FT. TOTAL LANDSCAPE AREA = 20,800 SQ. FT.

AREA OF PARKING LOT LANDSCAPING = 6,950 SQ. FT. (12.6% OF IMPERVIOUS AREA)

PARKING SUMMARY:

EXISTING STRIPED PARKING STALLS = 34 EXISTING GRAVEL PARKING STALLS = 19 EXISTING ADA ACCESSIBLE STALLS = 4

TOTAL PROPOSED PARKING STALLS = 128
TOTAL PROPOSED ADA ACCESSIBLE STALLS = 6

REQUIRED BICYCLE STALLS = 5 (1/30 VEHICLE SPACES) TOTAL PROPOSED BICYCLE STALLS = 6

SITE NOTES:

NOTES.

- BOULDER
 STEEL BARRICADE
- 3. CONCRETE WHEEL STOP
- 4. NEW TREE
- 5. TRASH RECEPTACLE
- 6. PROPOSED LANDSCAPE PLANTER
- 7. CONVEYANCE SWALE
- 8. PROPOSED PARKING LOT STRIPING

<u>LEGEND</u>

AC PAVEMENT

BITUMINOUS SURFACE TREATMENT

CONVEYANCE SWALE

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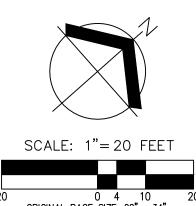
