



# 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>	Validation of Units of Land / Property Line Adjustment Case No. VUL-PLA24-03
<b>PROPERTY LOCATION:</b>	2412 Glen Creek Rd NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	June 12, 2024
<b>PROPOSAL SUMMARY:</b>	A Validation of Unit of Land for a property unlawfully established and a Property Line Adjustment to remove a common property line and consolidate two units of land.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., WEDNESDAY, June 26, 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.</b>
<b>CASE MANAGER:</b>	<b>Peter Domine, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: <a href="mailto:pdomine@cityofsalem.net">pdomine@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) Chapters 205.060(d) – Validation of Units of Land; SRC 205.055(d) – Property Line Adjustment  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>	Ronald and Kristen Iseri
<b>APPLICANT(S):</b>	AKS Engineering And Forestry
<b>PROPOSAL REQUEST:</b>	A Validation of Unit of Land for property unlawfully established in 2006 by conveyance of deed without land use approval. Additionally, a Property Line Adjustment to remove the common lot line and consolidate the validated unit of land and abutting parcel. The subject properties are 0.5 and 1.0-acres in size, zoned RA (Residential Agriculture) and located at 2412 Glen Creek Rd NW (Polk County Assessor's Map and Tax Lot Numbers 073W20A / 500 and 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: 24 110237. 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:** Validation of Units of Land / Property Line Adjustment Case No. VUL-PLA24-03

**PROJECT ADDRESS:** 2412 Glen Creek Rd NW, Salem OR 97304

**AMANDA Application No.:** 24-110237-PLN

**COMMENT PERIOD ENDS:** Wednesday, June 26, 2024, at 5:00 p.m.

**SUMMARY:** A Validation of Unit of Land for a property unlawfully established and a Property Line Adjustment to remove a common property line and consolidate two units of land.

**REQUEST:** A Validation of Unit of Land for property unlawfully established in 2006 by conveyance of deed without land use approval. Additionally, a Property Line Adjustment to remove the common lot line and consolidate the validated unit of land and abutting parcel. The subject properties are 0.5 and 1.0-acres in size, zoned RA (Residential Agriculture) and located at 2412 Glen Creek Rd NW (Polk County Assessor’s Map and Tax Lot Numbers 073W20A / 500 and 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., WEDNESDAY, June 26, 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](mailto: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

