



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, Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP24-05
PROPERTY LOCATION:	2325 Rural Avenue SE, Salem OR 97302
NOTICE MAILING DATE:	January 11, 2024
PROPOSAL SUMMARY:	A consolidated application for a building remodel with site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, January 25, 2024. 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:	Abigail Pedersen, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: apedersen@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) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – 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.

PROPERTY OWNER(S):	Don Lulay Homes, Inc
APPLICANT(S):	Don Lulay Homes, Inc
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review and Class 2 Driveway Approach permit for modifications to a building serving a development site with an existing building and grounds services and construction contracting use, with associated site improvements to parking, ADA standards, and landscaping, with three Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Eliminate zone-to-zone setbacks for vehicle use areas storage areas of five feet for a vehicle use area abutting a property line for the new ADA parking provided on site, per 554.010(b) TABLE 554-4. 2) Eliminate the landscaped perimeter setback of ten feet abutting Rural Ave SE due to the parking space being within the Right-of-way, per SRC 806.035(c). 3) Reduce the required maneuvering space from fifteen feet to nine feet in the new parking area adjacent to rural avenue, per Sec. 806.035(f) <p>The subject properties are .38 acres in size, zoned IG (General Industrial) and located at 2325 Rural Ave NE (Marion County Assessor's Map and Tax Lot Number 073W35AD / 1900 / 1000 / 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 122181. 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, Class 2 Driveway Approach Permit Case No. SPR-ADJ-DAP24-05

PROJECT ADDRESS: 2325 Rural Ave SE, Salem OR 97302

AMANDA Application No.: 23-122181-PLN

COMMENT PERIOD ENDS: Thursday, January 25, 2024 at 5:00 p.m.

SUMMARY: A consolidated application for a building remodel with site improvements.

REQUEST: A Class 3 Site Plan Review and Class 2 Driveway Approach permit for modifications to a building serving a development site with an existing building and grounds services and construction contracting use, with associated site improvements to parking, ADA standards, and landscaping, with three Class 2 Adjustments to:

- 1) Eliminate zone-to-zone setbacks for vehicle use areas storage areas of five feet for a vehicle use area abutting a property line for the new ADA parking provided on site, per 554.010(b) Table 554-4.
- 2) Eliminate the landscaped perimeter setback of ten feet abutting Rural Ave SE due to the parking space being within the Right-of-way, per SRC 806.035(c).
- 3) Reduce the required maneuvering space from fifteen feet to nine feet in the new parking area adjacent to rural avenue, per Sec. 806.035(f).

The subject properties are .38 acres in size, zoned IG (General Industrial) and located at 2325 Rural Ave NE (Marion County Assessor's Map and Tax Lot Number 073W35AD / 1900 / 1000 / 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., Thursday, January 25, 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: Abigail Pedersen, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: apedersen@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 FOM



