



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. PAR22-05 |
| PROPERTY LOCATION: | 2450-2480 Mission Street SE, Salem OR 97302 |
| NOTICE MAILING DATE: | September 15, 2022 |
| PROPOSAL SUMMARY: | A partition application to create three parcels. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m., THURSDAY, SEPTEMBER 29, 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. |
| CASE MANAGER: | Jamie Donaldson, Planner II , 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@gmail.com . |
| 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) – Tentative 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): | FB Salem LLC (Michael Ades, Richard Birdoff, Stanley And, Phylliss Tanzer, Joseph A. Ades, MF Est. LLC, MFB Realty Three LLC) |
| APPLICANT(S): | FB Salem LLC |
| PROPOSAL REQUEST: | A tentative partition plan to create three parcels, with Parcel 1 consisting of approximately 9.3 acres, Parcel 2 consisting of approximately 0.68 acres, and Parcel 3 consisting of approximately 0.65 acres. The subject property is approximately 10.7 acres in size, zoned IC (Industrial Commercial), and located at 2450-2480 Mission Street SE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W35AD / 600). |
| 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: 22-106921. 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: Partition Case No. PAR22-05
PROJECT ADDRESS: 2450-2480 Mission Street SE, Salem OR 97302
AMANDA Application No.: 22-106921-LD
COMMENT PERIOD ENDS: Thursday, September 29, 2022 at 5:00 PM

SUMMARY: A partition application to create three parcels.

REQUEST: A tentative partition plan to create three parcels, with Parcel 1 consisting of approximately 9.3 acres, Parcel 2 consisting of approximately 0.68 acres, and Parcel 3 consisting of approximately 0.65 acres. The subject property is approximately 10.7 acres in size, zoned IC (Industrial Commercial), and located at 2450-2480 Mission Street SE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W35AD / 600).

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., THURSDAY, SEPTEMBER 29, 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: Jamie Donaldson, Planner II, 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

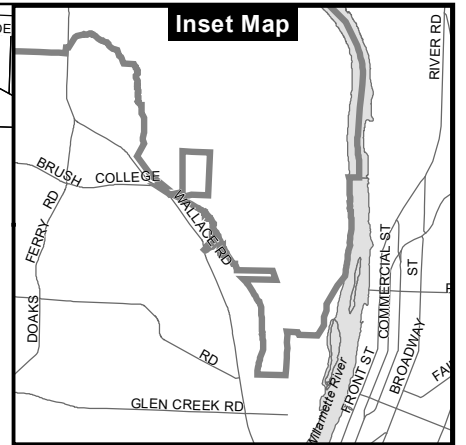
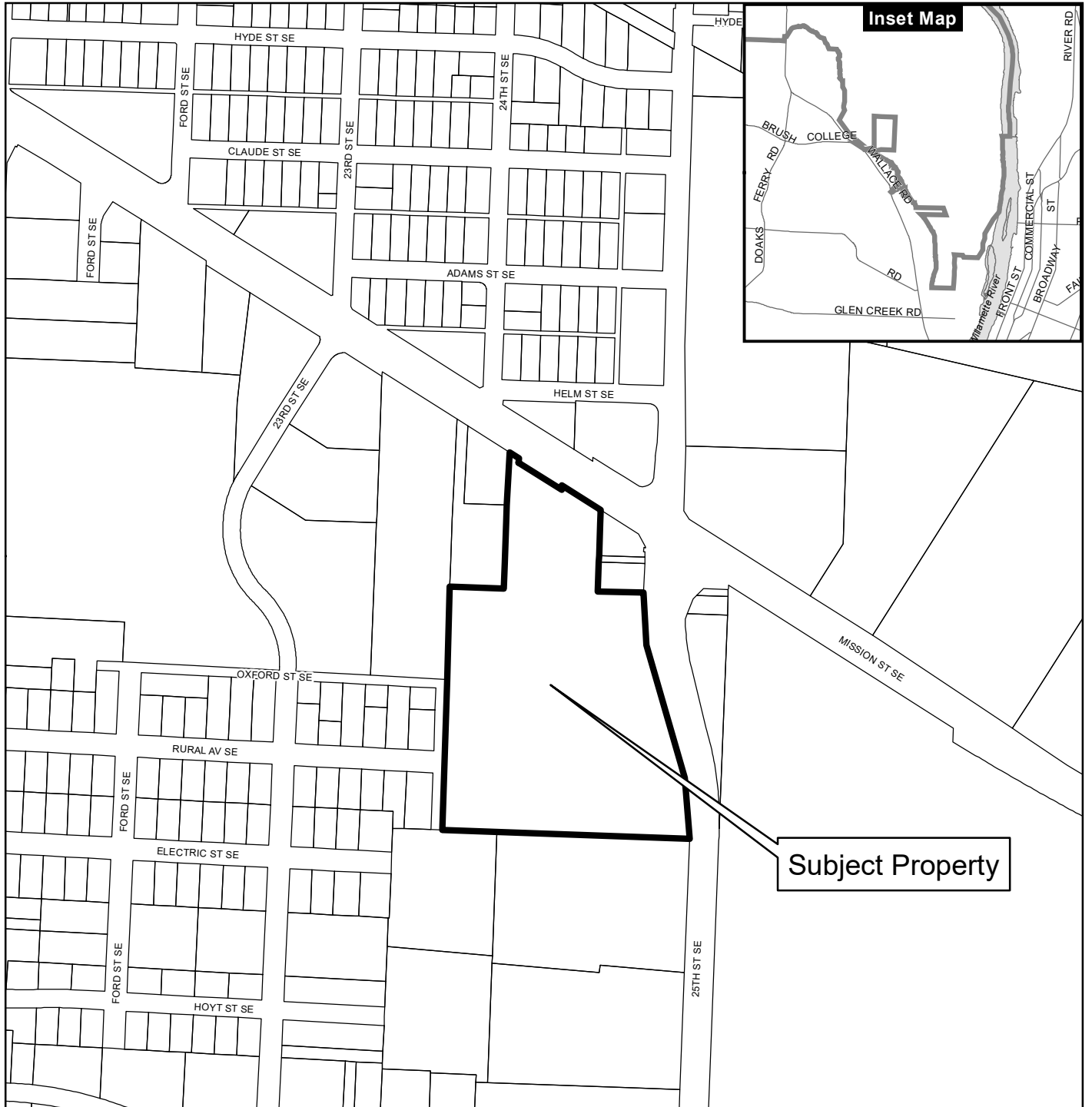
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 2450-2480 Mission Street 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



