



# 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>	Class 2 Adjustment / Property Line Adjustment Case No. ADJ-PLA24-07
<b>PROPERTY LOCATION:</b>	831 Lancaster Dr NE and 3550 D St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	September 10, 2024
<b>PROPOSAL SUMMARY:</b>	A Property Line Adjustment to relocate the common lot line between two units of land and two zoning adjustments to eliminate the vehicle use area setback between them.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, September 24, 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>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>  Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: <a href="mailto:johnson.ian.patrick@gmail.com">johnson.ian.patrick@gmail.com</a> .  East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: <a href="mailto:skaltwasser@salemneighbors.org">skaltwasser@salemneighbors.org</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 250.005(d)(2) – Class 2 Adjustment; 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>	Lancaster Development Company LLC (Oski Partners, LLC, C.E. John Family LLC)
<b>APPLICANT(S):</b>	Lancaster Development Company LLC
<b>PROPOSAL REQUEST:</b>	A Property Line Adjustment to relocate the common lot line between two abutting units of land, resulting in two properties 24.19 and 2.06 acres in size. The consolidated application includes two Class 2 Adjustments to eliminate the required five-foot vehicle use area setback on either side of the adjusted property line. The subject properties are currently 24.87 and 1.38-acres in size, zoned MU-III (Mixed Use III) and located at 831 Lancaster Drive NE and 3550 D Street NE (Marion County Assessor's Map and Tax Lot Numbers 072W19CC / 5400; 5800).
<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 106446. 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-PLA24-07

**PROJECT ADDRESS:** 831 Lancaster Dr NE and 3550 D St NE, Salem OR 97301

**AMANDA Application No.:** 24-106446-PLN

**COMMENT PERIOD ENDS:** Tuesday, September 24, 2024, at 5:00 p.m.

**SUMMARY:** A Property Line Adjustment to relocate the common lot line between two units of land and two zoning adjustments to eliminate the vehicle use area setback between them.

**REQUEST:** A Property Line Adjustment to relocate the common lot line between two abutting units of land, resulting in two properties 24.19 and 2.06 acres in size. The consolidated application includes two Class 2 Adjustments to eliminate the required five-foot vehicle use area setback on either side of the adjusted property line. The subject properties are currently 24.87 and 1.38-acres in size, zoned MU-III (Mixed Use III) and located at 831 Lancaster Drive NE and 3550 D Street NE (Marion County Assessor’s Map and Tax Lot Numbers 072W19CC / 5400; 5800).

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., TUESDAY, September 24, 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