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CONCRETE

LANDSCAPE

EXISTING PAVED PEDESTRIAN PATH
PROPOSED PAVED PEDESTRIAN PATH

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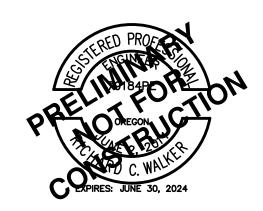


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AKS PROJECT #: 5218-16



CERTIFICATE EXPIRES: JUNE 30, 2024 DATE SIGNED:

MINTO BROWN PARKING LOTS

	REVISIONS		
NO.	DESCRIPTION	DATE	BY

PN 722411

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VERT DATUM:	
HORIZ SCALE:	AS NOTED
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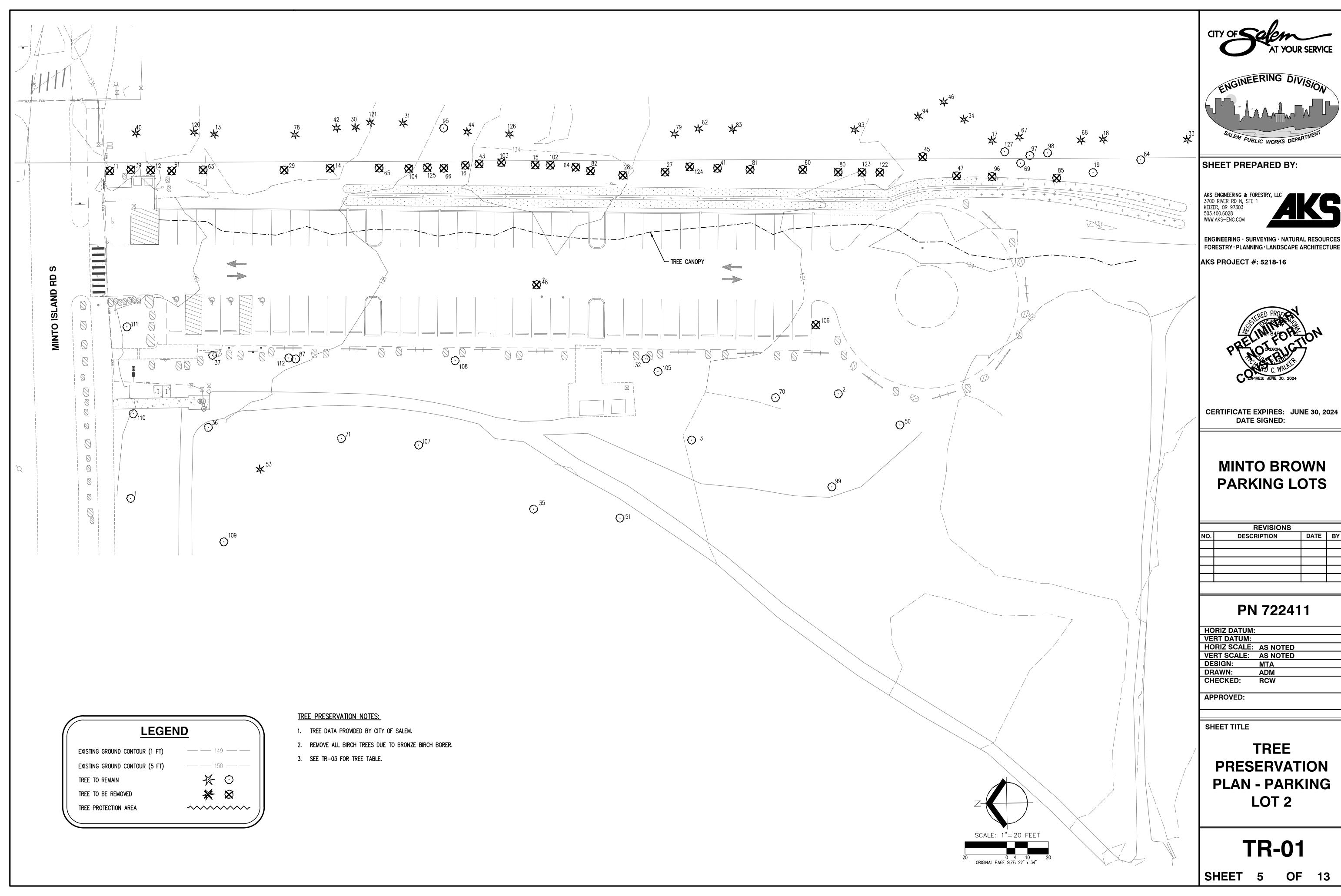
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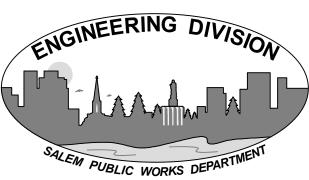
PRELIMINARY
SITE AND UTILITY
PLAN - PARKING
LOT 3

