



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:	Modification of Class 3 Site Plan Review Case No. SPR-ADJ21-14MOD1
PROPERTY LOCATION:	2410 Mission St SE, Salem OR 97302
NOTICE MAILING DATE:	October 28, 2024
PROPOSAL SUMMARY:	A modification to site improvements approved under SPR-ADJ21-14.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, November 12, 2024. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse@sesna.community .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.010(d)(2) – Class 3 Site Plan Review Modification 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):	Copperstone INC
APPLICANT(S):	Russell Schutte, Varitone Architecture
PROPOSAL REQUEST:	A modification to the Class 3 Site Plan Review for consolidated case SPR-ADJ21-14, to reconfigure the landscaped areas on site, for property 0.47 acres in size, zoned IC (Industrial Commercial) and located at 2410 Mission Street SE (Marion County Assessor Map and Tax Lot number: 073W35AA / 9300).
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: 24 108775. 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: Modification of Class 3 Site Plan Review Case No. SPR-ADJ21-14MOD1

PROJECT ADDRESS: 2410 Mission St SE, Salem OR 97302

AMANDA Application No.: 24-108775-PLN

COMMENT PERIOD ENDS: November 12, 2024 at 5:00 p.m.

SUMMARY: A modification to site improvements approved under SPR-ADJ21-14.

REQUEST: A modification to the Class 3 Site Plan Review for consolidated case SPR-ADJ21-14, to reconfigure the landscaped areas on site, for property 0.47 acres in size, zoned IC (Industrial Commercial) and located at 2410 Mission Street SE (Marion County Assessor Map and Tax Lot number: 073W35AA / 9300).

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, November 12, 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, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

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

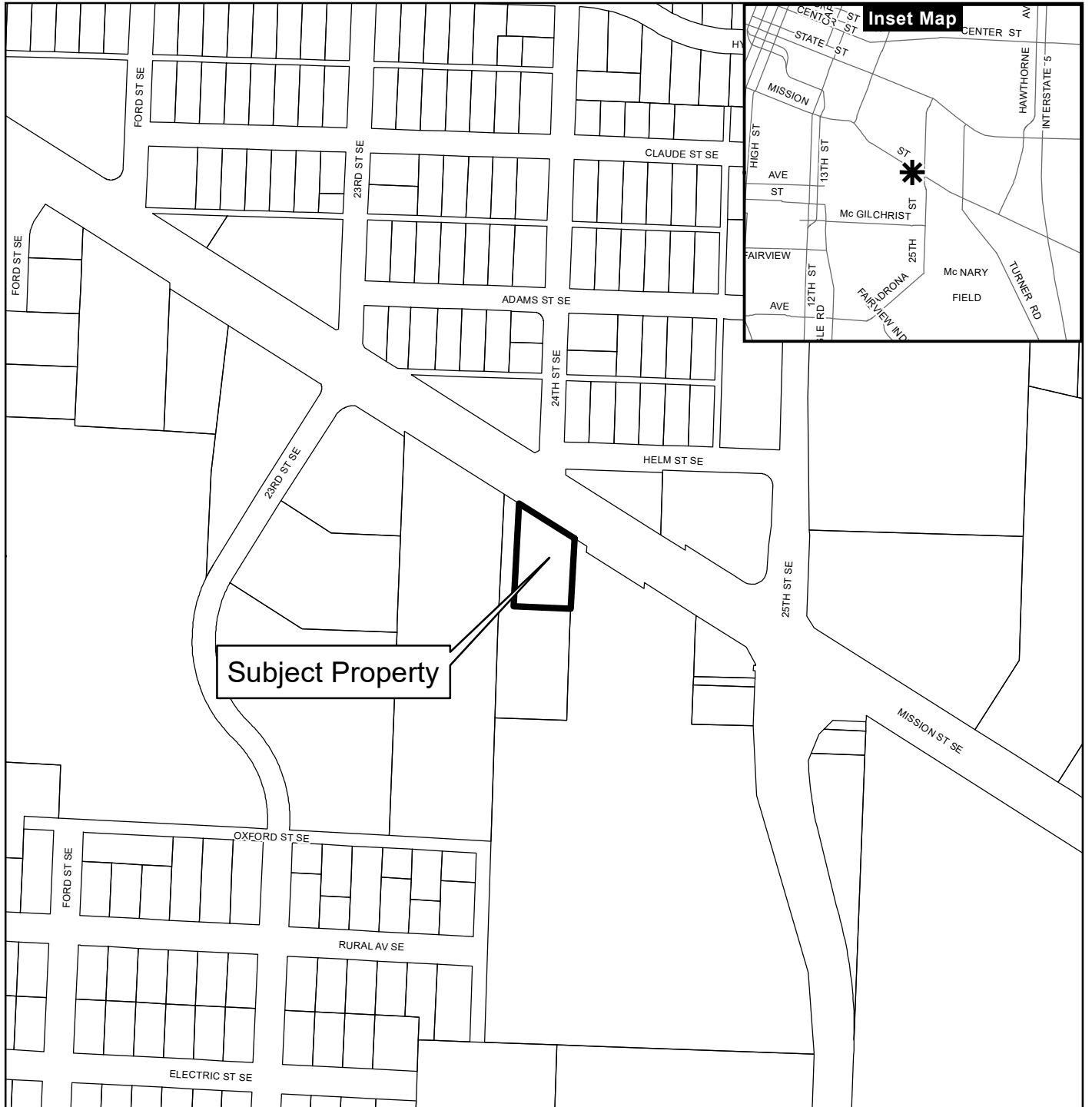
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 2410 Mission Street SE



Legend

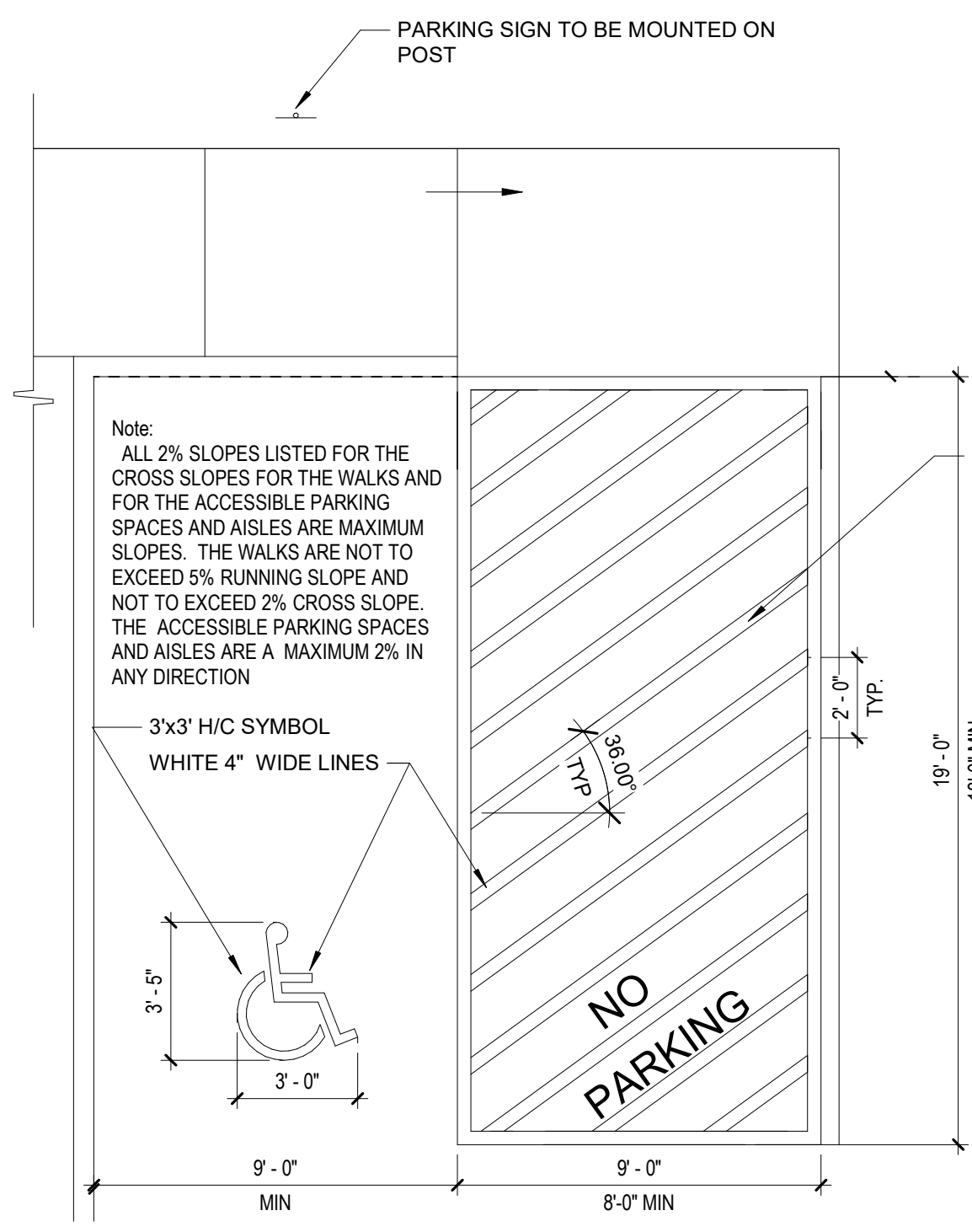
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