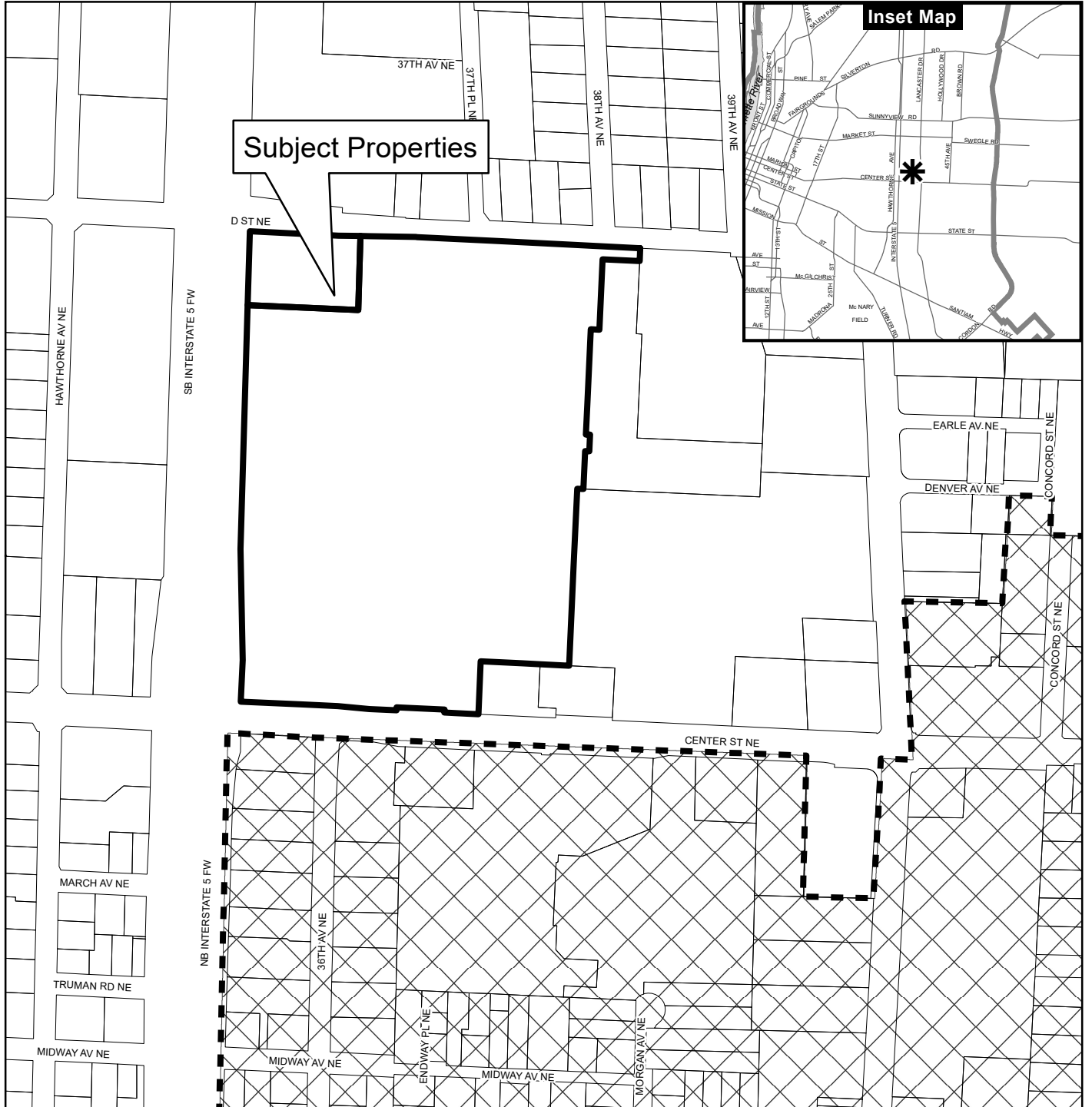
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 3550 D Street NE & 831 Lancaster Drive NE



