



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:	Validation of Units of Land Case No. VUL23-03VUL23-04
PROPERTY LOCATION:	2148 Turner Rd SE, Salem OR 97302
NOTICE MAILING DATE:	May 10, 2023
PROPOSAL SUMMARY:	A validation of two units of land for property unlawfully established in 1979.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, May 24, 2023. 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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.060(d) – Validation of Unit of Land 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):	Comfort Properties NW LCC (Andre Makarenko)
APPLICANT(S):	Brandie Dalton
PROPOSAL REQUEST:	Two validation of a unit of land for properties unlawfully established in 1979 when two separate portions of Tax Lot 500 were conveyed by deed without a land use application. The subject properties are 1.33 acres and 2.5 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Road SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).
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: 23 107426. 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: Validation of Units of Land Case No. VUL23-03VUL23-04

PROJECT ADDRESS: 2148 Turner Rd SE, Salem OR 97302

AMANDA Application No.: 23-107426-PLN

COMMENT PERIOD ENDS: May 24, 2023

SUMMARY: A validation of two units of land for property unlawfully established in 1979.

REQUEST: Two validations of a unit of land for properties unlawfully established in 1979 when two separate portions of Tax Lot 500 were conveyed by deed without a land use application. The subject properties are 1.33 acres and 2.5 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Road SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).

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. Wednesday, May 24, 2023, 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

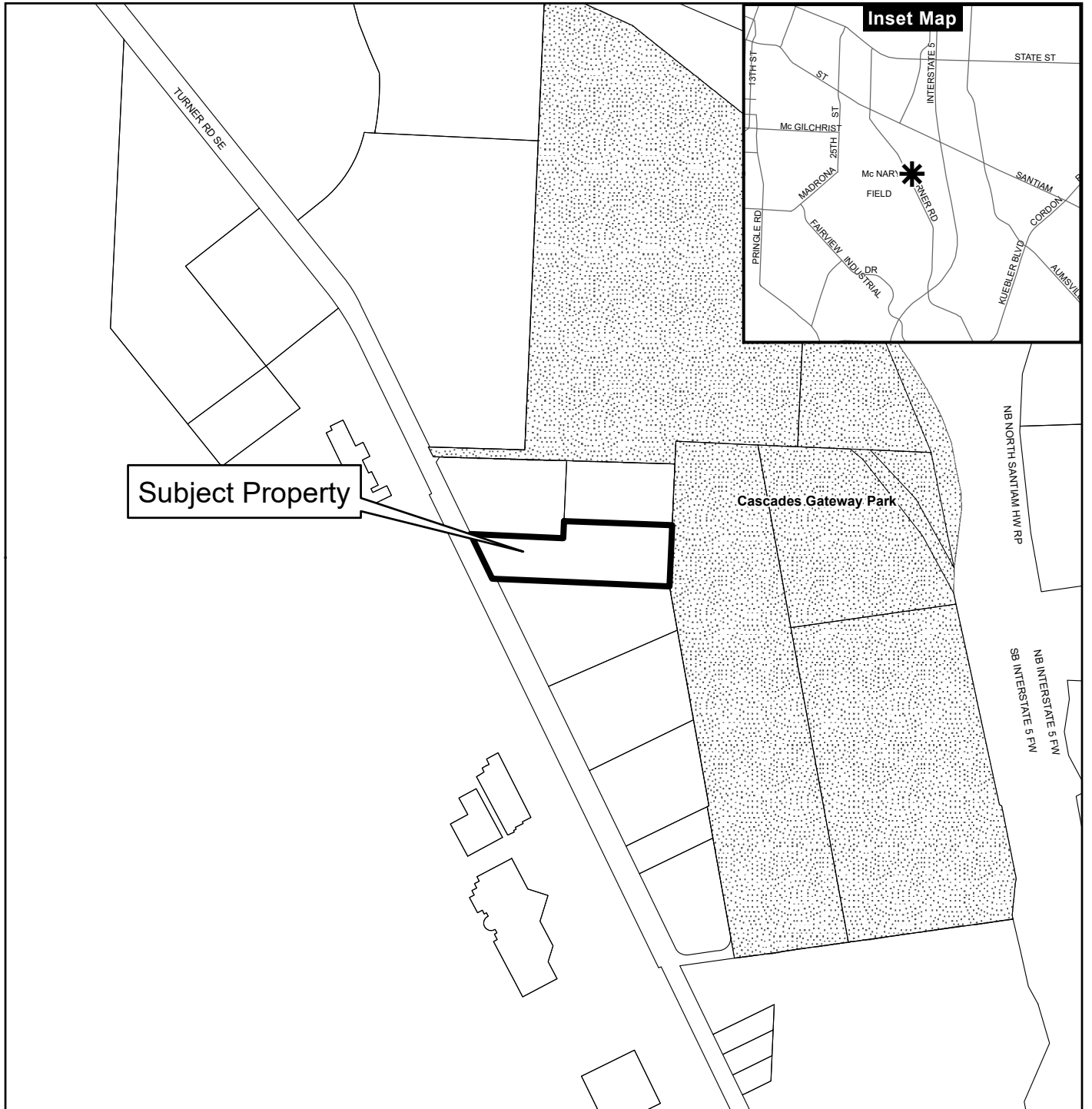
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 2148 Turner Road SE



Legend

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



0 100 200 400 Feet



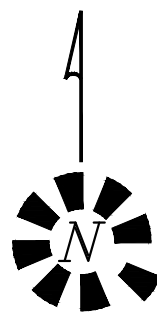
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PARTITION PLAT 2023-

~~LOT CONSOLIDATION FOR COMFORT PROPERTIES NORTHWEST, LLC.~~

IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



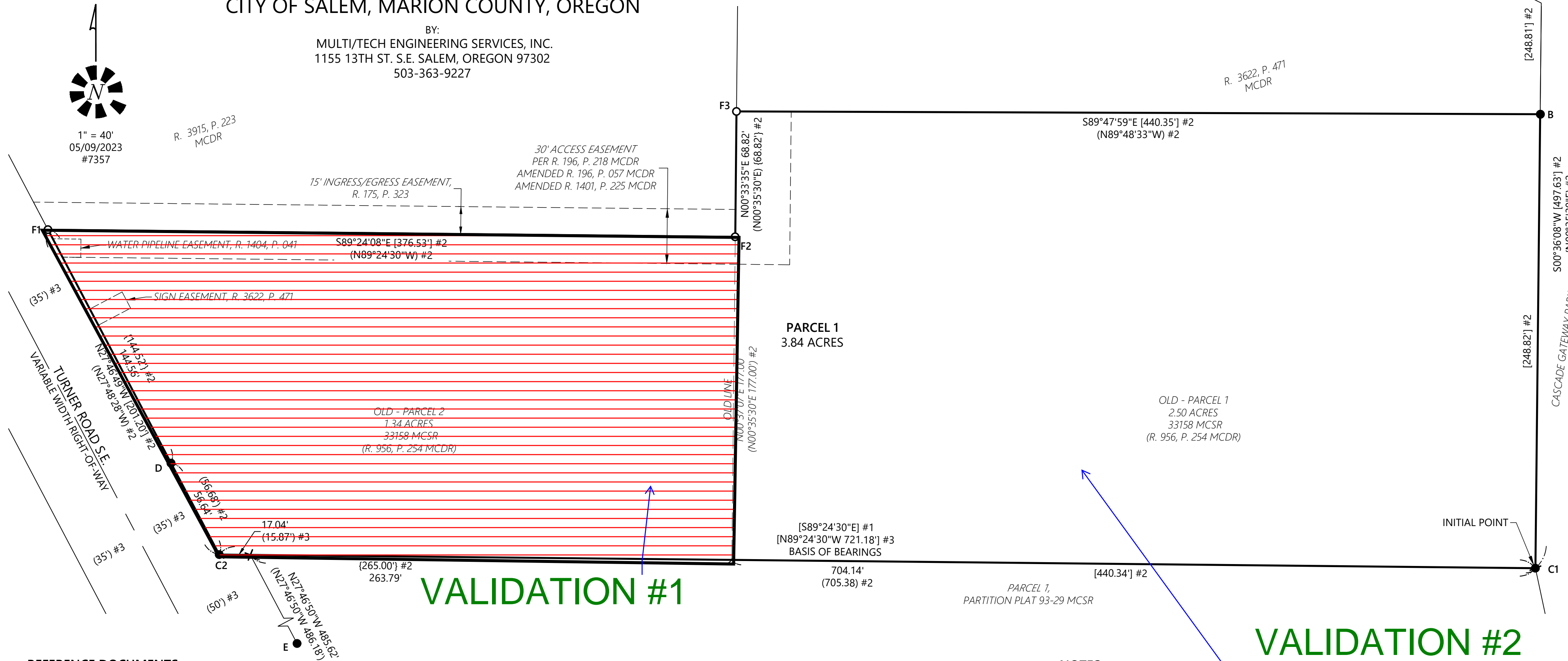
1" = 40'
05/09/2023
#7357

R. 3915, P. 223
MCDR

15' INGRESS/EGRESS EASEMENT,
R. 175, P. 323

30' ACCESS EASEMENT
PER R. 196, P. 218 MCDR
AMENDED R. 196, P. 057 MCDR
AMENDED R. 1401, P. 225 MCDR

R. 3622, P. 471
MCDR



VALIDATION #1

VALIDATION #2

REFERENCE DOCUMENTS:

1. MCSR 33062
2. MCSR 33158
3. P.P. 93-29, BOPP
4. KYLE'S AIRWAY SUBDIVISION, V. 13, P. 042, BOTP
5. R. 956, P. 254, MCDR

MONUMENT TABLE:

- A. 2" IP, PER #1
- B. 5/8" IR W/YPC SCRIBED "BARKER PLS 636", PER #2
- C#. 3" BRASS CAP IN CONCRETE, PER #1 - SEE MONUMENT DETAIL "C"
- D. 1" IP, PER #4
- E. 5/8" IR W/YPC SCRIBED "L.S. 815", PER #3
- F#. SET 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." (MONUMENTS APPEAR TO BE LOST DURING DRIVEWAY PAVING)

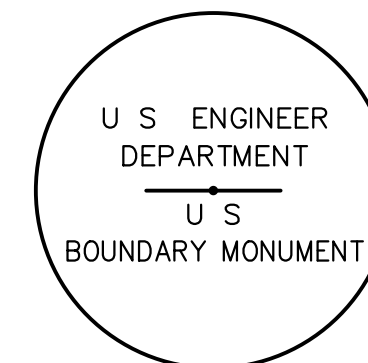
LEGEND:

- MCSR = MARION COUNTY SURVEY RECORDS
- MCDR = MARION COUNTY DEED RECORDS
- BOTP = BOOK OF TOWN PLATS
- BOPP = BOOK OF PARTITION PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- CALC = CALCULATED
- NTS = NOT TO SCALE
- P.P. = PARTITION PLAT
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- V. = VOLUME
- R. = REEL
- () = RECORD DATA PER SURVEY NOTED
- [] = RECORD AND MEASURED DATA PER SURVEY NOTED
- { } = CALCULATED DATA PER SURVEY NOTED
- = FOUND MONUMENT AS NOTED
- = FOUND BRASS CAP IN CONCRETE PER MCSR 33062 - SEE MONUMENT DETAIL "C" (THIS SHEET)
- X = CALCULATED POINT
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

MONUMENT DETAIL "C"
- NTS -



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2023