



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 Tentative Plan / Validation of Units of Land Case No. PAR-VUL23-06
PROPERTY LOCATION:	848 Mildred Ln SE, Salem OR 97306
NOTICE MAILING DATE:	September 13, 2023
PROPOSAL SUMMARY:	A validation of unit of land for five properties, then a tentative partition to divide the land area to create two parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Wednesday, September 27, 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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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 Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@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 Tentative Plan; and SRC 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):	John & Megan Osborn
APPLICANT(S):	Gerald Horner
PROPOSAL REQUEST:	A consolidated application to validate five units of land unlawfully created by deed and a tentative partition to create two parcels 1.58-acres in size and 3.11-acres in size. The subject properties of the proposed validation are a total of 4.7-acres in size, zoned RA (Residential Agriculture) and located at 848 Mildred Ln SE (Marion County Assessor's Map and Tax Lot Numbers 083W15DC / 601, 701, 1600, 1400, 1200).
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 110200. 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 Tentative Plan / Validation of Units of Land Case No. PAR-VUL23-06

PROJECT ADDRESS: 848 Mildred Ln SE, Salem OR 97306

AMANDA Application No.: 23-110200-PLN

COMMENT PERIOD ENDS: Wednesday, September 27, 2023 at 5:00 p.m.

SUMMARY: A validation of unit of land for five properties, then a tentative partition to divide the land area to create two parcels.

REQUEST: A consolidated application to validate five units of land unlawfully created by deed and a tentative partition to create two parcels 1.58-acres in size and 3.11-acres in size. The subject properties of the proposed validation are a total of 4.7-acres in size, zoned RA (Residential Agriculture) and located at 848 Mildred Ln SE (Marion County Assessor's Map and Tax Lot Numbers 083W15DC / 601, 701, 1600, 1400, 1200).

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, September 27, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

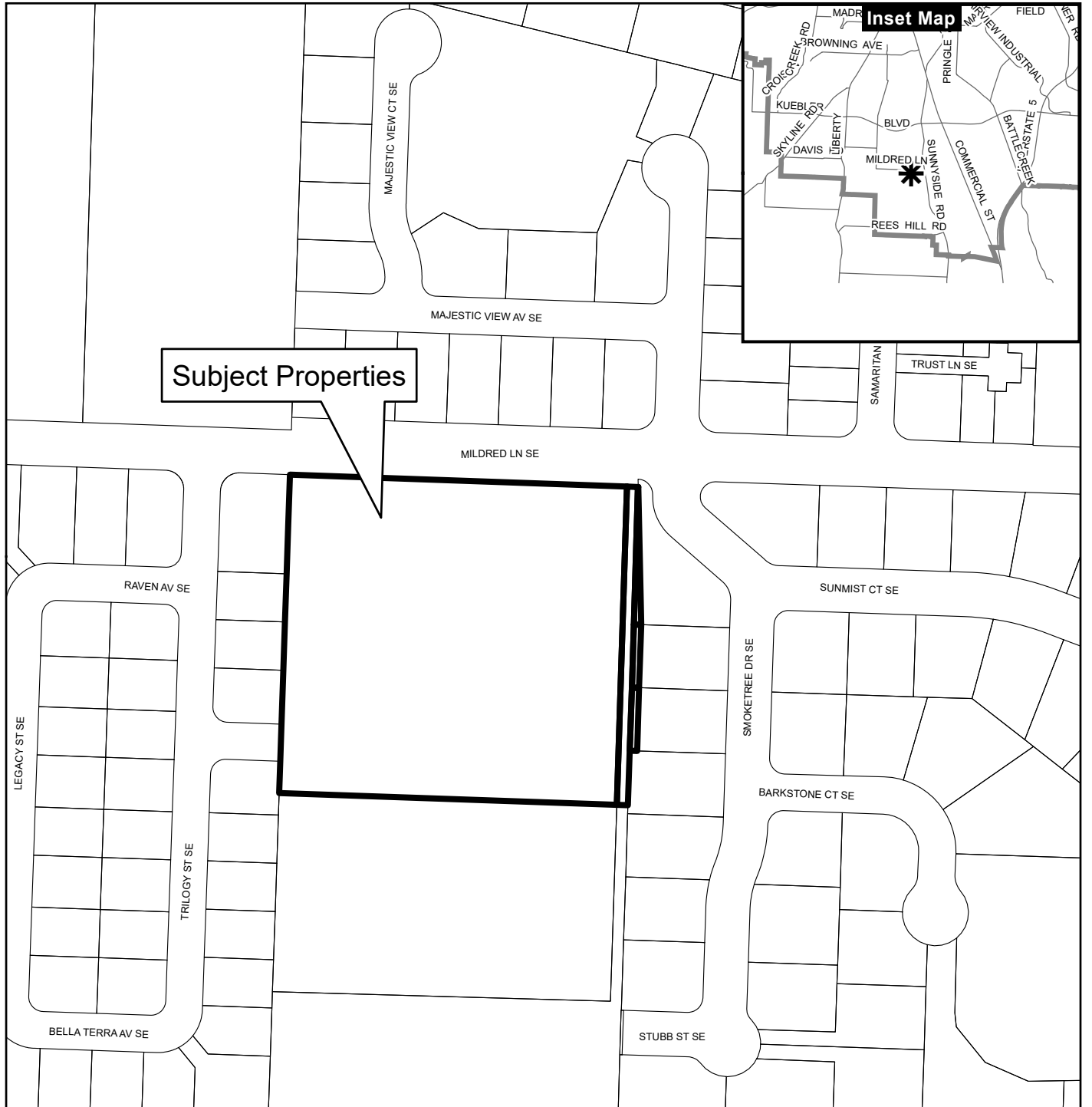
POSTAGE WILL BE PAID BY ADDRESSEE

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










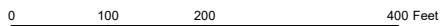
Vicinity Map

848 Mildred Ln SE



Legend

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

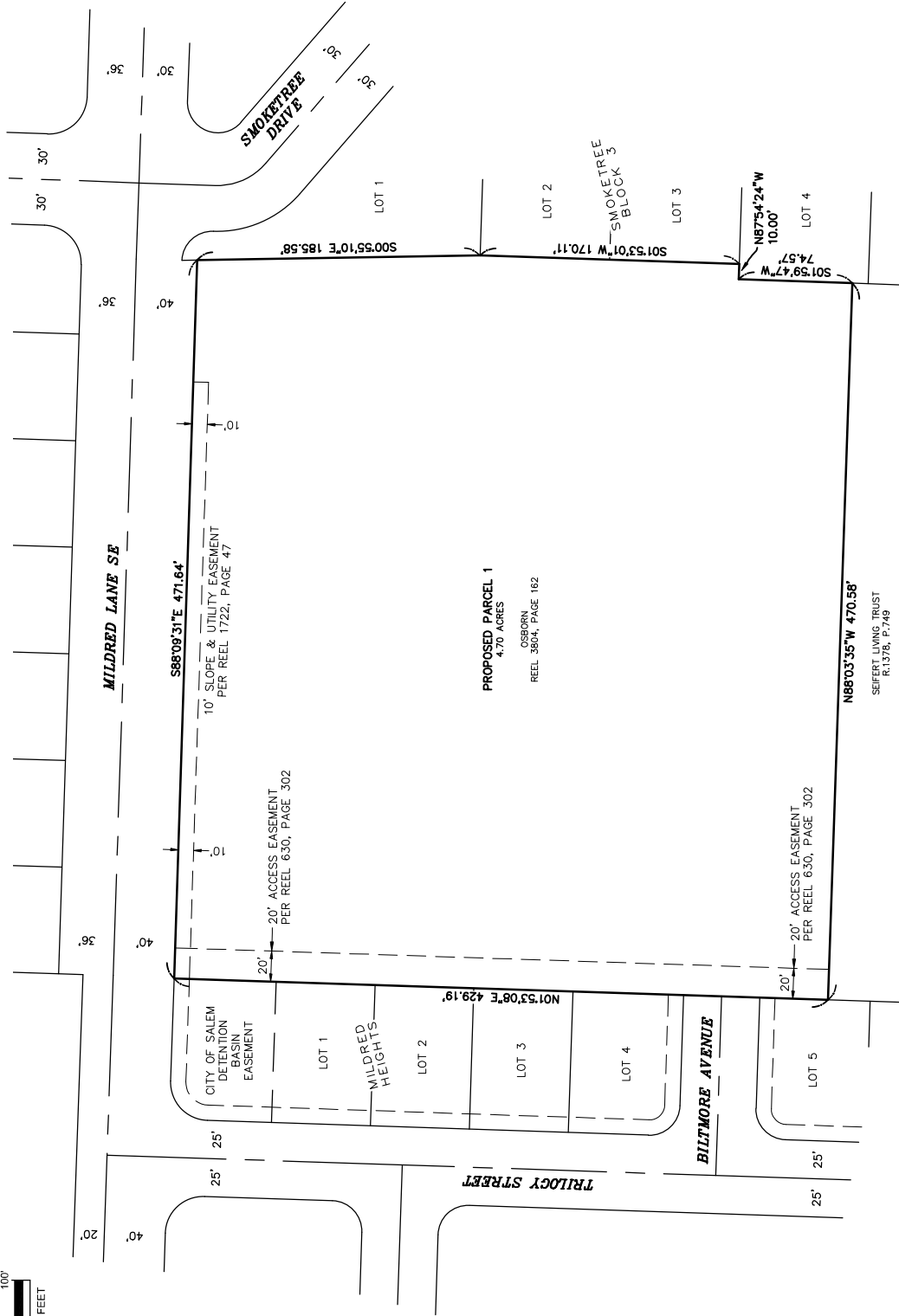
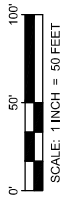


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PROPOSED PARTITION PLAT NO. _____

IN THE SE 1/4 OF SECTION 15 T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: AUGUST 14, 2023



REGISTERED PROFESSIONAL SURVEYOR
DRAFT
OREGON SEPTEMBER 12, 2012
STEVEN LEE HOWELL
91569
RENEWS: 6-30-2025

SURVEYED FOR: OSBORN

FFN SURVEYING
7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 23-413
SHEET 1/1

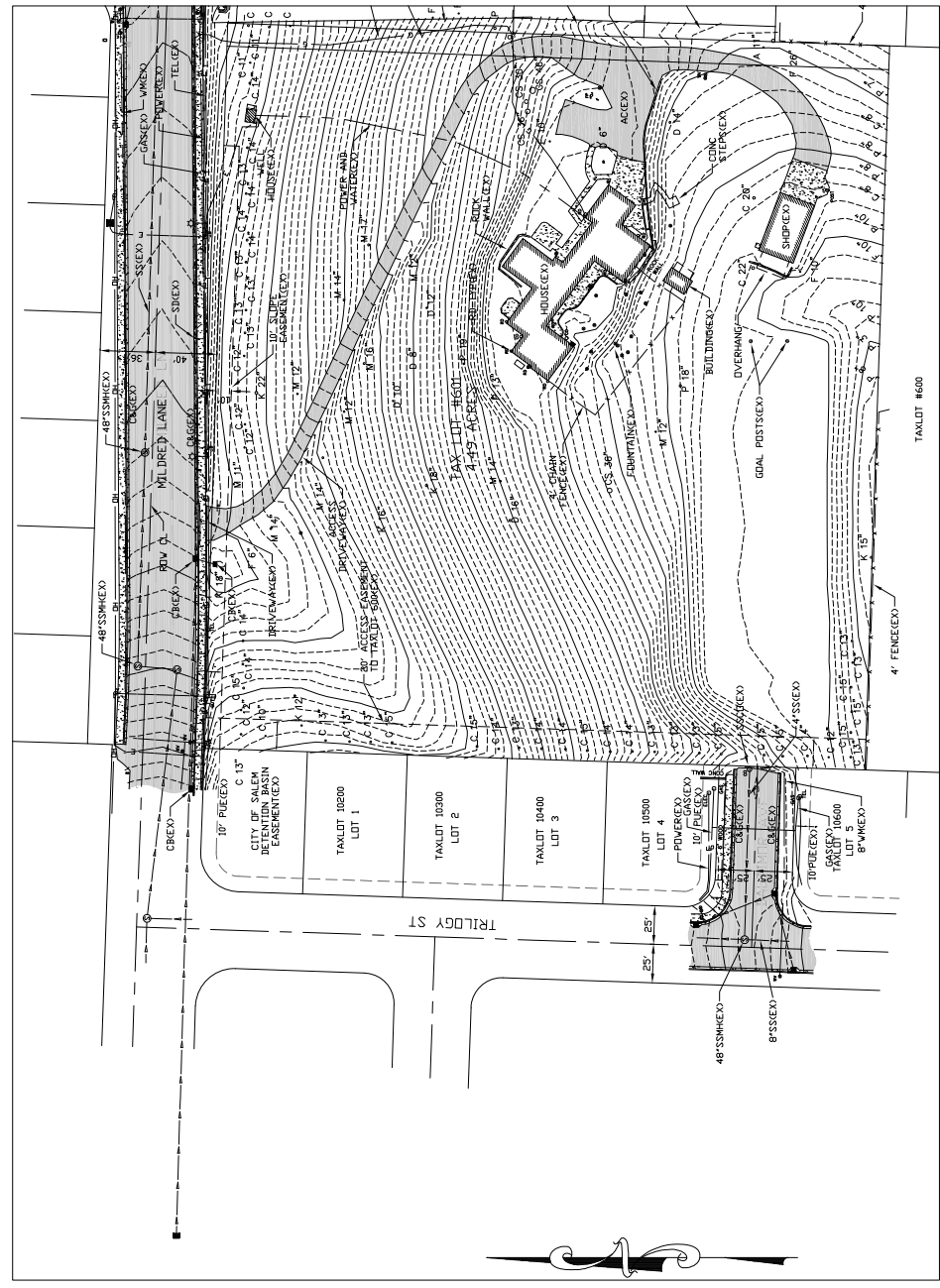
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
WILLAMETTEENGINEERING.COM

EXISTING CONDITIONS
PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OREGON 97306

ISSUED BY:	GPH
DRAWN BY:	RVW
DATE:	06-15-23
STUDY NO.:	2302-113
DATE:	06-15-23
ISSUED FOR PLAN CHECK	
REV.	0
DATE	06-15-23
BY	GPH
DESCRIPTION	ISSUED FOR PLAN CHECK

270



EXISTING CONDITIONS PLAN
SCALE: 1"=40'

TREE LEGEND

A	APPLE
C	CEDARS (SM & LARGED)
D	DECIDUOUS
F	FIR
K	KUMAR
M	MARLE
P	PINE
X	INDICATES TREE TO BE REMOVED



EXPRESS: JUNE 30, 2025

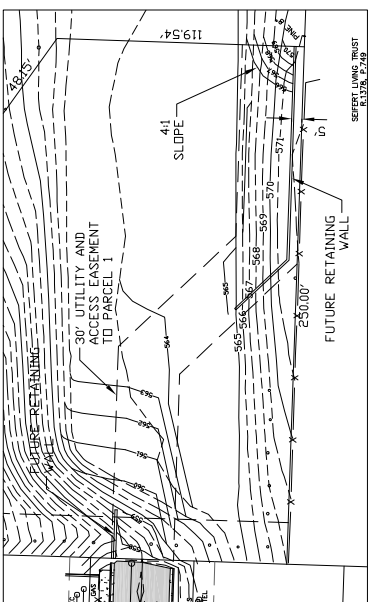
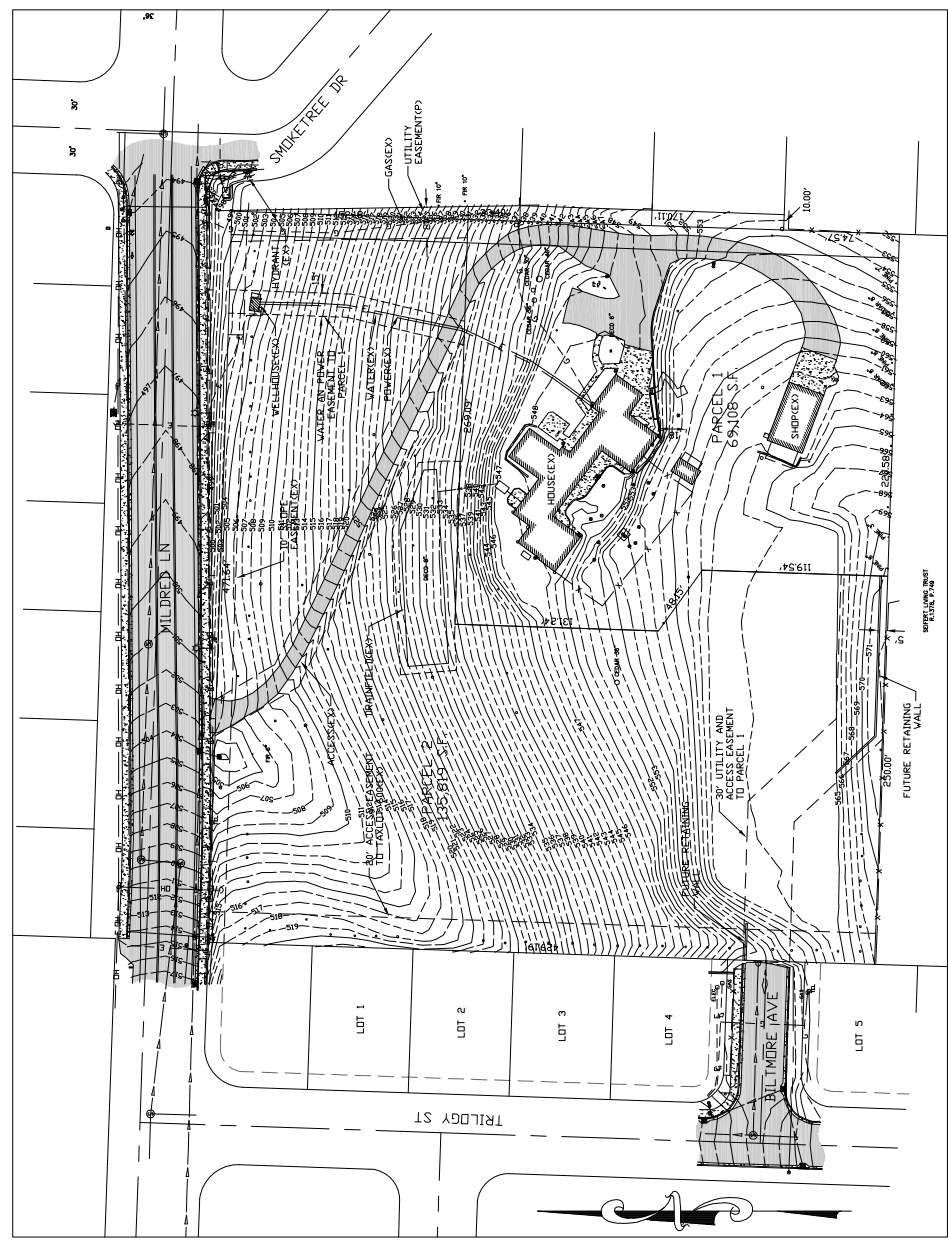
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
WILLAMETTE@WILLAMETTEENGINEERING.COM

TENTATIVE PARTITION
UTILITY PLAN AND
ACCESS GRADING PLAN

OSBORN
PARTITION
04 KILBURN OR 41206

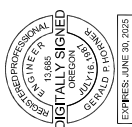
ISSUED BY:	GPH
DRAWN BY:	RVW
DATE:	06-15-23
STUDY NO.:	2222-113
PROJECT NO.:	OSBORN PARTITION TO 2 PARCELS AND ADDED ACCESS GRADING PLAN
DATE:	07-14-23
ISSUED BY:	GPH

33



SOUTH ACCESS EASEMENT
GRADING PLAN
SCALE: 1"=30'

TENTATIVE PARTITION UTILITY PLAN
SCALE: 1"=40'



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-14-23	GPH	ISSUED FOR PARTITION TO 2 PARCELS AND ADDED ACCESS GRADING PLAN

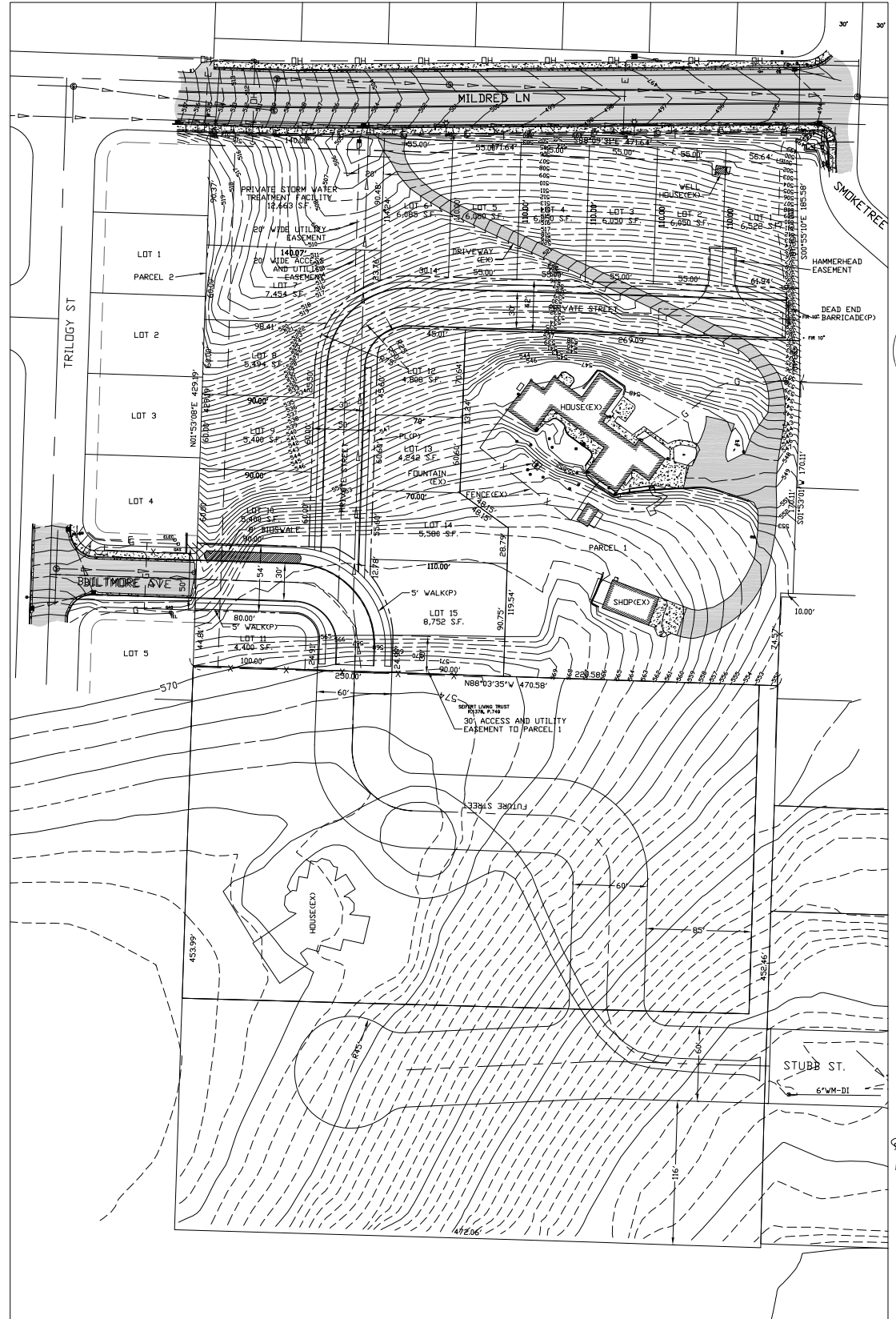
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLENGRUNN@COM

SHADOW PLAT
AND TAXLOT 600
DEVELOPMENT PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

ISSUED BY: GPH
DRAWN BY: WJW
DATE: 06-15-23
STUDY NO.: 2302-113
SHEET NO.:
SHEET TOTAL:

SCALE: 1"=40'



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-12-23	GPH	REDUCED THE PARTITION TO 2 PARCELS



SHADOW PLAT AND TAX LOT 600 SITE PLAN
SCALE: 1"=40'

OSBORN
PARTITION

848 MILDRED LANE SE
SALEM, OR 97306

WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLENGRUNN@COM

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLENGRUNN@COM

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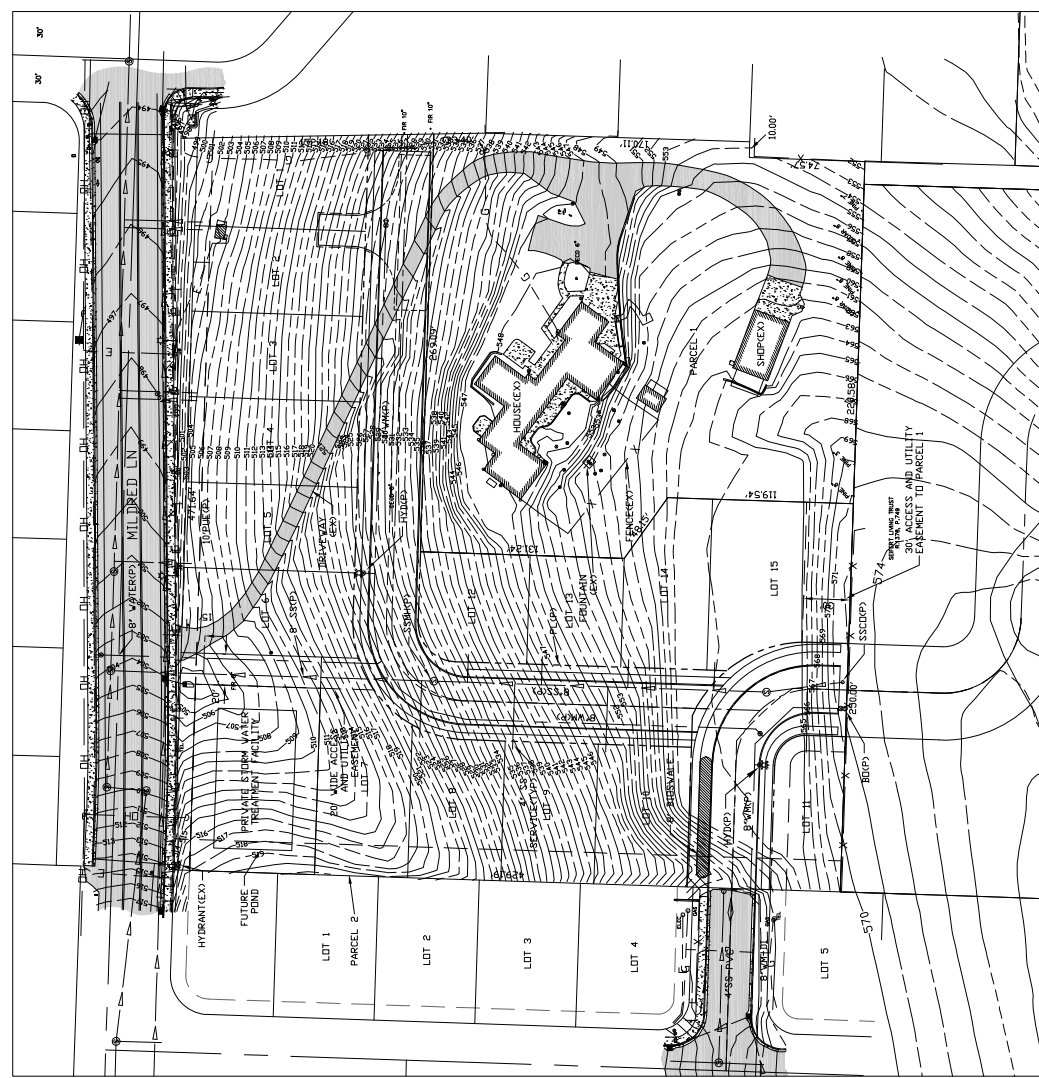
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
JER.WILLENGRUNN@COM