### Legend

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



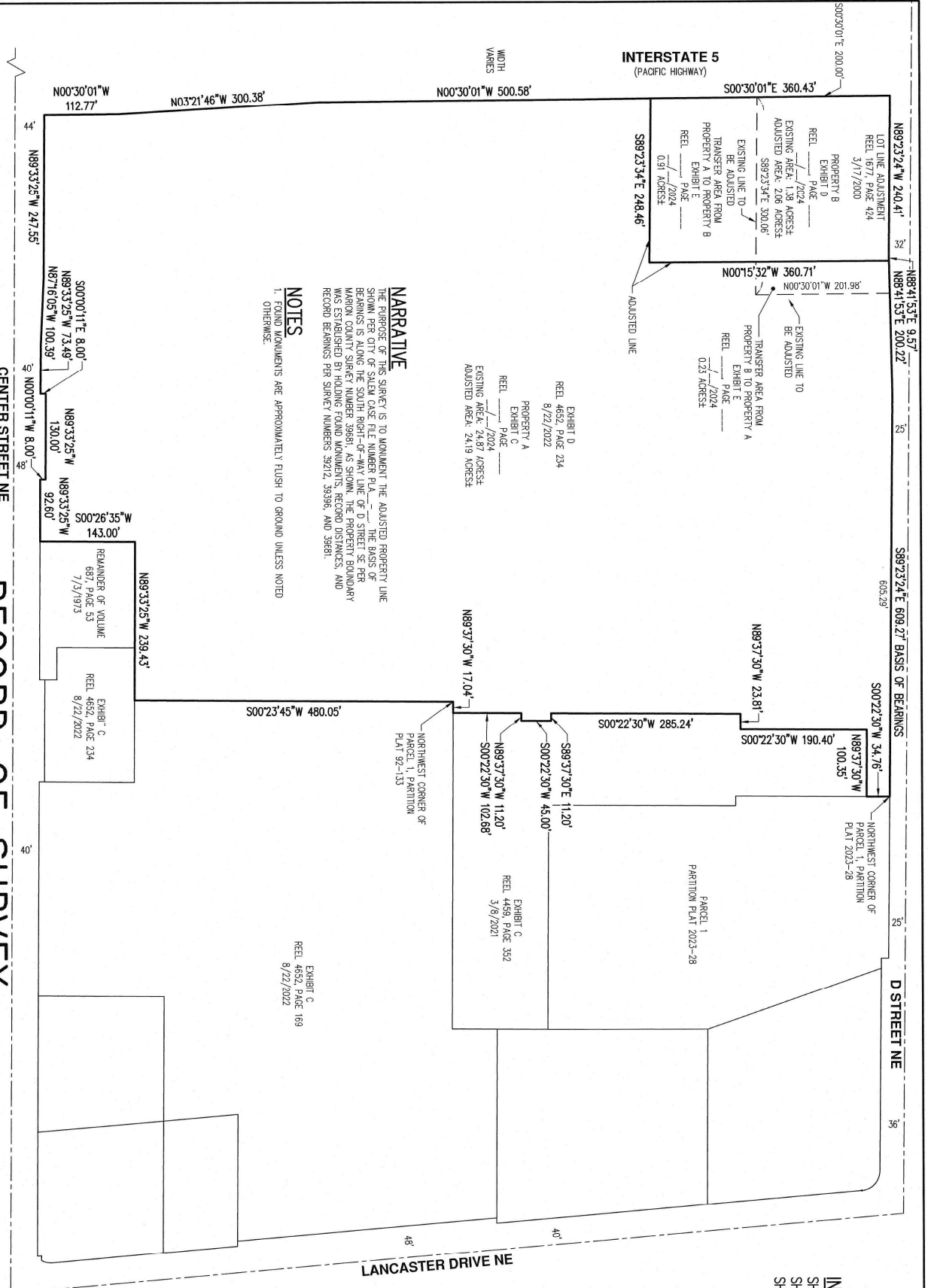
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

RECEIVED BY  
 MARION COUNTY SURVEYOR  
 APPROVED FOR FILING ON  
 MCSR

# RECORD OF SURVEY

## PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 19 AND THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 2 WEST, AND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 24 AND THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON  
 FEBRUARY 21, 2024



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINE SHOWN PER CITY OF SALEM CASE FILE NUMBER P.L.A. —. THE BASIS OF BEARINGS IS ALONG THE SOUTH RIGHT-OF-WAY LINE OF D STREET SE PER MARION COUNTY SURVEY NUMBER 39881. AS SHOWN, THE PROPERTY BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS, RECORD DISTANCES, AND RECORD BEARINGS PER SURVEY NUMBERS 39212, 39396, AND 39881.

