



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 Case No. REP22-07
PROPERTY LOCATION:	350 to 360 Front St NE and 240 to 270 Center St NE, Salem OR 97301
NOTICE MAILING DATE:	July 13, 2022
PROPOSAL SUMMARY:	An application to consolidate four existing properties into one lot in order to accommodate future redevelopment.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, July 27, 2022. 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:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mbbaird@hotmail.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):	Urban Renewal Agency of the City of Salem
APPLICANT(S):	Sheri Wahrgren – City of Salem Urban Development Department
PROPOSAL REQUEST:	A replat to consolidate four existing properties (comprised of Lots 6-8 of Block 50 of the Salem plat) into one lot approximately 40,951 square feet in size. The subject property is zoned CB (Central Business District) and located at 350 to 360 Front Street NE & 240 to 270 Center Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DC03100, 03200, 03300, and 03400).
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: 22 111596. 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 informacion, por favor llame 503-588-6173

REGARDING: Tentative Replat Case No. REP22-07
PROJECT ADDRESS: 350 to 360 Front St NE and 240 to 270 Center St NE, Salem OR 97301
AMANDA Application No.: 22-111596-LD
COMMENT PERIOD ENDS: July 27, 2022

SUMMARY: An application to consolidate four existing properties into one lot in order to accommodate future redevelopment.

REQUEST: A replat to consolidate four existing properties (comprised of Lots 6-8 of Block 50 of the Salem plat) into one lot approximately 40,951 square feet in size. The subject property is zoned CB (Central Business District) and located at 350 to 360 Front Street NE & 240 to 270 Center Street NE (Marion County Assessor Map and Tax Lot Numbers: 073W22DC03100, 03200, 03300, and 03400).

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, July 27, 2022, 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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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

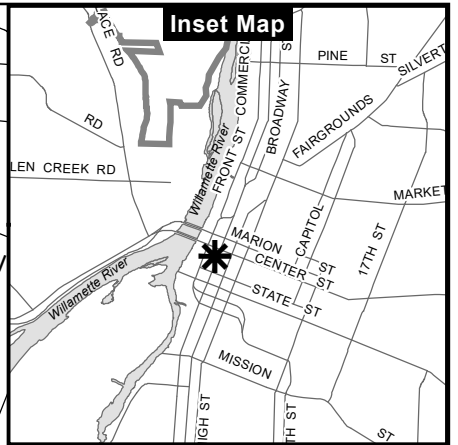
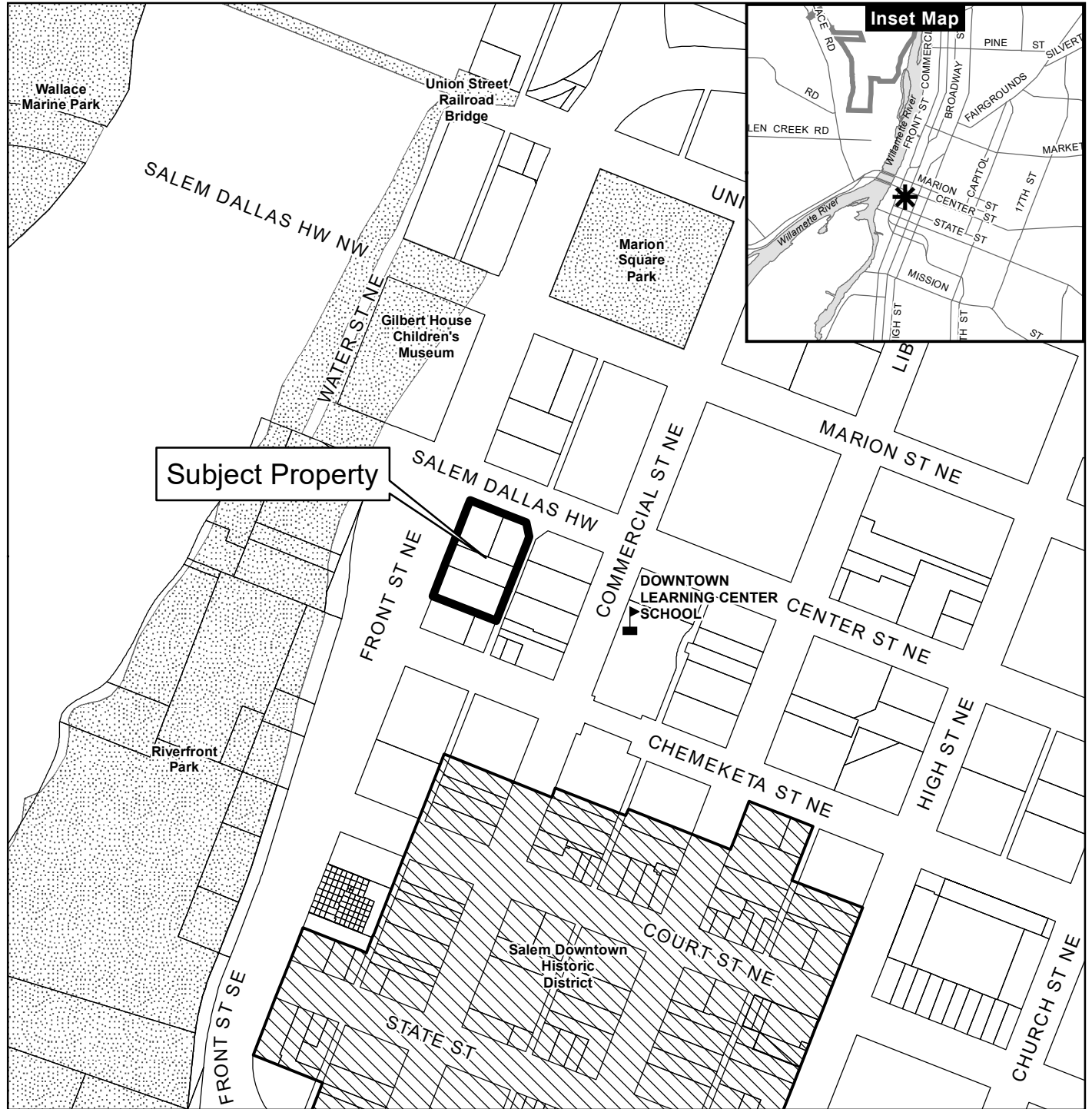
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