ST-03

SHEET 10 OF 13



AT YOUR SERVICE



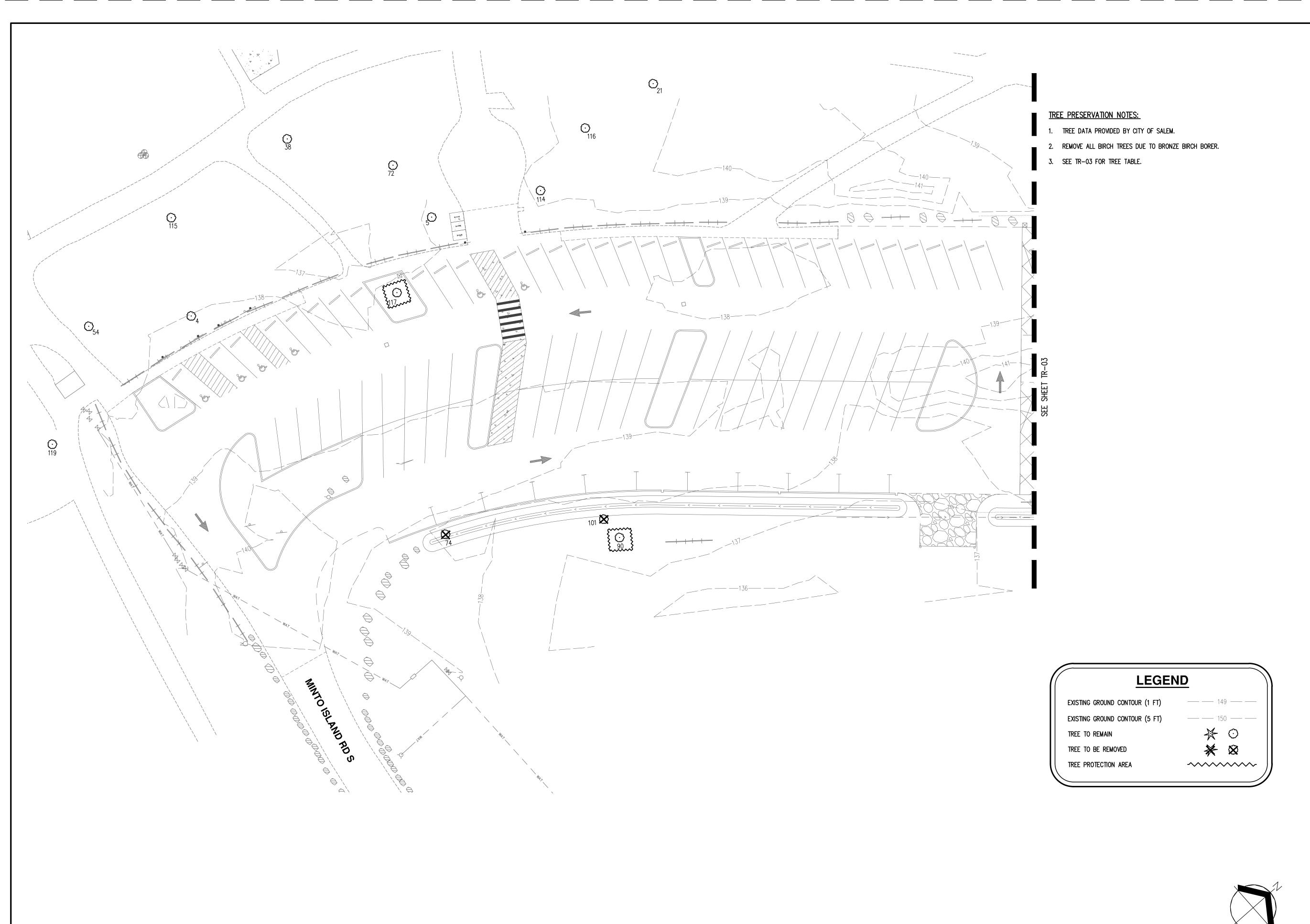
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MINTO BROWN