### NOTES

1. FOUND MONUMENTS ARE APPROXIMATELY FLUSH TO GROUND UNLESS NOTED OTHERWISE.

INDEX:  
 SHEET 1: OVERALL PLA  
 SHEET 2: NORTH ROS  
 SHEET 3: SOUTH ROS



PREPARED FOR  
 OF JOHN COMPANY INC  
 1701 SE 90TH AVENUE DRIVE  
 WACO, TX 76798

REVIEW  
 COPY



JOB NAME:	LANCASTER MALL
JOB NUMBER:	5410
DRAWN BY:	MSD
CHECKED BY:	NSW
DRAWING NO.:	5410ROS-PLA 4

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

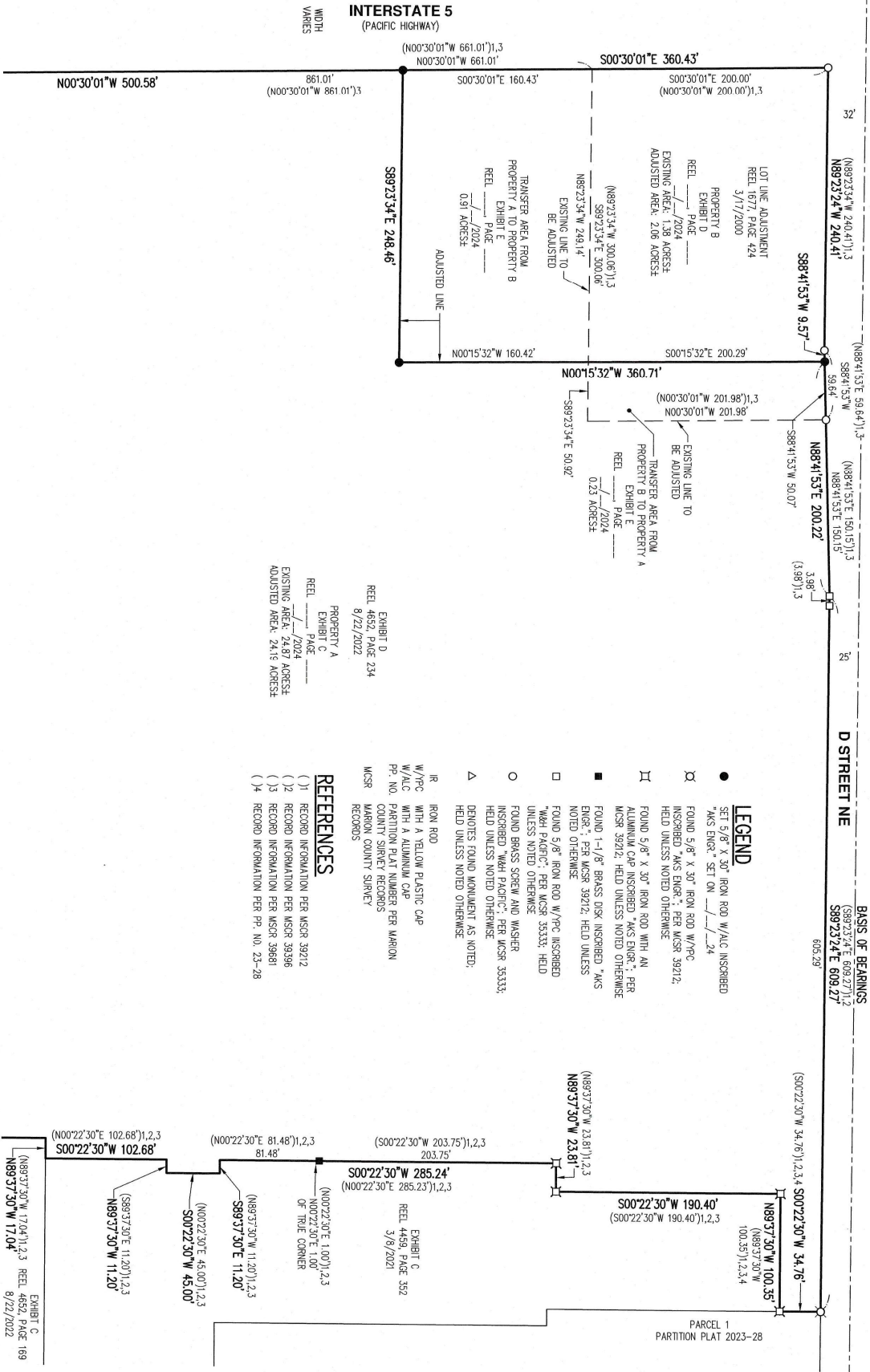
ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



# RECORD OF SURVEY

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FEBRUARY 21, 2024



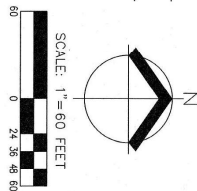
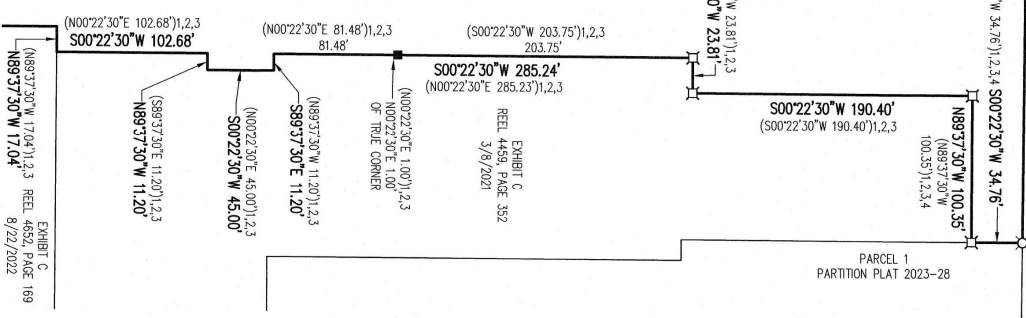
BASIS OF BEARINGS  
 (S8923'24"E 609.27') 2  
 (S8923'24"E 609.27') 2  
 (S8923'24"E 609.27') 2  
 (S8923'24"E 609.27') 2