NO POSTAGE
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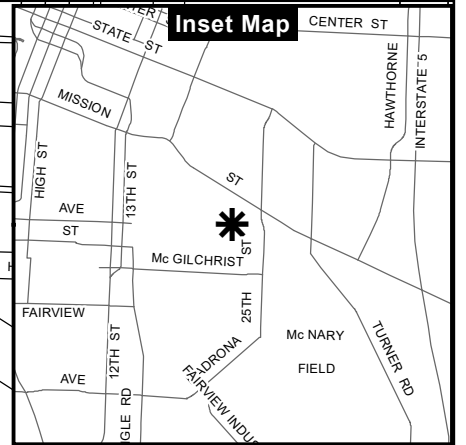
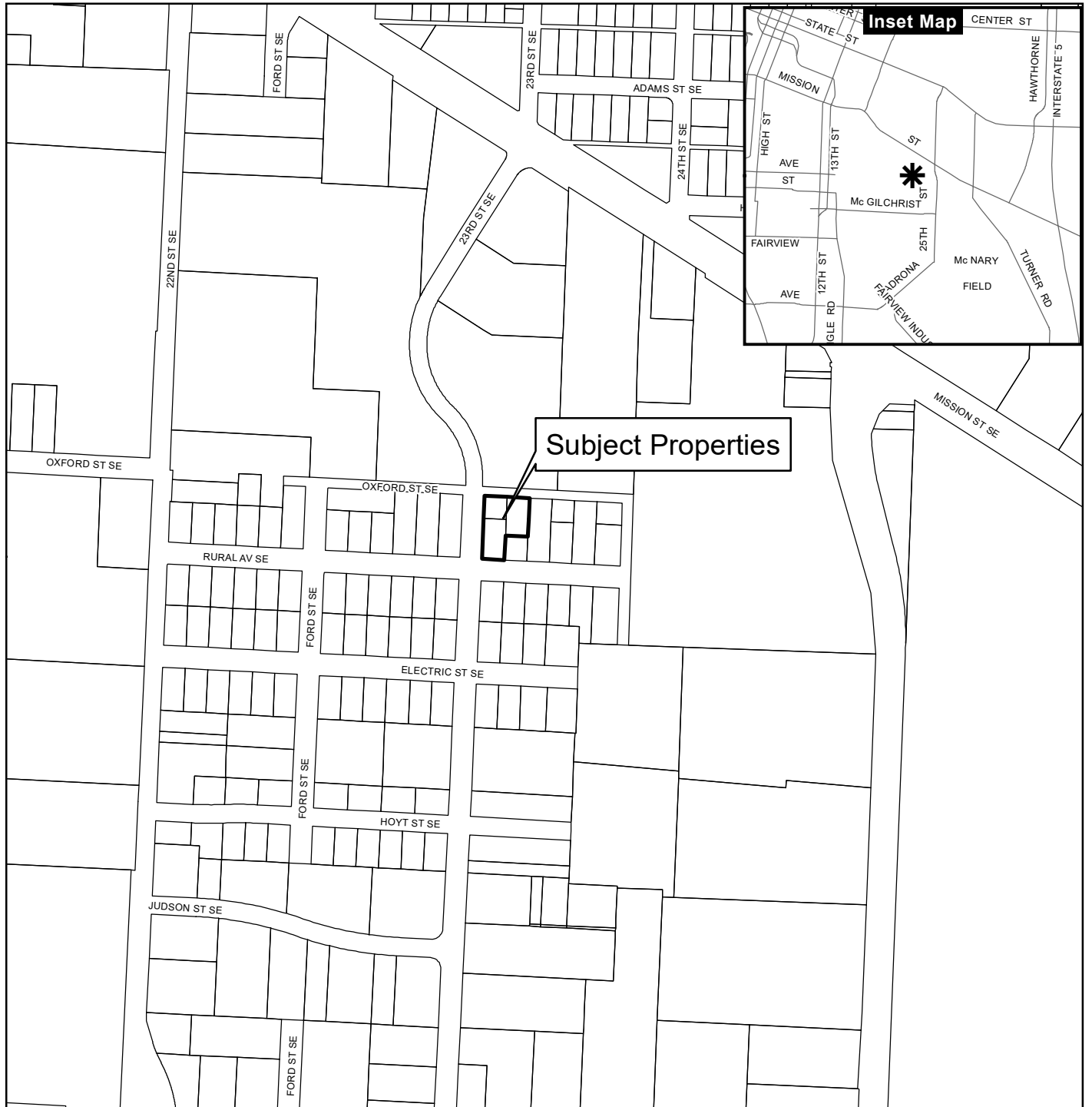
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 2325 Rural Avenue SE