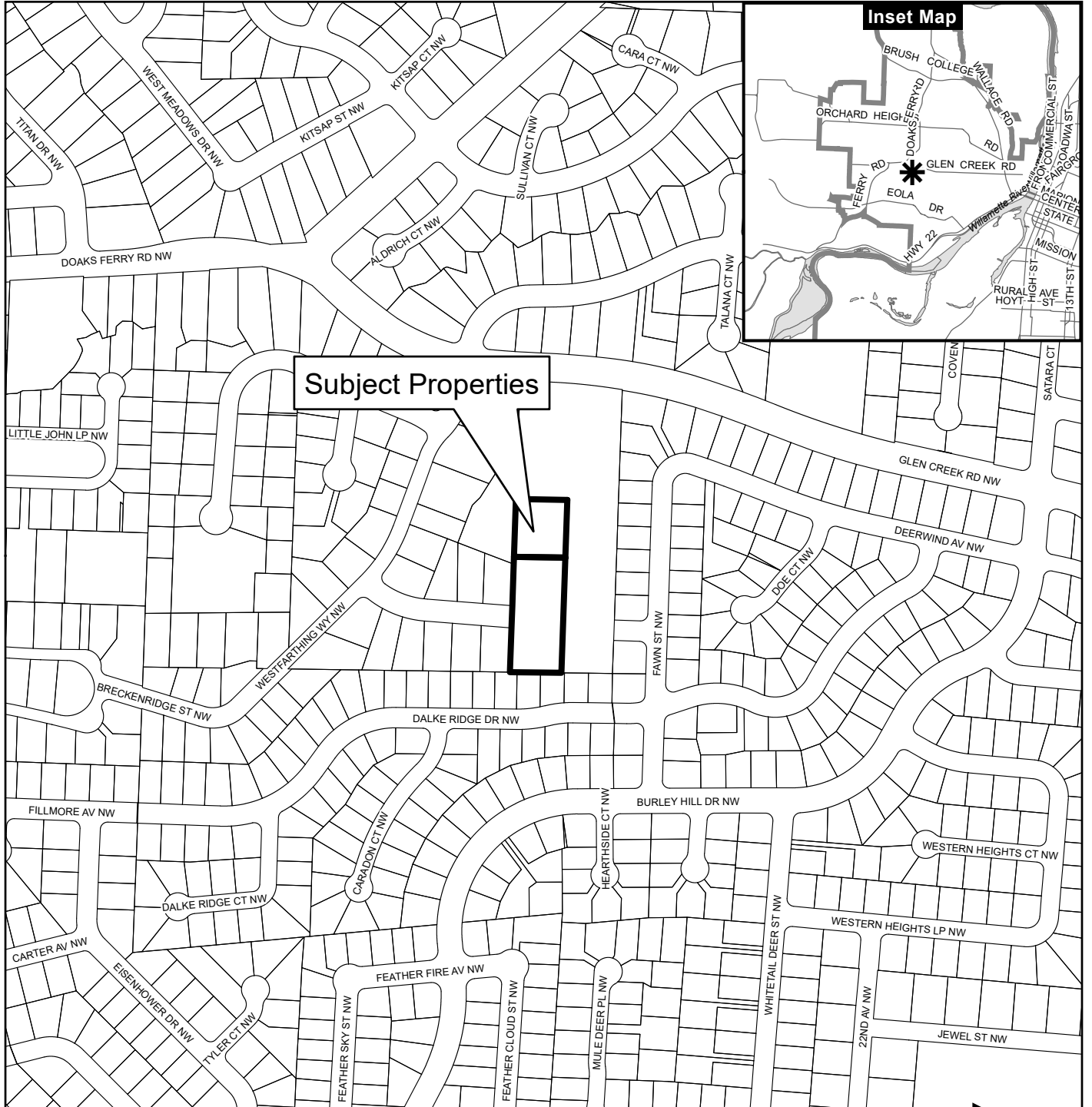
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 2412 Glen Creek Rd 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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# PARTITION PLAT NO. \_\_\_\_\_

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED LOCATED IN A PORTION OF BLOCK 2, BURELEY FRUIT FARMS, AND IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, POLK COUNTY, OREGON

DATE: \_\_\_\_\_

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO VALIDATE AND MONUMENT A UNIT OF LAND NOT LAWFULLY ESTABLISHED PER "ONE-HALF (S) ACRE PARCEL," DOC. NO. 2006-07511, POLK COUNTY DEED RECORDS (PDR), BEING THE UNIT OF LAND PER BOOK OF RECORD (BOR) 171, PAGE 1, FOUR AND ONE-HALF (S) ACRE PARCEL PER DOC. NO. 2012-010416, PDR, AS APPROVED BY THE CITY OF SALEM VALIDATION OF UNIT OF LAND PARTITION CASE NUMBER 10242-\_\_\_\_.

FOLLOWING THE CONVEYANCE OF A UNIT OF LAND LAWFULLY ESTABLISHED BY CONVEYANCE TO RONALD ISERI PER BOR 54, PAGE 270, PDR, RECORDED FEBRUARY 1, 1974, THE SUBJECT PROPERTY WAS CONVEYED TO RONALD ISERI PER BOR 171, PAGE 1, SIGNED JULY 22, 1974 AND RECORDED MAY 19, 1983, FOR THE CONSIDERATION OF THE SUM OF ONE DOLLAR. COUNTY SURVEY (CS) 4146, PREPARED FOR RONALD ISERI, FILED JUNE 19, 1974, CONFORMS BY BEARING AND DISTANCE WITH SAID DEEDS. THE SUBJECT PROPERTY IS CONSIDERED NOT LAWFULLY ESTABLISHED BY CONVEYANCE OF "ONE-HALF (S) ACRE PARCEL," DOC. NO. 2006-07511, PDR, BEING THE FIRST CONVEYANCE OF ACTUAL SALE.

