



# 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.*

<b>CASE NUMBER:</b>	Tentative Partition / Class 2 Adjustment Case No. PAR-ADJ22-02
<b>PROPERTY LOCATION:</b>	2195 Hyacinth St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	July 8, 2022
<b>PROPOSAL SUMMARY:</b>	A consolidated application for a partition and adjustment to create three parcels.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, July 22, 2022</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.</b>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Northgate Neighborhood Association; <a href="mailto:northgateneighborhoodsalem@gmail.com">northgateneighborhoodsalem@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 205.005(d) – Tentative Partition; 250.055(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Back Line Properties LLC (Nat Borchers)
<b>APPLICANT(S):</b>	Britany Randall, BRAND Land Use, on behalf of Back Line Properties LLC
<b>PROPOSAL REQUEST:</b>	<p>A application for a partition to create three parcels approximately 0.70-acres, 1.22-acres and 4.75 acres with two Class 2 Adjustment to eliminate the five-foot setback on either side of a new property line abutting an existing vehicle use area.</p> <p>The subject properties are approximately 6.67 acres, zoned IC (Industrial Commercial) and located on the 2195 Hyacinth Street NE (Marion County Assessor Map and Tax Lot Numbers 073W12B / 200 and 300).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22-113469. 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 informacion, por favor llame 503-588-6173*

**REGARDING:** Tentative Partition / Class 2 Adjustment Case No. PAR-ADJ22-02

**PROJECT ADDRESS:** 2195 Hyacinth St NE, Salem OR 97301

**AMANDA Application No.:** 22-113469-LD / 22-113479-ZO

**COMMENT PERIOD ENDS:** Friday, July 22, 2022 a 5:00 PM

**SUMMARY:** A consolidated application for a partition and adjustment to create three parcels.

**REQUEST:** A application for a partition to create three parcels approximately 0.70-acres, 1.22-acres and 4.75 acres with two Class 2 Adjustment to eliminate the five-foot setback on either side of a new property line abutting an existing vehicle use area.

The subject properties are approximately 6.67 acres, zoned IC (Industrial Commercial) and located on the 2195 Hyacinth Street NE (Marion County Assessor Map and Tax Lot Numbers 073W12B / 200 and 300).

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., Friday, July 22, 2022**, 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:** Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@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

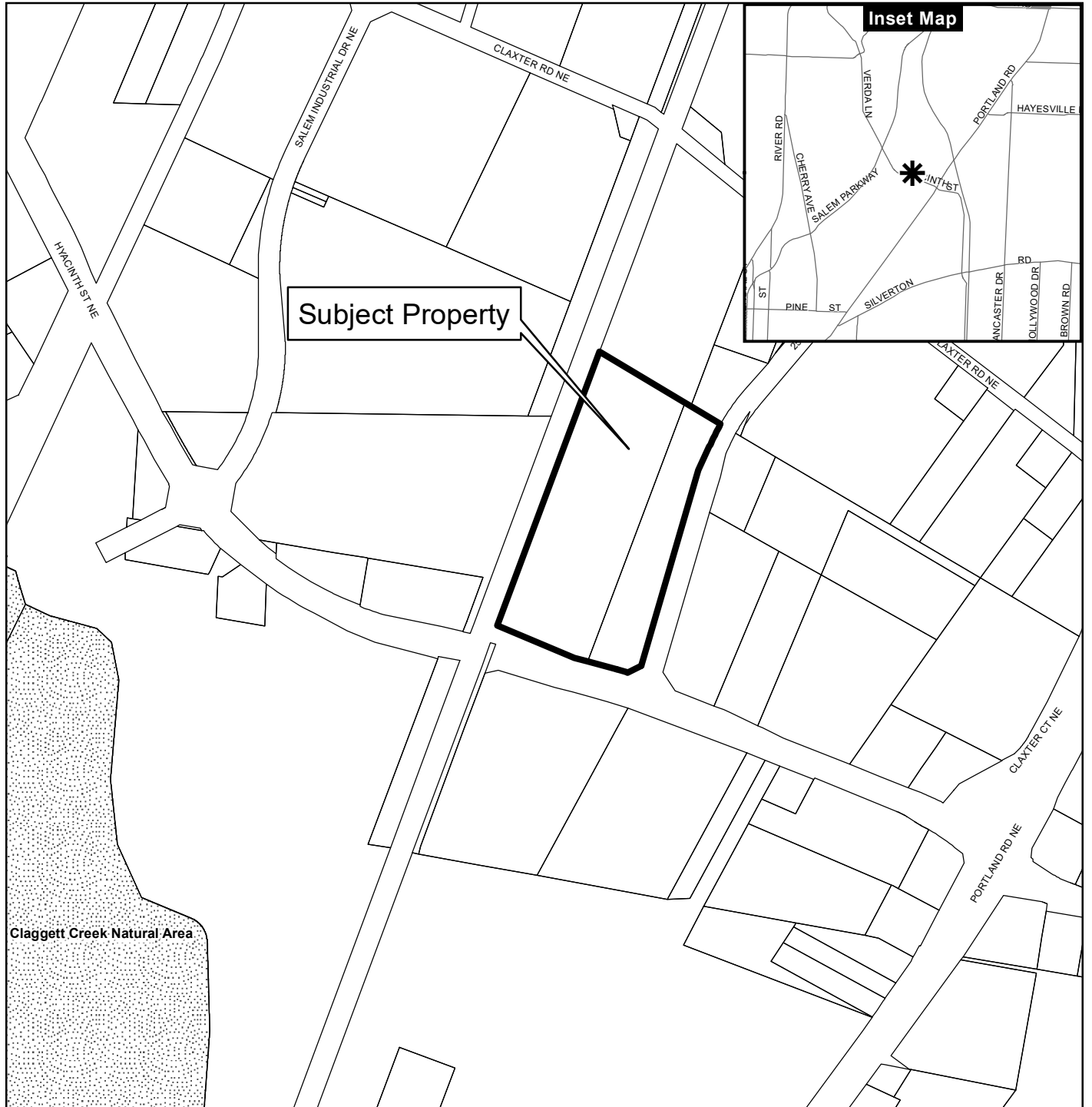
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 2195 Hyacinth Street NE



