



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:	Subdivision Tentative Plan Case No. SUB22-08
PROPERTY LOCATION:	380 Farm Credit Dr SE, Salem OR 97301
NOTICE MAILING DATE:	September 22, 2022
PROPOSAL SUMMARY:	A five lot subdivision of approximately 10 acres and an Alternative Street Standard request.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, October 6, 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.
CASE MANAGER:	Liz Olmstead, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2363; E-mail: eolmstead@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(s) 205.010(d) – Tentative Subdivision; 803.030 – Street Spacing 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):	Northwest Farm Credit
APPLICANT(S):	Steve Ward on behalf of Northwest Farm Credit
PROPOSAL REQUEST:	An industrial subdivision tentative plan to divide approximately 10 acres into a total of 5 lots ranging in size from approximately 1.3 acres to approximately 2.5 acres in size, including an Alternative Street Standards request to increase street spacing from 600 feet to approximately 800 feet for Farm Credit Drive SE between Hawthorne Avenue SE and Kettle Court SE.
APPLICATION PROCESS:	<p>The subject property is approximately 10 acres in size, zoned IP (Industrial Park), and located at the 380 Farm Credit Drive SE - 97301 (Marion County Assessors Map and Tax Lot numbers: 073W36A / 1300).</p> <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 117291. 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: Subdivision Tentative Plan Case No. SUB22-08

PROJECT ADDRESS: 380 Farm Credit Dr SE, Salem OR 97301

AMANDA Application No.: 22-117291-PLN

COMMENT PERIOD ENDS: October 6, 2022

SUMMARY: A five lot subdivision of approximately 10 acres and an Alternative Street Standard request.

REQUEST: An industrial subdivision tentative plan to divide approximately 10 acres into a total of 5 lots ranging in size from approximately 1.3 acres to approximately 2.5 acres in size, including an Alternative Street Standards request to increase street spacing from 600 feet to approximately 800 feet for Farm Credit Drive SE between Hawthorne Avenue SE and Kettle Court SE.

The subject property is approximately 10 acres in size, zoned IP (Industrial Park), and located at the 380 Farm Credit Drive SE - 97301 (Marion County Assessors Map and Tax Lot numbers: 073W36A / 1300).

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, October 6, 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.

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

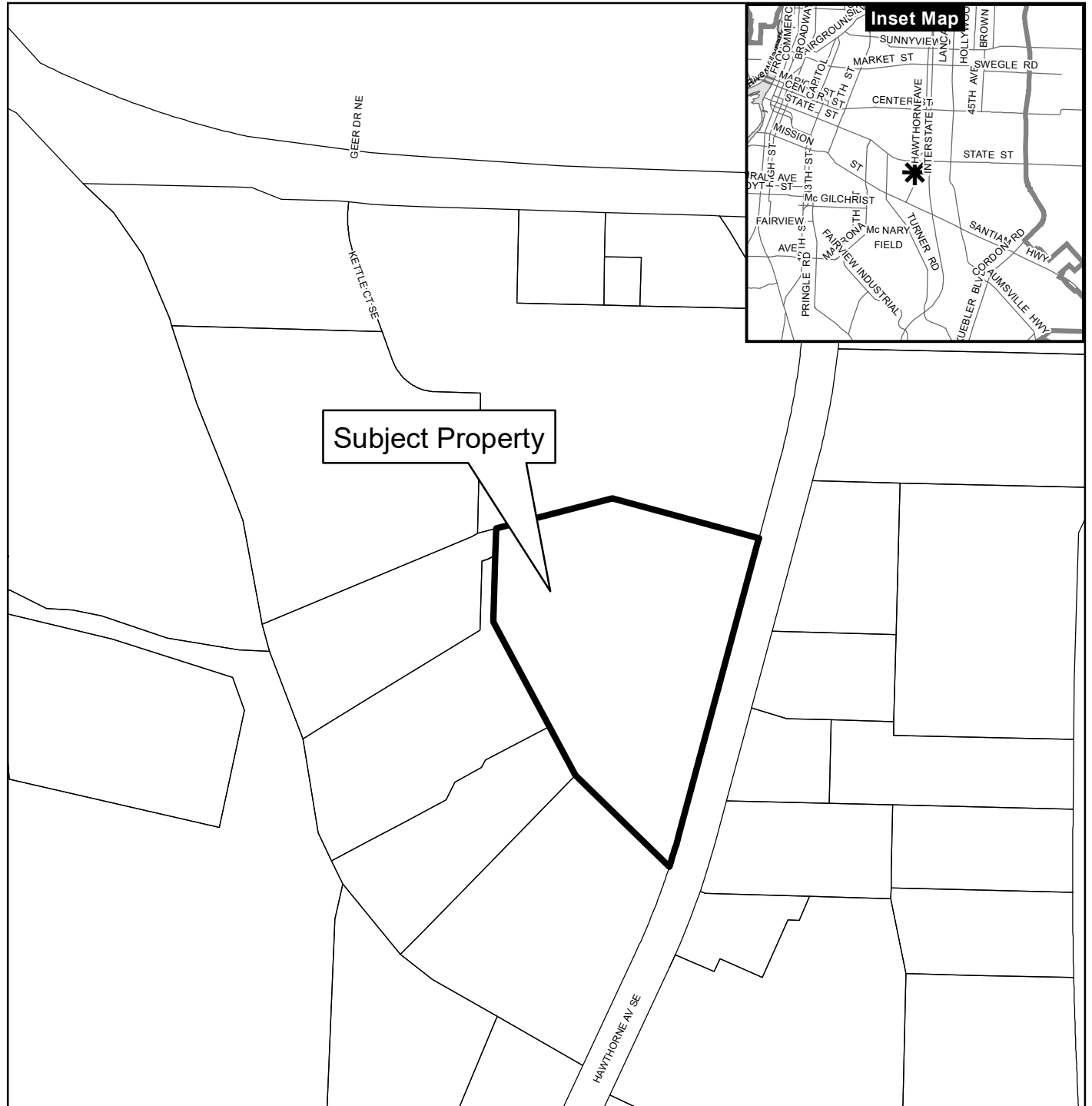
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 380 Farm Credit Drive SE



