



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-ADJ23-32
PROPERTY LOCATION:	3601 State St, Salem OR 97301
NOTICE MAILING DATE:	December 5, 2023
PROPOSAL SUMMARY:	Extend ODOC tower and add equipment shelter.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, December 19, 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:	Jamie Donaldson, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: johnson.ian.patrick@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)(2) – Class 2 Adjustment 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.

PROPERTY OWNER(S):	State of Oregon
APPLICANT(S):	Rick Cardoza
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review for the installation of a new prefabricated electronic equipment shelter for the Oregon Department of Corrections (ODOC) Wireless Control Facility (WCF), along with an increase to the height of the existing WCF tower by 20 feet to 140 feet total, with two Class 2 Adjustment requests to:</p> <p>(1) Eliminate the required pedestrian connection to a planned shared-use path through the development site (SRC 800.065(a)(4)); and</p> <p>(2) Eliminate the minimum bicycle parking requirement of four spaces for the basic utility use (SRC 806.055(a)).</p> <p>The subject property is zoned PH (Public and Private Health Services), 18.68 acres in size, and located at 3601 State Street (Marion County Assessor's Map and Tax Lot number: 072W30CB / 3300 and 3400).</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:	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 110924. 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-ADJ23-32

PROJECT ADDRESS: 3601 State St, Salem OR 97301

AMANDA Application No.: 23-110924-PLN

COMMENT PERIOD ENDS: December 19, 2023 at 5:00 p.m.

SUMMARY: Extend ODOC tower and add equipment shelter.

REQUEST: A Class 3 Site Plan Review for the installation of a new prefabricated electronic equipment shelter for the Oregon Department of Corrections (ODOC) Wireless Control Facility (WCF), along with an increase to the height of the existing WCF tower by 20 feet to 140 feet total, with two Class 2 Adjustment requests to:

- (1) Eliminate the required pedestrian connection to a planned shared-use path through the development site (SRC 800.065(a)(4)); and
- (2) Eliminate the minimum bicycle parking requirement of four spaces for the basic utility use (SRC 806.055(a)).

The subject property is zoned PH (Public and Private Health Services), 18.68 acres in size, and located at 3601 State Street (Marion County Assessor's Map and Tax Lot number: 072W30CB / 3300 and 3400).

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, December 19, 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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