### LEGEND

- SET 5/8" X 30" IRON ROD W/ALC INSCRIBED \*AKS ENGR.\* SET ON ---/24
- FOUND 5/8" X 30" IRON ROD W/PC INSCRIBED \*AKS ENGR.\*; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED \*AKS ENGR.\*; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- FOUND 1-1/8" BRASS DISK INSCRIBED \*AKS ENGR.\*; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/PC INSCRIBED \*W&H PACIFIC\*; PER MCSR 35333; HELD UNLESS NOTED OTHERWISE
- FOUND BRASS SCREW AND WASHER INSCRIBED \*W&H PACIFIC\*; PER MCSR 35333; HELD UNLESS NOTED OTHERWISE
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE

### REFERENCES

- (1) RECORD INFORMATION PER MCSR 39212
- (2) RECORD INFORMATION PER MCSR 39396
- (3) RECORD INFORMATION PER MCSR 39681
- (4) RECORD INFORMATION PER PP. NO. 23-28



PREPARED FOR  
 OF JOHN COMPANY AND  
 1701 SE JOHN LINDER BLVD  
 WAINWRIGHT, WA 98681

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 JAMAR SHINE  
 1085215  
 RENEWS 8/30/24

SHEET 2 OF 3

JOB NAME:	LANCASTER MALL
JOB NUMBER:	5410
DRAWN BY:	MSD
CHECKED BY:	NSW
DRAWING NO.:	5410ROS-PLA 4

**AKS**  
 ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

# RECORD OF SURVEY

## PROPERTY LINE ADJUSTMENT

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 FEBRUARY 21, 2024

INTERSTATE 5  
 (PACIFIC HIGHWAY)

WIDTH  
 VARIES

### LEGEND

- SET 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR." SET ON 1/2" 24
- ⊗ FOUND 5/8" X 30" IRON ROD W/PC INSCRIBED "AKS ENGR."; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- FOUND 1-1/8" BRASS DISK INSCRIBED "AKS ENGR."; PER MCSR 39212; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/PC INSCRIBED "AKS ENGR."; PER MCSR 35333; HELD UNLESS NOTED OTHERWISE
- FOUND BRASS SCREW AND WASHER INSCRIBED "W&P PACIFIC"; PER MCSR 35333; HELD UNLESS NOTED OTHERWISE
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE

- R IRON ROD
- W/PC WITH A YELLOW PLASTIC CAP
- W/ALC WITH A ALUMINUM CAP
- PP. NO. PARTITION PLAT NUMBER PER MARION COUNTY SURVEY RECORDS
- MCSR MARION COUNTY SURVEY RECORDS

