



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:	Class 2 Adjustment / Property Line Adjustment Case No. ADJ-PLA24-01; PLA24-06
PROPERTY LOCATION:	1017 and 1005 Ruge Street NW, Salem OR 97304
NOTICE MAILING DATE:	February 1, 2024
PROPOSAL SUMMARY:	Two property line adjustments to remove a historic property line and move another between two abutting properties, with zoning adjustments to vehicle use area setbacks.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, February 15, 2024. 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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 250.005(d) – Class 2 Adjustment; 205.055(d) – Property Line 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):	Joseph Penner
APPLICANT(S):	Barker Surveying
PROPOSAL REQUEST:	A consolidated application for two Property Line Adjustments to remove a historic property line beneath an existing building and move another between two abutting properties, with two Class 2 Adjustments to eliminate the minimum five-foot vehicle use area setback on either side of an existing driveway between the two properties, per SRC 537.010(d). The subject properties are each 0.11 -acres in size, zoned ESMU (Edgewater/Second Mixed Use Corridor) and located at 1017 and 1005 Ruge St NW (Polk County Assessor's Map and Tax Lot Numbers 073W21DB / 11400; 11600).
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 115599. 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: Class 2 Adjustment / Property Line Adjustment Case No. ADJ-PLA24-01

PROJECT ADDRESS: 1017 and 1005 Ruge St NW, Salem OR 97304

AMANDA Application No.: 23-115599-PLN

COMMENT PERIOD ENDS: Thursday, February 15, 2024, at 5:00 p.m.

SUMMARY: Two property line adjustments to remove a historic property line and move another between two abutting properties, with zoning adjustments to vehicle use area setbacks.

REQUEST: A consolidated application for two Property Line Adjustments to remove a historic property line beneath an existing building and move another between two abutting properties, with two Class 2 Adjustments to eliminate the minimum five-foot vehicle use area setback on either side of an existing driveway between the two properties, per SRC 537.010(d). The subject properties are each 0.11-acres in size, zoned ESMU (Edgewater/Second Mixed Use Corridor) and located at 1017 and 1005 Ruge St NW (Polk County Assessor's Map and Tax Lot Numbers 073W21DB / 11400; 11600).

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, February 15, 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: 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