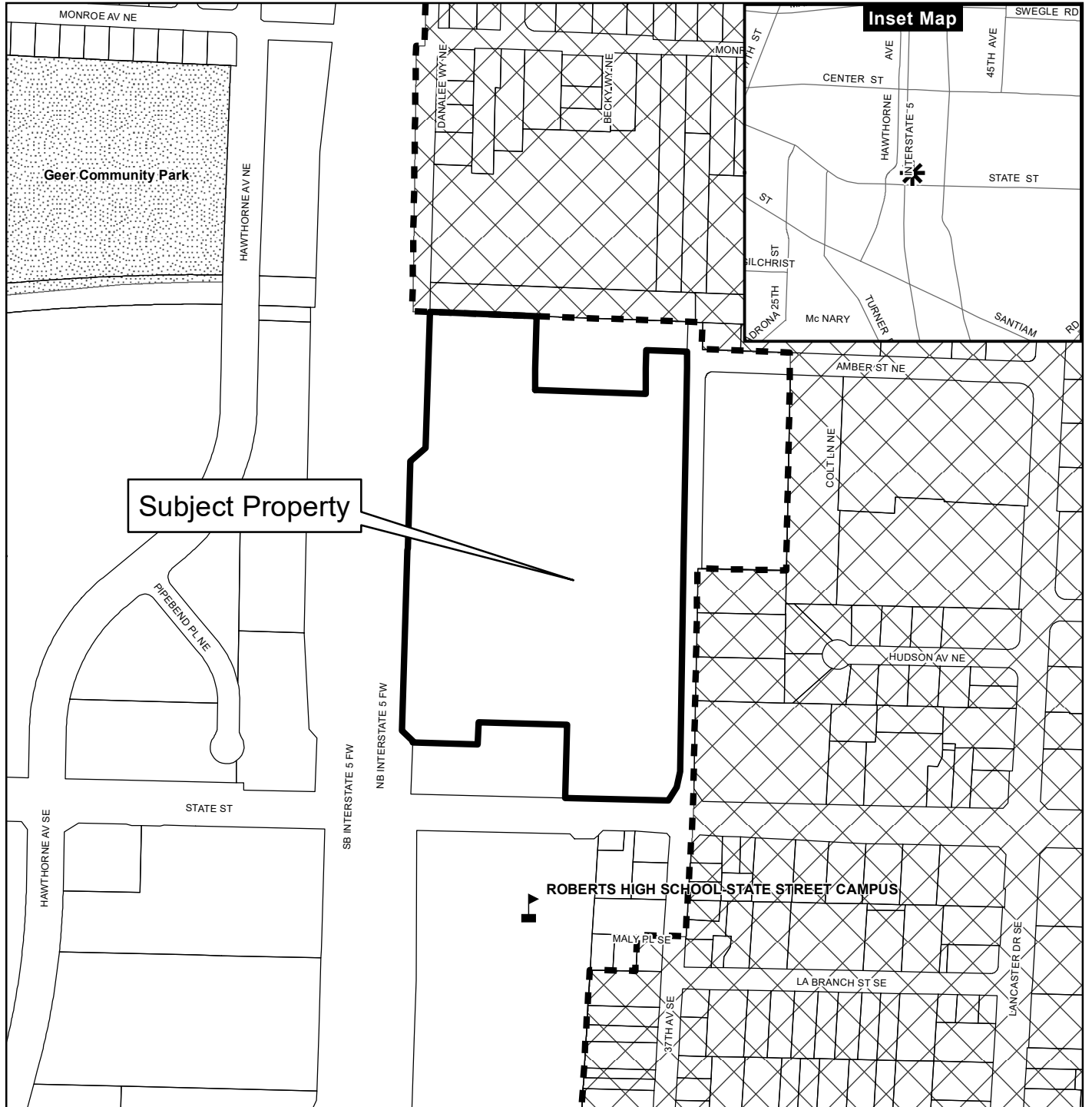
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map 3601 State Street



Subject Property

Inset Map

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.

LOT AREA CALCULATION

TOTAL LOT AREA: 18.68 ACRES = 813,701 SQ FT

3 TOTAL EXISTING STRUCTURES-OFFICE & WAREHOUSE BUILDINGS ON CDC PARCEL:

BUILDING #1 :
 WAREHOUSE WITH OFFICE ON 1ST FLOOR: 233,682 SQ.FT. (FIRST FLOOR)
 STORAGE ON 2ND FLOOR: 39,147 SQ.FT. (SECOND FLOOR)
 TOTAL FLOOR AREA: 272, 829 SQ.FT.
 BUILDING HEIGHT: 42'

BUILDING #3:
 9,600 SQ.FT. (FIRST FLOOR)
 1,600 SQ.FT. (SECOND FLOOR)
 TOTAL FLOOR AREA: 11,200 SQ.FT.
 BUILDING HEIGHT: 30'

BUILDING #4:
 11,600 SQ.FT.
 BUILDING HEIGHT: 15'

TOTAL BUILDING LOT COVERAGE: 245,882 SQ.FT. = 31%
 TOTAL FLOOR AREA: 295,629 SQ.FT.