### Legend

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

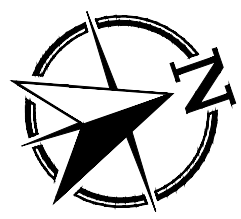
**CITY OF Salem**  
*AT YOUR SERVICE*  
 Community Development Dept.

0 100 200 400 Feet



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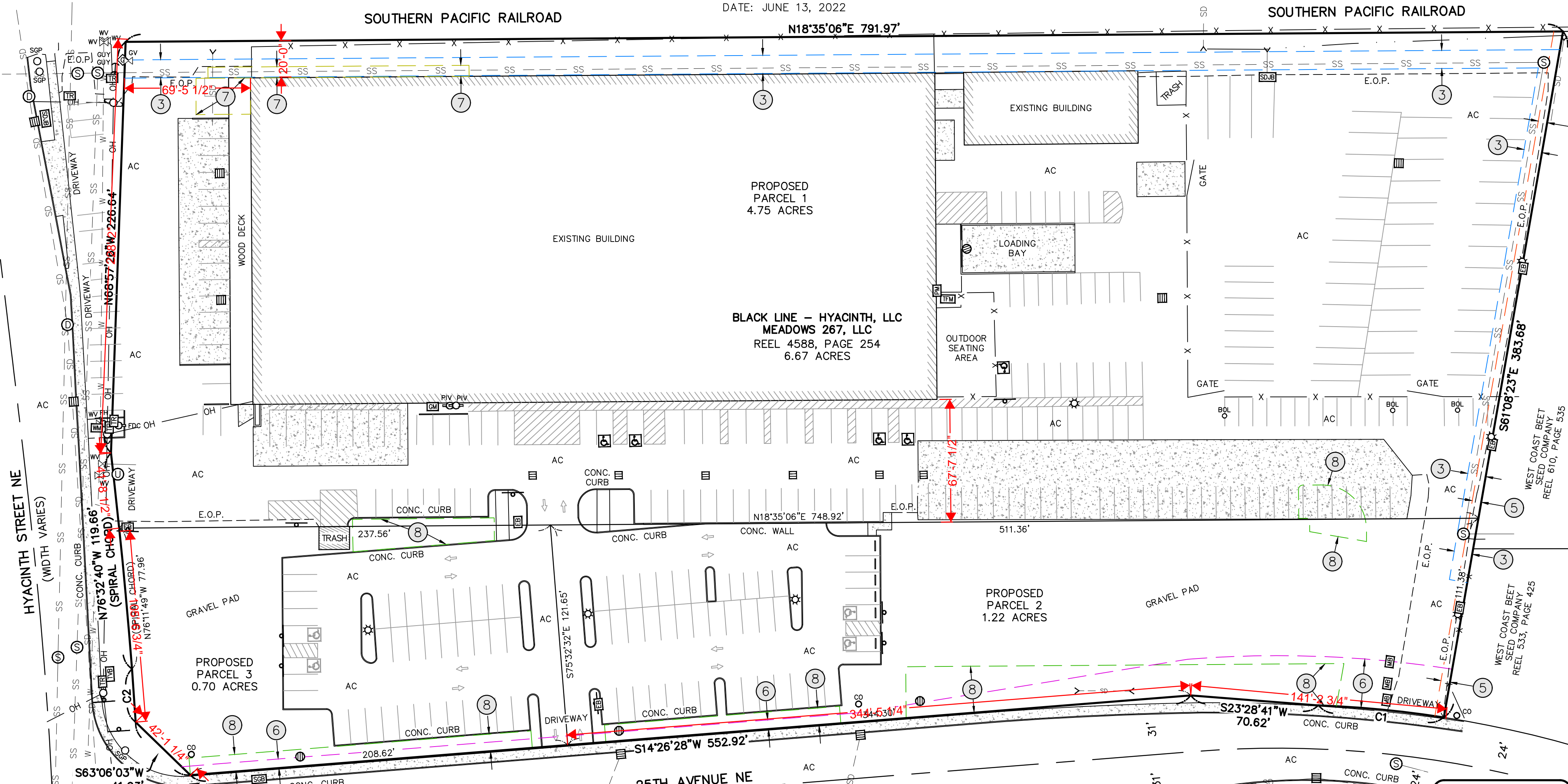


0' 40' 80'  
SCALE: 1 INCH = 40 FEET

# EXISTING CONDITIONS & PROPOSED PARTITION

IN THE NW 1/4 OF SECTION 12, T.7S., R.3W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

DATE: JUNE 13, 2022



**EASEMENT LEGEND**

	③	VOLUME 503, PAGE 195
	⑤	VOLUME 679, PAGE 778
	⑥	REEL 365, PAGE 1358
	⑦	REEL 2166, PAGE 168
	⑧	REEL 3908, PAGE 450

**LEGEND**

	STORM DRAIN MANHOLE		UTILITY POLE		POWER METER
	CATCH BASIN		UTILITY MANHOLE		ELECTRICAL TRANSFORMER
	CATCH BASIN ROUND		COMMUNICATION RISER		ELECTRICAL BOX
	CULVERT		COMMUNICATION BOX		LIGHT POLE
