



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 Replat Plan Case No. REP24-02 |
| PROPERTY LOCATION: | 2249-2255 Madrona Ave SE, Salem OR 97302 |
| NOTICE MAILING DATE: | January 5, 2024 |
| PROPOSAL SUMMARY: | A tentative replat to reconfigure seven existing properties into three lots. |
| COMMENT PERIOD: | All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, January 19, 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. |
| 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 East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@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) 205.025(d) – Replat 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): | Spurprop, LLC (Mark Lyman) Salem Steelco Property, LLC (Mark Lyman) MGL Holdings, LLC (Mark Lyman and Ben Fetherston) |
| APPLICANT(S): | Barker Surveying |
| PROPOSAL REQUEST: | A tentative replat to reconfigure seven existing properties into three lots approximately 2.12 acres (proposed Lot 1), 4.15 acres (proposed Lot 2), and 0.42 acres (proposed Lot 3) in size, for property approximately 6.3 acres in size, zoned IG (General Industrial), and located at 2249-2255 Madrona Avenue SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W02A / 00401 and 00500; 083W02AB / 00100; and 083W02AC / 00100, 00200, 00300, and 00400). |
| 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 121398. 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 Replat Plan Case No. REP24-02
PROJECT ADDRESS: 2249-2255 Madrona Ave SE, Salem OR 97302
AMANDA Application No.: 23-121398-PLN
COMMENT PERIOD ENDS: January 19, 2024 at 5:00 p.m.

SUMMARY: A tentative replat to reconfigure seven existing properties into three lots.

REQUEST: A tentative replat to reconfigure seven existing properties into three lots approximately 2.12 acres (proposed Lot 1), 4.15 acres (proposed Lot 2), and 0.42 acres (proposed Lot 3) in size, for property approximately 6.3 acres in size, zoned IG (General Industrial), and located at 2249-2255 Madrona Avenue SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W02A / 00401 and 00500; 083W02AB / 00100; and 083W02AC / 00100, 00200, 00300, and 00400).

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. Friday, January 19, 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: 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.