VEHICLE PARKING SPACES:
 BUILDING #1 PARKING SPACES: 228 STALLS
 BUILDING #3 PARKING SPACES: 16 STALLS
 BUILDING #4 PARKING SPACES: 45 STALLS
 TOTAL VEHICLE PARKING SPACES: 289 PARKING STALLS + 5 MOTORCYCLE STALLS
 OF 289 SPACES THERE ARE 8 HANDICAP STALLS

TOTAL LANDSCAPING & GREENBELT: 40,757 SQ.FT. = 5%

NUMBER OF EMPLOYEES:
 BUILDING #1: 60
 BUILDING #3: 18
 BUILDING #4: 23

WIRELESS FACILITY AT CDC

2 EXISTING WIRELESS COMMUNICATIONS STRUCTURES AT CDC:

EXISTING CITY SHELTER = 207 SF; 10 FT IN HEIGHT
 EXISTING CITY GENERATOR = 45 SF; 6' IN HEIGHT

EXISTING ODOC TOWER = 128 SF; 120' IN HEIGHT
 EXISTING ODOC GENERATOR = 45 SF; 7' IN HEIGHT

1 PROPOSED WIRELESS COMMUNICATIONS STRUCTURES
 STRUCTURE WITH ELECTRICAL AND FIBER UTILITIES ONLY

PROPOSED ODOC SHELTER = 288 SF; 10' IN HEIGHT

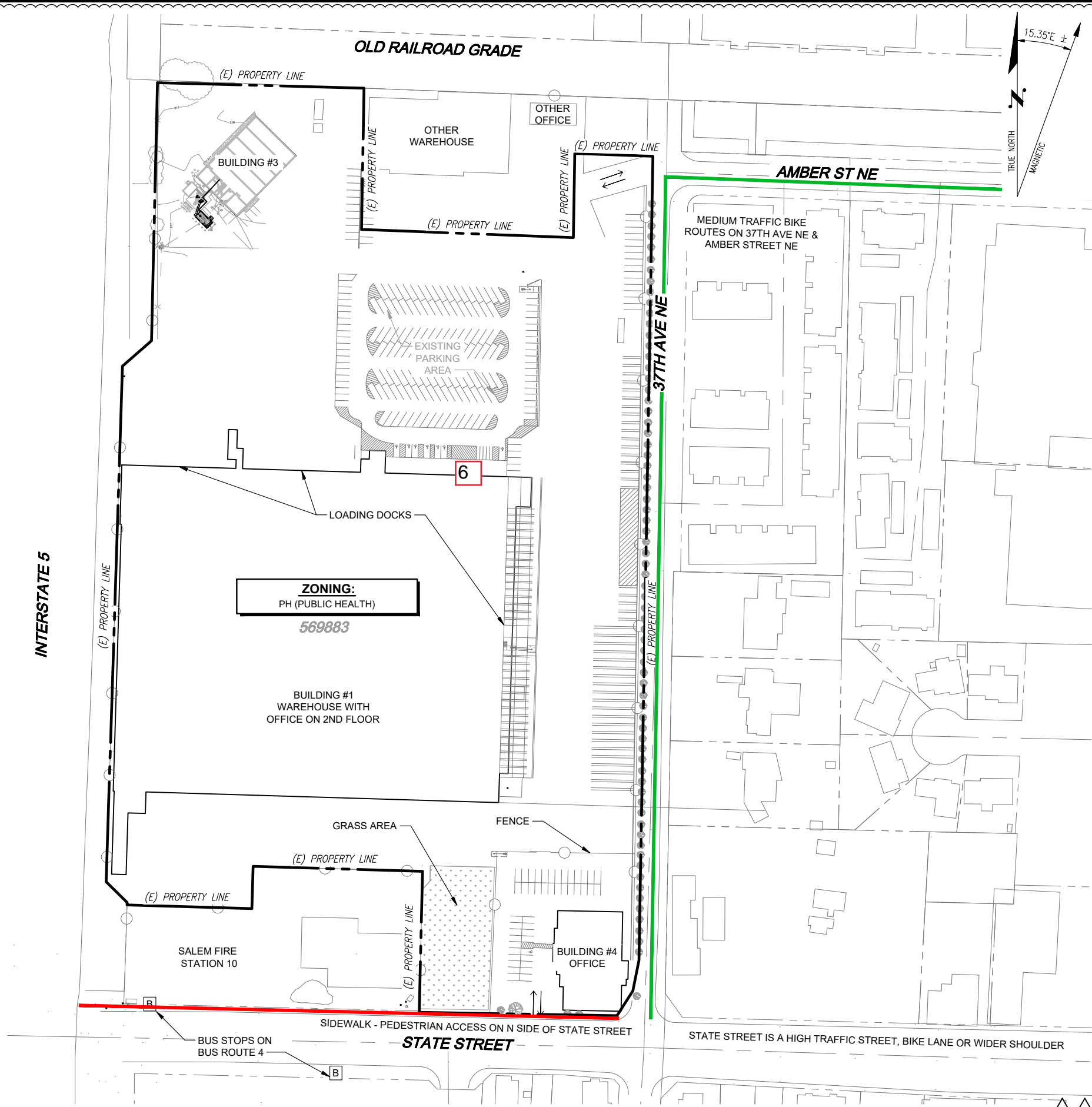
BIKE AND BUS ROUTES

- MULTI-USE PATH/ SIDEWALK
- MEDIUM TRAFFIC STREET
- LOW TRAFFIC STREET
- BUS STOP

Bike Rack for up to 6+ bikes at front of Building #1

SURVEY DISCLAIMER:

PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSORS MAPS. LDC HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIM AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.



Drawing: P:\Telecom\2020\T20-813 adcomm-cdc corrections distribution center (cdc)\Drawings\construction\ground and tower equipment\permits\20813CD-A-PLANS.dwg Plotted: May 12, 2023 - 2:51pm

BUILDING LOT/ FLOOR AREA & PARKING SITE PLAN CALCULATIONS

22"x34" SCALE: 1" = 80' 11"x17" SCALE: 1" = 160'

1



ADCOMM Engineering LLC
 Bridging the Gap Between Operations and Technology®

LDC Surveying Engineering Planning
 Woodville 20210 142nd Avenue NE Woodville, WA 98072
 Kent 1851 Central Pl S, #101 Kent, WA 98030
 T 425.806.1809 www.LDCcorp.com F 425.482.2893

DATE: 8-17-21
 DRAWN BY: PPK
 CHECKED BY: RBH

SUBMITTALS

REV	DATE	DESCRIPTION	BY
9	10-21-22	REVISED FINAL ZONING	PPK
10	11-14-22	REVISED FINAL ZONING	GA
11	2-1-23	PRELIM CONSTRUCTION	PPK
12	3-16-23	FINAL CONSTRUCTION	AAL
13	4-17-23	SITE PLAN LOT AREA CALCS	PPK
14	5-12-23	SITE PLAN LOT AREA CALCS	GA



