



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:	Partition Modification Case No. CU-PAR-UGA-SPR-ADJ-DAP19-01MOD1
PROPERTY LOCATION:	4910 Turner Road SE, Salem OR 97317
NOTICE MAILING DATE:	January 27, 2021
PROPOSAL SUMMARY:	A modification of a tentatively approved partition that will allow a property to be divided into three parcels rather than two parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, February 10, 2021. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@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 205.070(d) – Partition 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):	JSRE Investments LLC (Jon Taylor, Sarah Taylor)
APPLICANT(S):	Blake Bural, AC & CO Architecture Community, on behalf of Jon Taylor, Valley Roofing
PROPOSAL REQUEST:	A modification of tentatively approved partition CU-PAR-UGA-SPR-ADJ-DAP19-01 that will change the configuration from the previously approved two parcels of 1.05 acres and 1.65 acres to three parcels of 0.60 acres, 1.67 acres, and 0.46 acres. The subject property is 2.7 acres, zoned IC (Industrial Commercial), and located at 4910 Turner Rd SE - 97317 (Marion County Assessor Map and Tax Lot 082W07 / 501).
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:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 118723

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 informacion, por favor llame 503-588-6173

REGARDING: Partition Modification Case No. CU-PAR-UGA-SPR-ADJ-DAP19-01MOD1

PROJECT ADDRESS: 4910 Turner Road SE, Salem OR 97317

AMANDA Application No.: 20-118723-LD

COMMENT PERIOD ENDS: Wednesday, February 10, 2021 at 5:00 PM

SUMMARY: A modification of a tentatively approved partition that will allow a property to be divided into three parcels rather than two parcels.

REQUEST: A modification of tentatively approved partition CU-PAR-UGA-SPR-ADJ-DAP19-01 that will change the configuration from the previously approved two parcels of 1.05 acres and 1.65 acres to three parcels of 0.60 acres, 1.67 acres, and 0.46 acres. The subject property is 2.7 acres, zoned IC (Industrial Commercial), and located at 4910 Turner Rd SE - 97317 (Marion County Assessor Map and Tax Lot 082W07 / 501).

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., Wednesday, February 10, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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: Pamela Cole, Planner II, Phone: 503-540-2309; E-Mail: pcole@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

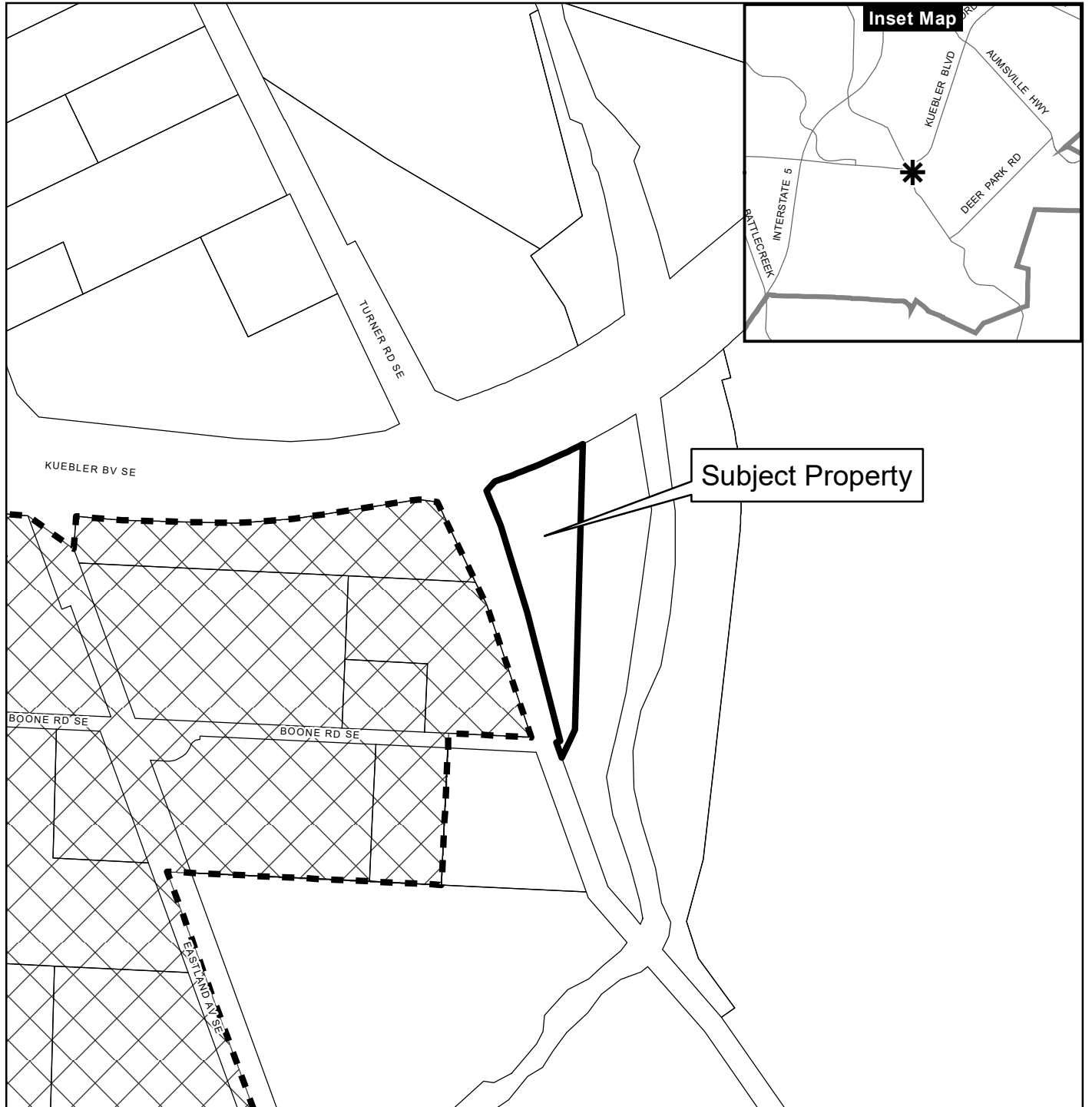
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 4910 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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TENTATIVE PARTITION PLAT