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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VERT DATUM:	
HORIZ SCALE:	AS NOTED
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PRESERVATION PLAN - PARKING





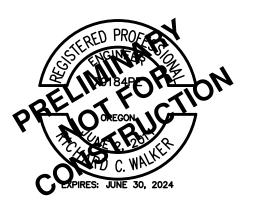


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AKS PROJECT #: 5218-16



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MINTO BROWN PARKING LOTS

REVISIONS					
NO. DESCRIPTION		DATE	BY		

PN 722411

RIZ DATUM:		
T DATUM:		
RIZ SCALE:	AS NOTED	
T SCALE:	AS NOTED	
IGN:	MTA	
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CKED:	RCW	
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APPROVED:

SHEET TITLE

SCALE: 1"= 20 FEET

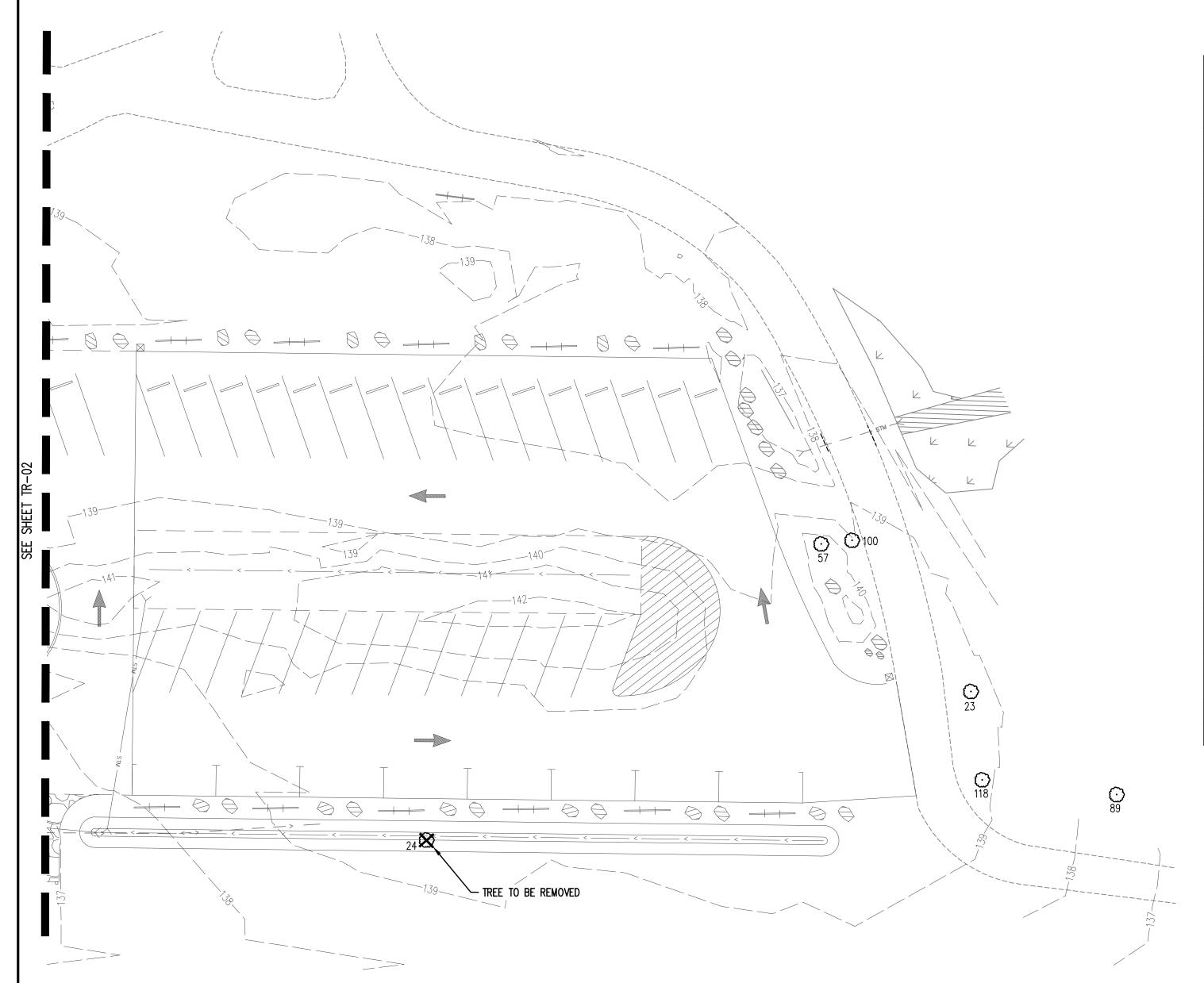
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TREE
PRESERVATION
PLAN - PARKING
LOT 3

TR-02

SHEET 6 OF 13

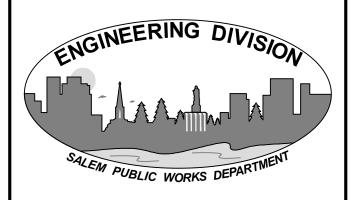


	TREE TABLE	
TREE NUMBER	TYPE	DBH (IN.)
1	DECIDUOUS	1.0
2	DECIDUOUS	10.7
3	DECIDUOUS	1.0
4	DECIDUOUS	20.8
5	DECIDUOUS	4.7
11	DECIDUOUS	12.0
12	DECIDUOUS	12.0
13	CONIFEROUS	20.4
14	DECIDUOUS	14.8
15	DECIDUOUS	15.0
16	DECIDUOUS	19.4
17	CONIFEROUS	25.5
18	CONIFEROUS	30.0
19	DECIDUOUS	15.6
20	DECIDUOUS	38.4
21	DECIDUOUS	5.5
23	DECIDUOUS	24.7
24	DECIDUOUS	22
27	DECIDUOUS	20.8
28	DECIDUOUS	11.8
29	DECIDUOUS	17
30	CONIFEROUS	9.0
31	CONIFEROUS	20.4
32	DECIDUOUS	2.8
33	CONIFEROUS	30.9
34	CONIFEROUS	11.0
35	DECIDUOUS	21.0
36	DECIDUOUS	1.0

