



# 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>	Partition Tentative Plan Case No. PAR24-05
<b>PROPERTY LOCATION:</b>	3370 Darrin St NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	March 20, 2024
<b>PROPOSAL SUMMARY:</b>	A tentative partition plan to create three parcels.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, April 3, 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>Jacob Brown, Planner I</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: <a href="mailto:jrbrown@cityofsalem.net">jrbrown@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>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</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 205.005(d) – Partition Tentative Plan  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>	Dan Clark
<b>APPLICANT(S):</b>	Karl Goertzen
<b>PROPOSAL REQUEST:</b>	An application for a tentative partition to create three parcels approximately 38,725, 4,982, and 5,481 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin St NW (Polk County Assessor's Map and Tax Lot 073W08AB00103).
<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: 24 102428. 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 Case No. PAR24-05

**PROJECT ADDRESS:** 3370 Darrin St NW, Salem OR 97304

**AMANDA Application No.:** 24-102428-PLN

**COMMENT PERIOD ENDS:** Wednesday, April 3, 2024, at 5:00 p.m.

**SUMMARY:** A tentative partition plan to create three parcels.

**REQUEST:** An application for a tentative partition to create three parcels approximately 38,725, 4,982, and 5,481 square feet in size. The subject property of the proposed partition is 1.13 acres in size, zoned RS (Single Family Residential) and located at 3370 Darrin St NW (Polk County Assessor’s Map and Tax Lot 073W08AB00103).

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, April 3, 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:** Jacob Brown, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: [jbrown@cityofsalem.net](mailto:jbrown@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**

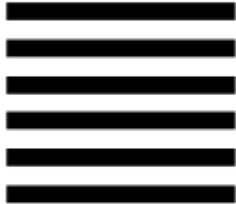


NO POSTAGE  
NECESSARY  
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UNITED STATES

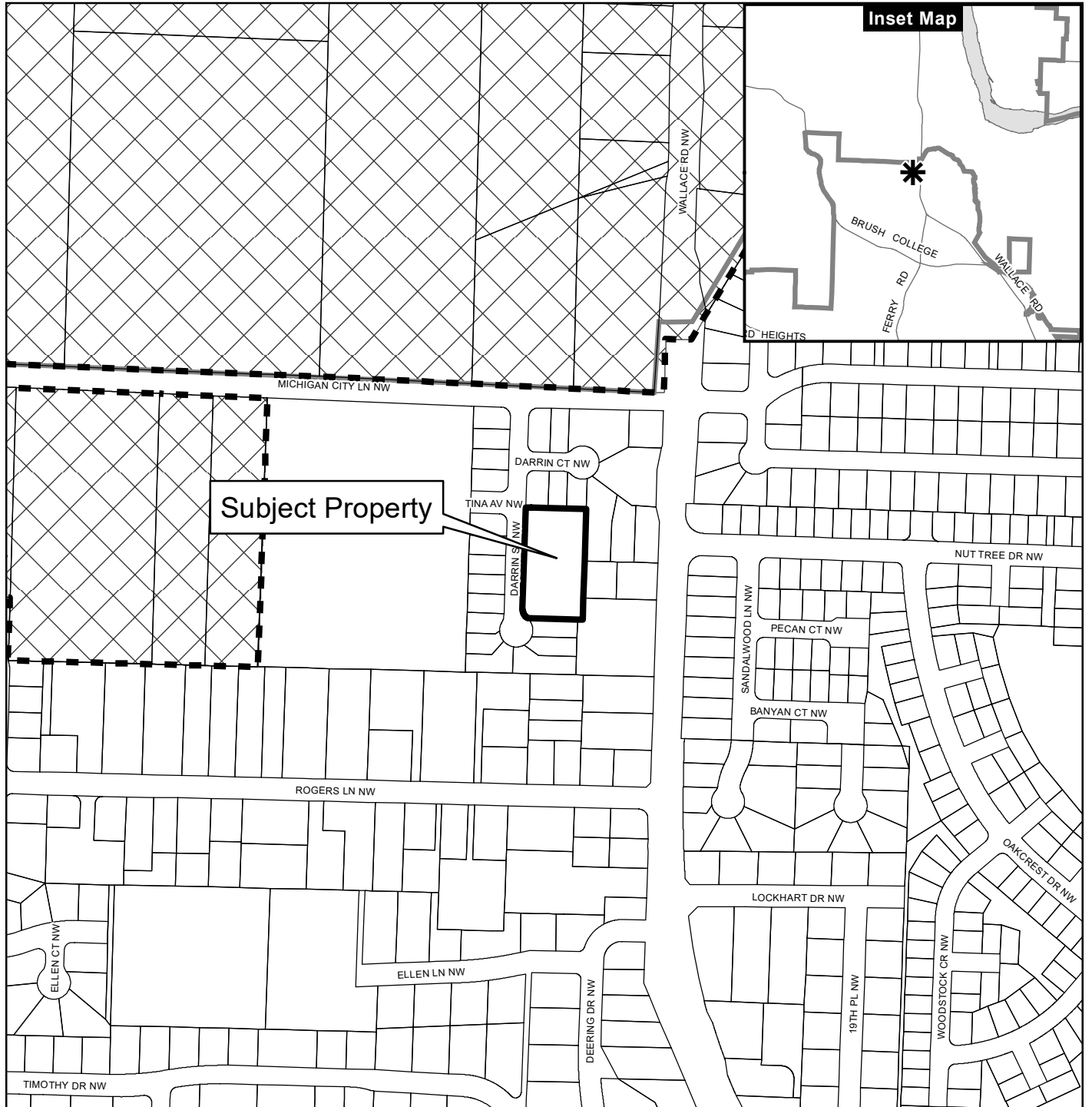
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE







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



# Vicinity Map 3370 Darrin Street NW



## Legend

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

 Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

0 100 200 400 Feet

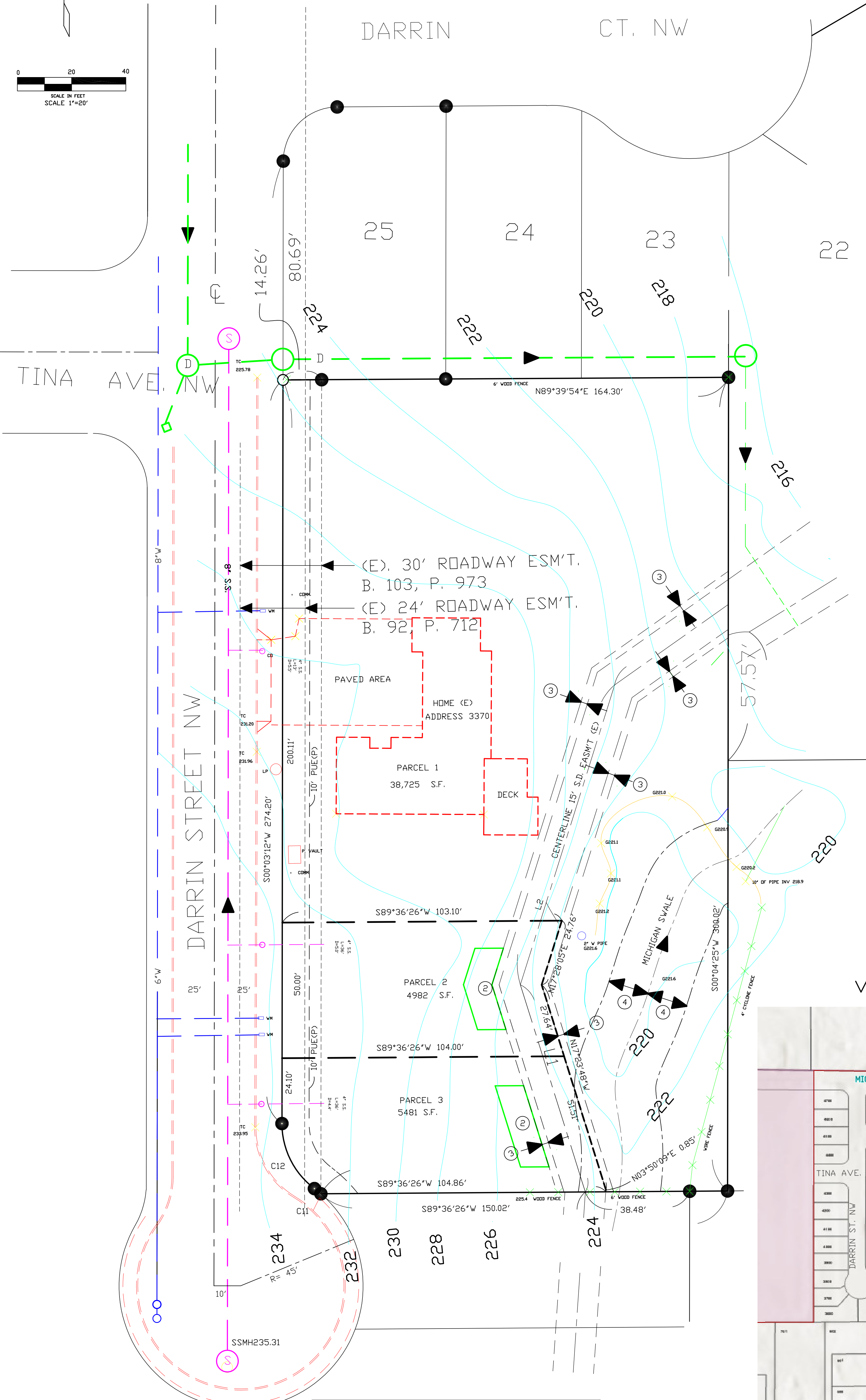
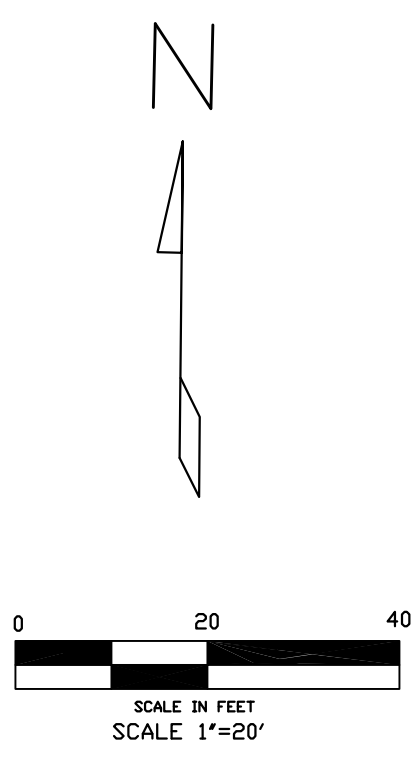


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PROPOSED STORM WATER PLAN

Stormwater management plan is schematically shown on drawing and more particularly described as follows:  
 On Parcels 2 and 3 the developer proposes that individual Green Storm Water Infrastructure (GSI) in the form of an infiltration rain gardens designed by the City's Simplified Approach as contained in the Storm water design standards to collect, treat, and detain runoff from impervious areas created that will be created in the future by the development of proposed Parcels 2 and 3.  
 The developer no Storm Water Infrastructure on proposed Parcel 1, since there is no proposed impervious areas to be added as part of this proposed Partition.

All overflow from the rain gardens will be piped to the existing public 15" storm drain pipe located in the easement as shown, or to the Michigan Swale as shown.



NOTES & LEGEND:

- (E) = EXISTING FEATURE
  - (P) = PROPOSED FEATURE
  - - - = EXISTING OBJECT
  - PP = POWER POLE
  - × = POINT OF ELEV
  - C OF S = CITY OF SALEM
  - G14514 = GROUND ELEVATION
  - TC 14550 = TOP OF CURB ELEVATION
  - G2510 = TOP OF GROUND ELEVATION
  - P2512 = TOP OF PAVEMENT ELEVATION
  - TC2510 = TOP OF CURB ELEVATION
- NOTE: ELEVATION BENCH MARK USED - MANHOLE RM AS NOTED (E.L. 235.53)
- ② PROPOSED RAIN GARDEN
  - ③ ADDITIONAL 25' STORM EASEMENT TO CITY (P)
  - ④ 15" OPEN 15" CHANNEL EASEMENT
  - 222 = CONTOUR AS SHOWN ON CITY OF SALEM MAPS

VICINITY MAP



NO SCALE

SUBJECT PROPERTY

CURVE TABLE (1)					
OBJECT	RADIUS LENGTH	CURVE LENGTH	CHORD	CHORD BEARING	DELTA
C11(1)	45.00'	3.08'	3.08'	N51°05'29"W	03°55'20"
C12(1)	30.00'	27.78'	26.80'	N26°31'32"W	53°03'36"

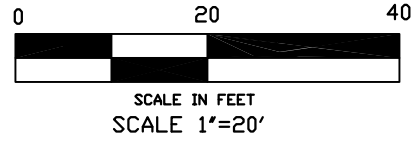
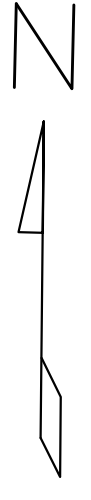
PARTITION TENTATIVE PLAN  
 3370 DARRIN ST. NW  
 SALEM, OR 97304  
 SEC. 8, T. 7 S., R. 3 W. W.M.

LAND OWNER:  
 DAN AND CAROL CLARK  
 3370 DARRIN ST. NW  
 SALEM, OR 97304

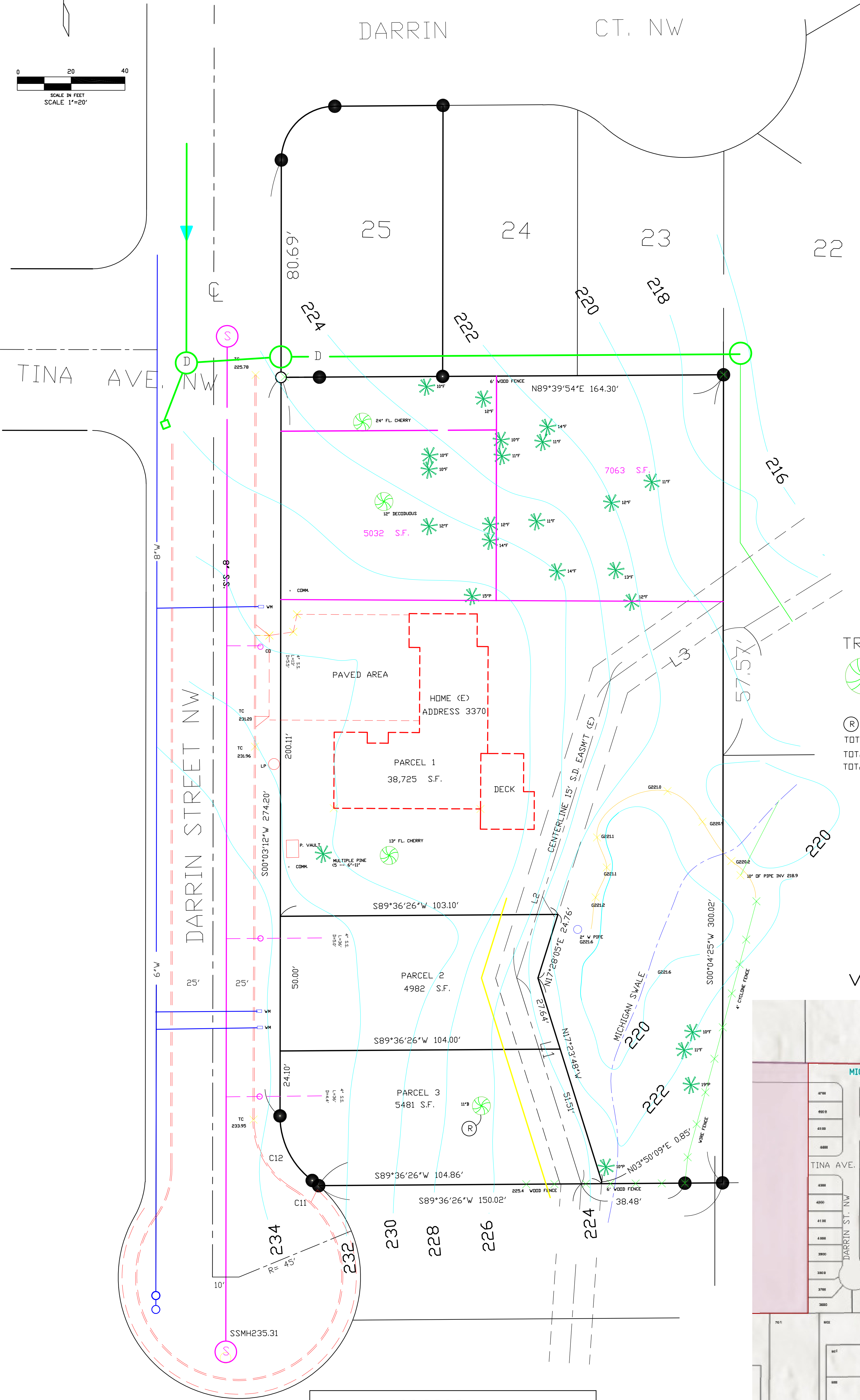
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Karl D. Goertzen*  
 OREGON  
 SEPTEMBER 23, 1977  
 KARL D. GOERTZEN  
 1195  
 EXPIRES: 6-30-2025

KARL D. GOERTZEN  
 4753 FIR DELL DRIVE SE  
 SALEM, OREGON 97302  
 PH. 503.378.0952  
 E-mail:KDGoertz@comcast.net

DESIGNED BY: KDG  
 DRAWN BY: DPH  
 DATE: NOV, 2023  
 REV: 2-17-24  
 SHEET 1 OF 1



DARRIN CT. NW



NOTES & LEGEND:

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- - - = EXISTING OBJECT
- PP = POWER POLE
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- C OF S = CITY OF SALEM
- G4514 = GROUND ELEVATION
- TC 145.50 = TOP OF CURB ELEVATION
- G2510 = TOP OF GROUND ELEVATION
- P2512 = TOP OF PAVEMENT ELEVATION
- TC2510 = TOP OF CURB ELEVATION
- NOTE: ELEVATION BENCH MARK USED - MANHOLE RIM AS NOTED (E.L. 235.50)
- 222 = CONTOUR AS SHOWN ON CITY OF SALEM MAPS

TREE INVENTORY:

- = DECIDUOUS TREE
- = BIRCH
- = CONIFEROUS TREE
- = PINE
- = FIR

(R) TREE PROPOSED TO BE REMOVED  
 TOTAL TREE GREATER THAN 10" DBH = 27  
 TOTAL TREE GREATER THAN 10" DBH TO BE REMOVED = 1  
 TOTAL TREE GREATER THAN 10" DBH TO BE SAVED = 26

VICINITY MAP



NO SCALE

SUBJECT PROPERTY

CURVE TABLE (1)					
OBJECT	RADIUS LENGTH	CURVE LENGTH	CHORD	CHORD BEARING	DELTA
C11(1)	45.00'	3.08'	3.08'	N51°05'29"W	03°55'20"
C12(1)	30.00'	27.78'	26.80'	N26°31'32"W	53°03'36"

DESIGNED BY: KDG  
 DRAWN BY:  
 DATE: NOV. 2023  
 REV.  
 SHEET 1 OF 1

TREE PLAN  
 3370 DARRIN ST. NW  
 SALEM, OR 97304  
 SEC. 8, T. 7 S., R. 3 W. W.M.

LAND OWNER:  
 DAN AND CAROL CLARK  
 3370 DARRIN ST. NW  
 SALEM, OR 97304

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Karl D. Goertzen*  
 OREGON  
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