



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:	Tentative Parititon / Class 2 Adjustment Case No. PAR-ADJ22-08
PROPERTY LOCATION:	4741 Lancaster Dr NE, Salem OR 97305
NOTICE MAILING DATE:	October 13, 2022
PROPOSAL SUMMARY:	A consolidated application for a partition and adjustment to create three parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, October 27, 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:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@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) 205.005(d) – Partition; 250.005(d)(2) – Class 2 Adjustment 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):	North Lancaster Business Park LLC
APPLICANT(S):	Britany Randall, Brand Land Use on behalf of Chris Blackburn, Clutch Industries
PROPOSAL REQUEST:	An application for a partition to create three parcels approximately 4.30-acres; 1.03 acres, 2.28 acres and 0.93 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 for all three parcels. The subject properties are approximately 4.30 acres, zoned CG (General Commercial) and located on the 4741 Lancaster Drive NE (Marion County Assessor Map and Tax Lot Numbers 072W06BD / 2700).
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: 22-117532. 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 Parition / Class 2 Adjustment Case No. PAR-ADJ22-08

PROJECT ADDRESS: 4741 Lancaster Dr NE, Salem OR 97305

AMANDA Application No.: 22-117532-PLN

COMMENT PERIOD ENDS: Thursday, October 27, 2022 at 5:00 P.M.

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

REQUEST: An application for a partition to create three parcels approximately 4.30-acres; 1.03 acres, 2.28 acres and 0.93 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 for all three parcels. The subject properties are approximately 4.30 acres, zoned CG (General Commercial) and located on the 4741 Lancaster Drive NE (Marion County Assessor Map and Tax Lot Numbers 072W06BD / 2700).

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 27, 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.

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

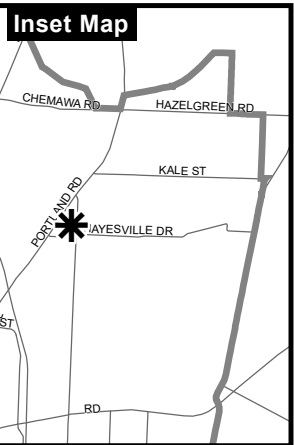
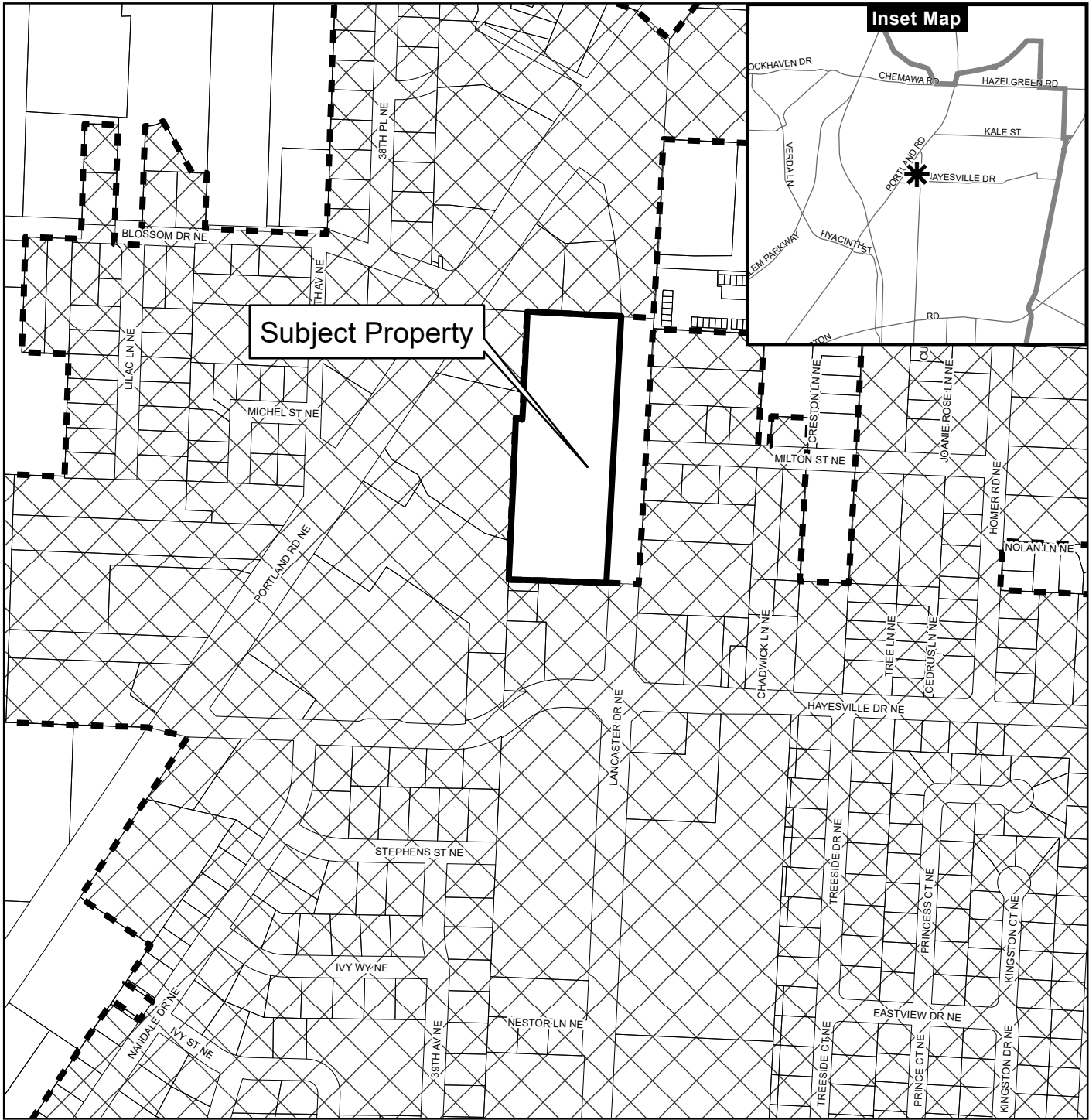
BUSINESS REPLY MAIL
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PLANNING DIVISION
CITY OF SALEM RM 305
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SALEM OR 97301-9907