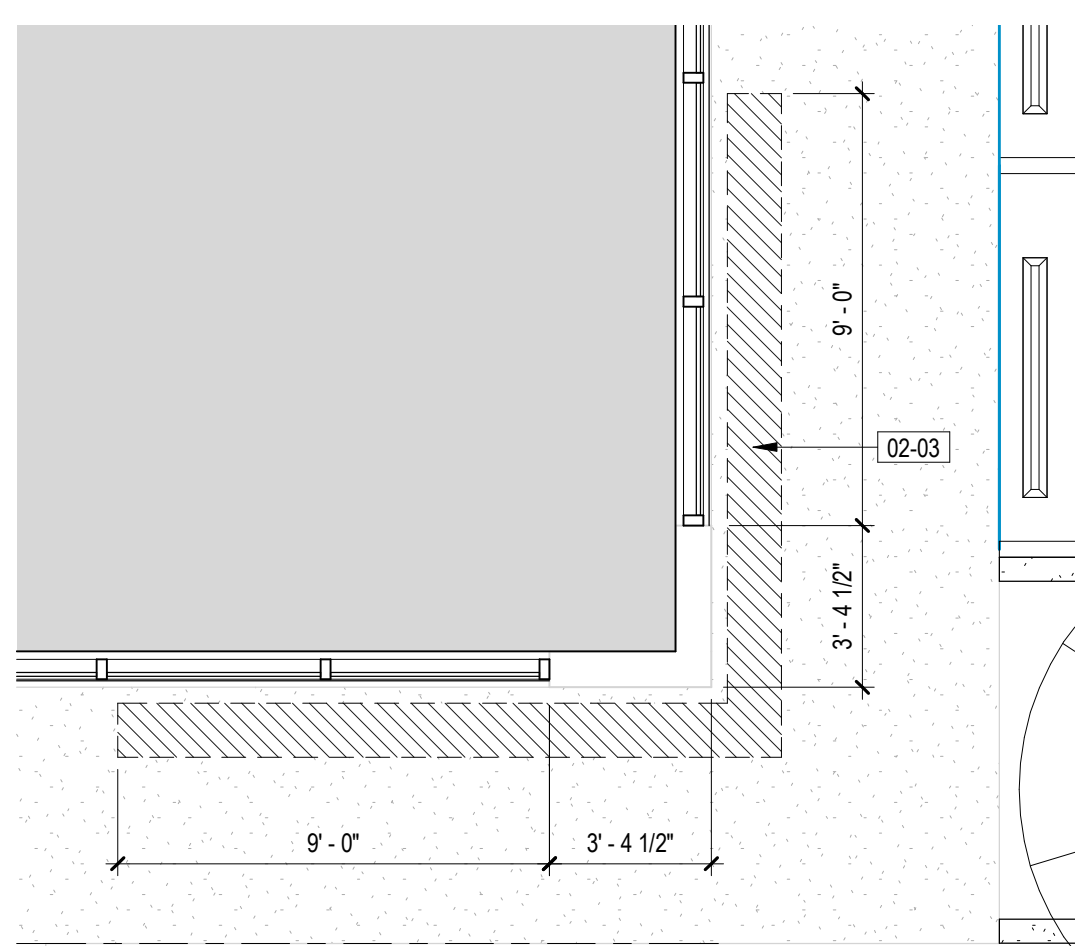
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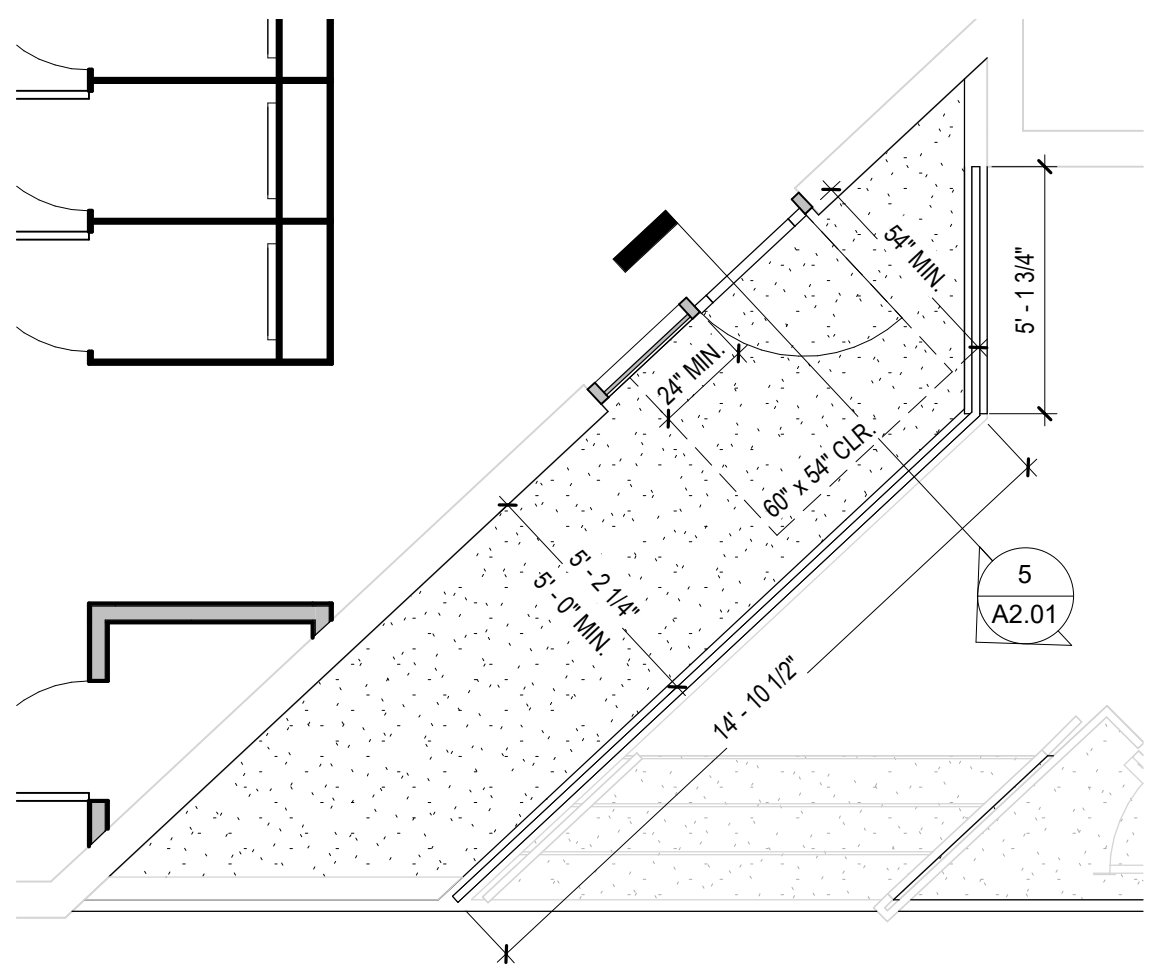
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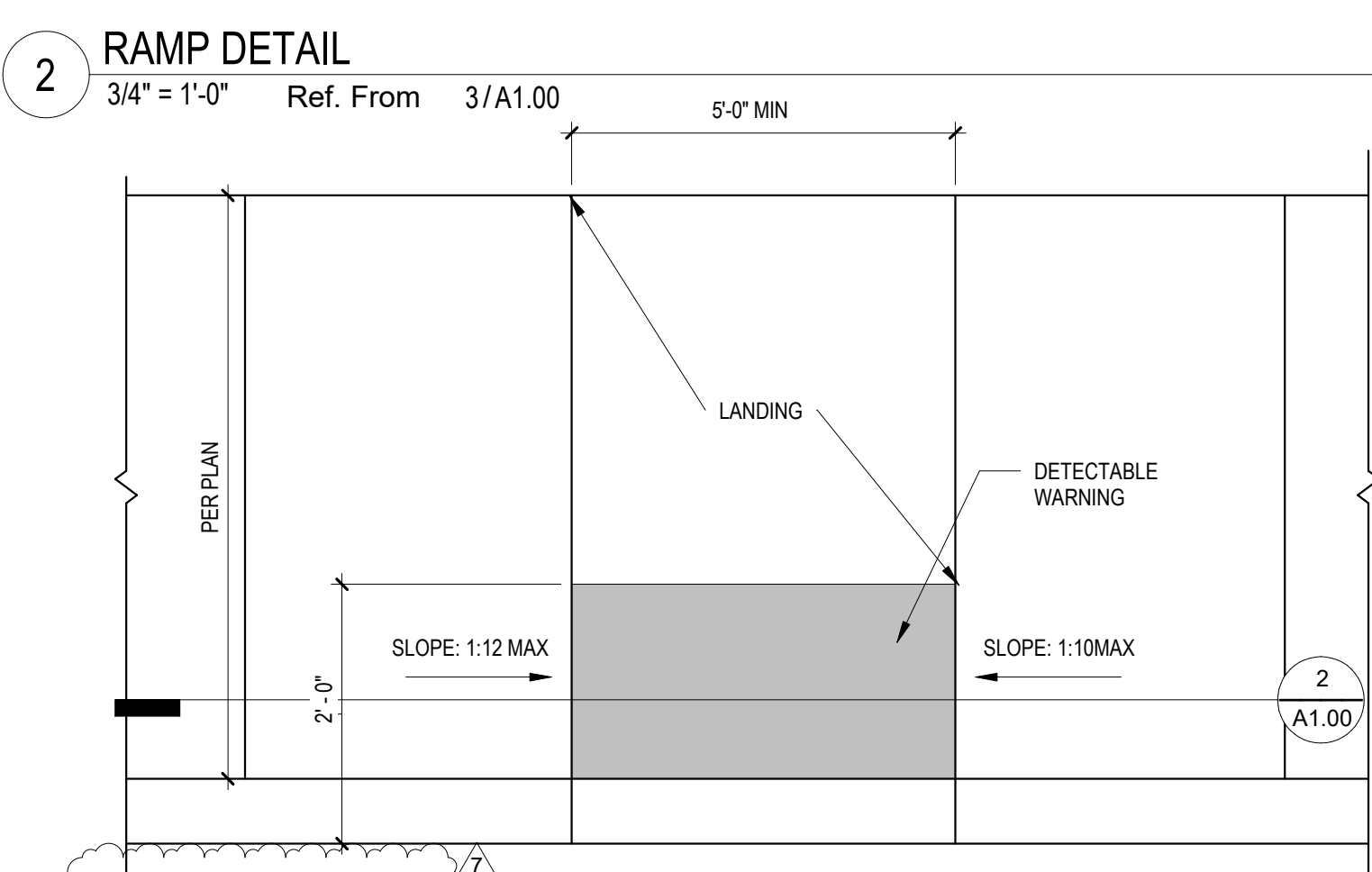