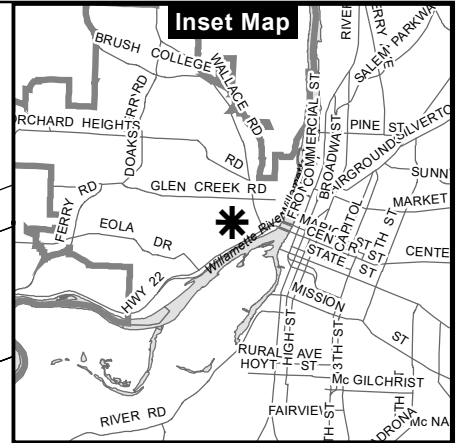
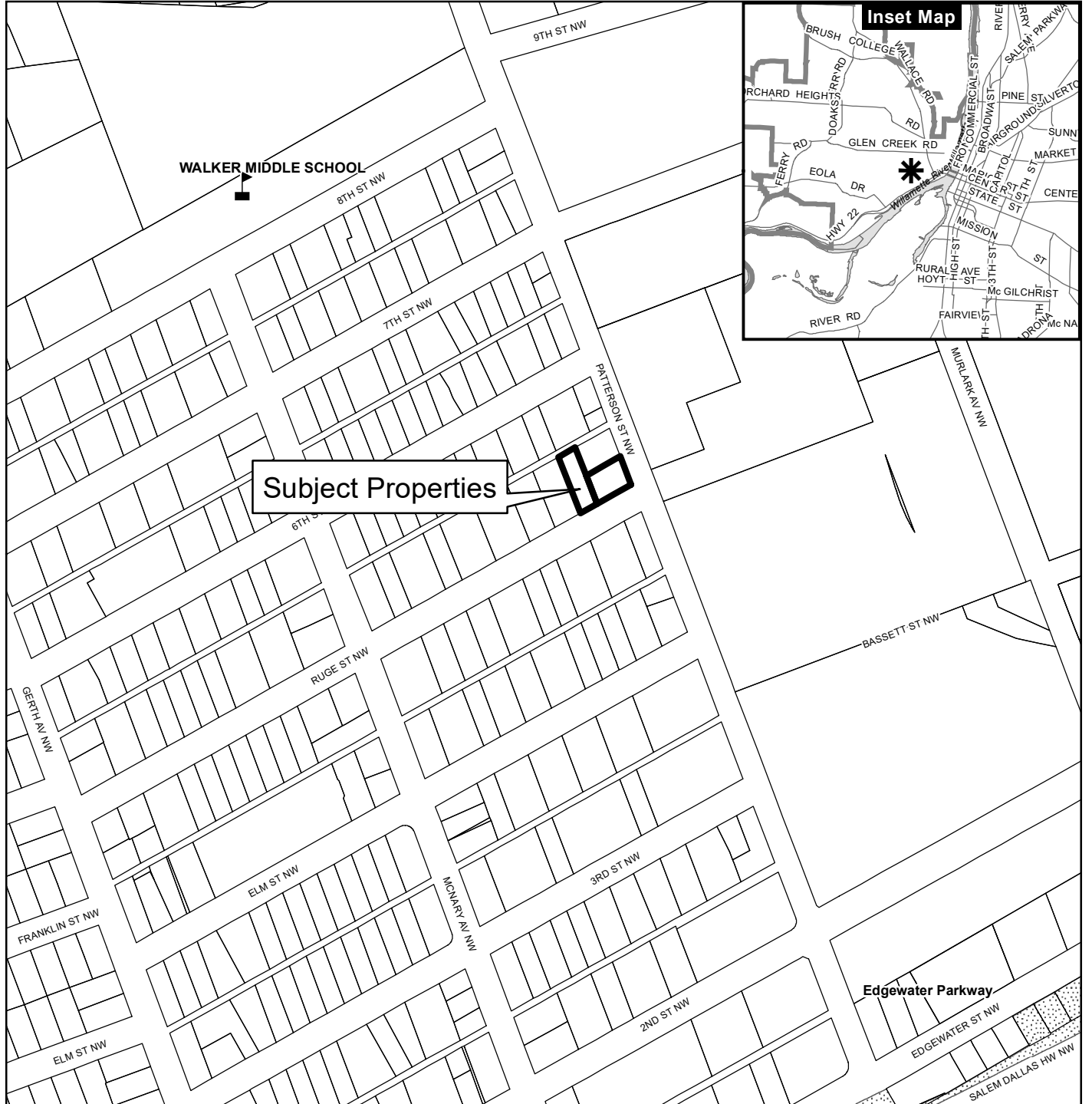
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

1017 & 1005 Ruge St NW



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 PROPERTY LINE ADJUSTMENT (ORIGINAL CONFIGURATION)