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

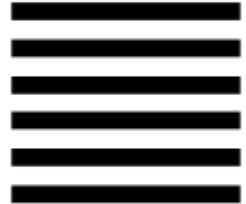


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

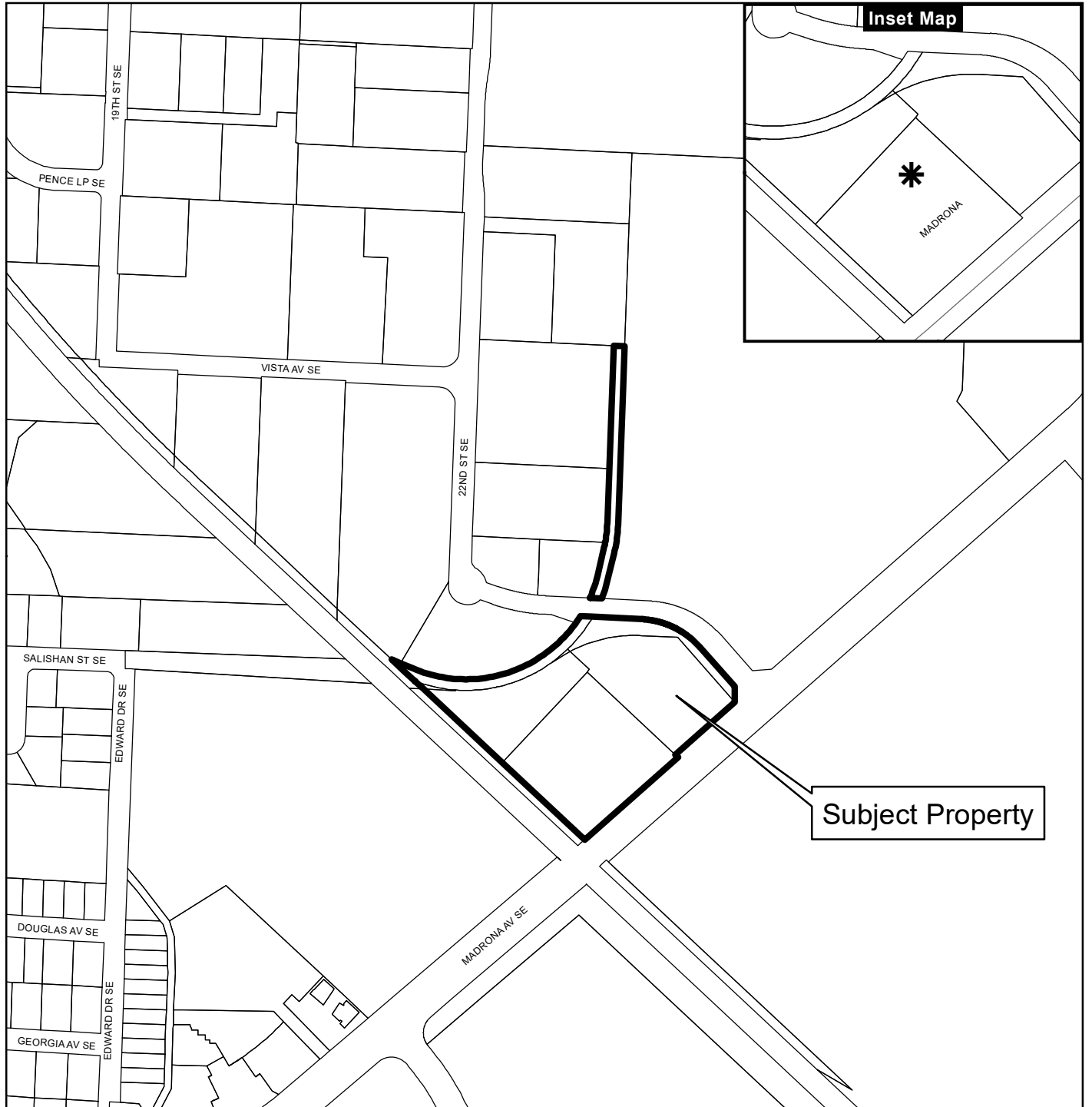
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2249-2255 Madrona Avenue SE



Subject Property

Legend

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


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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.

PROPOSED REPLAT OF TAX LOTS 083W02 A401, A500, AB100, AC100, AC200, AC300, AC400 - EXISTING CONFIGURATION

LOCATED IN THE NE 1/4 SEC 2, T8S, R3W, WM, CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1"=80'
DATE: 10/26/2023
REVISED: 12/21/2023