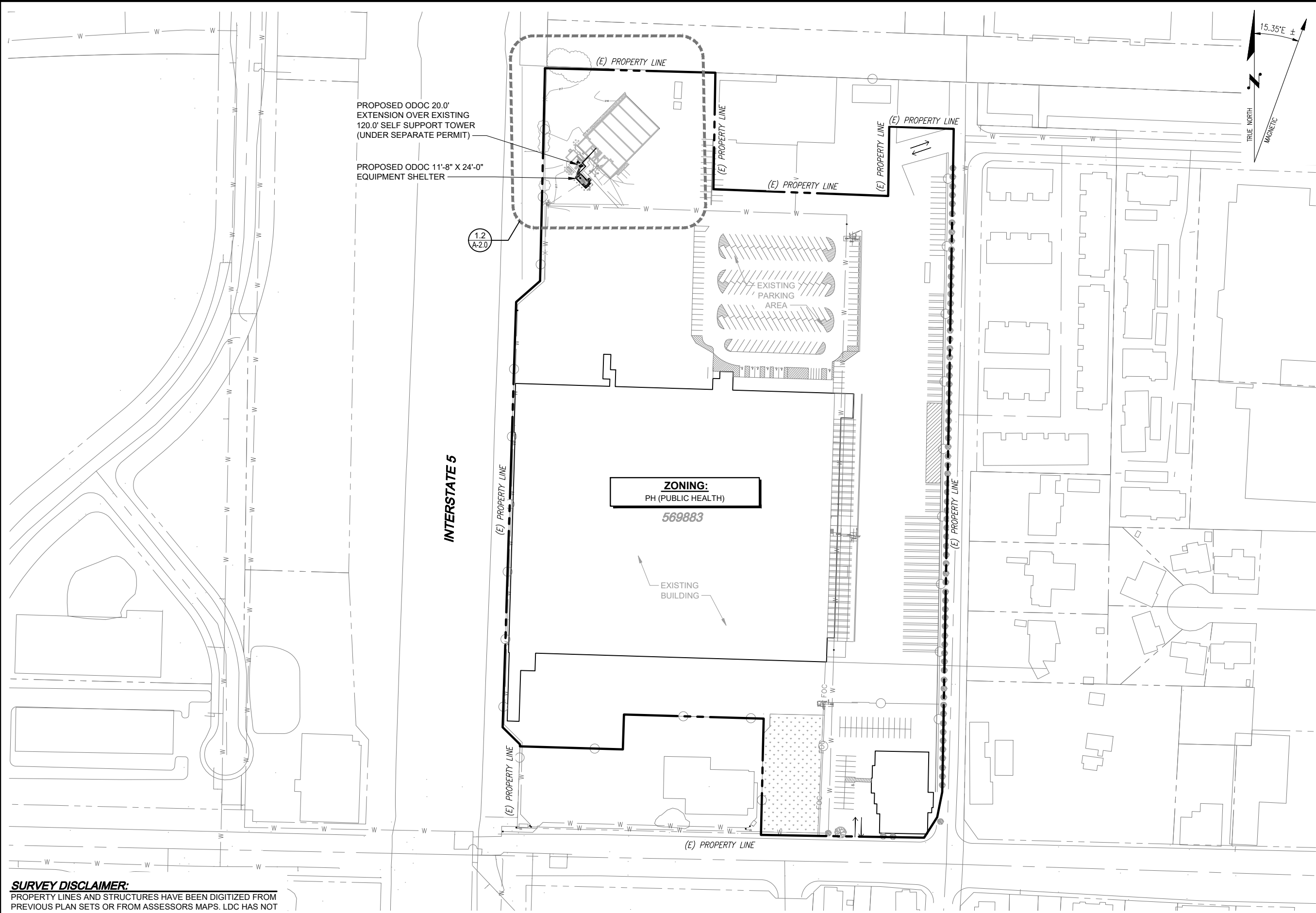
APPROVAL STAMP

SITE
 T20-813
 ODOC - CORRECTIONS DISTRIBUTION CENTER (CDC)
 3601 STATE STREET
 SALEM, OR 97301

SHEET TITLE
 SITE PLAN LOT AREA CALCS

SHEET NUMBER
A-1.1

Drawing: P:\Telecom\2020\120-813 adcomm-odoc corrections distribution center (cdc)\Drawings\construction\ground and tower equipment_permit\20813CD-A-PLANS.dwg Plotted: May 12, 2023 - 2:51pm



SURVEY DISCLAIMER:
PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSORS MAPS. LDC HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIM AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.



ADCOMM Engineering LLC
Bridging the Gap Between Operations and Technology®

LDC Surveying Engineering Planning
Woodinville 20210 142nd Avenue NE Woodinville, WA 98072
Kent 1851 Central Pl S, #101 Kent, WA 98030
T 425.806.1809 www.LDCcorp.com F 425.482.2893

DATE: 8-17-21
DRAWN BY: PPK
CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
9	10-21-22	REVISED FINAL ZONING	PPK
10	11-14-22	REVISED FINAL ZONING	GA
11	2-1-23	PRELIM CONSTRUCTION	PPK
12	3-16-23	FINAL CONSTRUCTION	AAL
13	4-17-23	SITE PLAN LOT AREA CALCS	PPK
14	5-12-23	SITE PLAN LOT AREA CALCS	GA



