



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-ADJ24-01
PROPERTY LOCATION:	4725 Turner Rd SE, Salem OR 97317
NOTICE MAILING DATE:	January 2, 2024
PROPOSAL SUMMARY:	New Blue Box Storage development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, January 16, 2024</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:	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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.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):	Gunner LLC (Wilfred Family LLC (Dean Pollman Family Trust, Dean Pollman, Zachary Dablow))
APPLICANT(S):	Gunner LLC (Wilfred Family LLC (Dean Pollman Family Trust, Dean Pollman, Zachary Dablow))
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review to establish a new use of warehousing and distribution for the Blue Box Storage development, and associated site improvements, with a request for three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> (1) Reduce the minimum 15 percent landscaping requirement for the development site (SRC 551.010(d)(3)); (2) Eliminate the requirement to provide a pedestrian connection to one adjacent street, Kuebler Blvd SE (SRC 800.065(a)(1)); and (3) Eliminate the requirement to provide a pedestrian connection between buildings on the same development site (SRC 800.065(a)(2)). <p>The subject property is a 1.86-acre portion of an approximately 10-acre development site, zoned IC (Industrial Commercial), and located at 4725 Turner Road SE (Marion County Assessors Map and Tax lot number: 082W07C / 1100).</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 113007. 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-ADJ24-01

PROJECT ADDRESS: 4725 Turner Rd SE, Salem OR 97317

AMANDA Application No.: 23-113007-PLN

COMMENT PERIOD ENDS: January 16, 2024 at 5:00 p.m.

SUMMARY: New Blue Box Storage development.

REQUEST: A Class 3 Site Plan Review to establish a new use of warehousing and distribution for the Blue Box Storage development, and associated site improvements, with a request for three Class 2 Adjustments to:

- (1) Reduce the minimum 15 percent landscaping requirement for the development site (SRC 551.010(d)(3));
- (2) Eliminate the requirement to provide a pedestrian connection to one adjacent street, Kuebler Blvd SE (SRC 800.065(a)(1)); and
- (3) Eliminate the requirement to provide a pedestrian connection between buildings on the same development site (SRC 800.065(a)(2)).

The subject property is a 1.86-acre portion of an approximately 10-acre development site, zoned IC (Industrial Commercial), and located at 4725 Turner Road SE (Marion County Assessors Map and Tax lot number: 082W07C / 1100).

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, January 16, 2024, 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

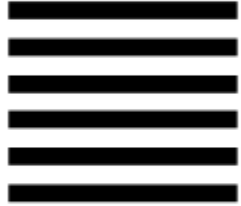
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

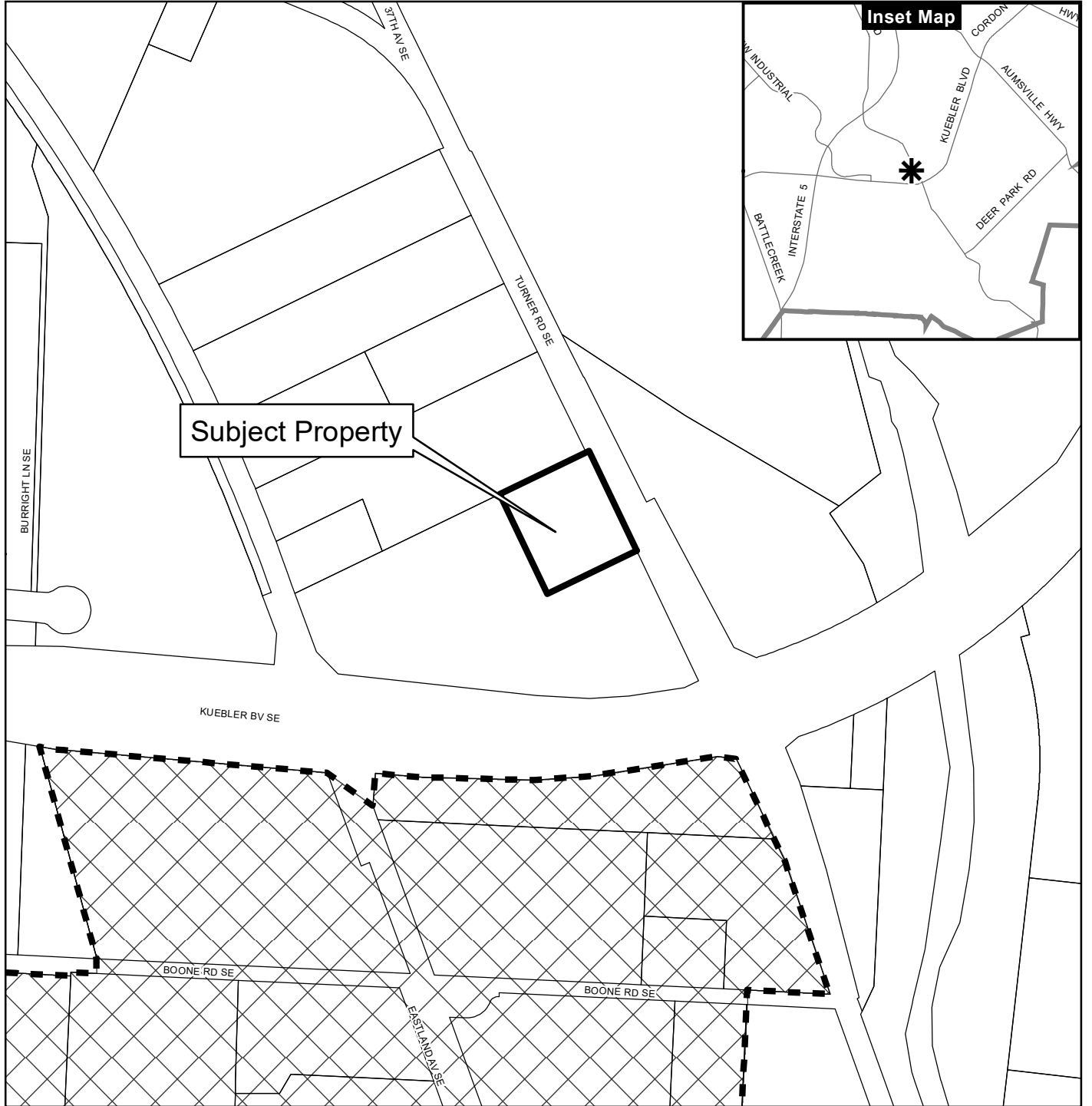
PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map 4725 Turner Road SE