Legend

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



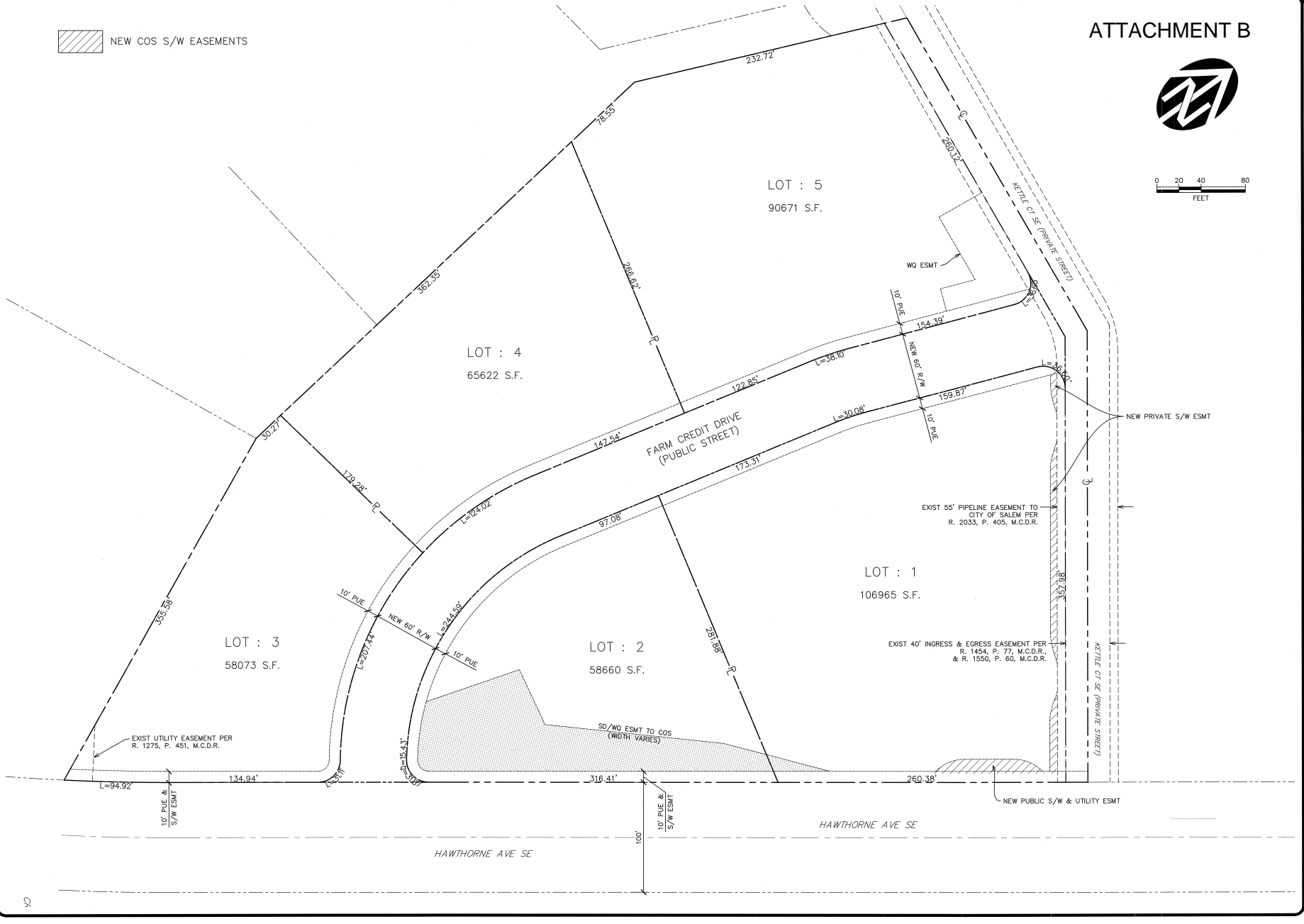
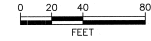
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NEW COS S/W EASEMENTS