350 to 360 Front Street NE & 240 to 270 Center Street NE



Subject Property

Legend

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



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SURVEYOR'S NOTE:
REGARDING THE RIGHT OF WAY LINE AT THE NORTHEAST CORNER OF LOT 8, THE ASSESSORS MAP SHOWS A DIFFERENT SHAPE AT THIS LOCATION. ALTHOUGH THE COMPLAINT DATED 4-7-1982 FOR EMINENT DOMAIN CASE 133041 DESCRIBED AN AREA OF 300 SF THAT IS SIMILAR AND SYMMETRICAL TO THAT ON LOT 1 AND CONSISTENT WITH THE SHAPE SHOWN ON THE ASSESSOR'S MAP, THE AMENDED COMPLAINT DATED 6-29-1983 REDUCED THE AREA TO 81 SF AS SHOWN HEREON. THE FINAL COMPLAINT DATED 2-24-1984 MATCHES THE AMENDED COMPLAINT. IT IS ASSUMED THE COUNTY ASSESSOR USED THE WRONG DESCRIPTION TO DRAFT THE RIGHT OF WAY LINE. ON 6-16-2022 FIDELITY NATIONAL TITLE PERFORMED AN ADDITIONAL SEARCH AND FOUND NO EVIDENCE OF ANOTHER DEDICATION.

- LEGEND**
- BIKE RACK
 - BOLLARD
 - ⊙ COMMUNICATION MANHOLE
 - COMMUNICATION RISER
 - ⊕ COMMUNICATION VAULT OR JUNCTION BOX
 - ← GATE
 - ← GUY ANCHOR
 - ⊠ JUNCTION BOX
 - ⊕ MONITORING WELL
 - SURVEY MONUMENT AS NOTED
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊙ STREET OR PARKING LOT LIGHT
 - GUY OR MISC. POLE
 - ⊕ LIGHT
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ POWER MANHOLE
 - ⊠ POWER METER
 - ⊠ POWER VAULT
 - ⊠ SIGN ON POST
 - ⊙ CLEANOUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊠ CATCH BASIN
 - ⊠ CURB INLET
 - ⊙ STORM DRAIN MANHOLE
 - ⊠ STUMP
 - ⊙ DECIDUOUS STREET TREE
 - ⊕ FIRE HYDRANT
 - ⊠ IRRIGATION BOX
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ YARD DRAIN
 - ⊙ "SALEM" BLOCK NUMBER