	STORM JUNCTION BOX		TRAFFIC SIGNAL BOX		SEWER LINE UNDERGROUND
	AREA DRAIN		TRAFFIC SIGNAL POLE		STORM LINE UNDERGROUND
	SANITARY SEWER MANHOLE		SIGN		WATERLINE UNDERGROUND
	CLEANOUT		MAILBOX		OVERHEAD POWER LINE
	WATER METER		GAS METER		FENCE LINE
	WATER VALVE		BOLLARD		ASPHALT
	FIRE HYDRANT		HANDICAP PARKING		CONCRETE
	FIRE DEPT. CONNECTION		CONCRETE		E.O.P.
	POST INDICATOR VALVE		EASEMENT REFERENCE		

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	69.38'	596.95'	006°39'33"	S24°29'02"W	69.34'
C2	29.38'	2339.83'	000°43'10"	N75°00'09"W	29.38'

REGISTERED PROFESSIONAL LAND SURVEYOR  
**DRAFT**  
 OREGON  
 SEPTEMBER 12, 2017  
 STEVEN LEE HOWELL  
 91569  
 RENEWS: 6-30-2023

SURVEYED FOR: BACK LINE – HYACINTH, LLC

**FORTY FIVE NORTH SURVEYING, LLC**

7230 3rd Street SE #145, Turner, OR 97392  
 P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 22-341  
 SHEET 1/1