ATTACHMENT B



NO.	DATE	DESCRIPTION	BY
1	02/18/21		

PROPERTY SCALE
 1" = 40' (SEE NOTE ON SHEET FOR SCALES OF ALL OTHER SHEETS)
 DSN. SAWS
 DRN. CAR
 DATE: 02/18/21

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-8474 Fax: (503) 585-3988
 E-mail: westtech@westtech-inc.com







NORTHWEST FARM CREDIT SERVICES
 380 FARM CREDIT DRIVE SE SALEM, OR 97301

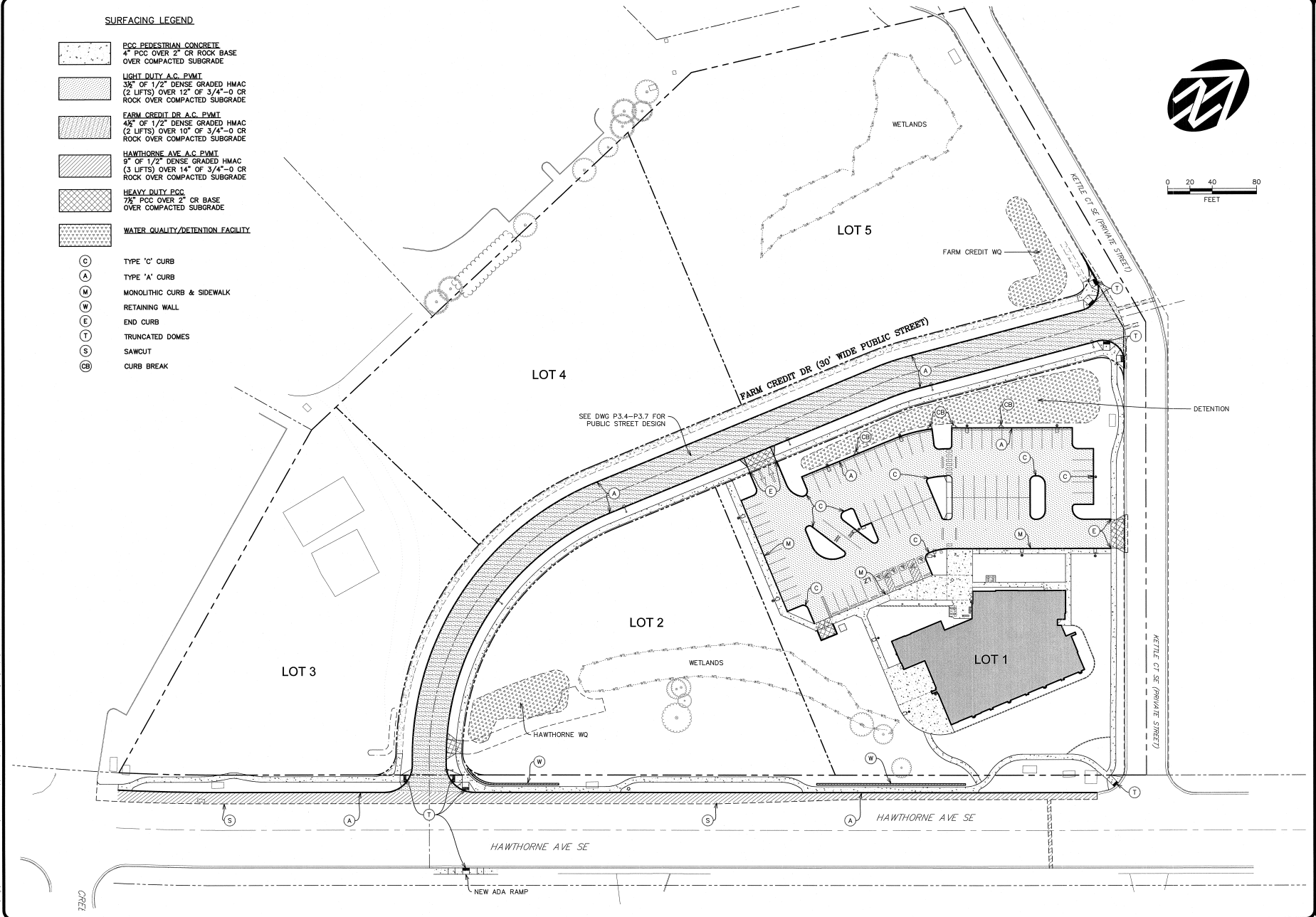
**FUTURE SUBDIVISION
 & EASEMENT PLAN**

DRAWING
CO.2
 JOB NUMBER
3155.1000.0

8/18/2022 4:26:29 PM
 R:\Users\Northwest Firm - Expert\Subdivision_Application\CO2\Northwest CO.2 Subdivision - Easement.dwg (Copy) (wp)

SURFACING LEGEND


-  PCC PEDESTRIAN CONCRETE
4" PCC OVER 2" CR ROCK BASE
OVER COMPACTED SUBGRADE
 -  LIGHT DUTY A.C. PVMt
3/4" OF 1/2" DENSE GRADED HMAC
(2 LIFTS) OVER 12" OF 3/4"-0 CR
ROCK OVER COMPACTED SUBGRADE
 -  FARM CREDIT DR. A.C. PVMt
4/2" OF 1/2" DENSE GRADED HMAC
(2 LIFTS) OVER 10" OF 3/4"-0 CR
ROCK OVER COMPACTED SUBGRADE
 -  HAWTHORNE AVE. A.C. PVMt