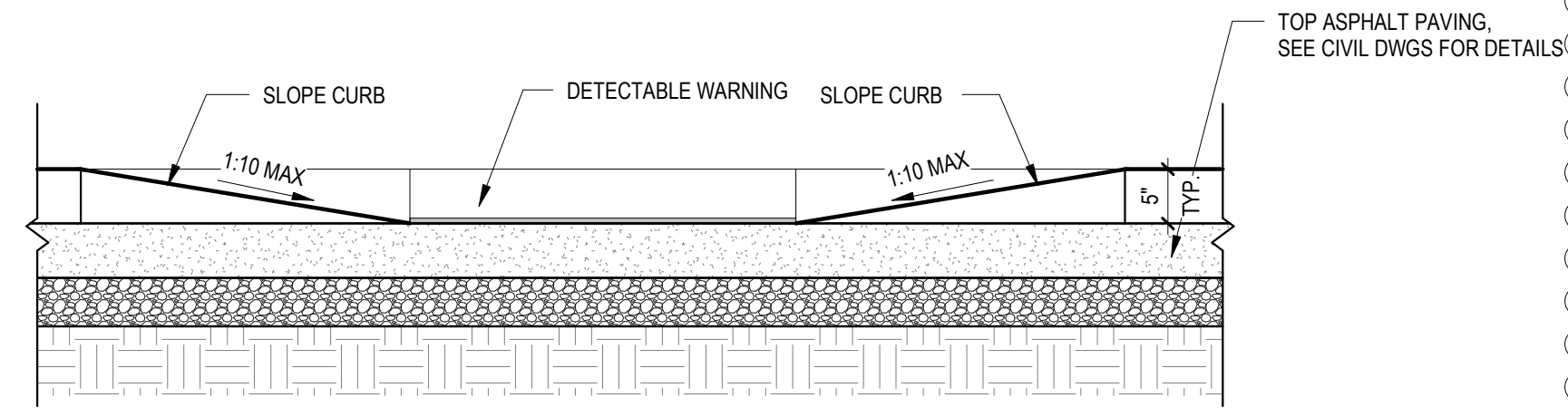
4 SITE - ENLARGED PAVING PLAN
1/4" = 1'-0" Ref. From /