S.W. 1/4 & S.E. 1/4 SEC. 7 & N.W. & N.E. SEC. 18,
T. 8 S., R. 2 W.,
MARION COUNTY, OREGON



DATE: 1/06/2021

OWNER:
JSRE INVESTMENTS LLC
5340 CAPLINGER RD SE
SALEM, OR 97317

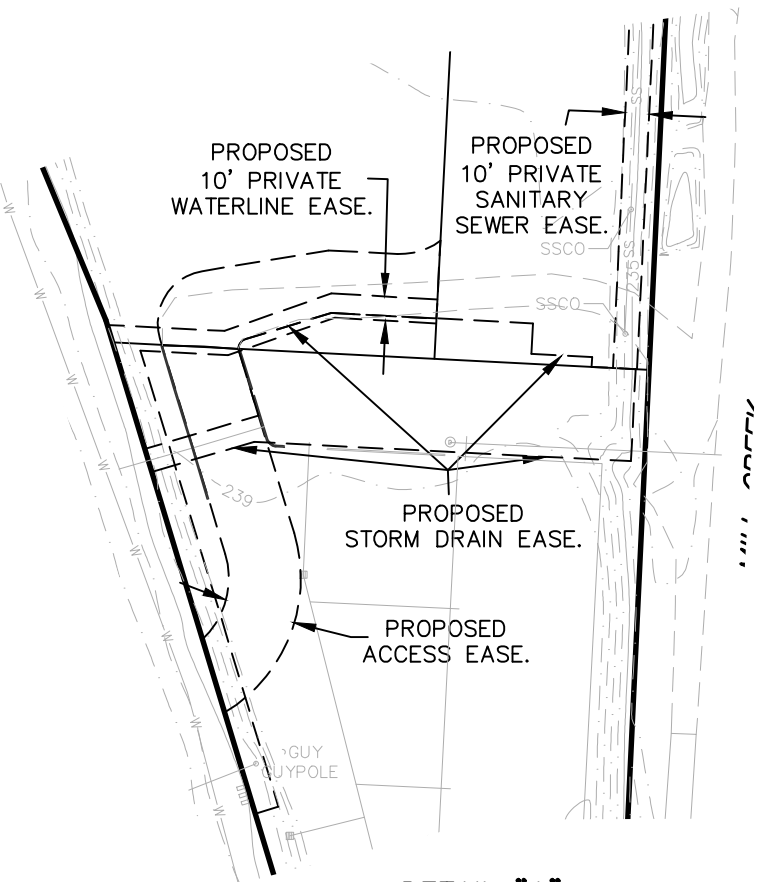
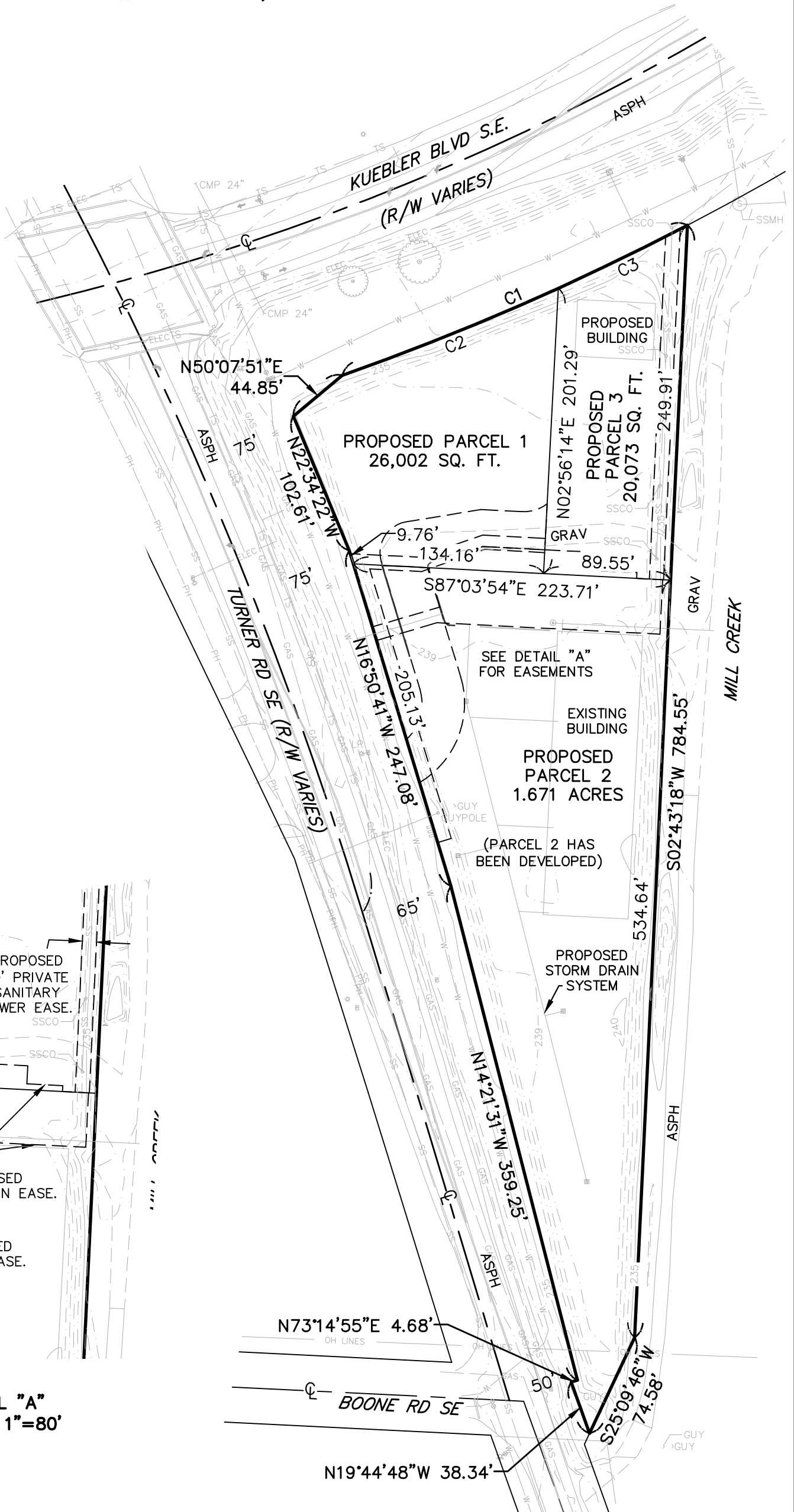
ZONE:
IC

TOTAL AREA:
2.72 AC

TAX LOT:
082W07 00501

SURVEYOR:
GREG WILSON
BARKER SURVEYING
3657 KASHMIR WAY S.E.
SALEM, OR 97317
(503) 588-8800
GREG@BARKERWILSON.COM

- NOTE:**
- 1) A LOMR-F WAS SUBMITTED IN 2018 FOR SUBJECT PROPERTY TO REMOVE IT FROM THE FLOOD ZONE.
 - 2) UTILITIES LOCATES ARE BASED ON FIELD OBSERVATIONS TOGETHER WITH CITY OF SALEM AS-BUILTS.



DETAIL "A"
SCALE: 1"=80'

Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing & Dist.
C1	1872.95'	08°06'58"	265.31'	N66°29'45"E 265.09'
C2	1872.95'	05°01'05"	164.03'	N68°02'41"E 163.98'
C3	1872.95'	03°05'53"	101.28'	N63°59'12"E 101.26'