9" OF 1/2" DENSE GRADED HMAC
(3 LIFTS) OVER 14" OF 3/4"-0 CR
ROCK OVER COMPACTED SUBGRADE
 -  HEAVY DUTY PCC
7/8" PCC OVER 2" CR BASE
OVER COMPACTED SUBGRADE
 -  WATER QUALITY/DETENTION FACILITY
-
- (C) TYPE 'C' CURB
 - (A) TYPE 'A' CURB
 - (M) MONOLITHIC CURB & SIDEWALK
 - (W) RETAINING WALL
 - (E) END CURB
 - (T) TRUNCATED DOMES
 - (S) SAWCUT
 - (B) CURB BREAK




NO. 1	DATE	DESCRIPTION	BY

VERIFY SCALE
 SHALL BE ONE HUNDRED PERCENT (100%) OF ORIGINAL DRAWING.
 IF ANY DIMENSIONS DO NOT ADD UP TO TOTAL DIMENSION, SCALE WILL GOVERN.

DESIGNED BY: SAU
 DRAWN BY: SAR
 CHECKED BY: SAR
 DATE: 02/16/23



WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND ARCHITECTS
 3841 Forevere Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-inc.com



NORTHWEST FARM CREDIT SERVICES
 380 FARM CREDIT DRIVE SE SALEM, OR 97301

**OVERALL
SURFACING PLAN**

DRAWING
C3.3
 JOB NUMBER
3155.1000.0

8/16/2022, 6:27:27 PM
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