	TREE TABLE			TREE TABLE
NUMBER	TYPE	DBH (IN.)	TREE NUMBER	TYPE
37	DECIDUOUS	1.0	70	DECIDUOL
38	DECIDUOUS	75.0	71	DECIDUO
39	DECIDUOUS	20.0	72	DECIDUO
40	CONIFEROUS	14.0	74	DECIDUO
41	DECIDUOUS	11.0	76	DECIDUO
42	CONIFEROUS	21.3	78	CONIFERO
43	DECIDUOUS	19.0	79	CONIFERO
44	CONIFEROUS	13.6	80	DECIDUO
45	DECIDUOUS	11.8	81	DECIDUO
46	CONIFEROUS	12.0	82	DECIDUO
47	DECIDUOUS	21.7	83	CONIFERO
48	DECIDUOUS	16.9	84	DECIDUO
49	DECIDUOUS	18.0	85	DECIDUO
50	DECIDUOUS	13.0	86	DECIDUO
51	DECIDUOUS	21.6	87	DECIDUO
53	CONIFEROUS	22.8	89	DECIDUO
54	DECIDUOUS	60.5	90	DECIDUO
57	DECIDUOUS	11.9	93	CONIFERO
60	DECIDUOUS	14.4	94	CONIFERO
61	DECIDUOUS	14.1	95	DECIDUO
62	CONIFEROUS	12.8	96	DECIDUO
63	DECIDUOUS	18.2	97	DECIDUO
64	DECIDUOUS	17.5	98	DECIDUO
65	DECIDUOUS	14.8	99	DECIDUO
66	DECIDUOUS	11.3	100	DECIDUO
67	CONIFEROUS	27.6	101	DECIDUO
68	CONIFEROUS	28.7	102	DECIDUO
69	DECIDUOUS	9.8	103	DECIDUO

70 DECIDUOUS 28.0 71 DECIDUOUS 19.8 72 DECIDUOUS 3.5 74 DECIDUOUS 27.1 76 DECIDUOUS 38.7 78 CONIFEROUS 30.4
70 DECIDUOUS 28.0 104 71 DECIDUOUS 19.8 105 72 DECIDUOUS 3.5 106 74 DECIDUOUS 27.1 107 76 DECIDUOUS 38.7 108 78 CONIFEROUS 30.4 109
71 DECIDUOUS 19.8 105 72 DECIDUOUS 3.5 106 74 DECIDUOUS 27.1 107 76 DECIDUOUS 38.7 108 78 CONIFEROUS 30.4 109
72 DECIDUOUS 3.5 106 74 DECIDUOUS 27.1 107 76 DECIDUOUS 38.7 108 78 CONIFEROUS 30.4 109
74 DECIDUOUS 27.1 107 76 DECIDUOUS 38.7 108 78 CONIFEROUS 30.4 109
76 DECIDUOUS 38.7 108 78 CONIFEROUS 30.4 109
78 CONIFEROUS 30.4 109
79 CONIFEROUS 35.0 110
80 DECIDUOUS 15.8 111
81 DECIDUOUS 22.8 112
82 DECIDUOUS 15.9 113
83 CONIFEROUS 30.0 114
84 DECIDUOUS 9.7 115
85 DECIDUOUS 9.0 116
86 DECIDUOUS 34.8 117
87 DECIDUOUS 1.5 118
89 DECIDUOUS 43.5 119
90 DECIDUOUS 12.0 120
93 CONIFEROUS 39.1 121
94 CONIFEROUS 13.0 122
95 DECIDUOUS 10.3 123
96 DECIDUOUS 10.2 124
97 DECIDUOUS 23.2 125
98 DECIDUOUS 15.7 126
99 DECIDUOUS 18.0 127
100 DECIDUOUS 19.2
101 DECIDUOUS 14.0



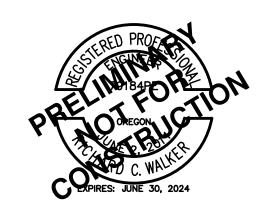


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AKS PROJECT #: 5218-16



CERTIFICATE EXPIRES: JUNE 30, 2024 DATE SIGNED:

MINTO BROWN PARKING LOTS

	REVISIONS		
NO.	DESCRIPTION	DATE	BY

PN 722411

HORIZ DATUM:	
VERT DATUM:	
HORIZ SCALE:	AS NOTED
VERT SCALE:	AS NOTED
DESIGN:	MTA
DRAWN:	ADM
CHECKED:	RCW

APPROVED:

SHEET TITLE

TREE
PRESERVATION
PLAN - PARKING
LOT 3

TR-03

SHEET 7 OF 13

TREE PRESERVATION NOTES:

1. TREE DATA PROVIDED BY CITY OF SALEM.

2. REMOVE ALL BIRCH TREES DUE TO BRONZE BIRCH BORER.

3. SEE TR-03 FOR TREE TABLE.

TREE TO REMAIN

TREE TO BE REMOVED

TREE PROTECTION AREA

LEGEND