I HELD MONUMENT "X", PER SAID CS 4146, AS THE NORTHEAST CORNER OF SAID BOR 171, PAGE 1, I HELD MONUMENT "A" AND "B", BOTH PER SAID CS 4146, AS THE NORTH LINE OF SAID BOR 171, PAGE 1, TO REESTABLISH THE NORTHWEST CORNER OF SAID BOR 171, PAGE 1, I HELD FROM MONUMENT "B" A RECORD DISTANCE OF 30.00 FEET PER SAID CS 4146, I FOUND MONUMENT "C" TO BE SOUTH 89°05'02" WEST 0.12 FEET OF SAID NORTHWEST CORNER, CONFORMING WITH THE RECORD POSITION OF MONUMENT "C" PER CS 15746 OF 0.12 FEET WEST OF LINE.

I HELD SAID NORTHWEST CORNER AND MONUMENT "D" AS THE WEST LINE OF SAID BOR 171, PAGE 1, TO REESTABLISH THE SOUTHWEST CORNER OF SAID BOR 171, PAGE 1, I HELD FROM MONUMENT "D" AS THE WEST LINE OF 312.60 FEET PER SAID BOR 54, PAGE 270 AND SAID BOR 171, PAGE 1. I HELD MONUMENT "X" AND "E", BOTH PER SAID CS 4146, AS THE EAST LINE OF SAID BOR 171, PAGE 1.

PER SAID BOR 171, PAGE 1, THE SOUTH LINE OF SAID BOR 171, PAGE 1 IS PARALLEL WITH THE NORTH LINE OF THE SUBJECT PROPERTY, AND PARALLEL WITH THE SOUTH LINE OF BOR 26, PAGE 574, PDR, BEING CONCURRENT WITH THE SOUTH LINE OF SAID BOR 54, PAGE 270 AND THE SOUTH LINE OF THE PROPERTY SURVEYED IN SAID CS 4146. THE SURVEYED NORTH LINE OF SAID BOR 171, PAGE 1 AND THE SURVEYED SOUTH LINE OF SAID BOR 54, PAGE 270, BEING THE NORTH LINE AND SOUTH LINE OF THE PROPERTY SURVEYED IN SAID CS 4146, ARE NOT PARALLEL. AMONG THE SURVEYED MONUMENTS PER SAID CS 4146, MONUMENTS "A" AND "B" WERE FOUND TO BE IN NEAREST CONFORMANCE WITH SAID CS 4146.

TO REESTABLISH THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY I HELD FROM MONUMENT "A" A RECORD DISTANCE OF 196.30 FEET PER SAID BOR 171, PAGE 1.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS REESTABLISHED BY HOLDING SAID SOUTHWEST CORNER AND SAID SOUTHEAST CORNER.

## REFERENCES

- (1) RECORD INFORMATION PER CS 4146
- (2) RECORD INFORMATION PER "DEER RIDGE ESTATES-PHASE 6", VOLUME 13, PAGE 14, POLK COUNTY BOOK OF TOWN PLATS
- (3) RECORD INFORMATION PER DOC. NO. 2006-07511
- (4) RECORD INFORMATION PER CS 15388
- (5) RECORD INFORMATION PER DOC. NO. 2012-010416
- (6) RECORD INFORMATION PER CS 15746
- (7) RECORD INFORMATION PER DOC. NO. 2016-004805

## BASIS OF BEARINGS

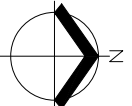
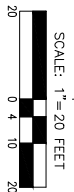
BEARINGS ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM, SALEM ZONE, ESTABLISHED USING THE TRIMBLE WGS 84 NETWORK.

## LEGEND

- SET 5/8" X 30" IRON ROD W/PPC INSCRIBED "AKS ENGR."
- FOUND MONUMENT AS NOTED HELD UNLESS NOTED OTHERWISE FLUSH UNLESS NOTED OTHERWISE
- BOR
- CALCULATED RECORD
- CS
- COUNTY SURVEY
- DOC. NO.
- PDR
- IR
- IRON PIPE
- IRON ROD
- IRON ROD
- POLK COUNTY DEED RECORDS
- S
- SQUARED PLAT
- SUDANESSE PLAT
- W/PPC
- WITH A YELLOW PLASTIC CAP