APPROVAL STAMP

SITE
T20-813
ODOC - CORRECTIONS DISTRIBUTION CENTER (CDC)
3601 STATE STREET
SALEM, OR 97301

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1.0

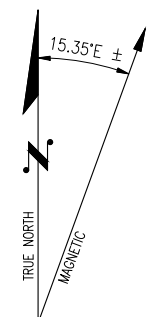
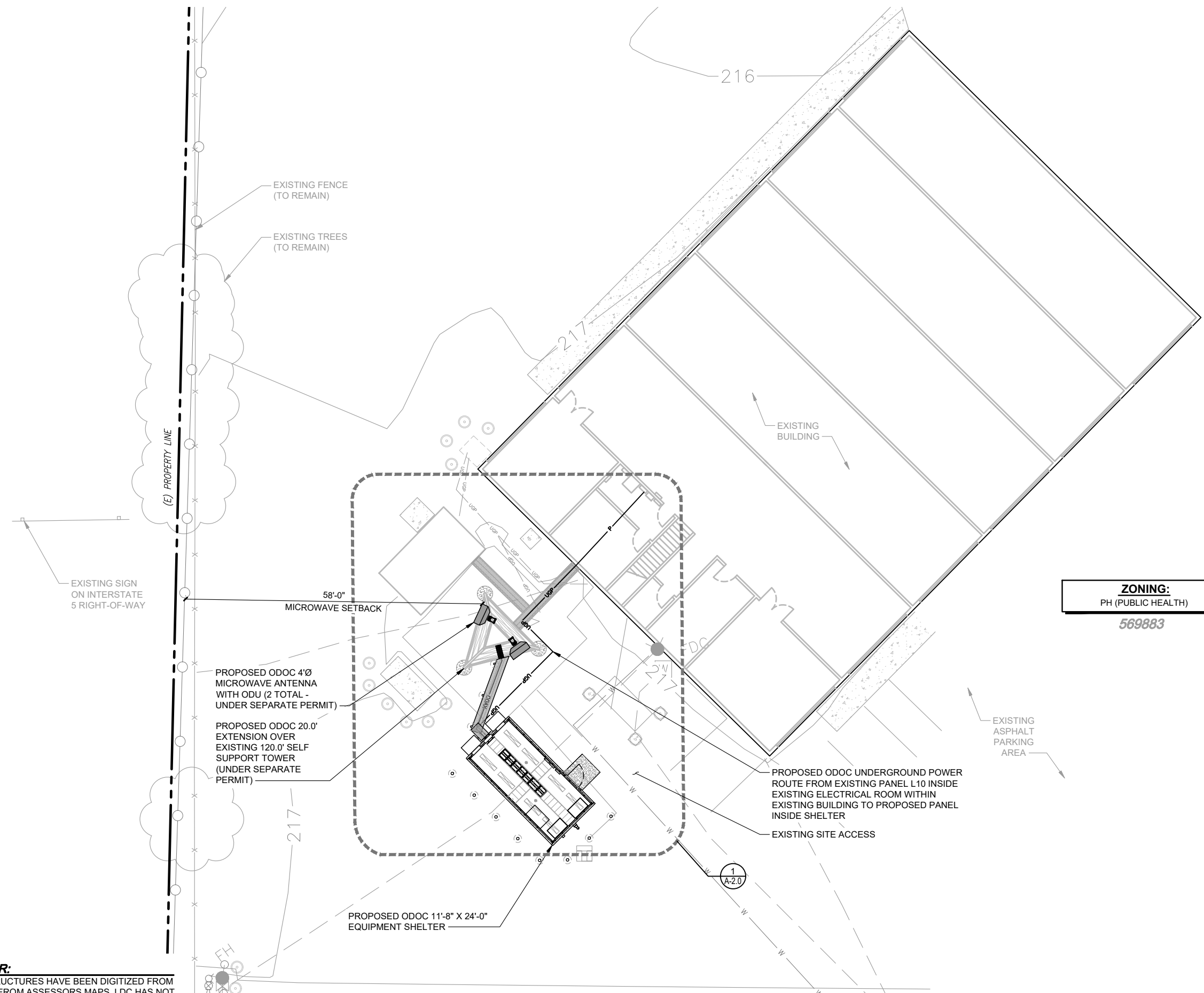
OVERALL SITE PLAN

22"x34" SCALE: 1" = 80' 11"x17" SCALE: 1" = 160'

1

Drawing: F:\Telecom\2020\120-813_odcomm-odoc_corrections_distribution_center_cdc\Drawings\construction\ground_and_lower_equipment_permits\20813CD-A-PLANS.dwg Plotted: May 12, 2023 - 2:52pm

INTERSTATE 5



ZONING:
PH (PUBLIC HEALTH)
569883

SURVEY DISCLAIMER:
PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM PREVIOUS PLAN SETS OR FROM ASSESSORS MAPS. LDC HAS NOT COMPLETED A SITE SURVEY AND THEREFORE MAKES NO CLAIM AS TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.



ADCOMM Engineering LLC
Bridging the Gap Between Operations and Technology®

LDC Surveying Engineering Planning
Woodinville Kent
20210 142nd Avenue NE 1851 Central Pl S, #101
Woodinville, WA 98072 Kent, WA 98030
T 425.806.1809 www.LDCcorp.com F 425.482.2893

DATE: 8-17-21
DRAWN BY: PPK
CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
9	10-21-22	REVISED FINAL ZONING	PPK
10	11-14-22	REVISED FINAL ZONING	GA
11	2-1-23	PRELIM CONSTRUCTION	PPK
12	3-16-23	FINAL CONSTRUCTION	AAL
13	4-17-23	SITE PLAN LOT AREA CALCS	PPK
14	5-12-23	SITE PLAN LOT AREA CALCS	GA



APPROVAL STAMP

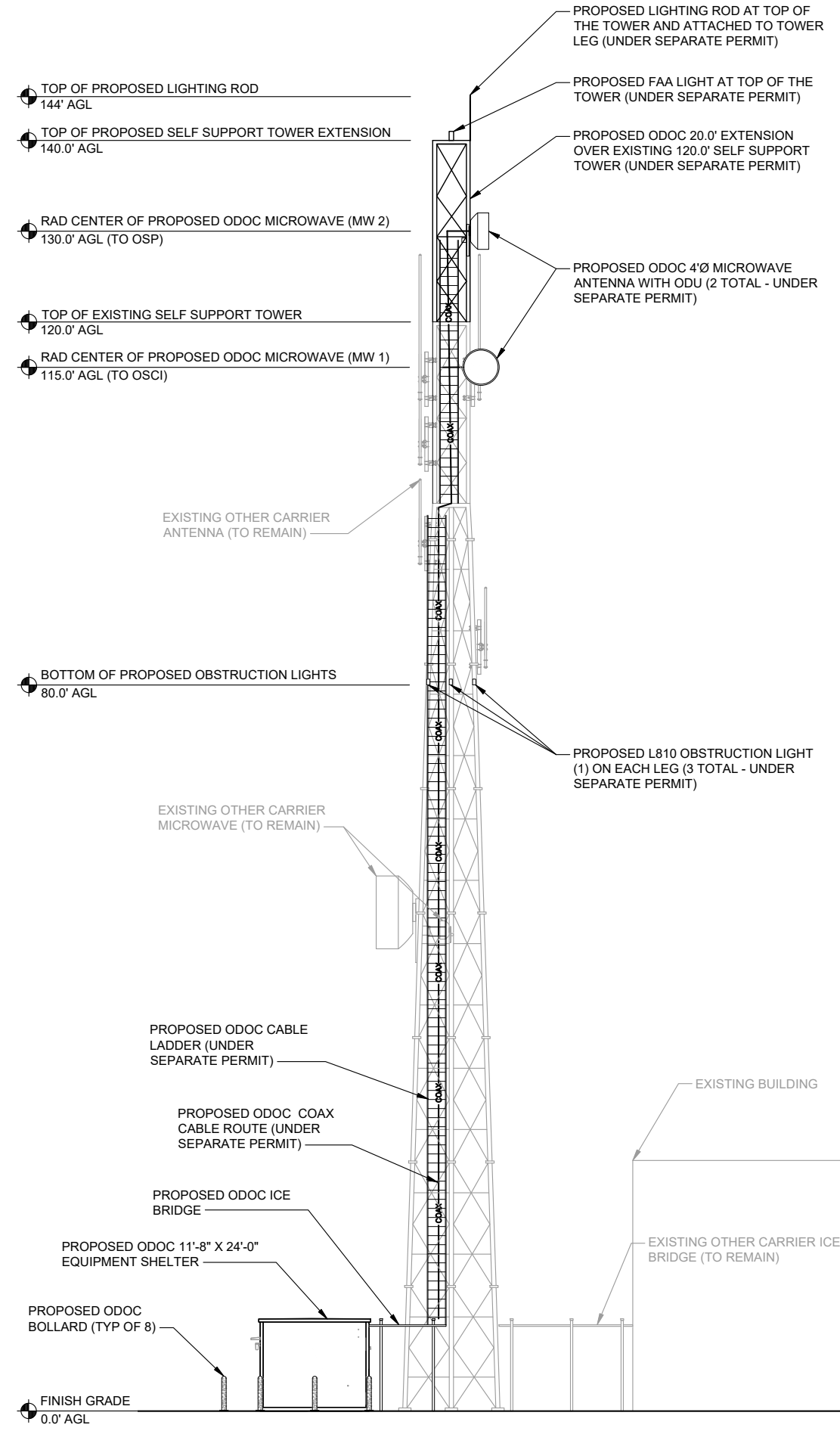
SITE
T20-813
ODOC - CORRECTIONS DISTRIBUTION CENTER (CDC)
3601 STATE STREET
SALEM, OR 97301

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1.2

SITE PLAN 1
22"x34" SCALE: 1" = 10' 11"x17" SCALE: 1" = 20'

Drawing: F:\Telecom\2020\120-813_odcomm-odoc_corrections_distribution_center_cdc\Drawings\construction\ground_and_tower_equipment_permit\20813CD-A3-0.dwg Plotted: May 12, 2023 - 2:52pm



PROPOSED SOUTHEAST ELEVATION (LOOKING NORTHWEST)

22"x34" SCALE: 1/8" = 1'-0" 11"x17" SCALE: 1/16" = 1'-0"

1



ADCOMM Engineering LLC
Bridging the Gap Between Operations and Technology®

LDC | Surveying Engineering Planning
 Woodville 20210 142nd Avenue NE Woodville, WA 98072 T 425.806.1809
 Kent 1851 Central Pl S, #101 Kent, WA 98030 F 425.482.2893
 www.LDCcorp.com

DATE: 8-17-21
 DRAWN BY: PPK
 CHECKED BY: RBH

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
9	10-21-22	REVISED FINAL ZONING	PPK
10	11-14-22	REVISED FINAL ZONING	GA
11	2-1-23	PRELIM CONSTRUCTION	PPK
12	3-16-23	FINAL CONSTRUCTION	AAL
13	4-17-23	SITE PLAN LOT AREA CALCS	PPK
14	5-12-23	SITE PLAN LOT AREA CALCS	GA



APPROVAL STAMP

SITE
 T20-813
 ODOC - CORRECTIONS DISTRIBUTION CENTER (CDC)
 3601 STATE STREET
 SALEM, OR 97301

SHEET TITLE
 ELEVATION

SHEET NUMBER
A-3.0