



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:	Replat Tentative Plan / Class 2 Adjustment Case No. REP-ADJ23-06
PROPERTY LOCATION:	2540 – 2560 Kuebler Boulevard SE, Salem OR 97306
NOTICE MAILING DATE:	November 14, 2023
PROPOSAL SUMMARY:	A tentative replat to reconfigure three existing properties.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., November 28, 2023</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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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 . Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.025(d) – Replat Tentative Plan; 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):	M And T Partners Inc., Matthew Oyen
APPLICANT(S):	Barker Surveying
PROPOSAL REQUEST:	A tentative replat to reconfigure three existing properties (comprised of Lots 2, 3, and 4 of the Kuebler Gateway subdivision plat) into two lots approximately 0.85 acres (proposed lot 1) and 1.73 acres (proposed lot 2) in size, and a Class 2 Adjustment to eliminate the minimum five-foot vehicle use area setback requirement to an interior lot line. The subject property is approximately 2.58 acres in size, zoned CR (Retail Commercial), and located at 2540-2560 Kuebler Boulevard SE - 97306 (Marion County Assessor's Map and Tax Lot numbers: 083W11D / 02500, 02600, and 02700).
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 113832. 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: Replat Tentative Plan / Class 2 Adjustment Case No. REP-ADJ23-06

PROJECT ADDRESS: 2540 – 2560 Kuebler Blvd SE, Salem OR 97306

AMANDA Application No.: 23-113832-PLN

COMMENT PERIOD ENDS: Tuesday, November 28, 2023, at 5:00 p.m.

SUMMARY: A tentative replat to reconfigure three existing properties.

REQUEST: A tentative replat to reconfigure three existing properties (comprised of Lots 2, 3, and 4 of the Kuebler Gateway subdivision plat) into two lots approximately 0.85 acres (proposed lot 1) and 1.73 acres (proposed lot 2) in size, and a Class 2 Adjustment to eliminate the minimum five-foot vehicle use area setback requirement to an interior lot line. The subject property is approximately 2.58 acres in size, zoned CR (Retail Commercial), and located at 2540-2560 Kuebler Boulevard SE - 97306 (Marion County Assessor’s Map and Tax Lot numbers: 083W11D / 02500, 02600, and 02700).

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., Tuesday, November 28, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

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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
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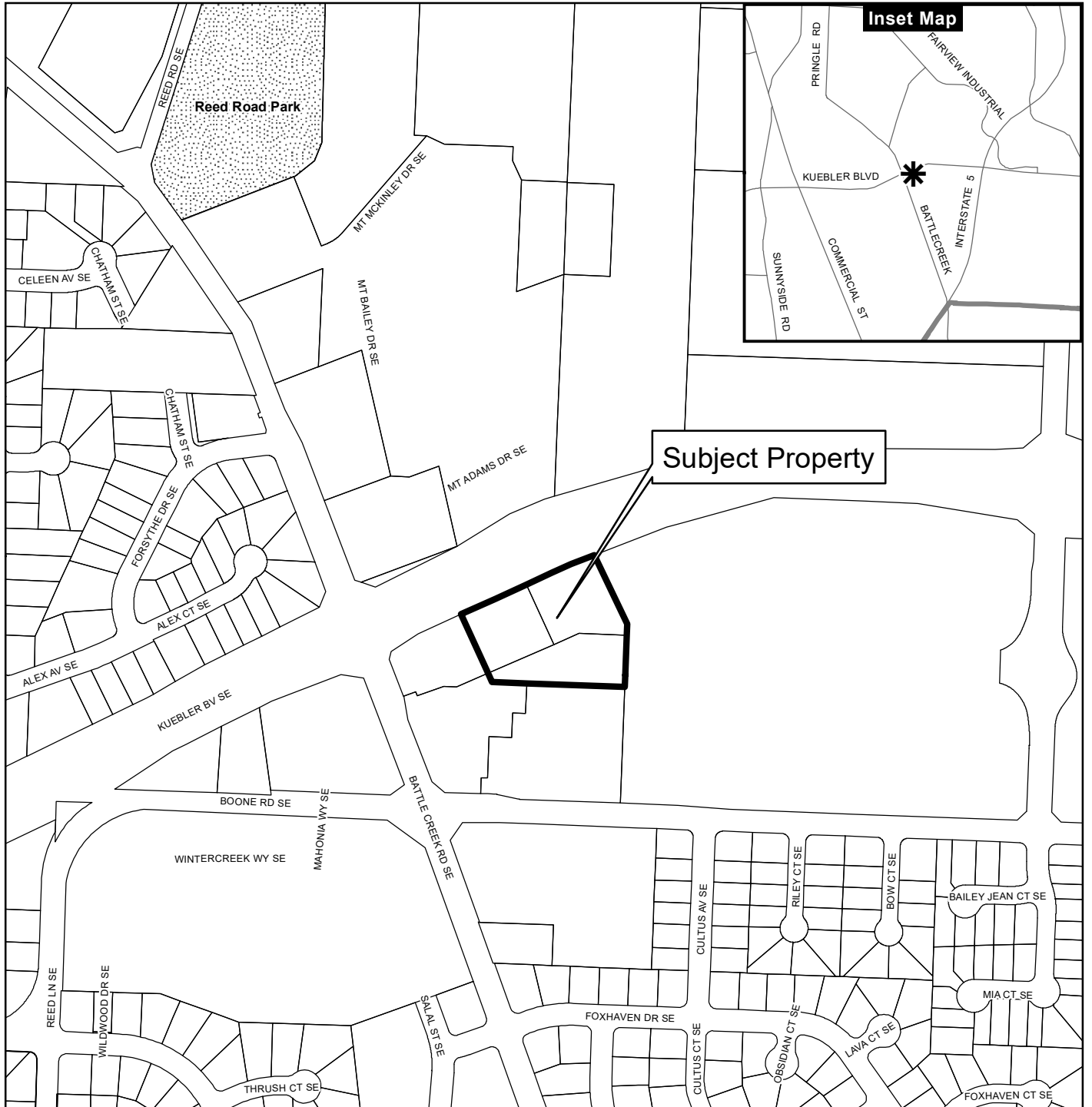
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2540-2560 Kuebler Boulevard SE



Legend

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



0 100 200 400 Feet



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PROPOSED REPLAT MAP OF LOTS 2-4, KUEBLER GATEWAY

LOCATED IN THE S.E. 1/4 OF SECTION 11 & S.W. 1/4 OF SECTION 12, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1"=50'
DATE: 9/8/2023

OWNER:
M&T PARTNERS INC
(ATTN ACCOUNTING SA1000)
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

LOCATION:
2540 KUEBLER BLVD SE STE 100
& NEIGHBORING PROPERTIES

TAX LOTS
2500/2600/2700
083W11D

TOTAL AREA:
2.59 ACRES

SURVEYOR:
BRAD R. HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE,
SALEM, OR 97317
BRAD@BARKERWILSON.COM
503-588-8800 EX 107



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