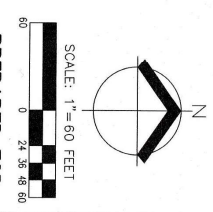
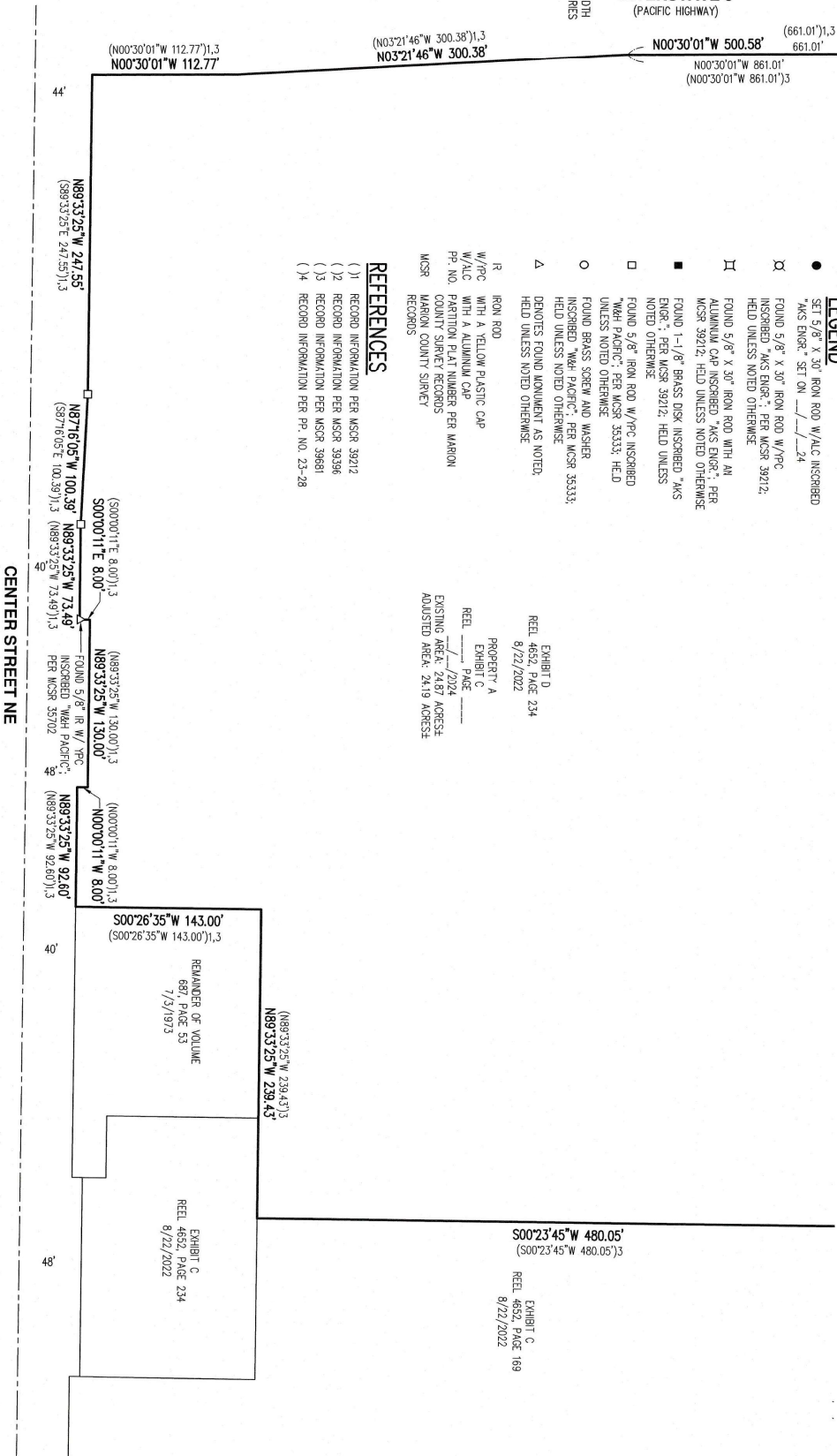
### REFERENCES

- (1) RECORD INFORMATION PER MCSR 39212
- (2) RECORD INFORMATION PER MCSR 39396
- (3) RECORD INFORMATION PER MCSR 39661
- (4) RECORD INFORMATION PER PP. NO. 23-28

EXHIBIT D  
 REEL 4652, PAGE 234  
 8/22/2022

PROPERTY A  
 EXHIBIT A  
 REEL 1/2024  
 PAGE 1/2024

EXISTING AREA: 2487 ACRES  
 ADJUSTED AREA: 2419 ACRES



PREPARED FOR  
 CE JOHN COMPANY, INC.  
 1701 SE COLLIERIA RIVER DRIVE  
 VANCOUVER, WA 98661


REVIEW  
 COPY

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 JAMES WHITE  
 7085215  
 RENEWS: 6/30/24

SHEET 3 OF 3

JOB NAME:	LANCASTER MALL
JOB NUMBER:	5410
DRAWN BY:	MSD
CHECKED BY:	NSW
DRAWING NO.:	5410ROS-PLA 4

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