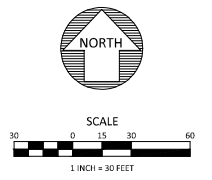
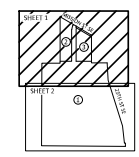
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PARTITION TENTATIVE PLAN
 OF A PORTION OF LOT 5 AND LOT 6,
 PLAT OF MILLER'S MILL CREEK RURAL HOME TRACTS
 LOCATED IN THE NE QUARTER OF SECTION 35
 TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
 CITY OF SALEM, MARION COUNTY, OREGON
 FIELD SURVEYED 8 MARCH 2022

- NOTES:**
- OWNERS: FB SALEM LLC
 2470 MISSION STREET SE
 SALEM, OR 97302
 - ZONE: INDUSTRIAL COMMERCIAL (IC), AS SHOWN HEREON.
 - VERTICAL DATUM: NAVD 88 (EPOCH 12A)
 ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
 - HORIZONTAL DATUM FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), SALEM ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF MISSION STREET SE IS SOUTH 58°31'40" EAST.
 - BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 3003-488898, DATED JULY 13, 2022, BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 - UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PRINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (NOTHOLD) PRIOR TO CONSTRUCTION.
 - ALL BUILDINGS ARE TO REMAIN ON THE PROPERTY.

LEGEND:

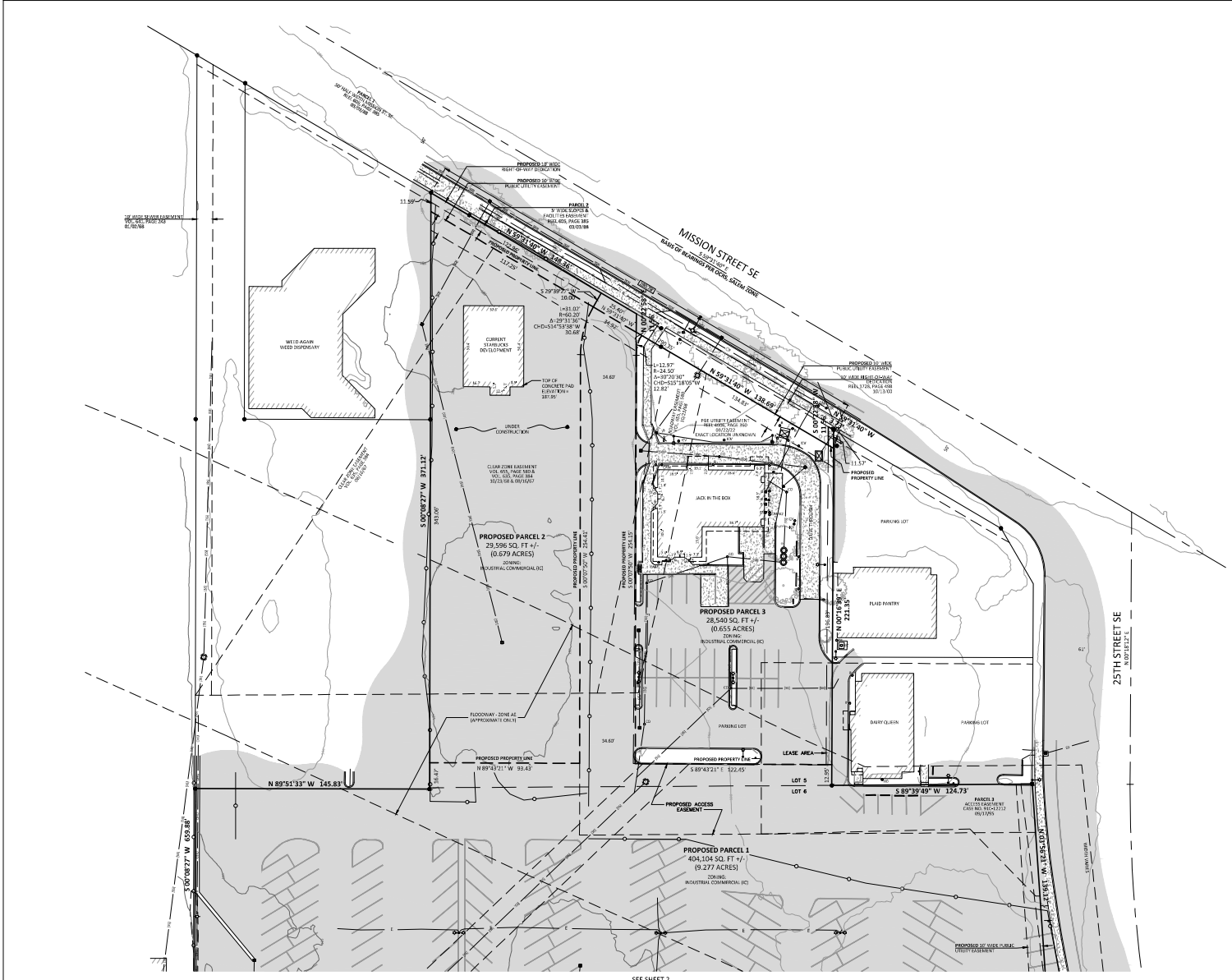
| | | | |
|--|--------------------------------|--|---------------------------------|
| | BUILDING OUTLINE WITH DOOR | | ELECTRICAL VAULT |
| | CONCRETE SURFACE | | TRANSFORMER |
| | ASPHALT SURFACE | | GUY ANCHOR |
| | WALL | | POWER POLE |
| | BUILDING OVERHANG | | OVERHEAD LIGHT |
| | CURB LINE | | GAS METER |
| | EDGE OF ASPHALT | | GAS VALVE |
| | RIGHT-OF-WAY LINE | | GAS MARKER |
| | EASEMENT LINE | | SANITARY MANHOLE WITH STRUCTURE |
| | LOT LINE | | STORM MANHOLE WITH STRUCTURE |
| | PROPERTY LINE | | CURB INLET |
| | FIBER OPTIC LINE | | AREA DRAIN |
| | ELECTRICAL LINE | | SANITARY/STORM CLEAN OUT |
| | TRAFFIC SIGNAL LINE | | TELECOMMUNICATIONS MANHOLE |
| | TELECOMMUNICATIONS LINE | | TELECOMMUNICATIONS RISER |
| | STORM LINE | | WATER VALVE |
| | SANITARY SEWER LINE | | FIRE HYDRANT |
| | WATER LINE | | WATER METER |
| | GAS LINE | | FIRE DEPARTMENT CONNECT |
| | OVERHEAD UTILITY LINES | | WATER VALVE |
| | UNDERGROUND LINE PER AS-BUILTS | | IRRIGATION CONTROL VALVE |
| | DRIVEWAY ENTRY | | UNKNOWN MANHOLE |
| | HANDICAP RAMP | | GREASE TRAP MANHOLE |
| | FLAG POLE | | DECIDUOUS TREE |
| | ELECTRICAL METER | | PERIMETER REPRESENTS DRIP LINE |
| | ELECTRICAL CABINET | | CONIFEROUS TREE |
| | AIR CONDITIONING UNIT | | FOUND ACKNOWLEDMENT |
| | SECURITY CAMERA | | |



REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
 DIGITALLY SIGNED: 2022.07.27
 11:14:56-07'00"
 OREGON
 JUNE 30, 1997
TROY T. TETSUKA
 RENEWAL 6/30/2024

JOB NO. 2100584

 111 SW 7th Ave., Suite 2400
 Portland, OR 97204
 P: 503.227.2261
 F: 503.226.4661
www.kpff.com



SEE SHEET 2

| REV. | DATE | BY | DESCRIPTION |
|------|----------|-----|---|
| 1 | 27/07/22 | CMR | UPDATED TITLE REPORT - DATED 07/13/2022 |

kpff
 113 SW 7th Ave., Suite 2400
 Portland, OR 97204
 P: 503.227.2261
 F: 503.226.4661
www.kpff.com

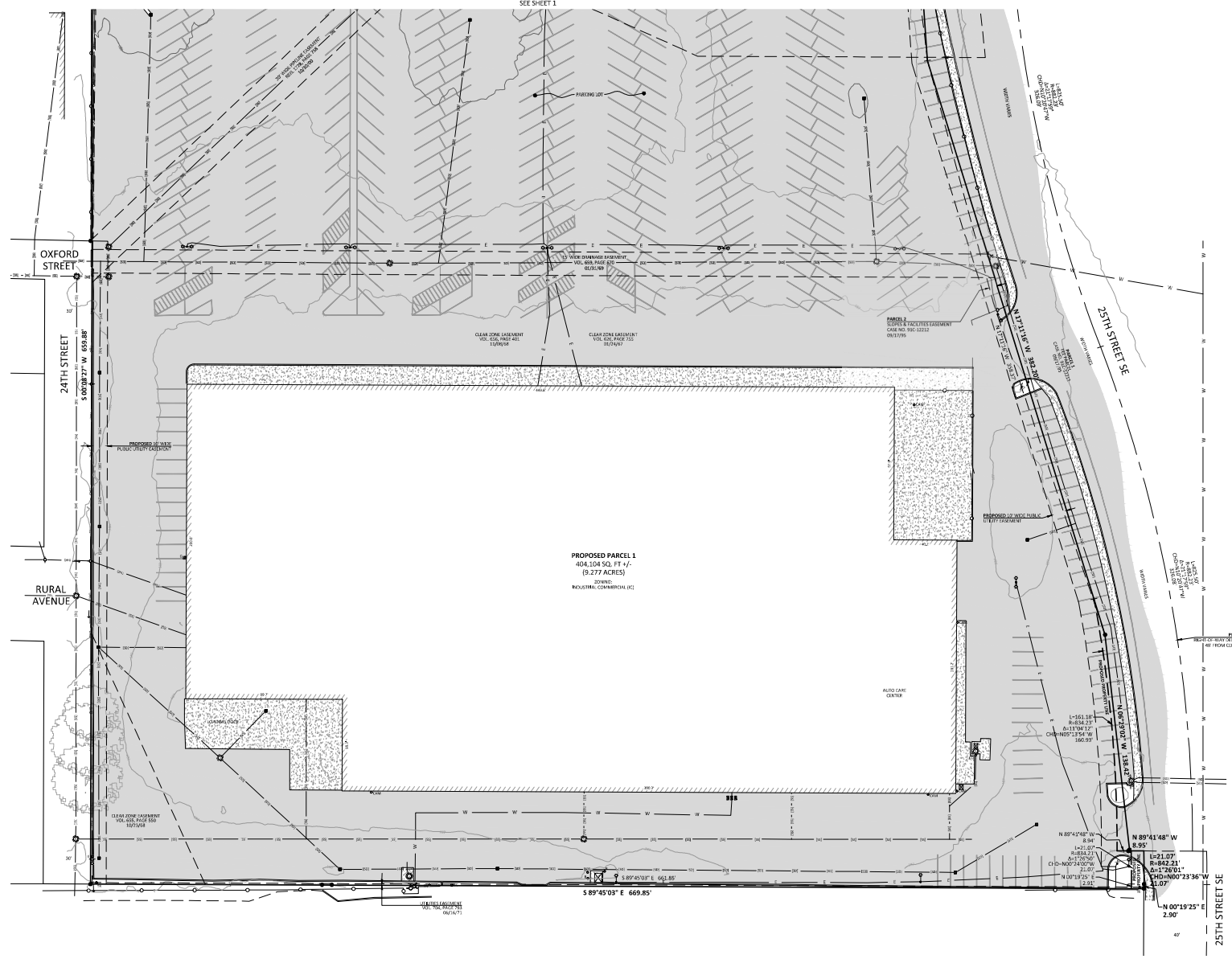
SURVEYED BY: MB
 DRAWN BY: CMR
 CHECKED BY: TTT
 PROJECT NO.: 2100584
 FILE: 2100584-EX-COND.dwg