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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IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023-051
DATE: 06/14/2023
REVISIONS

Revised 12/29/2023 by SSJH

Blue Box Storage
Site
4725 Turner Road SE Salem OR 97317

SHEET:
A1.02

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 79,516.42 sf = 1.83ac
TURNER ROAD IS CLASSIFIED AS A MINOR ARTERIAL. PER SEC 803.025, TABLE 803-1, THE RIGHT OF WAY WIDTH IS A MINIMUM OF 72 FT. HALF WIDTH MEASURED FROM CENTER LINE VARIES, FROM 41'-3.25' AT THE NORTH EAST CORNER, TO 48'-2.625' AT THE SOUTH EAST CORNER. THEREFORE SPECIAL SETBACKS DO NOT APPLY.

ZONING: IC Industrial Commercial

BUILDING AREAS:
• BLDG 1 LEVEL 01: 26,957.68 sf

PARKING:
• COMMERCIAL USES: 1/5000sf REQ'D
• = 5.39 SPACES REQUIRED.
• 6 PROVIDED

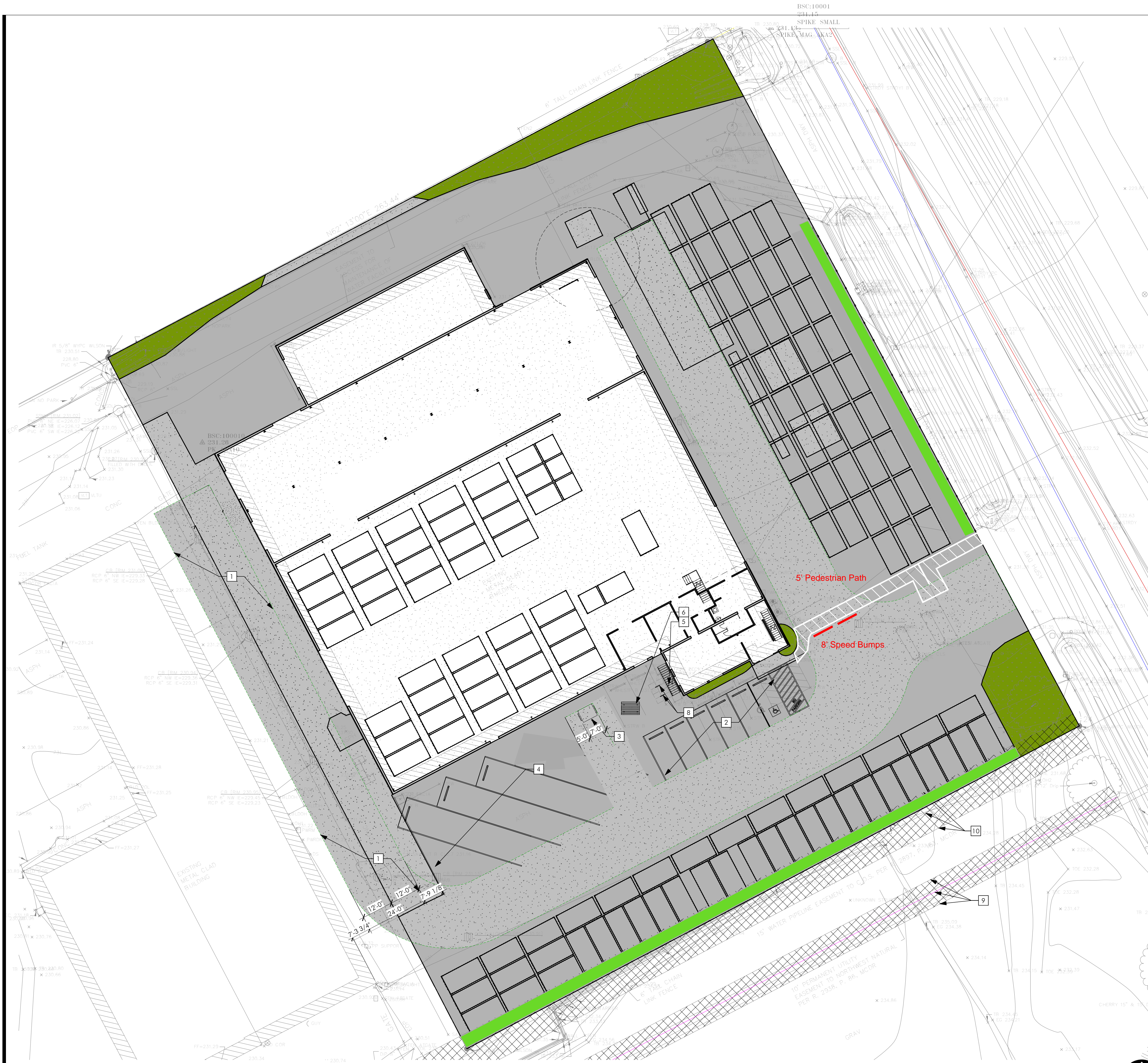
BIKE PARKING:
• 1 SPACES PER 10,000 sf. OR MIN 4 SPACES
• THEREFORE PROVIDE 4 BIKE PARKING SPACES.

LOADING SPACES:
• FOR BUILDINGS BETWEEN 5,000 sf TO 100,000 sf PROVIDE 1 SPACE:
• LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.

SITE AREA CALCULATIONS			
DESCRIPTION	AREA sf	PERCENT	REMARKS
BUILDINGS	26,957.68	33.90%	
LANDSCAPING	3,274.57	4.12%	Before adding 5-ft setbacks
ASPHALT PAVING	43,084.59	54.18%	
ACCESSORY STRUCTURES	0.00	0.00%	TRASH ENCLOSURE
CONCRETE SIDEWALKS	0.00	0.00%	
GRAVEL SHOULDER	250.77	0.32%	
CONCRETE PAVING AND MISC	5,948.69	7.48%	
CONCRETE PADS			
MISCELLANEOUS	0.00	0.00%	
8	79,516.30	100.00%	

SITE PLAN NOTES:

- 1 IN THIS AREA, THE DRIVEWAY IS A SHARED DRIVEWAY LOCATED OVER THE COMMON LOT LINE AND PROVIDES ACCESS TO TWO OR MORE USES, WHICH EXEMPTS THIS AREA FROM THE VEHICULAR USE SETBACK REQUIREMENTS, PER SRC Sec806.040.
- 2 RESTRIPE PARKING SPACES AS SHOWN.
- 3 RELOCATE DUMPSTER
- 4 12'-0" WIDE BY 50'-0" LONG PARKING SPACES FOR OVERSIZED PICK-UP TRUCKS AND FLAT BED TRAILERS USED TO PICK UP AND DELIVER BLUE BOX CONTAINERS.
- 5 EXISTING EXTERIOR STAIR FROM MEZZANINE LEVEL.
- 6 PICNIC TABLE FOR EMPLOYEE OUTDOOR LUNCH SPACE.
- 7 NOT USED
- 8 INSTALL HOOPS FOR 4 BICYCLE PARKING SPACES.
- 9 10' PERMANENT UTILITY EASEMENT TO NORTHWEST NATURAL PER R. 293B, P. 86, MCDR
- 10 15' WATER PIPELINE EASEMENT TO C.O.S. PER R. 2897, P. 183, MCDR



1 PROPOSED SITE PLAN
0' 5' 10' 20' 40' 60' 1" = 20'-0"