



# 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.*

<b>CASE NUMBER:</b>	Replat Tentative Plan Case No. REP24-01
<b>PROPERTY LOCATION:</b>	3560 Portland Rd NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	January 4, 2024
<b>PROPOSAL SUMMARY:</b>	A replat to consolidate two existing properties into one lot.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., January 18, 2024</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.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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: <a href="mailto:northgateneighborhoodsalem@gmail.com">northgateneighborhoodsalem@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter 205.025(d) – Replat.  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Raymond Yee, Pearl Yee, and Wally Yee
<b>APPLICANT(S):</b>	Karina Rodriguez
<b>PROPOSAL REQUEST:</b>	An application for a Tentative Replat to consolidate two units of land into one parcel 0.61 acres in size, zoned MU-III (Mixed Use-III), and located at 3560 Portland Road NE (Marion County Assessor's Map and Tax Lot Number: 0073W12CD / 600).
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 23 120862-PLN. 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 Case No. REP24-01

**PROJECT ADDRESS:** 3560 Portland Rd NE, Salem OR 97301

**AMANDA Application No.:** 23-120862-PLN

**COMMENT PERIOD ENDS:** Thursday, January 18, 2024 at 5:00 p.m.

**SUMMARY:** A replat to consolidate two existing properties into one lot.

**REQUEST:** An application for a Tentative Replat to consolidate two units of land into one parcel 0.61 acres in size, zoned MU-III (Mixed Use-III), and located at 3560 Portland Rd NE (Marion County Assessor's Map and Tax Lot Number: 0073W12CD / 600).

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, January 18 2024,** 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:** Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@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**



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IF MAILED  
IN THE  
UNITED STATES

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

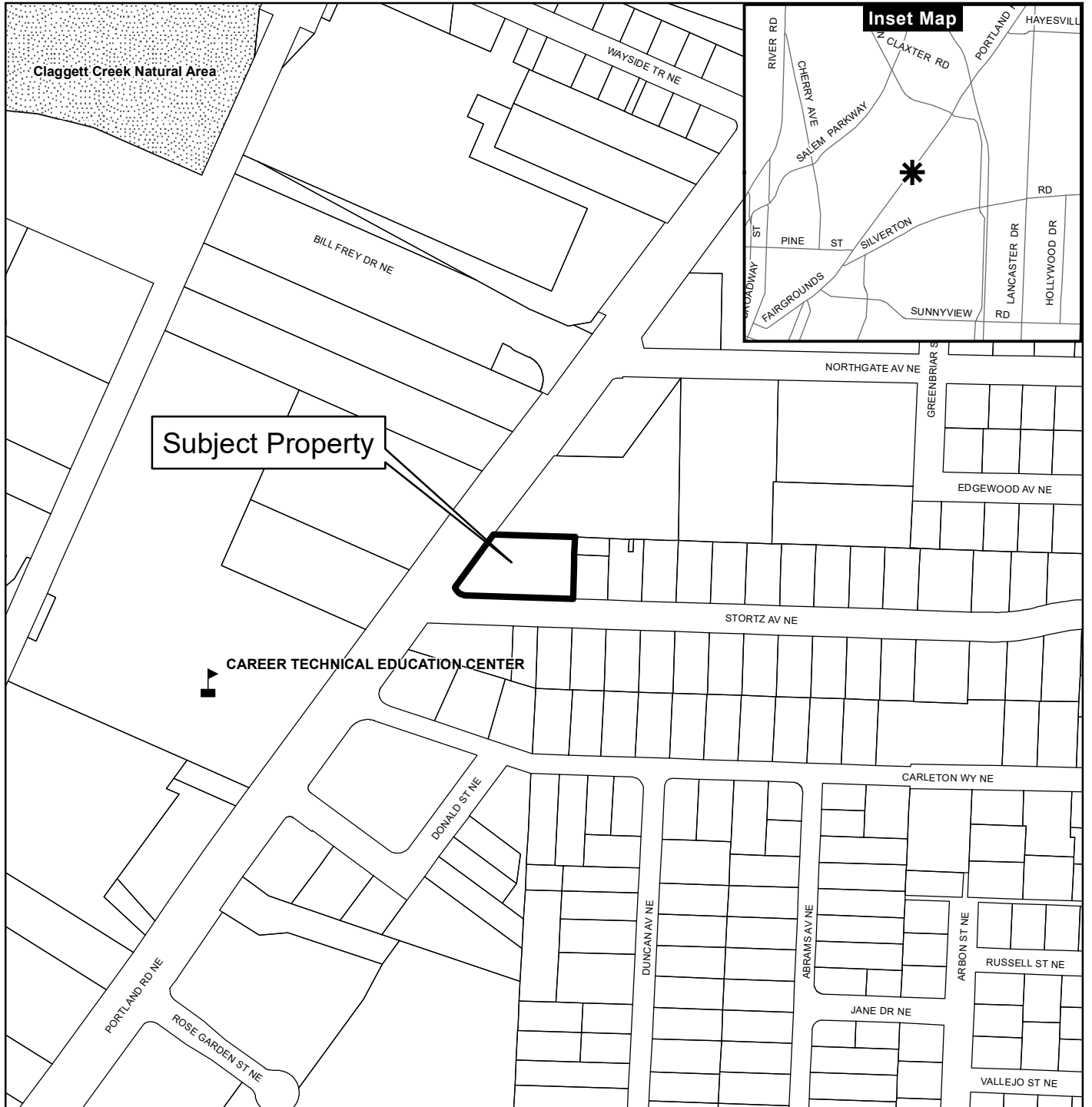
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 3560 Portland Road NE



### Legend

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



0 100 200 400 Feet



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# 3560 PORTLAND RD NE - REPLAT TENTATIVE PLAN

REAL PROPERTY IN THE SW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN  
 MARION COUNTY TAX MAP 073W12CD, TAX LOT 00600  
 CITY OF SALEM, MARION COUNTY, OREGON  
 DATE: OCTOBER 17, 2023



	EXISTING
BOUNDARY LINE	—————
PROPERTY LINE	—————
CENTERLINE	—————
CURB	—————
EDGE OF PAVEMENT	-----
FENCE LINE	—○—○—○—
POWER LINE	——— PWR
OVERHEAD WIRE	——— OHW
GAS LINE	——— GAS
STORM SEWER LINE	——— STM
SANITARY SEWER LINE	——— SAN
WATER LINE	——— WAT

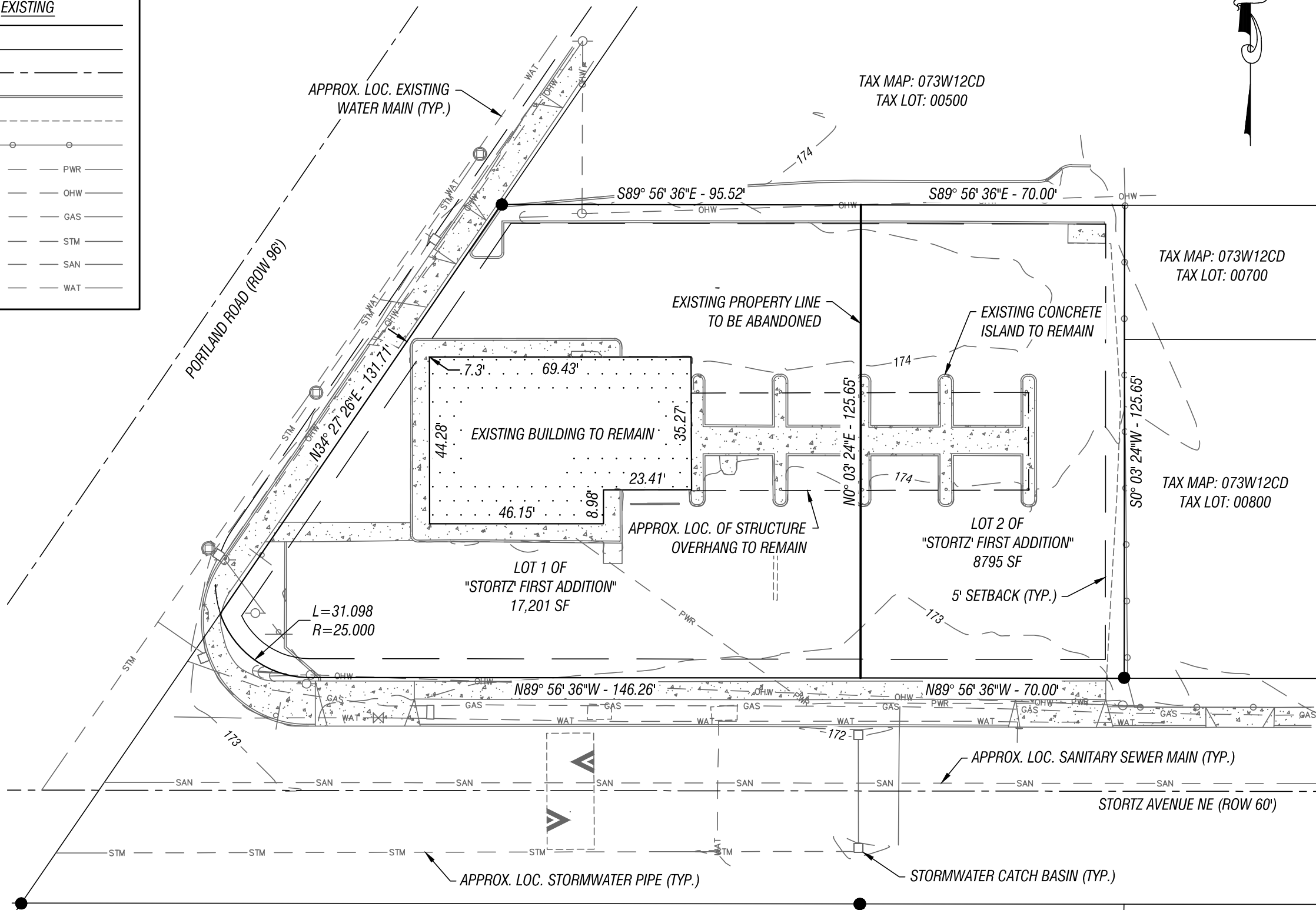
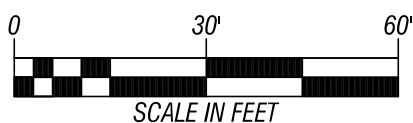
**OWNERS:**  
 KARINA RODRIGUEZ, RAYMOD YEE,  
 PERL YEE  
 3560 PORTLAND ROAD  
 SALEM, OREGON 97301

**SURVEYOR:**  
 CHRIS FOGERSON, PLS  
 LEI ENGINEERING & SURVEYING  
 OF OREGON, LLC  
 2564 19TH ST. SE  
 SALEM, OREGON 97302

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

**PRELIMINARY**

OREGON  
 MARCH 14, 2023  
 CHRIS FOGERSON  
 81040  
 EXPIRES 12/31/2025



3560 PORTLAND ROAD NE  
 LOTS 1 & 2 OF  
 "STORTZ FIRST ADDITION"

PREPARED FOR:  
**KARINA RODRIGUEZ**

**LEI ENGINEERING & SURVEYING**  
 OF OREGON

2564 19TH ST SE  
 Salem, Oregon 97302  
 (503) 399-3828  
 www.leiengineering.com

REPLAT  
 TENTATIVE  
 PLAN

SCALE  
 1" = 30'

PROJECT NO.  
 14-114

TOTAL SHEETS  
 1 OF 1

RP-1

#### APPROVED  
 #### CHECKED  
 #### DRAWN  
 RP-1 DESIGN LAYOUT  
 FILE PATH: P:\14186163\_Engineering\14-114\_Drafts\Replat\Replat\14-114\_RP-1.dwg 2023-10-17 2:42 PM

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