



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 Case No. PAR21-02
PROPERTY LOCATION:	3755 Cascadia Canyon Ave SE / 3930 Fairview Industrial Dr SE, Salem OR 97302
NOTICE MAILING DATE:	February 8, 2021
PROPOSAL SUMMARY:	A partition of two existing parcels into three parcels, including development of a private street to connect Fairview Industrial Dr SE to Cascadia Industrial Street SE.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, February 22, 2021</u>. 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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.005(d) – Partition 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):	CBK Fairview LLC (Norman L. Brenden, Patrick F. Kennedy) and Fox Fairview LLC (Joseph R. Fox)
APPLICANT(S):	Paul Beals, White Oak Construction, on behalf of CBK Fairview LLC and Fox Fairview LLC
PROPOSAL REQUEST:	A consolidated application including: (1) A Partition to divide to divide two existing properties located at 3755 Cascadia Canyon Avenue SE and 3930 Fairview Industrial Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W0201800 and 083W0202300), zoned IC (Industrial Commercial) zone, and subject to development standards of the IBC (Industrial Business Campus) zone into three parcels, Parcel 1 (3.43 acres), Parcel 2 (6.88 acres), and Parcel 3 (7.92 acres); (2) Construction of a private street under alternative street standards to provide connectivity from Fairview Industrial Drive SE to Cascadia Industrial Drive SE through the subject property and an adjacent property at 3790 Fairview Industrial Drive SE (Marion County Assessors Map and Tax Lot 083W0201801).
APPLICATION PROCESS:	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. 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.
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 119089

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 Case No. PAR21-02
PROJECT ADDRESS: 3755 Cascadia Canyon Ave SE / 3930 Fairview Industrial Dr SE, Salem OR 97302
AMANDA Application No.: 20-119089-LD
COMMENT PERIOD ENDS: Monday, February 22, 2021 at 5:00 PM

SUMMARY: A partition of two existing parcels into three parcels, including development of a private street to connect Fairview Industrial Dr SE to Cascadia Industrial Street SE.

REQUEST: A consolidated application including:

- (1) A Partition to divide to divide two existing properties located at 3755 Cascadia Canyon Avenue SE and 3930 Fairview Industrial Drive SE 97302 (Marion County Assessor Map and Tax Lot 083W0201800 and 083W0202300), zoned IC (Industrial Commercial) zone, and subject to development standards of the IBC (Industrial Business Campus) zone into three parcels, Parcel 1 (3.43 acres), Parcel 2 (6.88 acres), and Parcel 3 (7.92 acres);
- (2) Construction of a private street under alternative street standards to provide connectivity from Fairview Industrial Drive SE to Cascadia Industrial Drive SE through the subject property and an adjacent property at 3790 Fairview Industrial Drive SE (Marion County Assessors Map and Tax Lot 083W0201801).

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., Monday, February 22, 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