SHADOW PLAT UTILITY PLAN

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

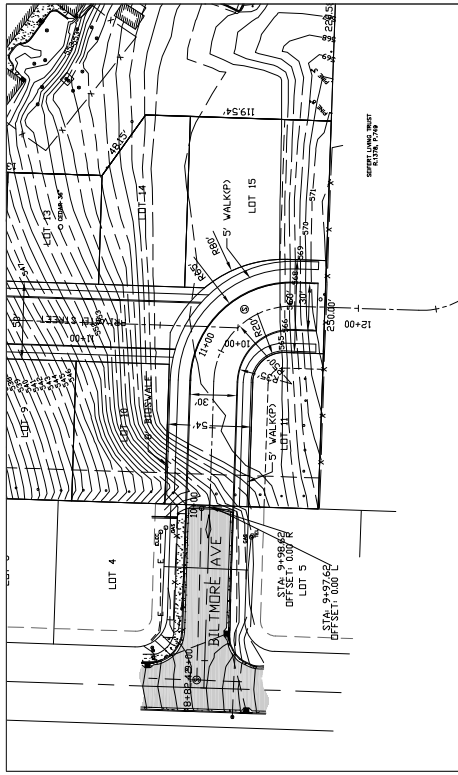
ISSUED BY: GPH
DRAWN BY: RW
DATE: 06-15-23
JOB NO.: 2282-113
STUDY NO.:
DRAWING NO.:
REV.

REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-12-23	GPH	WIDENED PARCEL 1 ACCESS EASEMENT

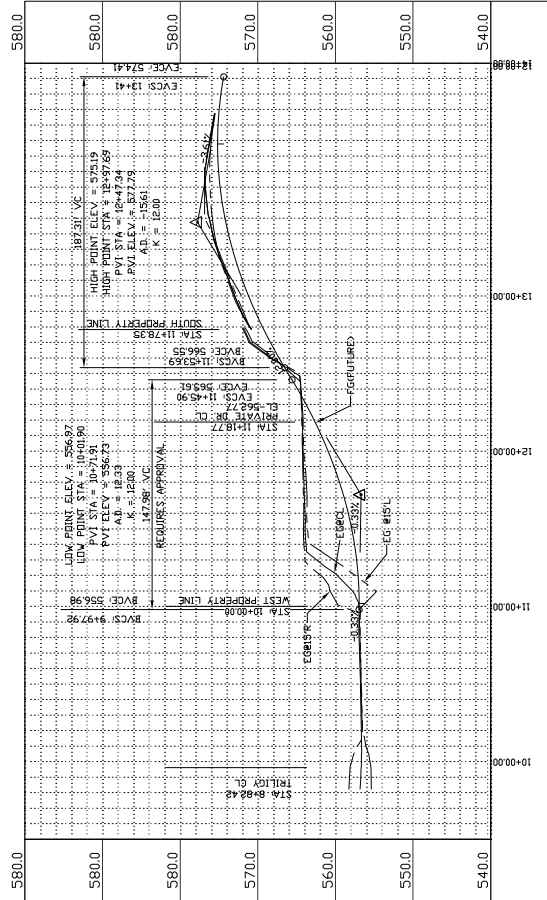


SHADOW PLAT UTILITY PLAN
SCALE: 1"=40'

65



BILTMORE STREET PLAN
SCALE: 28x34 1"=40', 1x17 1"=80'



BILTMORE STREET PROFILE
HORIZ. SCALE: 28x34 1"=40', 1x17 1"=80'
VERT. SCALE: 8x34 1"=8', 1x17 1"=16'

FOR APPLICATION
NOT FOR CONSTRUCTION



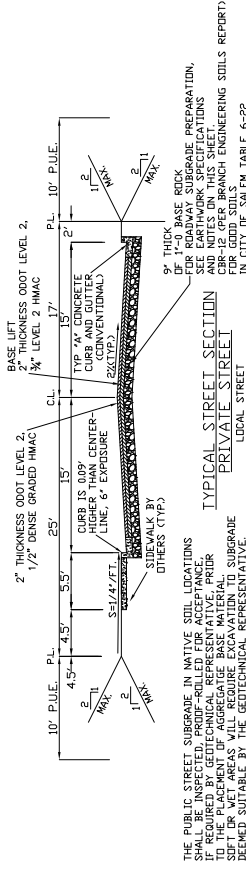
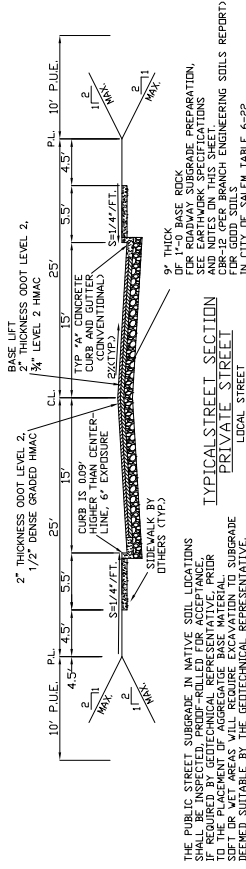
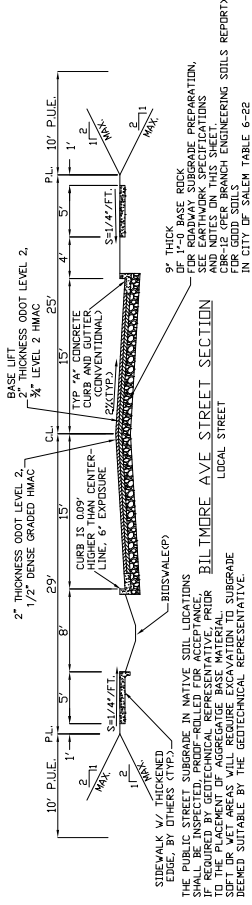
REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR CITY OF SALEM APPLICATION
1	07-12-23	GPH	REDUCED PARTITION TO 2 PARCELS