## PREPARED FOR

RONALD ISERI  
2412 GLEN CREEK ROAD  
SALEM, OREGON 97304

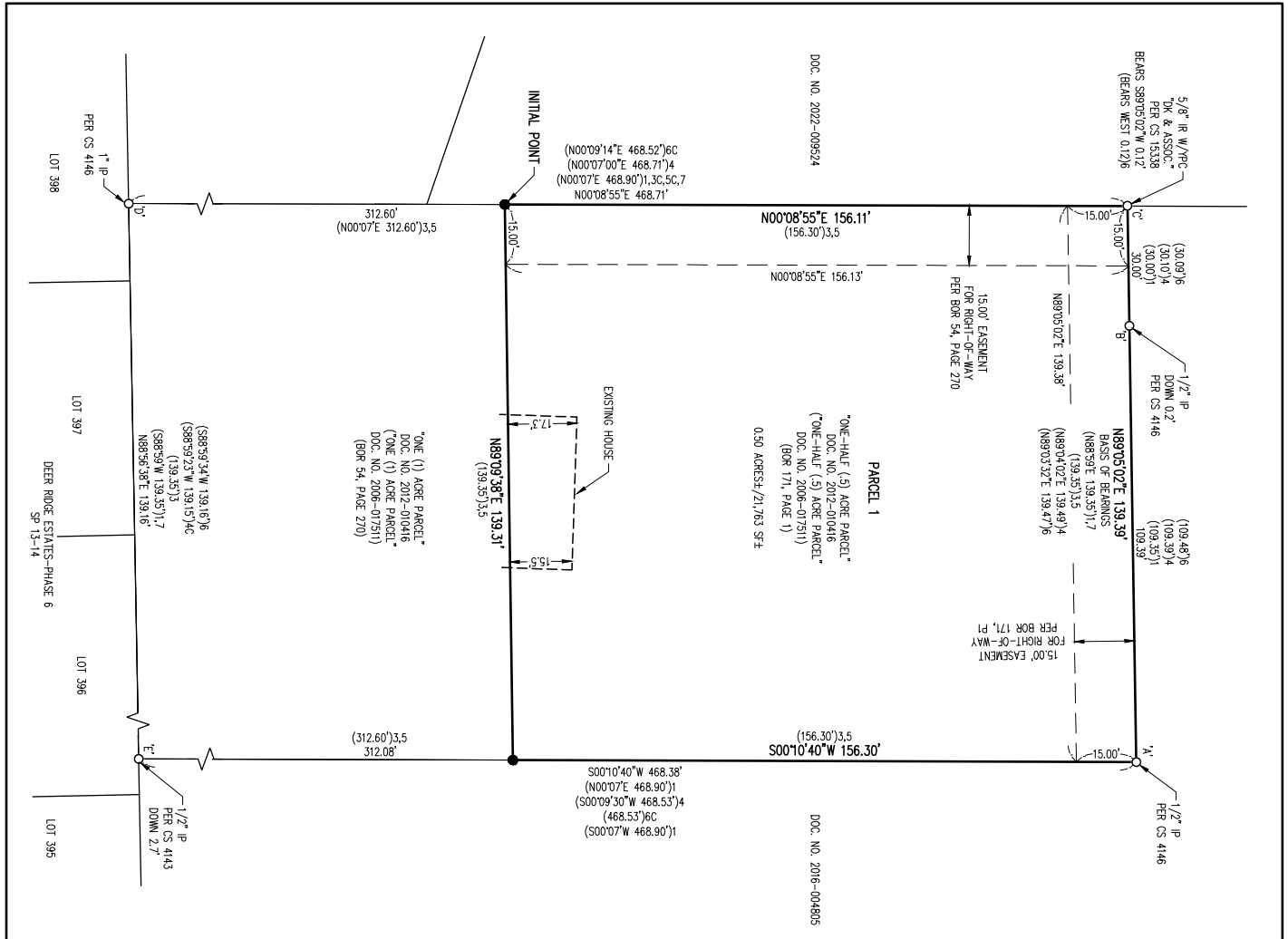


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
NOVEMBER 9, 2021  
JOSEPH F. SULLIVAN  
RENEWED: 6/30/2024



AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD, SUITE 1  
503.400.6098  
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



DOC. NO. 2022-009524

5/8" IR W/PPC  
"PPC & ASSOC"  
PER CS 15338  
BEARS S89°02'W 0.12'  
(BEARS WEST 0.12')B

(30.03')B  
(30.03')A  
(30.00')C  
(30.00')D

15.00'  
15.00'  
15.00'