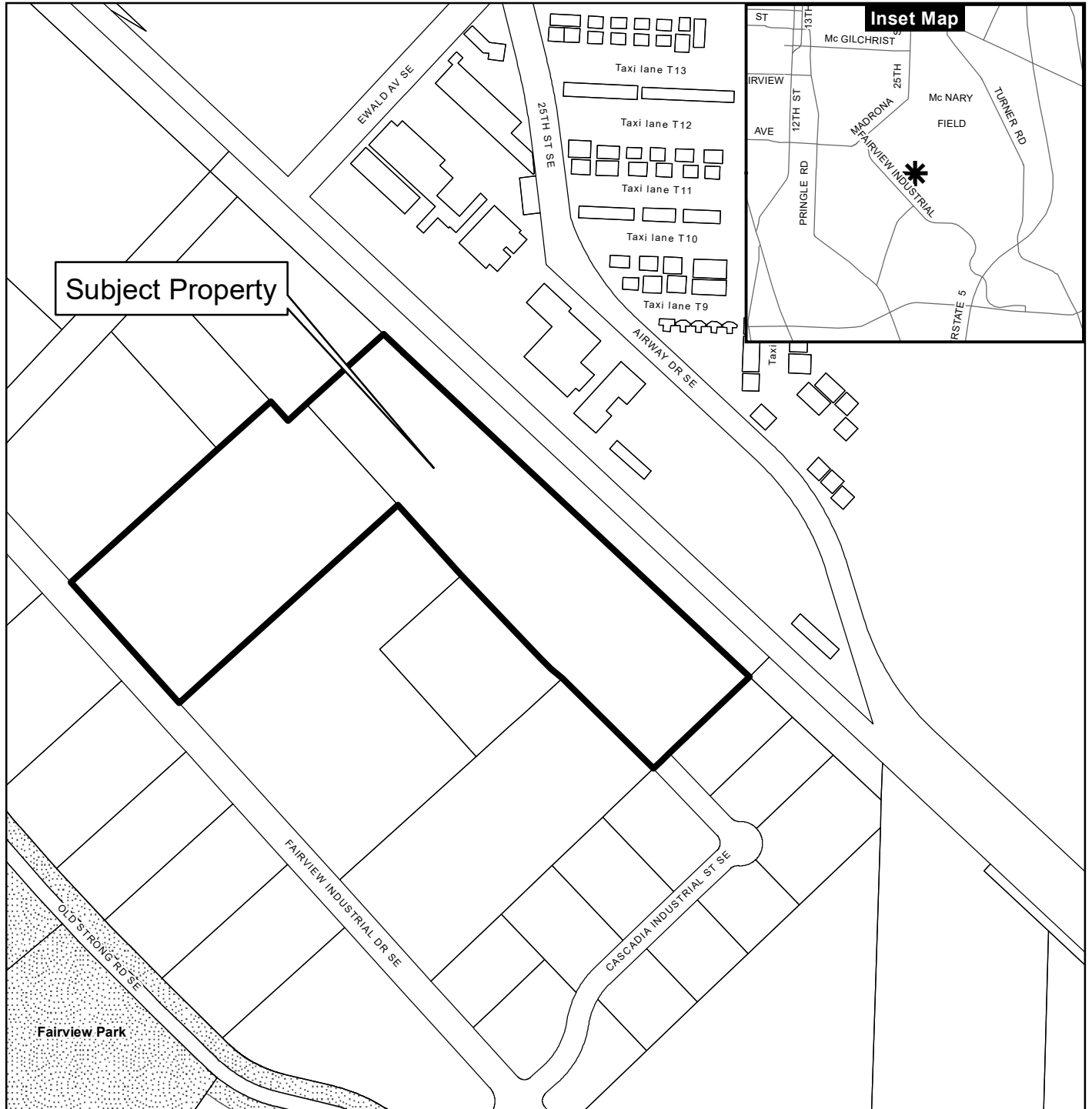
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

3755 Cascadia Canyon Av/3930 Fairview Indl Dr 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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0' 100' 200'
SCALE: 1 INCH = 100 FEET

EASEMENT LINE LEGEND

- (1) ACCESS EASEMENT (CASCADIA CANYON NO.1 PLAT)
- (2) PUBLIC UTILITY EASEMENT (CASCADIA CANYON NO.1 PLAT)
- (3) PUMP HOUSE EASEMENT (FAIRVIEW INDUSTRIAL PARK PHASE 2 PLAT)
- (4) ACCESS & UTILITY EASEMENT (P.P. 2007-53)
- (5) EASEMENT PER REEL 2256, PAGE 374
- (6) EASEMENT PER REEL 2256, PAGE 375
- (7) EASEMENT PER REEL 2258, PAGE 130
- (8) EASEMENT PER REEL 3149, PAGE 495
- (9) EASEMENT PER REEL 4208, PAGE 351
- (10) EASEMENT PER REEL 4329, PAGE 155
- (11) PROPOSED NEW ACCESS EASEMENT
- (12) EASEMENT PER REEL 3293, PAGE 248
- (13) EASEMENT PER REEL 4329, PAGE 154
- (14) PROPOSED STORM DRAINAGE EASEMENT

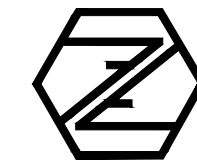
LANDOWNER INFORMATION

FOX ODOT LLC
2262 MCGILCHRIST ST. SE, STE. #200
SALEM, OR 97302

CBK FAIRVIEW LLC
601 S. 74TH PL. UNIT 100
RIDGEFIELD, WA 98642

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	79.09'	560.00'	8°05'32"	N49°40'21"W	79.03'
C2	37.76'	185.50'	11°39'45"	S89°58'12"E	37.69'

FORTY FIVE NORTH SURVEYING, LLC



1583 Country Glen Ave. NE, Keizer, OR 97303
P: (503) 558-3330 E: info@ffmsurveying.com

**PRELIMINARY PLAT
PROPOSED PARTITION LAYOUT**

BEING A PORTION OF PARCEL 1, P.P. 2004-48, PARCEL 2 & A PORTION OF
PARCEL 3, P.P. 2007-53, AND LOT 4 OF "CASCADIA CANYON NO. 1"
IN THE SW 1/4 OF SECTION 1 AND THE SE 1/4 OF SECTION 2, T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN L. HOWELL
91559

RENEWALS: 6-30-2021

NO.	DATE	DESCRIPTION
0	29SEP20	INITIAL RELEASE

JOB NO. 20-187

SHEET 1/1