Legend

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

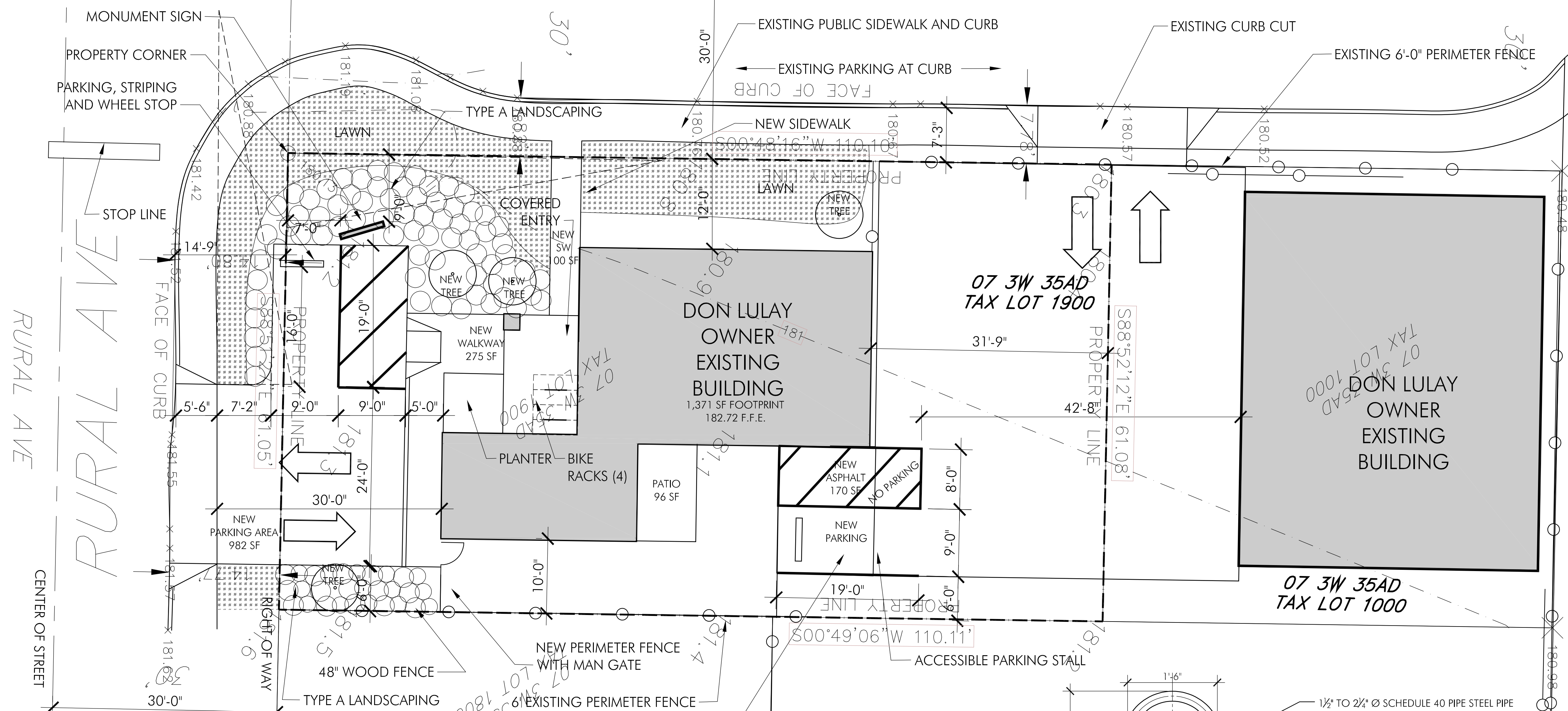

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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23RD ST SE



SITE SUMMARY:

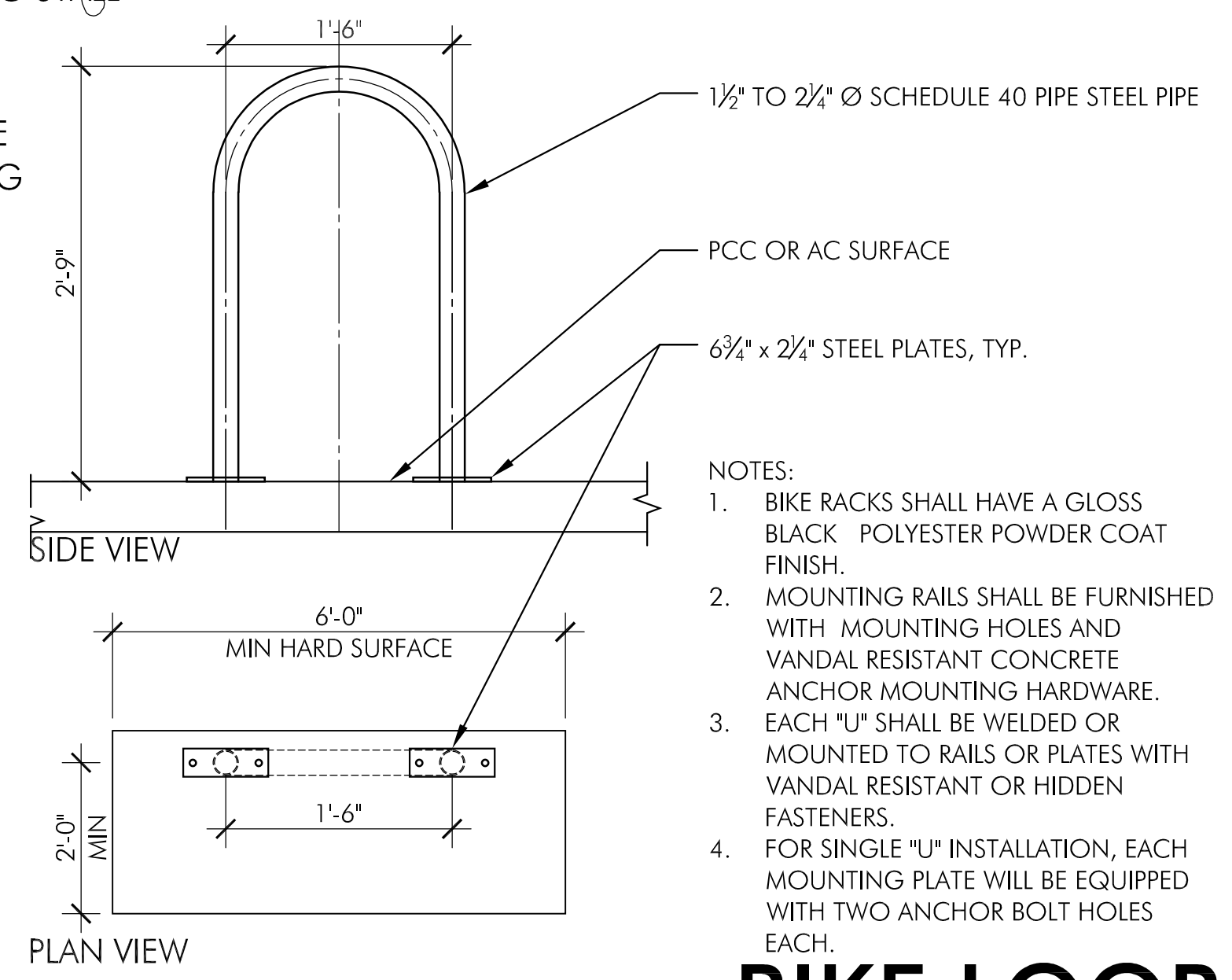
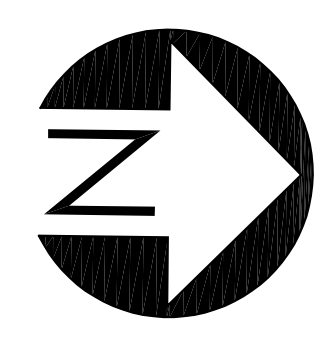
ZONING - IG

TOTAL SITE AREA - 16,770 SF	(100%)
BUILDING FOOT PRINT - 3,371 SF	(20%)
PAVEMENT - 4,648 SF	(28%)
GRAVEL - 7,071 SF	(42%)
LANDSCAPING - 1,681 SF	(10%)

OFFICE BUILDING - 1,371 SF OF OFFICE
 STORAGE BUILDING - 2,000 SF OF STORAGE
 HEIGHT OF OFFICE BUILDING 19'-0"

SITE PLAN

20 DEC 2023 REV 02 SCALE 1/8" = 1'-0" @ 22 x 34



- NOTES:
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
 - MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE.
 - EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
 - FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BIKE LOOP

RURAL AVE

15 DAWKIN RD ST

CENTER OF STREET

07 3W 35AD TAX LOT 1100

07 3W 35AD TAX LOT 1800

07 3W 35AD TAX LOT 1000