EXP. DATE: JUNE 30, 2023

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SHADON PLAN
STATION PLAN
AND MOBILE

OSBORN
PARTITION
048 KILBURN LANE SE
SALEM, OREGON 97306



SHEET NOTES:

- CURB ELEVATIONS
CURB ELEVATION TABLE. SEE SHEET "C8"

THE PUBLIC STREET SUBGRADE IN NATIVE SOIL LOCATIONS SHALL BE INSPECTED, PROF-ROLLED FOR ACCEPTANCE, AND NOTIFIED BY THE GEOTECHNICAL REPRESENTATIVE PRIOR TO THE PLACEMENT OF AGGREGATE BASE MATERIAL. SOFT OR WET AREAS WILL REQUIRE EXCAVATION TO SUBGRADE DEEMED SUITABLE BY THE GEOTECHNICAL REPRESENTATIVE.

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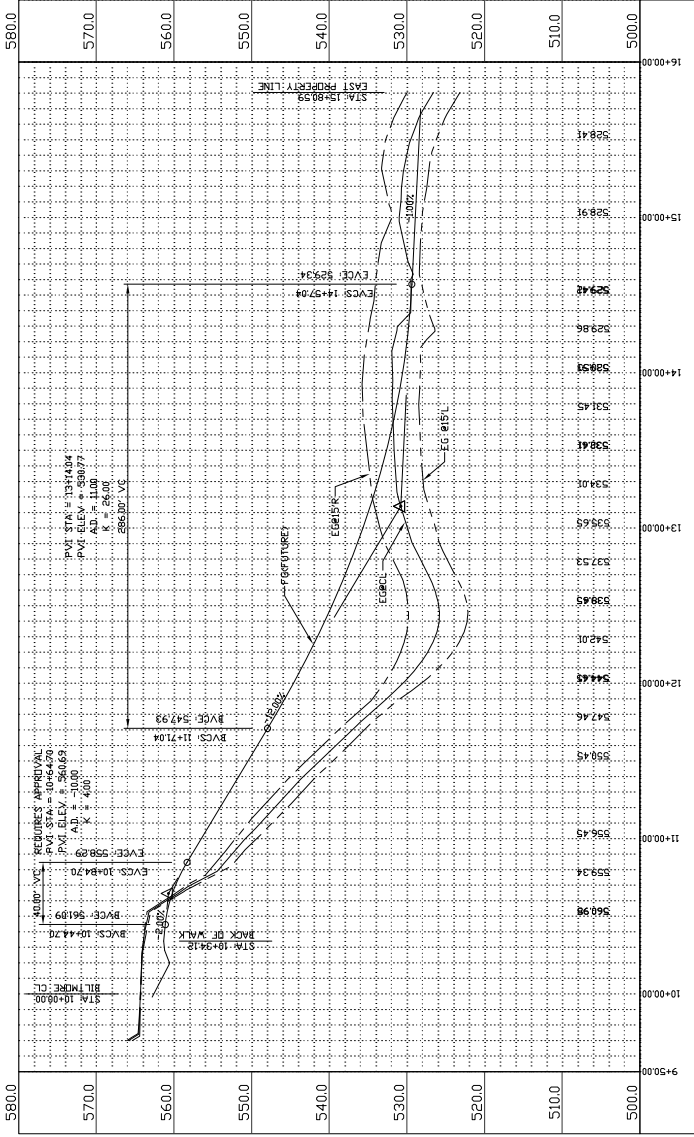
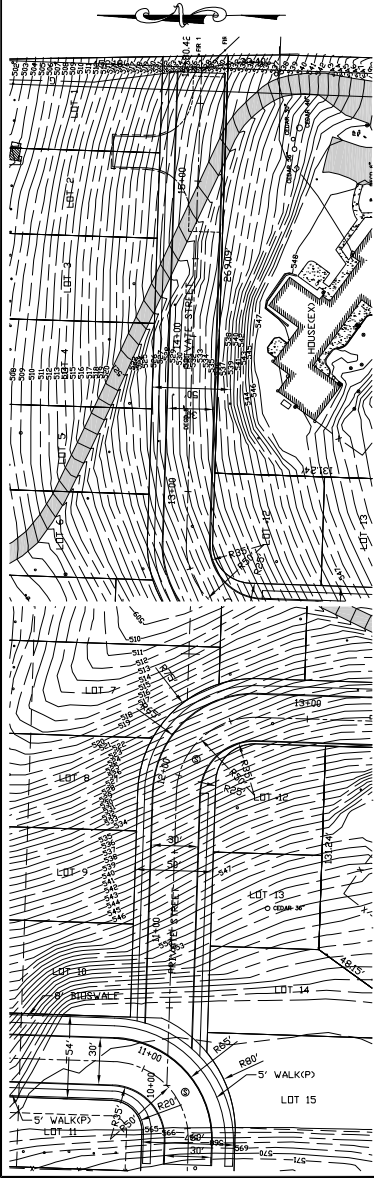
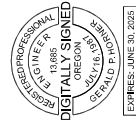
ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SHADON PLAN
PRIVATE PLAN
STREET PLAN
AND PROFILE