PARTITION TENTATIVE PLAN
2470 MISSION STREET SE
 FB SALEM LLC
 CITY OF SALEM / MARION COUNTY / OREGON

DATE: 27 JULY 2022
 CONTOUR INTERVAL: 1 FOOT
 SHEET NO.
1 OF 2

PARTITION TENTATIVE PLAN
 OF A PORTION OF LOT 5 AND LOT 6,
 PLAT OF MILLER'S MILL CREEK RURAL HOME TRACTS
 LOCATED IN THE NE QUARTER OF SECTION 35
 TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
 CITY OF SALEM, MARION COUNTY, OREGON
 FIELD SURVEYED 8-MARCH-2022

- LEGEND:**
- BUILDING OUTLINE WITH DOOR
 - CONCRETE SURFACE
 - ASPHALT SURFACE
 - WALL
 - BUILDING OVERHANG
 - CURB LINE
 - EDGE OF ASPHALT
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - LOT LINE
 - PROPERTY LINE
 - IRON
 - ELECTRICAL LINE
 - TRAFFIC SIGNAL LINE
 - TELECOMMUNICATIONS LINE
 - STORM LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD UTILITY LINES
 - UNDERGROUND LINES PER AS-BUILT
 - DRIVE/WAY ENTRY
 - HANDICAP RAMP
 - FLAG POLE
 - ELECTRICAL METER
 - ELECTRICAL CABINET
 - AIR CONDITIONING UNIT
 - SECURITY CAMERA
 - ELECTRICAL VAULT
 - TRANSFORMER
 - CURB ANCHOR
 - POWER POLE
 - OVERHEAD LIGHT
 - POWER POLE/OVERHEAD LIGHT
 - GAS METER
 - GAS VALVE
 - GAS MARKER
 - SANITARY MANHOLE WITH STRUCTURE
 - STORM MANHOLE WITH STRUCTURE
 - CATCH BASIN
 - CURB INLET
 - AREA DRAIN
 - SANITARY/STORM CLEAN OUT
 - TELECOMMUNICATIONS MANHOLE
 - TELECOMMUNICATIONS RISER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - FIRE DEPARTMENT CONNECT
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - UNKNOWN MANHOLE
 - GREASE TRAP MANHOLE
 - DECIDUOUS TREE
 - FEMUR TREE REPRESENTS DRIPLINE
 - CONIFEROUS TREE
 - FEMUR TREE REPRESENTS DRIPLINE
 - FOUND MONUMENT



REGISTERED PROFESSIONAL LAND SURVEYOR

DIGITALLY SIGNED
 OREGON
 JUNE 30, 1997
 TROY T. TETSUKA
 2241
 RENEWAL 6/30/2024

kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.2351
 F: 503.226.4981
 www.kpff.com

SCALE
 1 INCH = 30 FEET

DATE: 27 JULY 2022
CONTOUR INTERVAL: 1 FOOT
SHEET NO.: 2 OF 2

| REV. | DATE | BY | DESCRIPTION |
|------|----------|-----|---|
| 1 | 27/07/22 | CMR | UPDATED TITLE REPORT - DATED 07/13/2022 |

kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.2351
 F: 503.226.4981
 www.kpff.com

| | |
|--------------|---------------------|
| SURVEYED BY: | MB |
| DRAWN BY: | CMR |
| CHECKED BY: | TTT |
| PROJECT NO.: | 2100584 |
| FILE: | 2100584-EX-COND.dwg |

PARTITION TENTATIVE PLAN
2470 MISSION STREET SE
 FB SALEM LLC
 CITY OF SALEM / MARION COUNTY / OREGON