- OHL — OVERHEAD WIRE
- — — OLD PLAT LINE
- — — PEDESTRIAN RAMP OR DRIVEWAY
- — — BUILDING EAVE
- — — BUILDING
- x — x — x — FENCE
- — — EDGE ASPHALT
- — — RETAINING WALL
- W — WATER
- SS — SANITARY SEWER
- SD — STORM DRAIN
- G — GAS
- CONCRETE
- BRICK PAVERS
- DETECTABLE WARNING PAD

TENTATIVE PLAN FOR REPLAT FOR CONSOLIDATION

PROPERTY OWNER: URBAN RENEWAL AGENCY OF THE CITY OF SALEM, AN OREGON QUASI-MUNICIPAL CORPORATION (URA), 350 COMMERCIAL STREET NE, SALEM, OR 97301

ADDRESSES: 350 FRONT STREET NE, SALEM, OR 97301
360 FRONT STREET NE, SALEM, OR 97301
240 CENTER STREET NE, SALEM, OR 97301
NO SITUS, SALEM, OR 97301

TAX LOT NUMBERS: 3100, 3200, 3300 & 3400, MAP 07 3W 22DC

AREA: 40,951 SQUARE FEET (0.94 ACRES), EXISTING AND PROPOSED

EASEMENTS: NO PLOTTABLE EASEMENTS OR EXCEPTIONS ARE LISTED IN THE TITLE (OWNERSHIP AND ENCUMBRANCES) REPORT BY FIDELITY NATIONAL TITLE, ORDER NO. 60222202099, WITH AN EFFECTIVE DATE OF MARCH 17, 2022.

SURVEY DATA: BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE. BOUNDARY WAS RESOLVED FROM DEEDS NOTED AND ORIGINAL PLAT OF "SALEM" AS INTERPRETED HISTORICALLY BY OTHER SURVEYS IN THE VICINITY. HOLDING MONUMENTS AT OFFSETS AS NOTED. FINAL PARTITION PLAT WILL SHOW ALL MONUMENTS FOUND AND INCLUDE A NARRATIVE OF RESOLUTION. BOUNDARY SURVEY AND PLANIMETRIC MAPPING PERFORMED ON THE GROUND BY OTAK BETWEEN MARCH 22 AND APRIL 15, 2022.

EXISTING UTILITIES: EXISTING UNDERGROUND SANITARY SEWER, STORM DRAIN, WATER, AND GAS SYSTEM LINES ARE SHOWN FROM CITY (DATA SALEM) AND NW NATURAL GIS MAPPING AVAILABLE ONLINE WHICH WAS ADJUSTED TO ALIGN WITH THE MANHOLES, VALVES AND SIMILAR OBSERVABLE UTILITY FACILITIES WHICH WERE GROUND SURVEYED.

EXISTING & PROPOSED STORMWATER CONDITIONS: THE STORMWATER CONVEYANCE SYSTEMS SHOWN ARE IN THE PUBLIC RIGHT OF WAY RATHER THAN ON THE SITE AND CONVEY RUNOFF AWAY FROM THE SITE. THE SITE DOES NOT CONTAIN ANY PONDS OR DETENTION FACILITIES. NO ATTEMPT WAS MADE TO MAP ROOF DRAINAGE SYSTEMS OR OTHER SMALL PRIVATE SYSTEMS BY WHICH RUNOFF IS CONVEYED INTO THE RIGHT OF WAY OR THE FACILITIES THEREIN. IT IS OUR UNDERSTANDING THAT ALL EXISTING IMPROVEMENTS ON THE SITE WILL BE DEMOLISHED. PROPOSED REDEVELOPMENT WILL BE REQUIRED TO DESIGN AND CONSTRUCT STORMWATER FACILITIES THAT CONVEY RUNOFF TO THE EXISTING FACILITIES SHOWN IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH CITY STANDARDS AND APPROVALS.

TENTATIVE PLAN

FOR A REPLAT FOR CONSOLIDATION OF LOTS 6, 7 AND 8, BLOCK 50, SALEM, IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 22 TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN CITY OF SALEM, MARION COUNTY, OREGON

MDS	05-25-2022
Calculated MDS	Date
Drawn	05-27-2022
NST	Date
Checked	Date

REVISIONS

SURVEYOR'S NOTE REGARDING RIGHT OF WAY ADDED, STORMWATER & UTILITY NOTES ADDED, UNDERGROUND UTILITIES SHOWN 06-22-2022 MDS	
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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
NOVEMBER 12, 2013
MICHAEL D. SPELTS
87475PLS
RENEWS: JUNE 30, 2024