15.00' EASEMENT  
FOR RIGHT-OF-WAY  
PER BOR 54, PAGE 270

15.00' EASEMENT  
FOR RIGHT-OF-WAY  
PER BOR 171, P1

1/2" IP  
DOWN 0.2'  
PER CS 4146

(109.48')B  
(109.39')A  
(109.35')C  
(109.38')D

PARCEL 1

"ONE-HALF (S) ACRE PARCEL"  
DOC. NO. 2012-010416  
("ONE-HALF (S) ACRE PARCEL"  
DOC. NO. 2006-07511)  
(BOR 171, PAGE 1)

0.50 ADDRESS/21,763 SF±

DOC. NO. 2016-004805

S00°10'40"W 468.38'  
(N00°07'E 468.90')1  
(S00°09'30"W 468.53')4  
(468.53')6C  
(S00°07'W 468.90')1

(156.30')3,5  
N00°08'55"E 156.11'  
(156.30')3,5

N00°08'55"E 156.13'

EXISTING HOUSE

17.3'  
15.7'

N89°09'38"E 139.31'  
(139.35')3,5

312.60'  
(N00°07'E 312.60')3,5

312.60'  
(312.60')3,5  
312.08'

S00°10'40"W 468.38'  
(N00°07'E 468.90')1  
(S00°09'30"W 468.53')4  
(468.53')6C  
(S00°07'W 468.90')1

"ONE (1) ACRE PARCEL"  
DOC. NO. 2012-010416  
("ONE (1) ACRE PARCEL"  
DOC. NO. 2006-07511)  
(BOR 54, PAGE 270)

(588.59)3,4 W 139.16')B  
(588.59)2,3 W 139.15')4C  
(139.35')3  
(588.59) W 139.35')1,7  
N88°56'38"E 139.16'

1/2" IP  
DOWN 2.7'  
PER CS 4143

1" IP  
PER CS 4146

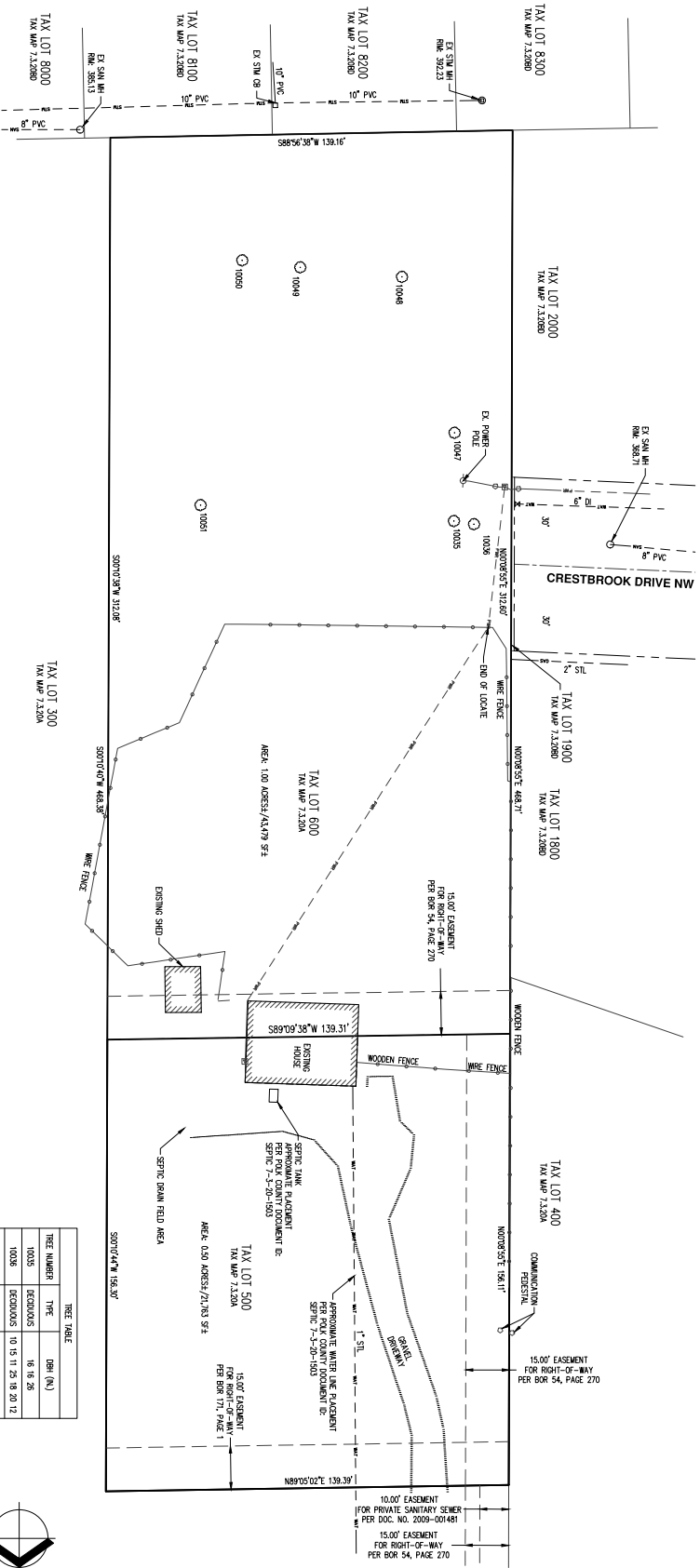
LOT 398

LOT 397

DEER RIDGE ESTATES-PHASE 6  
SP 13-14

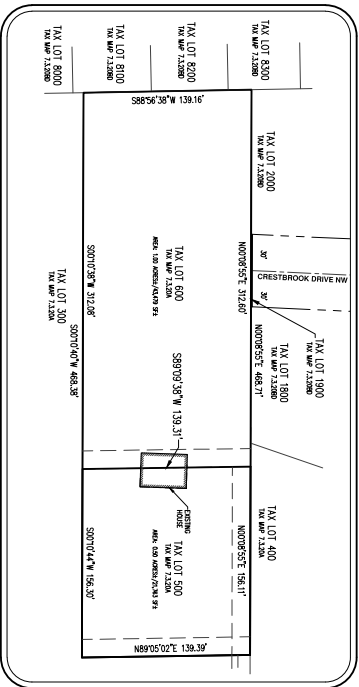
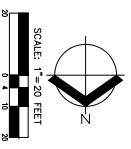
LOT 396

LOT 395

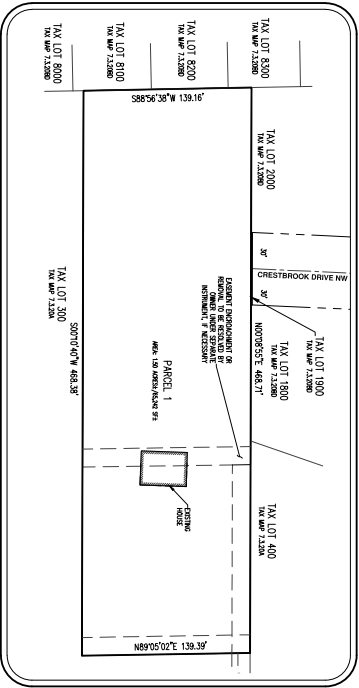


**EXISTING CONDITIONS SURVEY**

TREE NUMBER	TREE TYPE	DBH (IN)
10003	DECIDUOUS	16 16 56
10004	DECIDUOUS	10 15 11 25 20 12
10047	DECIDUOUS	17 20 25 19 17 17
10048	DECIDUOUS	27
10049	DECIDUOUS	27
10050	DECIDUOUS	28
10051	DECIDUOUS	23 19 13 17 10 13



**SITE MAP - EXISTING CONFIGURATION**  
NOT TO SCALE



**SITE MAP - PROPOSED CONFIGURATION**  
NOT TO SCALE

**EX A**

AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KOZICK, OR 97130  
 503-400-8900  
 WWW.AKS-ENG.COM

**PROPERTY LINE ADJUSTMENT PLAN**  
**2412 GLEN CREEK ROAD NW**  
**RON ISERI**  
**SALEM, OREGON**

AKS ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KOZICK, OR 97130  
 503-400-8900  
 WWW.AKS-ENG.COM

**AKS**

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