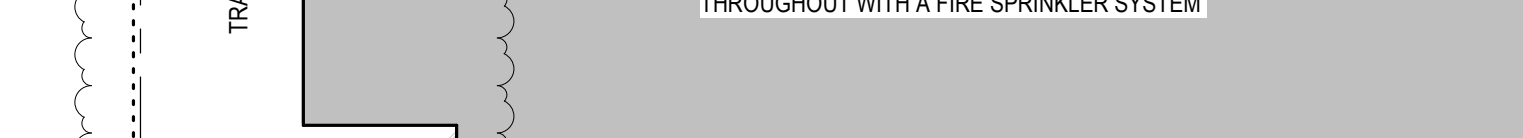
5 NEW FOOTING LOCATION @ SOUTHEAST LOCATION
1/4" = 1'-0" Ref. From 1/A1.00



6 FLOOR PLAN
1/4" = 1'-0" Ref. From 1/A1.00



2 RAMP PLAN DETAIL
3/4" = 1'-0" Ref. From 3/A1.00



1 OVERALL SITE PLAN
1" = 10'-0" Ref. From 3/A2.00

DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE	PARKING REQUIRED
TAXLOT: 073W5AA0930 (OWNED PROPERTY)	RETAIL SALES 1 PER 250 SF
ZONE - INDUSTRIAL COMMERCIAL	OCCUPIED BUILDING SQFT. 5,640 / 23 PARKING SPACES REQUIRED
FLOOD RISK: ZONE A FULLY IN 100 YEAR PLAIN	MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED
LANDSLIDE HAZARD: LOW	25 PARKING SPACES REQUIRED.
ALL ADJACENT PROPERTIES - IC	75% OR 19 MAY BE COMPACT SPACES
SITE TOTAL SIZE 20,962 SQFT	14 TOTAL PARKING SPACES PROVIDED
15.6% LANDSCAPED	3 STANDARD PARKING SPACES PROVIDED
84.4% PAVED	1 ADA PARKING SPACE
NO CHANGE TO EXISTING UTILITIES CONNECTIONS	10 COMPACT SPOTS PROVIDED OR 71%