OSBORN
PARTITION
848 MILDRED LANE SE
SALEM, OR 97306

DATE: 06-15-23
DRAWN BY: GPH
CHECKED BY: GPH
DATE: 06-15-23
STUDY NO.: 2222-113
DRAWING NO.: 010

REV. 0 DATE 06-15-23 BY GPH DESCRIPTION ISSUED FOR CITY OF SALEM APPLICATION



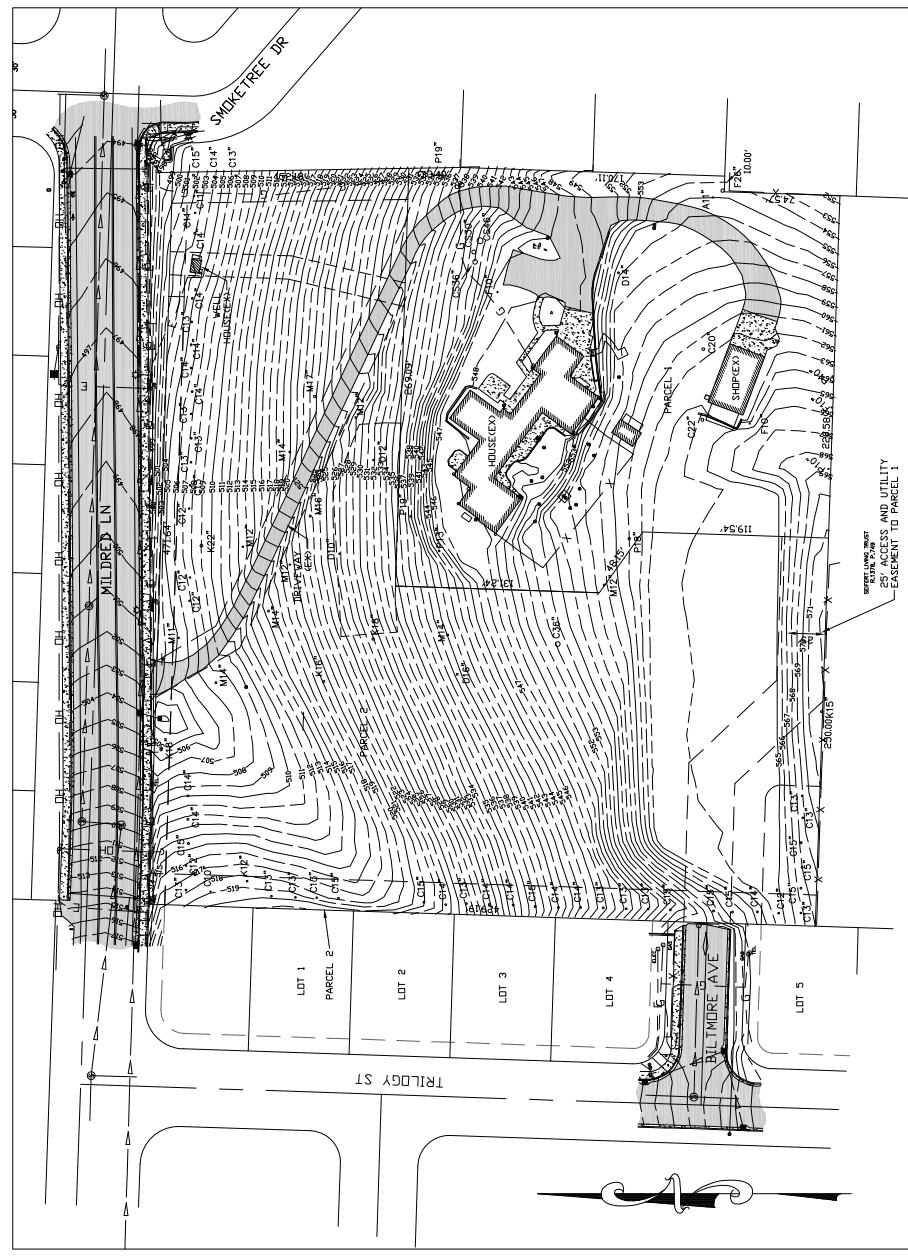
FOR APPLICATION
NOT FOR CONSTRUCTION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
WILLAMETTEENGINEERING.COM

TREE PRESERVATION PLAN

OSBORNS
PARTITION
848 MILDRED LN SE
SALEM, OR 97306

DESIGNED BY:	GPH
DRAWN BY:	RM
DATE:	06-15-23
PROJECT NO.:	2302-113
DATE:	06-15-23
ISSUED FOR PLAN CHECK	
DATE:	07-11-23
ISSUED FOR PLAN CHECK	
DATE:	07-11-23
ISSUED FOR PLAN CHECK	



TREE LEGEND
 A - APPLE
 C - CEDAR 30" & LARGER
 D - DECIDUOUS
 K - FIR
 M - MAPLE
 X - INDICATES TREE TO BE REMOVED

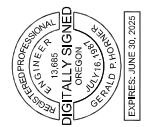
TREE PRESERVATION PLAN
SCALE: 1"=40'

DEVELOPER/OWNER
 JOHN & MEGAN OSBORNE
 848 MILDRED LN NE
 SALEM, OR 97306

TREE REPLANTING
 NO ADDITIONAL TREES ARE
 REQUIRED OR PLANNED

TREE PRESERVATION NUMBERS

EXISTING TREE INVENTORY SITE TREES	- 94
NOT INCLUDING SIGNIFICANT TREES	- 4
SIGNIFICANT CEDARS (30" AND LARGER)	- 4
TOTAL SIGNIFICANT TREES	- 8
TOTAL SITE TREES INCLUDING SIGNIFICANT TREES	- 98
SITE TREES TO BE REMOVED	- 0 (0.0%)
SIGNIFICANT TREES TO BE REMOVED	- 0 (0.0%)
TOTAL TREES TO BE REMOVED	- 0
TOTAL REMAINING TREES	- 98
TOTAL TREE COUNT	- 100%
PERCENT TO REMAIN	- 0.0%



REV.	DATE	BY	DESCRIPTION
0	06-15-23	GPH	ISSUED FOR PLAN CHECK
1	07-11-23	GPH	REDUCED PARTITION TO 2 PARCELS