



# 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 Replat / Class 1 Adjustment Case No. REP-ADJ22-08
<b>PROPERTY LOCATION:</b>	1372 Overview St NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	August 29, 2022
<b>PROPOSAL SUMMARY:</b>	A consolidated application for a replat and adjustment to create three parcels.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, September 12, 2022. 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>Liz Olmstead, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: <a href="mailto:eolmstead@cityofsalem.net">eolmstead@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>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</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; 250.005(d)(1) – Class 1 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>	Honu Custom Homes LLC
<b>APPLICANT(S):</b>	Bill Pennebaker, Honu Custom Homes LLC
<b>PROPOSAL REQUEST:</b>	A application for a Replat to create three parcels approximately 0.14-acres, 0.16-acres and 0.26 acres with one Class 1 Adjustment to reduce the required minimum lot width.  The subject properties are approximately 0.86 acres, zoned RS (Single Family Residential) and located at 1372 Overview Street NW (Marion County Assessor Map and Tax Lot Numbers 073W12BD / 7900 and 072W21CA / 0900).
<b>APPLICATION PROCESS:</b>	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.
<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 104272. 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:** Tentative Replat / Class 1 Adjustment Case No. REP-ADJ22-08

**PROJECT ADDRESS:** 1372 Overview St NW, Salem OR 97304

**AMANDA Application No.:** 22-104272-LD / 22-117748-PLN

**COMMENT PERIOD ENDS:** Monday, September 12, 2022 at 5:00 P.M.

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

**REQUEST:** A application for a replat to create three parcels approximately 0.14-acres, 0.16-acres and 0.26 acres with one Class 1 Adjustment to reduce the required minimum lot width.

The subject properties are approximately 0.86 acres, zoned RS (Single Family Residential) and located at 1372 Overview Street NW (Marion County Assessor Map and Tax Lot Numbers 073W12BD / 7900 and 072W21CA / 0900).

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, September 12, 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:** Liz Olmstead, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2363; E-Mail: [eolmstead@cityofsalem.net](mailto:eolmstead@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: \_\_\_\_\_

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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

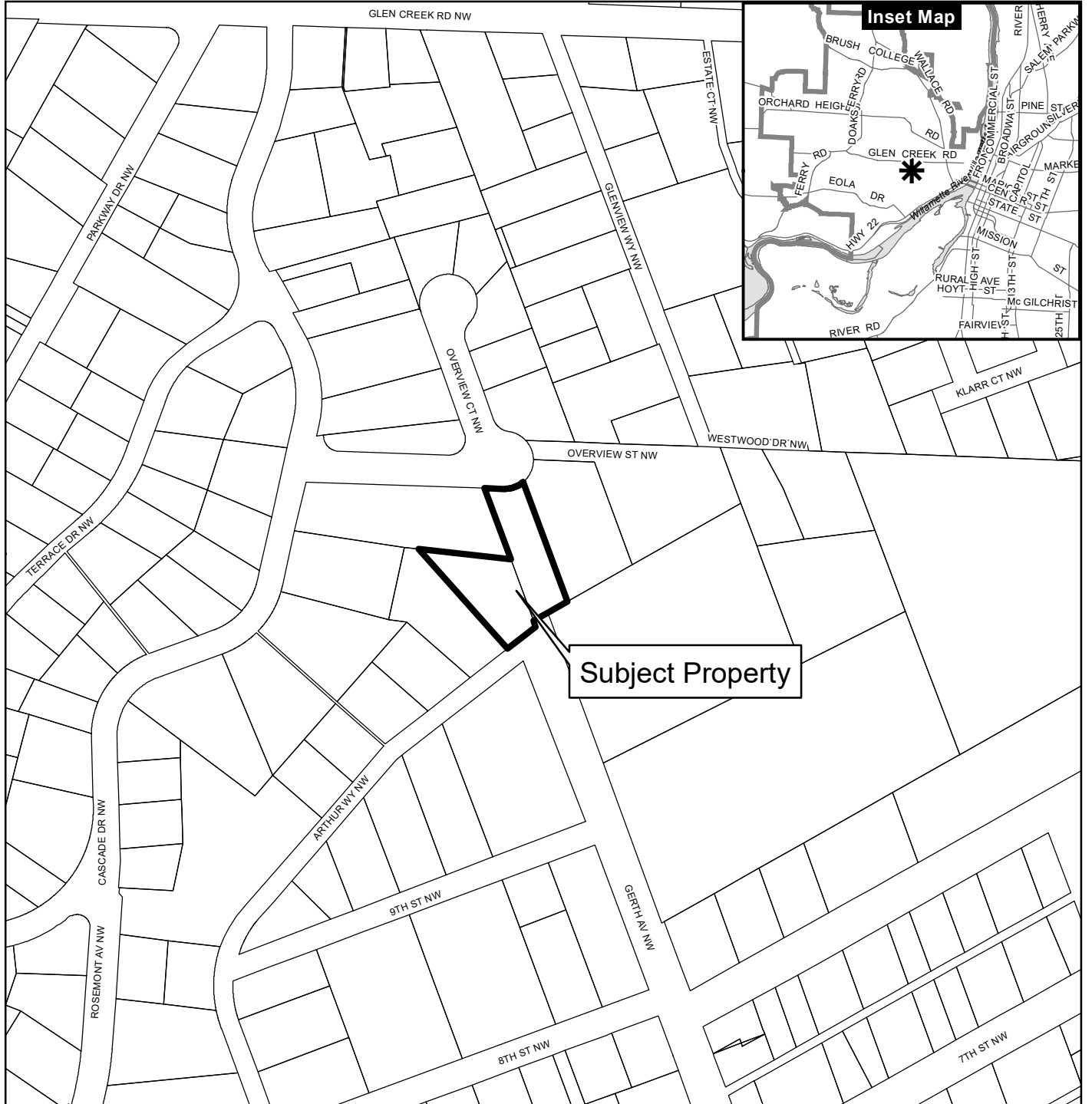
POSTAGE WILL BE PAID BY ADDRESSEE

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










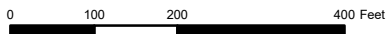
# Vicinity Map

## 1372 Overview Street NW

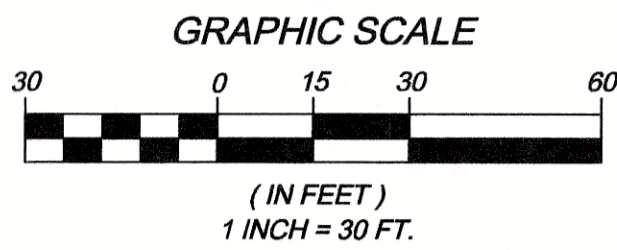


### Legend

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



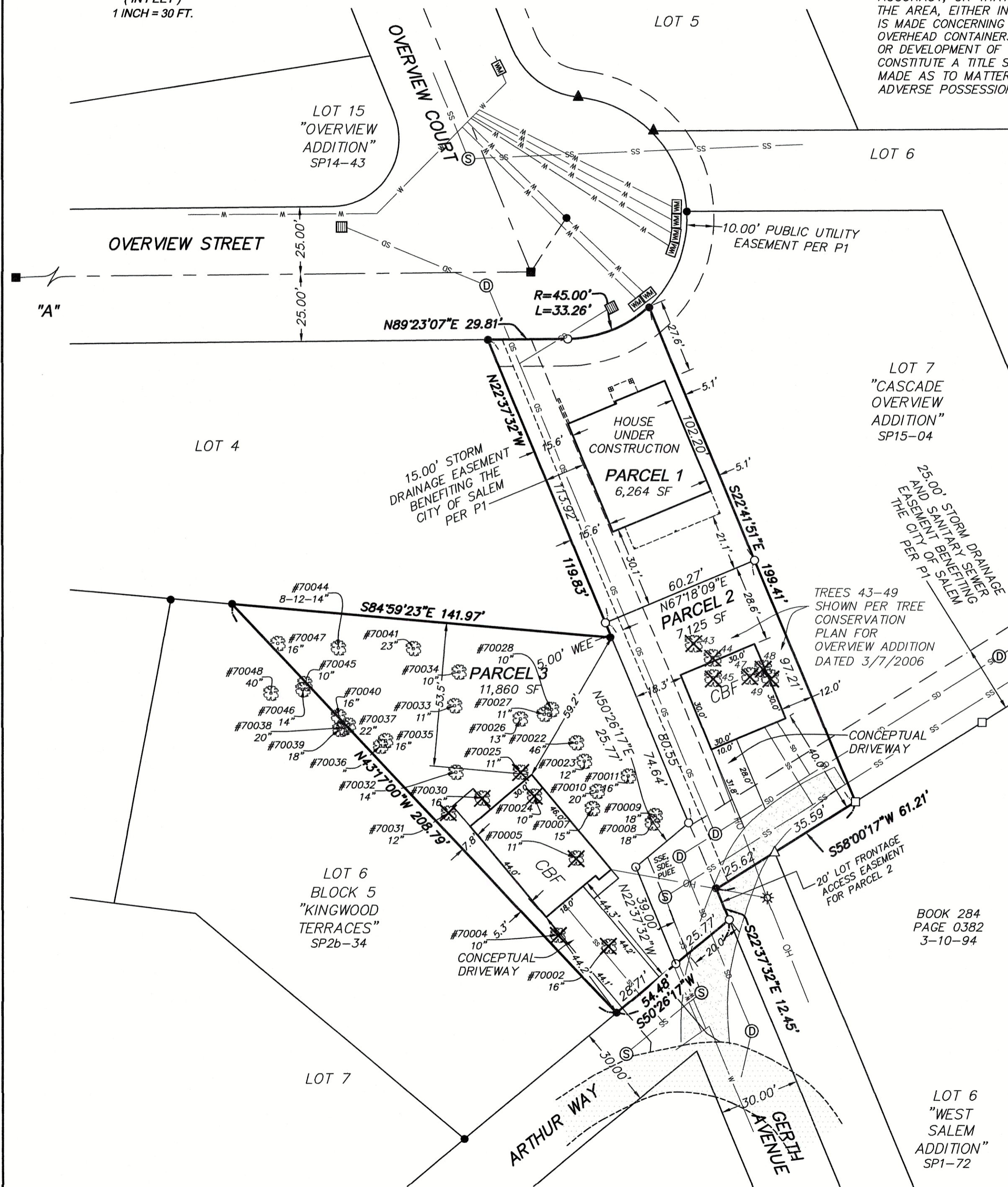
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**NOTE:**  
 ALL UTILITIES SHOWN HEREON ARE VERY APPROXIMATE, AND WERE NOT SURVEYED BY THE SURVEYOR. THEY ARE SHOWN PER VISUAL ASBUILT MAPS PROVIDED BY OTHERS, AND THE SURVEYOR MAKES NO GUARANTEES REGARDING TO THEIR ACCURACY, OR THAT THEY COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

# PLAN / UTILITY MAP

LOT 14, "OVERVIEW ADDITION", SP14-43  
 LOCATED IN THE N.W. 1/4 SECTION 21, T.7S., R.3W., W.M.  
 CITY OF SALEM, POLK COUNTY, OREGON  
 AUGUST 26, 2022 SCALE 1"=30'  
 PLANNING FILE NO. 22-104272-LD & 22-101449-NR  
 SHEET 1 OF 1

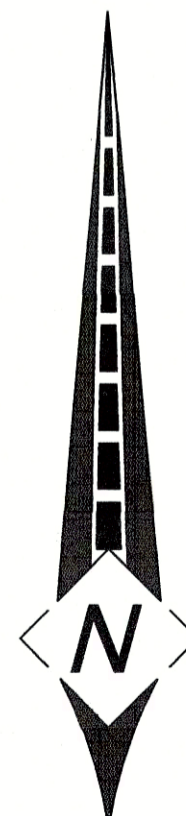


**LEGEND:**

- Some Symbols shown may not be used on map
- 12" DECIDUOUS TREE
  - 24" EVERGREEN TREE
  - STORM SEWER MANHOLE
  - CATCH BASIN
  - CURB INLET
  - AREA DRAIN
  - DITCH INLET
  - SANITARY SEWER CLEANOUT
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - WATER MANHOLE
  - WATER METER
  - WATER VALVE
  - HOSE BIB
  - IRRIGATION CONTROL VALVE
  - GAS VALVE
  - GAS METER
  - MAILBOX
  - UTILITY RISER
  - UTILITY BOX
  - TELEPHONE MANHOLE
  - TELEPHONE RISER
  - STORM OUTFALL
  - SIGN
  - BOLLARD
  - DOWN SPOUT TO STORM SYSTEM
  - TRAFFIC SIGNAL POLE
  - UTILITY POLE
  - LIGHT POLE
  - GUY WIRE
  - ELECTRIC BOX
  - ELECTRIC METER
  - TRANSFORMER
  - ELECTRIC RISER
  - HEAT PUMP
  - GATE POST
  - CABLE TV BOX
  - CABLE TV RISER
  - OVERHEAD LINE
  - GAS LINE
  - ELECTRICAL LINE
  - COMMUNICATIONS LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - WATER LINE
  - FENCELINE
  - HANDRAIL
  - TREE TO BE REMOVED

- O PROPOSED PROPERTY CORNER
  - FOUND MONUMENT AS NOTED
  - FOUND 5/8" IRON ROD W/ 2" ALUMINUM CAP MARKED "BARKER PLS 636" FROM P1
  - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "BARKER PLS 636" FROM P1
  - ▲ FOUND 1.17" COPPER DISC MARKED "WILSON PLS 2687" FROM P2
  - △ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "AKS ENGR", ORIGIN UNKNOWN
- W/ = WITH  
 FD = FOUND  
 IR = IRON ROD  
 IP = IRON PIPE  
 SF = SQUARE FEET  
 R/W = RIGHT OF WAY  
 TAB = BENT, TIED AT BASE  
 TSP = BENT, TIED AT SPIN POINT  
 YPC = YELLOW PLASTIC CAP  
 SSE = PUBLIC SANITARY SEWER EASEMENT  
 SDE = PUBLIC STORM SEWER EASEMENT  
 WEE = WATERLINE AND POWER POLE EASEMENT BENEFITING THE CITY OF SALEM PER BOOK 155, PAGE 53, 10-27-1954  
 PUEE = PRIVATE ELECTRICAL AND UTILITY EASEMENT BENEFITING PARCEL 3.  
 DOCUMENT NO. = DEED DOCUMENT NUMBER, POLK COUNTY DEED RECORDS  
 SN = SURVEY NUMBER, POLK COUNTY SURVEY RECORDS  
 S1 = SN 3052  
 S2 = SN 13681  
 S3 = SN 15125  
 S4 = SN 5364  
 S5 = SN 1489  
 P1 = "OVERVIEW ADDITION" SP14-43  
 P2 = "CASCADE OVERVIEW ADDITION" SP15-04  
 P3 = "KINGWOOD TERRACES" SP2b-34  
 CBF = CONCEPTUAL BUILDING FOOTPRINT

BOOK 284  
 PAGE 0382  
 3-10-94



SIGNED ON: 26Aug22

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 2004  
 TOBY G. BOLDEN  
 60377LS

RENEWS: DECEMBER 31, 2023

**CENTERLINE CONCEPTS**  
 LAND SURVEYING, INC.  
 19376 MOLALLA AVE., SUITE 120  
 OREGON CITY, OREGON 97045  
 PHONE 503.650.0188 FAX 503.650.0189