LOCATED IN SE 1/4 SEC 21, T7S, R3W, W.M.,
CITY OF SALEM, POLK COUNTY, OREGON



SCALE: 1"=20'
DATE: 01/08/2024

OWNER:
JOSEPH PENNER AND ERIN BOERS
1391 ELM ST NW
SALEM, OR 97304

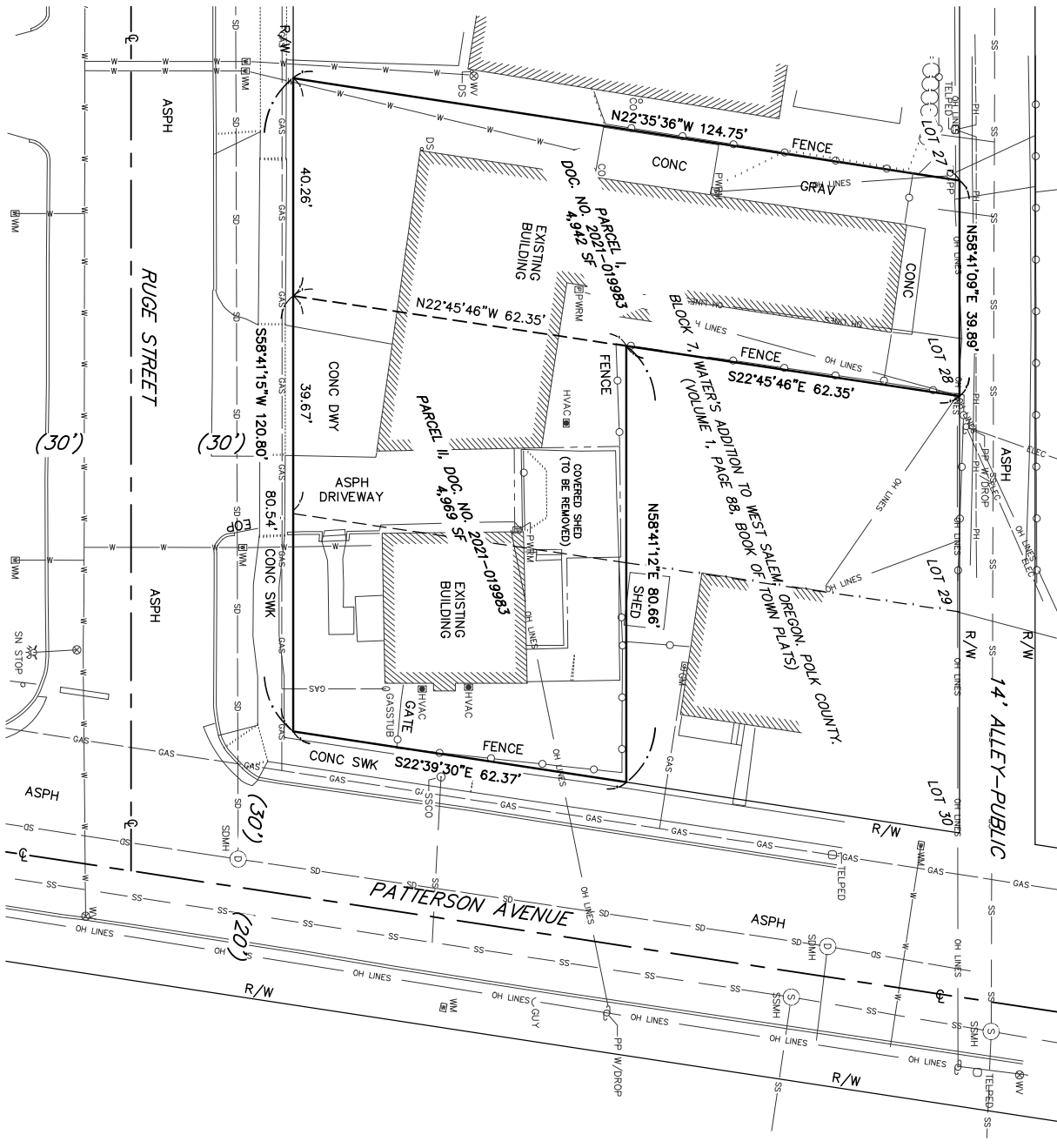
LOCATION:
1005 & 1017 RUGE ST NW
TAX LOTS
11400 & 11600
7.3.21DB

TOTAL AREA:
9,911 SQUARE FEET

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



BARKER
SURVEYING



PROPOSED PROPERTY LINE ADJUSTMENT 1 OF 2

LOCATED IN SE 1/4 SEC 21, T7S, R3W, W.M.,
CITY OF SALEM, POLK COUNTY, OREGON



SCALE: 1"=10'
DATE: 01/08/2024

OWNER:
JOSEPH PENNER AND ERIN BOERS
1391 ELM ST NW
SALEM, OR 97304

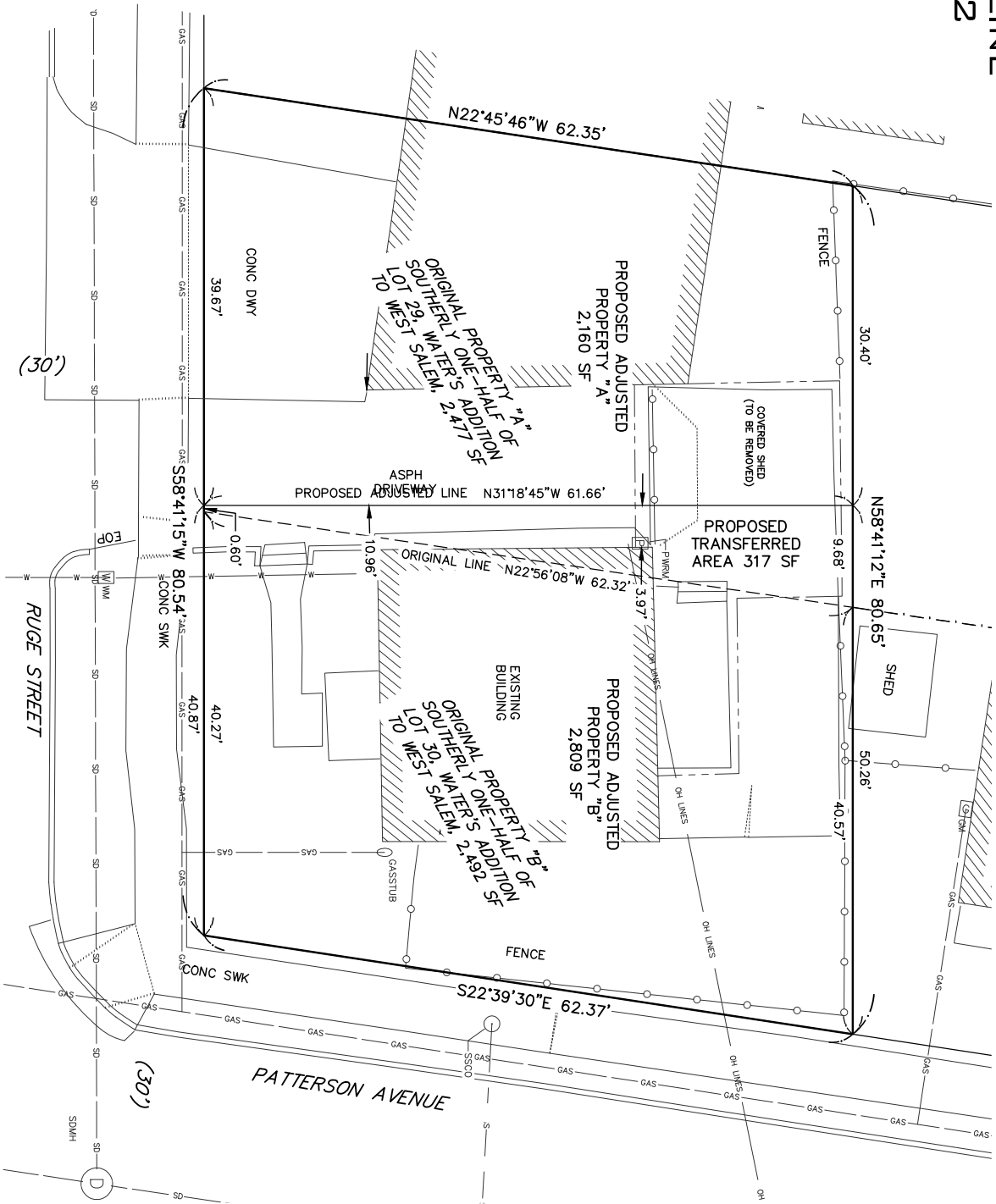
LOCATION:
1005 RUGE ST NW

TAX LOT
11600
7.3.210B

TOTAL AREA:
4,969 SQUARE FEET

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

PLA #1 ADJUSTS LINE BETWEEN
PROPERTIES IN PARCEL II,
DOCUMENT NO. 2021-019983
(LOTS 29 & 30)



PROPOSED PROPERTY LINE ADJUSTMENT 2 OF 2

LOCATED IN SE 1/4 SEC 21, T7S, R3W, W.M.,
CITY OF SALEM, POLK COUNTY, OREGON



SCALE: 1"=20'
DATE: 1/8/2024

OWNER:
JOSEPH PENNER AND ERIN BOERS
1391 ELM ST NW
SALEM, OR 97304

LOCATION:
1005 & 1017 RUGE ST NW
TAX LOTS:
11400 & 11600
7.3.21DB

TOTAL AREA:
7,102 SQUARE FEET

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

PLA #2 CONSOLIDATES THE
ADJUSTED PROPERTY "B" OF PLA #1 AND
PARCEL I, OF DOCUMENT 2021-019983, (LOT 28)