OWNER:
MGL HOLDINGS, LLC
3795 AUGUSTA NATIONAL DR S
SALEM, OR 97302

TAX LOTS:
083W02A000500 & 401

SITUS:
2255 MADRONA AVE SE

OWNER:
SALEM STEELCO PROPERTY, LLC
PO BOX 3289
SALEM, OR 97302

TAX LOTS:
083W02AC00100, 200, 300 & 400

SITUS:
2249 MADRONA AVE SE

OWNER:
SPURPROP, LLC
3795 AUGUSTA NATIONAL DR S
SALEM, OR 97302

TAX LOT:
083W02AB00100

SITUS:
NO SITUS

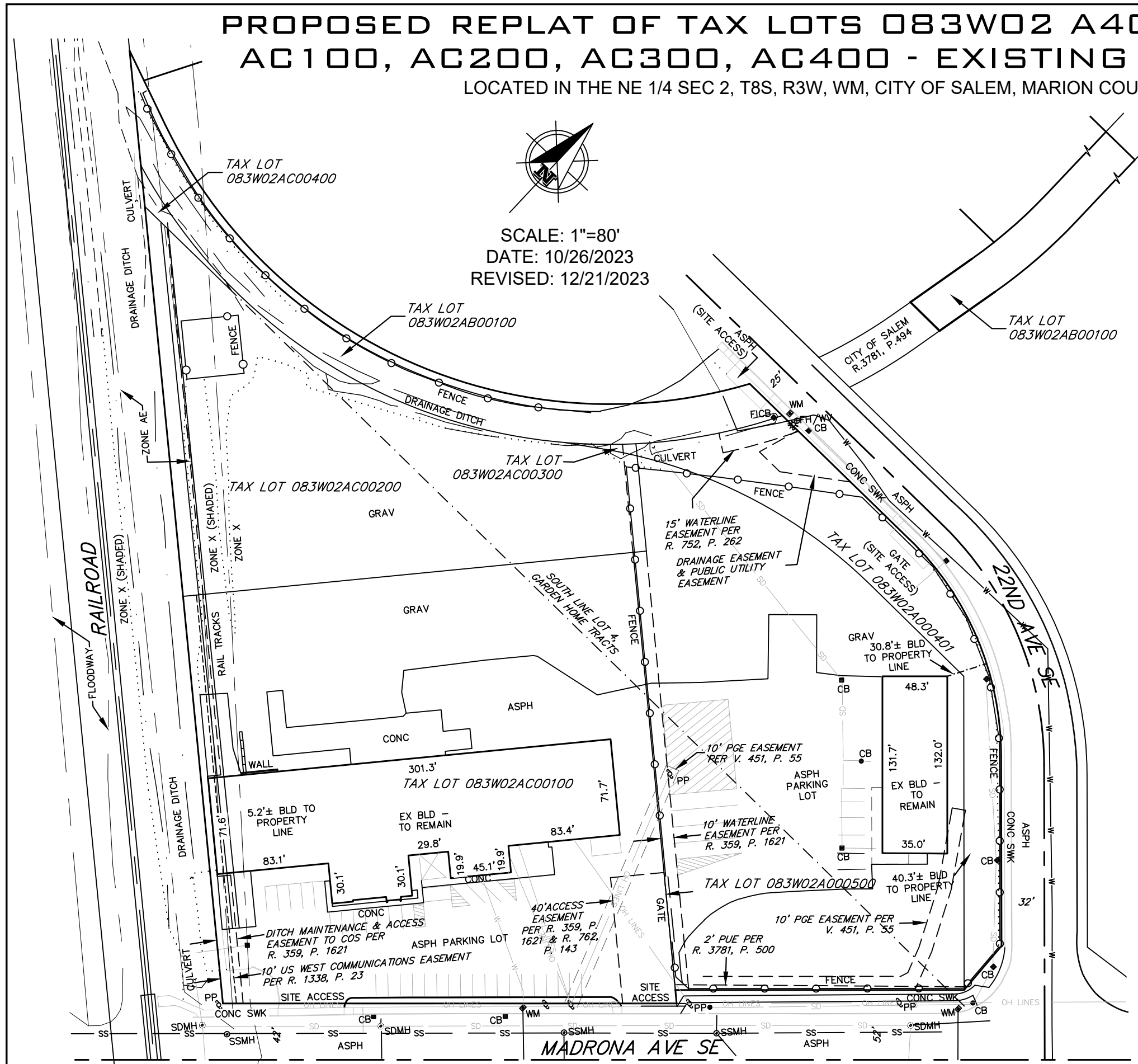
TOTAL AREA:
6.69 ACRES

SURVEYOR:
GREG L. WILSON
BARKER SURVEYING
3657 KASHMIR WAY SE,
SALEM, OR 97317
GREG@BARKERWILSON.COM
503-588-8800

FEMA INFO AS SHOWN ON MAP IS FROM FEMA
FIRM MAP # 41047C0342 H DATED 1/2/2003



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



PROPOSED REPLAT OF TAX LOTS 083W02 A401, A500, AB100, AC100, AC200, AC300, AC400 - PROPOSED CONFIGURATION

LOCATED IN THE NE 1/4 SEC 2, T8S, R3W, WM, CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1"=80'
DATE: 10/26/2023
REVISED: 12/21/2023

| CURVE TABLE | | | | |
|-------------|---------|-----------|---------|-----------------------|
| CURVE # | RADIUS | DELTA | LENGTH | CHORD BEARING & DIST. |
| C1 | 427.24' | 17°54'25" | 133.53' | N34°52'27"E 132.99' |
| C2 | 367.24' | 80°51'40" | 518.28' | N70°45'48"E 476.33' |
| C3 | 225.00' | 45°38'09" | 179.21' | S66°04'53"E 174.51' |
| C4 | 367.24' | 11°26'05" | 73.29' | N05°58'45"E 73.17' |
| C5 | 397.24' | 11°26'05" | 79.28' | S05°58'45"W 79.15' |

OWNER:
MGL HOLDINGS, LLC
3795 AUGUSTA NATIONAL DR S
SALEM, OR 97302

TAX LOTS:
083W02A000500 & 401

SITUS:
2255 MADRONA AVE SE

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083W02AC00100, 200, 300 & 400

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OWNER:
SPURPROP, LLC
3795 AUGUSTA NATIONAL DR S
SALEM, OR 97302

TAX LOT:
083W02AB00100

SITUS:
NO SITUS

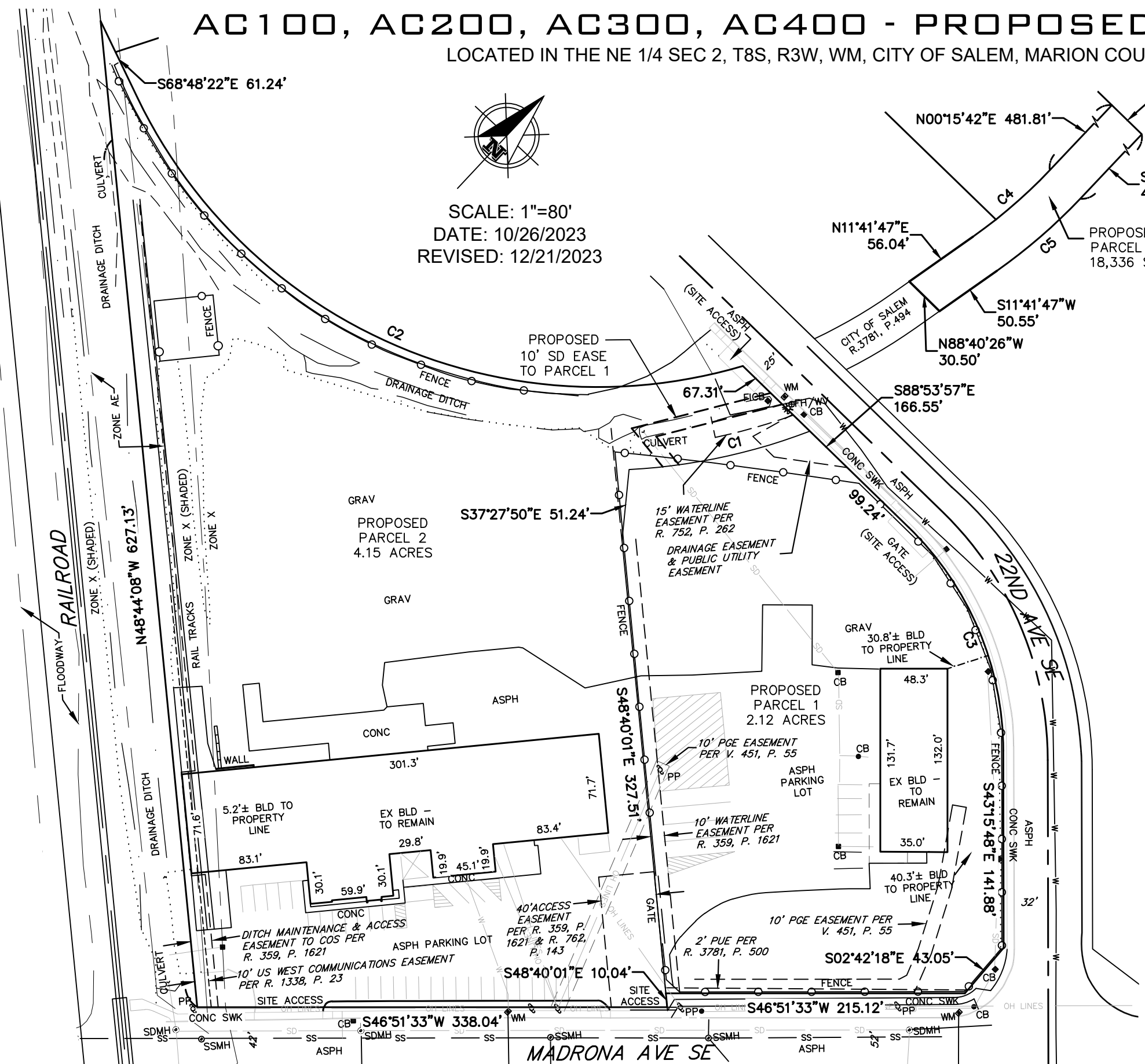
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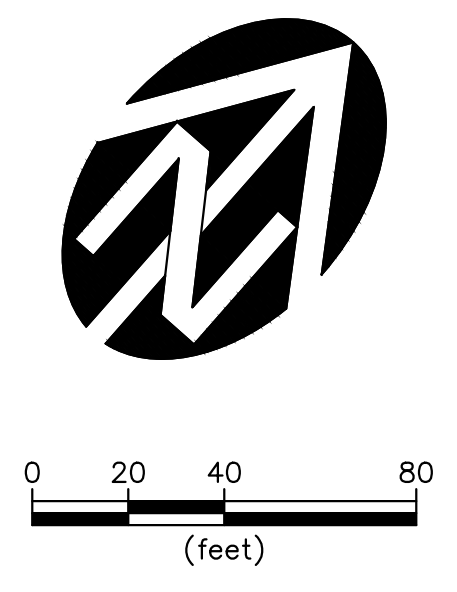
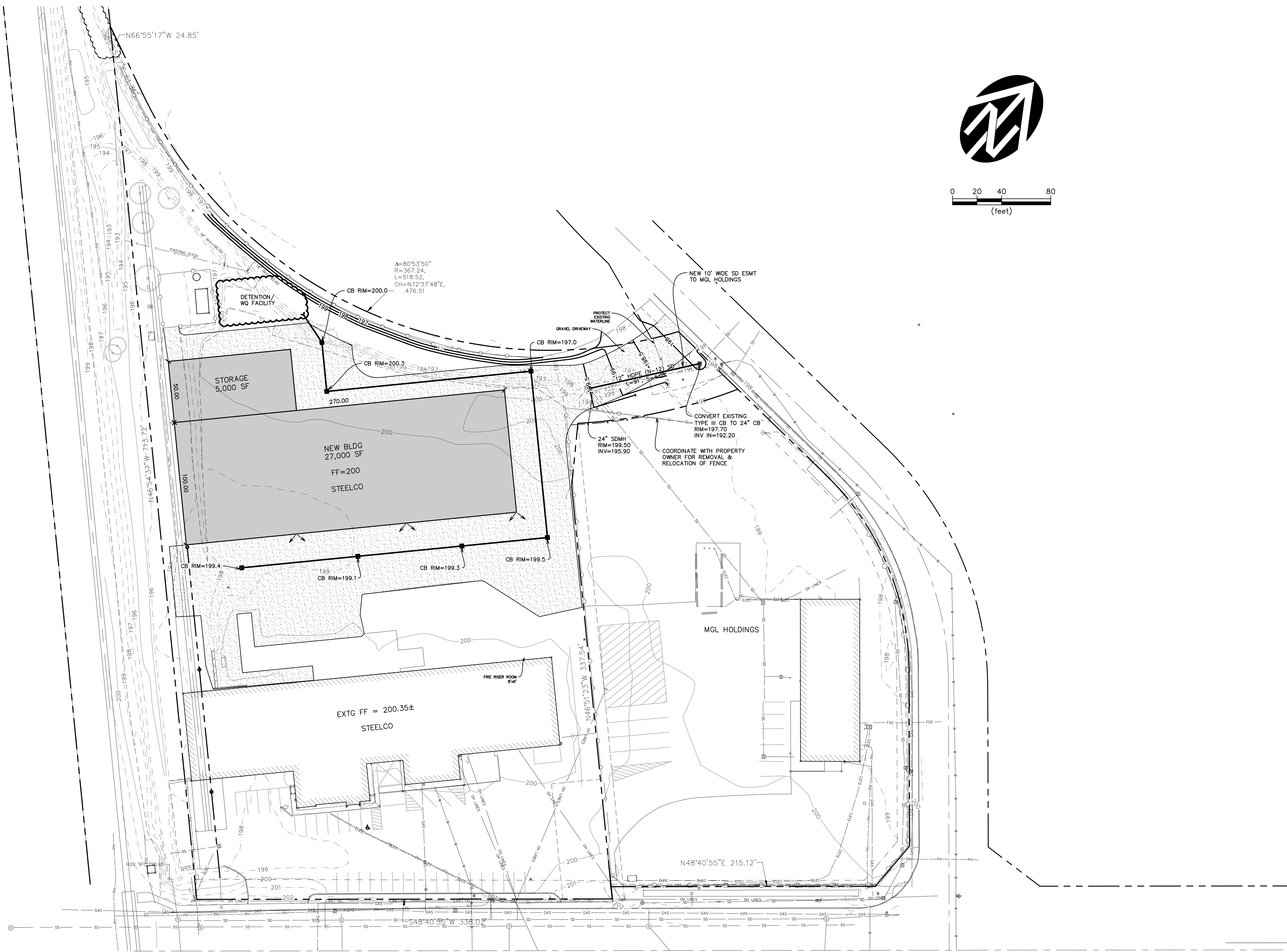
FEMA INFO AS SHOWN ON MAP IS FROM FEMA FIRM MAP # 41047C0342 H DATED 1/2/2003



