



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:	Validation of Units of Land / Property Line Adjustment Case No. VUL-PLA22-06
PROPERTY LOCATION:	1975 Taft St NE; 1985 16th St NE; 1997 16th St NE, Salem OR 97301
NOTICE MAILING DATE:	October 11, 2022
PROPOSAL SUMMARY:	A consolidated application for three Validations of Units of Land and two Property Line Adjustments.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Tuesday, October 25, 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:	Peter Domine, Planner I , 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> Northeast Neighbors (NEN), Laura Buhl, Land Use Co-Chair; Email: buhll@yahoo.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.060(d) – Validation of Unit of Land; 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):	Keystone Resources LLC / Level 3 Communications
APPLICANT(S):	Britany Randall, Brand Land Use
PROPOSAL REQUEST:	An application for three Validations of Units of Land to establish three units of land which were unlawfully created by recording of deed in 2000. Additionally, two property line adjustments to relocate common property line creating a 2.32 acre property and a 3.63 acre property. The land areas are approximately 4.96 acres; 2.35 acres; 3.64 acres; and 0.12 acres, and zoned IG (General Industrial) and IP (Industrial Park), and located at 1975 Taft St NE; 1985 16th St NE; 1997 16th St NE - 97301 (Marion County Assessors Map and Tax Lot numbers 073W23AA / 6700; 6701; 6800; 6801).
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: 22-119384. 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-PLA22-06

PROJECT ADDRESS: 1975 Taft St NE; 1985 16th St NE; 1997 16th St NE, Salem OR 97301

AMANDA Application No.: 22-119384-PLN

COMMENT PERIOD ENDS: Tuesday, October 25, 2022 at 5:00 P.M.

SUMMARY: A consolidated application for three Validations of Units of Land and two Property Line Adjustments.

REQUEST: An application for three Validations of Units of Land to establish three units of land which were unlawfully created by recording of deed in 2000. Additionally, two property line adjustments to relocate common property line creating a 2.32 acre property and a 3.63 acre property. The land areas are approximately 4.96 acres; 2.35 acres; 3.64 acres; and 0.12 acres, and zoned IG (General Industrial) and IP (Industrial Park), and located at 1975 Taft St NE; 1985 16th St NE; 1997 16th St NE - 97301 (Marion County Assessors Map and Tax Lot numbers 073W23AA / 6700; 6701; 6800; 6801).

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, October 25, 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: Peter Domine, Planner I, 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

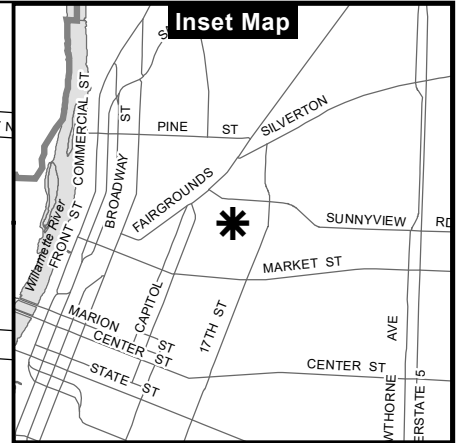
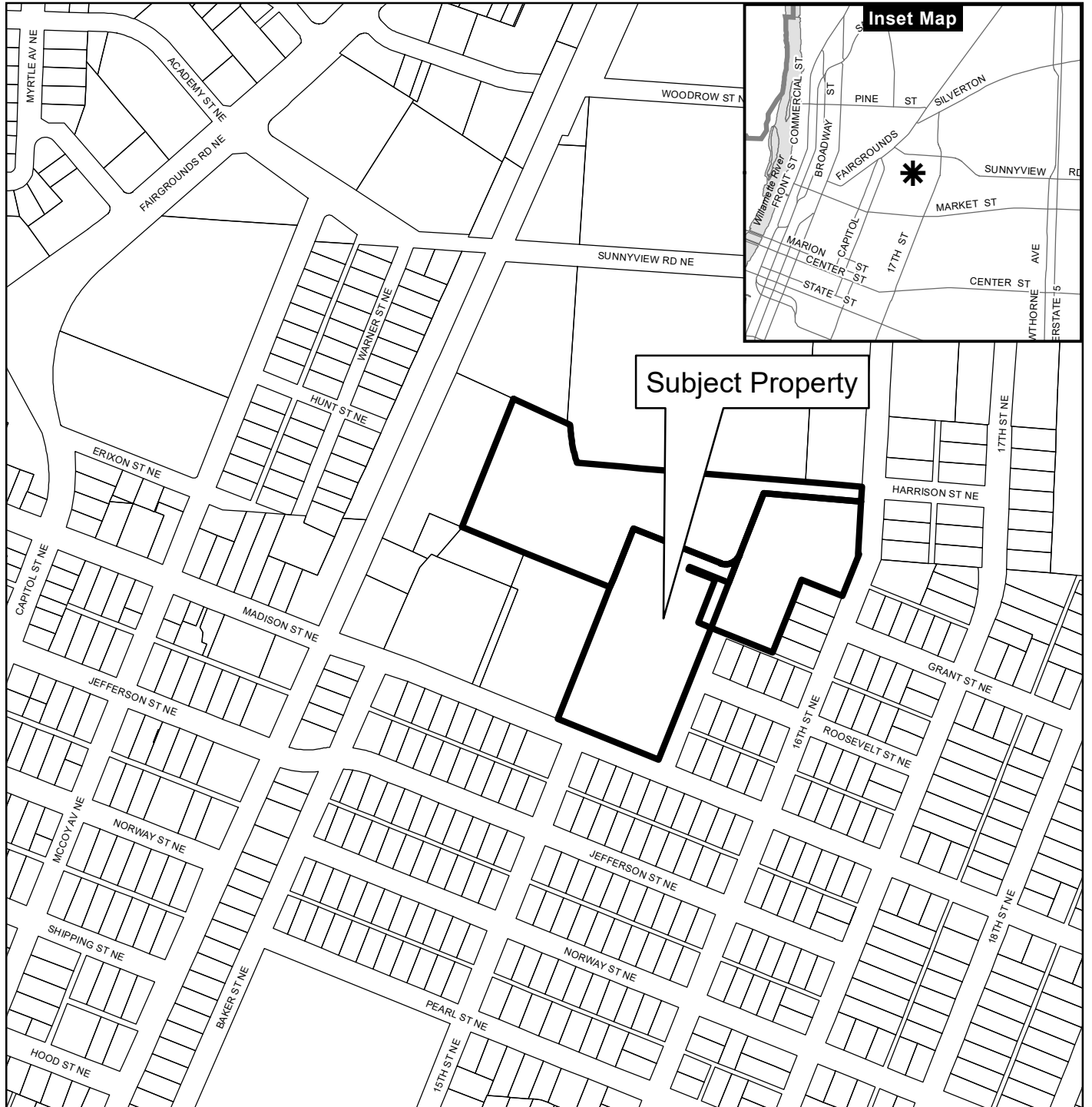
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

1975 Taft St NE; 1985 16th St NE; 1997 16th St NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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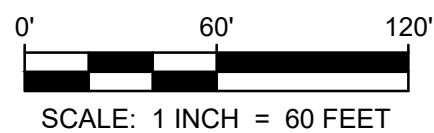
EXISTING CONDITIONS FOR PROPOSED PROPERTY LINE ADJUSTMENT

IN THE NE 1/4 OF SECTION 23, T.7S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: SEPTEMBER 21, 2022



PARCEL 1
P.P. 96-98

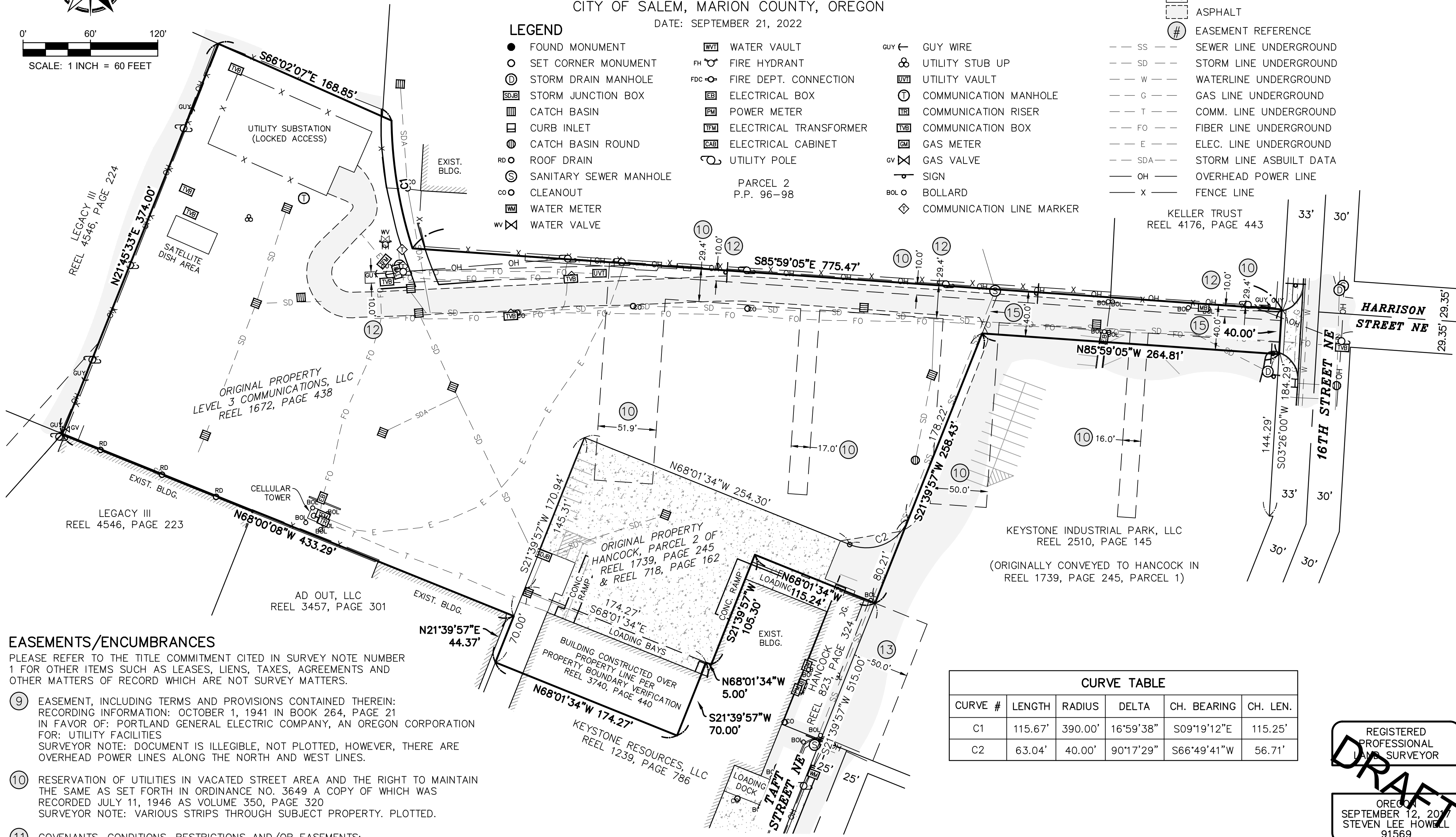


LEGEND

- | | | | |
|--------------------------|----------------------------|-----------------------------|-------------------------------------|
| ● FOUND MONUMENT | WVT WATER VAULT | GUY ← GUY WIRE | --- SS --- SEWER LINE UNDERGROUND |
| ○ SET CORNER MONUMENT | FH FIRE HYDRANT | ⊗ UTILITY STUB UP | --- SD --- STORM LINE UNDERGROUND |
| ⊙ STORM DRAIN MANHOLE | FDC FIRE DEPT. CONNECTION | UVI UTILITY VAULT | --- W --- WATERLINE UNDERGROUND |
| ⊠ STORM JUNCTION BOX | EB ELECTRICAL BOX | ⊕ COMMUNICATION MANHOLE | --- G --- GAS LINE UNDERGROUND |
| ▢ CATCH BASIN | PM POWER METER | ⊞ COMMUNICATION RISER | --- T --- COMM. LINE UNDERGROUND |
| ⊞ CURB INLET | ETM ELECTRICAL TRANSFORMER | ⊞ COMMUNICATION BOX | --- FO --- FIBER LINE UNDERGROUND |
| ⊞ CATCH BASIN ROUND | CAB ELECTRICAL CABINET | ⊞ GAS METER | --- E --- ELEC. LINE UNDERGROUND |
| ⊞ ROOF DRAIN | ⊞ UTILITY POLE | GV GAS VALVE | --- SDA --- STORM LINE ASBUILT DATA |
| ⊞ SANITARY SEWER MANHOLE | | ⊞ SIGN | --- OH --- OVERHEAD POWER LINE |
| ⊞ CLEANOUT | PARCEL 2
P.P. 96-98 | BOL ○ BOLLARD | --- X --- FENCE LINE |
| ⊞ WATER METER | | ◇ COMMUNICATION LINE MARKER | |
| ⊞ WATER VALVE | | | |

CONCRETE
ASPHALT

EASEMENT REFERENCE



EASEMENTS/ENCUMBRANCES

PLEASE REFER TO THE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR OTHER ITEMS SUCH AS LEASES, LIENS, TAXES, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS.

- 9 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: OCTOBER 1, 1941 IN BOOK 264, PAGE 21 IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION FOR: UTILITY FACILITIES
SURVEYOR NOTE: DOCUMENT IS ILLEGIBLE, NOT PLOTTED, HOWEVER, THERE ARE OVERHEAD POWER LINES ALONG THE NORTH AND WEST LINES.
- 10 RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME AS SET FORTH IN ORDINANCE NO. 3649 A COPY OF WHICH WAS RECORDED JULY 11, 1946 AS VOLUME 350, PAGE 320
SURVEYOR NOTE: VARIOUS STRIPS THROUGH SUBJECT PROPERTY. PLOTTED.
- 11 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: AUGUST 22, 1967
RECORDING NO.: VOLUME 635, PAGE 542
SURVEYOR NOTE: RESERVATION FOR THE USE OF A SPUR TRACK, HOWEVER, SAID SPUR TRACK APPEARS TO HAVE BEEN REMOVED ON SUBJECT PROPERTY. NOT PLOTTED.
- 12 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MARCH 16, 1970 IN VOLUME 679, PAGE 732 IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION FOR: UTILITY FACILITIES
SURVEYOR NOTE: A 10 FOOT STRIP ALONG THE NORTH LINE. PLOTTED.
- 13 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: SEPTEMBER 20, 1989 IN REEL 718, PAGE 164 IN FAVOR OF: ADJACENT PROPERTY OWNERS FOR: INGRESS AND EGRESS
SURVEYOR NOTE: A 50 FOOT STRIP LYING SOUTH OF SUBJECT PROPERTY. PLOTTED.
- 15 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DECEMBER 21, 2000 IN REEL 1739, PAGE 248 IN FAVOR OF: ADJACENT PROPERTY OWNERS FOR: NON-EXCLUSIVE ACCESS ROADWAY
SURVEYOR NOTE: A 40 FOOT STRIP IN THE NORTHEAST CORNER. PLOTTED.


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	115.67'	390.00'	16°59'38"	S09°19'12"E	115.25'
C2	63.04'	40.00'	90°17'29"	S66°49'41"W	56.71'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2023

SURVEYED FOR: LUMEN TECHNOLOGIES



**FORTY FIVE NORTH
SURVEYING, LLC**

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 22-343

SHEET 1/1