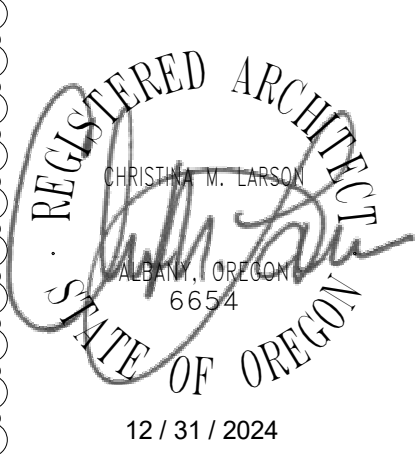
BUILDING	NOTE:
USE: RETAIL - 5,989	ALL EXISTING COMPACT PARKING SPOTS ARE TO BE CLEARLY MARKED IN ACCORDANCE WITH CITY STANDARDS
MANUFACTURING - 3,184 SQFT	S - STANDARD PARKING AT 90 DEGREE ANGLE
BUILDING TOTAL 9,173 SQFT	19'-0" LONG BY 9'-0" WIDE
BUILDING HEIGHT 23'-9"	C - COMPACT PARKING AT 90 DEGREE ANGLE
	15'-0" LONG BY 8'-0" WIDE
	C60 - COMPACT PARKING AT 60 DEGREE ANGLE
	17'-0" LONG BY 8'-0" WIDE

SITE LANDSCAPING LEGEND	PROPOSE PU'S
EXISTING SITE 20,473 SF	15
LANDSCAPING 3,277 SF (16.0%) TOTAL	90
480 SF @ MISSION STREET	5
963 SF @ WEST SIDE OF LOT	32
254 SF @ PATIO AREAS	16
1,560 SF @ PARKING	158
157 Pu REQUIRED	
1 Mature tree (E) to remain	
9 Shade Trees	
1 Evergreen	
32 Medium shrubs	
832 sq ft of ground cover	
Total PU	

NOTE: SEE LANDSCAPING PLAN FOR UPDATED PLANTING AND IRRIGATION INFORMATION

KEYNOTE LEGEND

#	Keynote Description
01-03	CUT AND GAP EXISTING PLUMBING, REPAIR AND PATCH PAVING AS REQUIRED
01-04	REMOVE EXISTING BOLLARDS. PATCH PAVEMENT AS REQUIRED
01-07	PEDESTRIAN PATH TO BE PAVED IN STAINED CONCRETE
01-08	SIDEWALK CONNECTION TO BUILDING PROVIDE RAP FORM SIDEWALK LEVEL TO PARKING PAVING LEVEL
01-09	AREA OF VISION CLEARANCE MAINTAINED
01-10	PROVIDE ADA PARKING SIGNAGE ON POST
01-12	NEW BUILDING ENTRANCE / EXIT
01-13	(E) TREE
01-22	MISSION STREET 60'-0" SETBACK LINE
01-23	AREA OF GROUND COVER
01-25	EVERGREEN TREE
01-27	PARKING SPACE THAT MAY BE USED FOR LOADING
01-28	NO PARKING AREA
01-29	MINIMUM 750 SQ FT OF GROUND COVER
01-30	EXISTING ENTRANCE TO BE DECOMMISSIONED. ALL EXIT SIGNS AND LIGHTS ARE TO BE REMOVED. NEW EXIT LIGHTS AND DIRECTION SIGNS ARE TO BE PLACED TO DIRECT OCCUPANTS TO THE NEW EAST ENTRANCE / EXIT
01-31	AREA OF ASPHALT AND COMPACT FILL TO BE REMOVED. REPLACE WITH FERTILE SOIL AND PREP AREA FOR PLANTING
01-32	NEW REMOVEABLE BOLLARD WITH PARKING SIGN ATTACHED
01-33	(E) CATCH BASIN
02-01	(E) ADA LIFT
02-03	SAW CUT (E) SIDEWALK FOR (N) REQUIRED FOOTING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
02-18	(E) POWER POLE TO REMAIN
02-19	(E) SIGN AND BOLLARDS TO REMAIN
03-01	NEW SIDEWALK TO CONNECT W/ EXISTING



VARITONE
ARCHITECTURE
& INTERIOR DESIGN
A LIMITED LIABILITY COMPANY
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

ADULT SHOP STORE 9
EXTERIOR RENOVATION
2410 MISSION STREET SE, SALEM, OR, 97302

Issue:	CD SET	
Date:	08/26/2024	
Revision:	Date:	
2	ASI #2	07-07-21
3	ASI #4	11-29-21
4	ASI#5	01-25-22
5	RFI #VARIES	VARIES
7	Revision 7 UPDATED	10-15-24

SITE PLAN

A1.00