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SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM



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| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 1 | | | |

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. SAW
 DRN. TMT
 CKD. SAW
 DATE: MAR 2019

REGISTERED PROFESSIONAL ENGINEER
 11843
 OREGON
 VALLEY 16
 STEVEN A. GUNWALD
 RENEWS: 6/20/2024

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

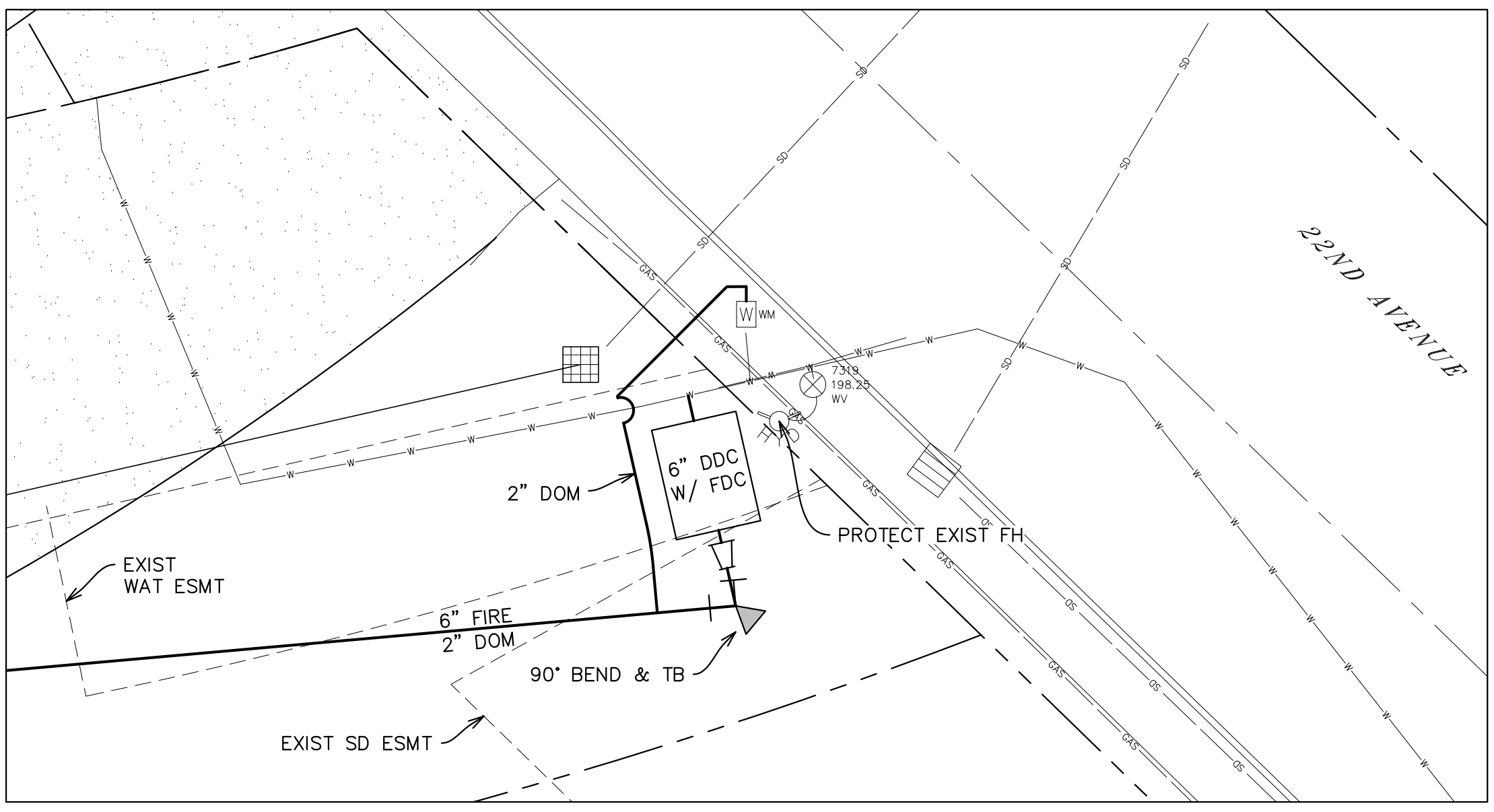
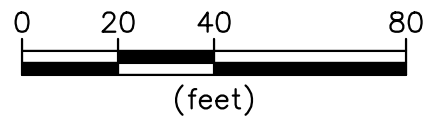
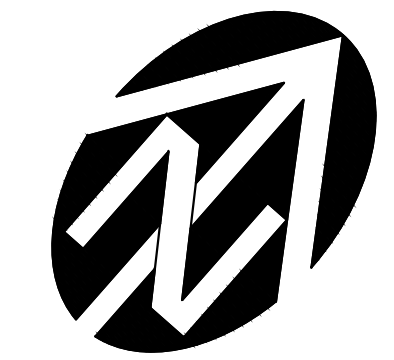
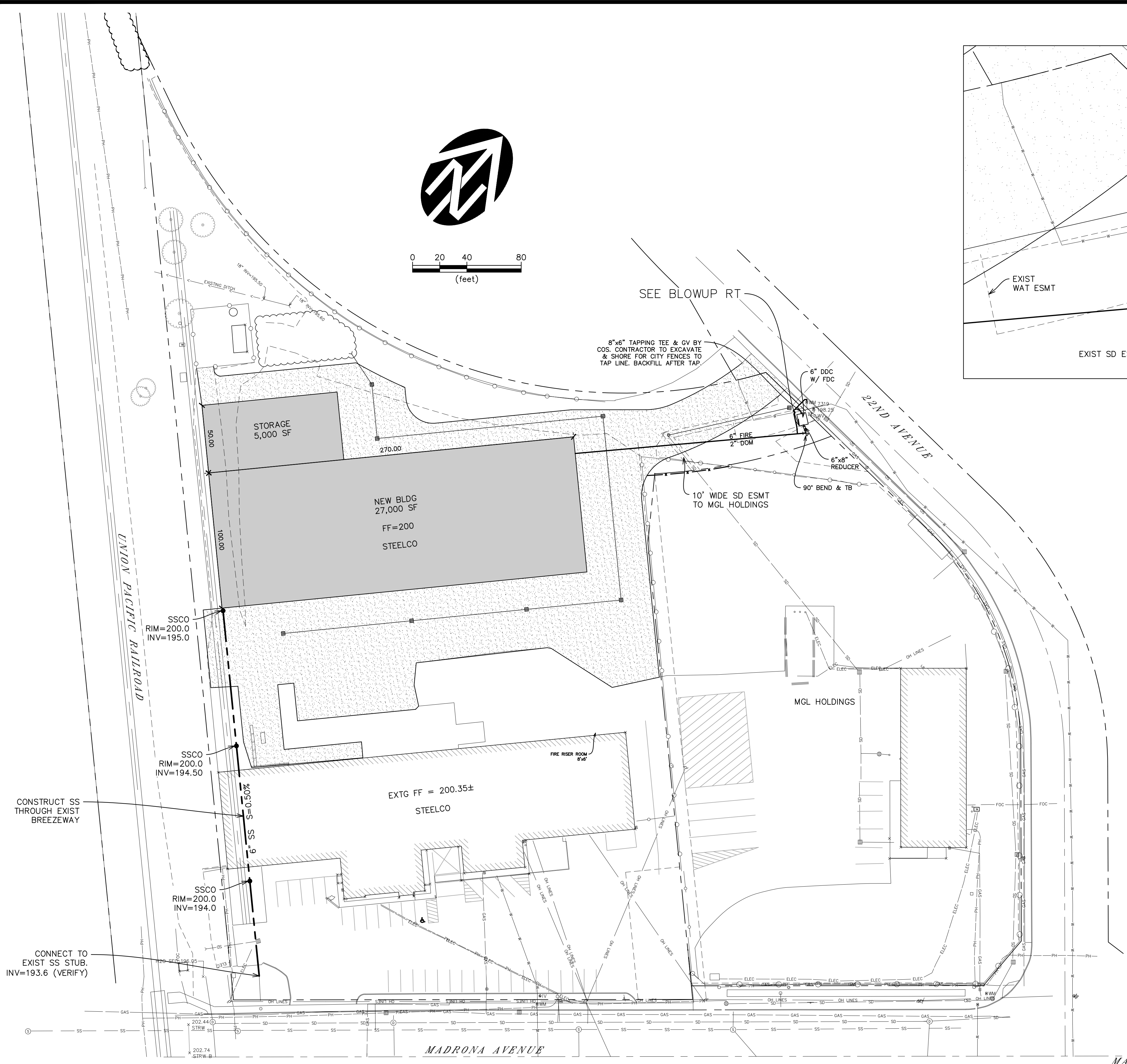
WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

MARK LYMAN, SALEM STEELCO PROPERTY, LLC
 2019 SITE IMPROVEMENTS
GRADING & DRAINAGE PLAN

DRAWING
C3.0
 JOB NUMBER
 2886.0000.0

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WATERLINE BLOWUP
 SCALE: 1"=10'

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 1 | | | |

REGISTERED PROFESSIONAL ENGINEER
 11843
 OREGON
 JULY 16, 2016
 STEVEN A. GUNN
 RENEWS: 6/20/2024

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

MARK LYMAN, SALEM STEELCO PROPERTY, LLC

2019 SITE IMPROVEMENTS

UTILITY PLAN

DRAWING
C4.0
 JOB NUMBER
 2886.0000.0