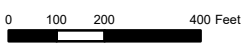
Vicinity Map 4741 Lancaster Drive NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



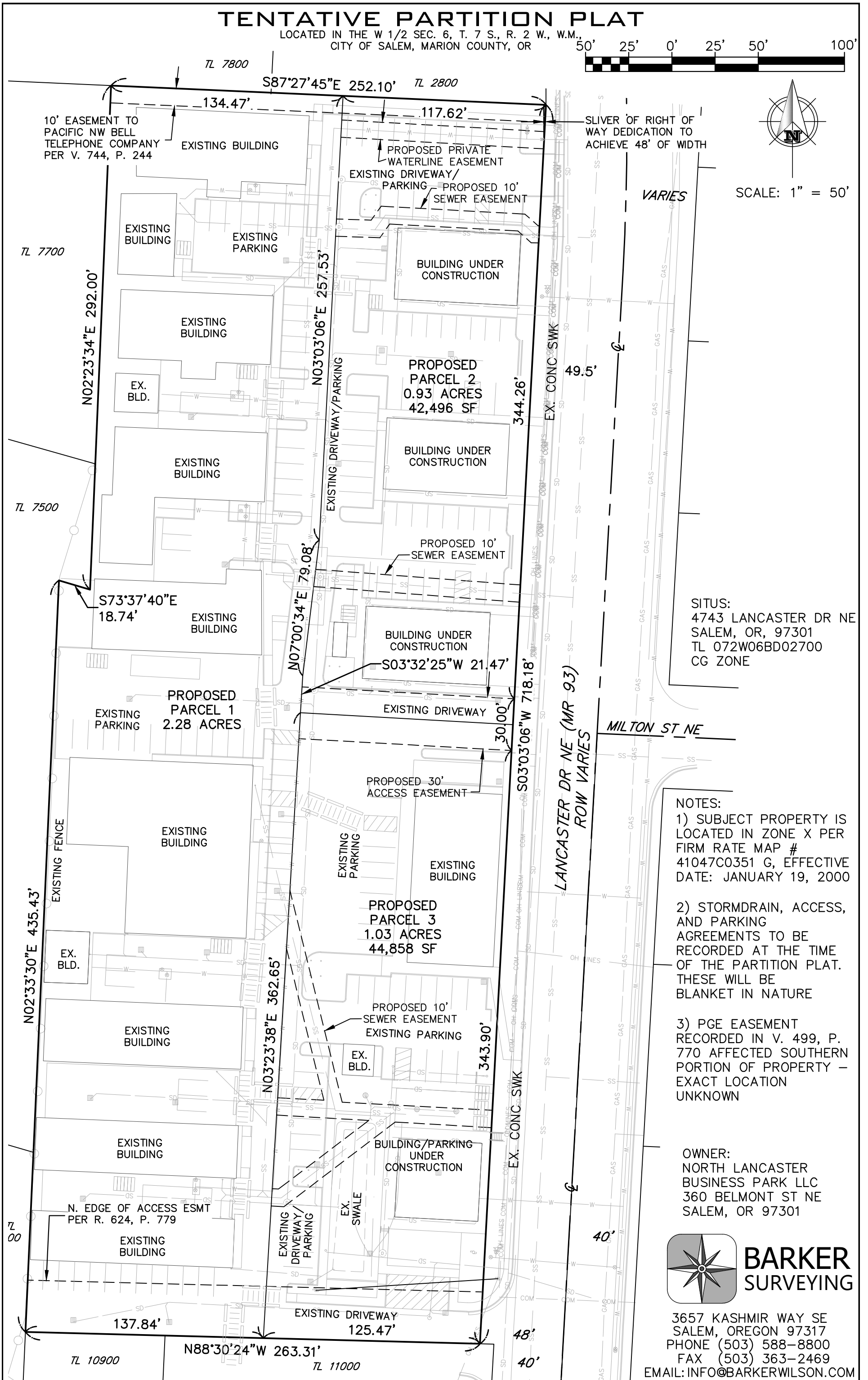
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TENTATIVE PARTITION PLAT

LOCATED IN THE W 1/2 SEC. 6, T. 7 S., R. 2 W., W.M.,
CITY OF SALEM, MARION COUNTY, OR



SCALE: 1" = 50'



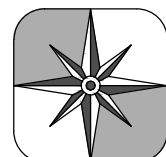
SITUS:
4743 LANCASTER DR NE
SALEM, OR, 97301
TL 072W06BD02700
CG ZONE

NOTES:
1) SUBJECT PROPERTY IS LOCATED IN ZONE X PER FIRM RATE MAP # 41047C0351 G, EFFECTIVE DATE: JANUARY 19, 2000

2) STORMDRAIN, ACCESS, AND PARKING AGREEMENTS TO BE RECORDED AT THE TIME OF THE PARTITION PLAT. THESE WILL BE BLANKET IN NATURE

3) PGE EASEMENT RECORDED IN V. 499, P. 770 AFFECTED SOUTHERN PORTION OF PROPERTY - EXACT LOCATION UNKNOWN

OWNER:
NORTH LANCASTER BUSINESS PARK LLC
360 BELMONT ST NE
SALEM, OR 97301



BARKER SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM