



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 Case No. VUL22-07
PROPERTY LOCATION:	1442 Brush College Rd NW, Salem OR 97304
NOTICE MAILING DATE:	November 23, 2022
PROPOSAL SUMMARY:	A proposal to validate a unit of land that was created by deed in 1995.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, December 7, 2022</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.
CASE MANAGER:	Monica Bilodeau, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: mbilodeau@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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
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 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):	Jarrett Jackson
APPLICANT(S):	Jarrett Jackson
PROPOSAL REQUEST:	A Validation of a unit of land application to establish an approximately 14,000 square feet in size property created without land use approval. The subject property is zoned CR (Retail Commercial), and located at 1442 Brush College Road NW (Polk County Assessor map and tax lot numbers: 073W09CD / 808 and 812).
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 119831. 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 Case No. VUL22-07

PROJECT ADDRESS: 1442 Brush College Rd NW, Salem OR 97304

AMANDA Application No.: 22-119831-PLN

COMMENT PERIOD ENDS: December 7, 2022

SUMMARY: A proposal to validate a unit of land that was created by deed in 1995.

REQUEST: A Validation of a Unit of Land application to establish an approximately 14,000 square feet in size property created without land use approval. The subject property is zoned CR (Retail Commercial), and located at 1442 Brush College Road NW (Polk County Assessor map and tax lot numbers: 073W09CD / 808 and 812).

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, December 7, 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: Monica Bilodeau, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2326; E-Mail: mbilodeau@cityofsalem.net.

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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
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IF MAILED
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UNITED STATES

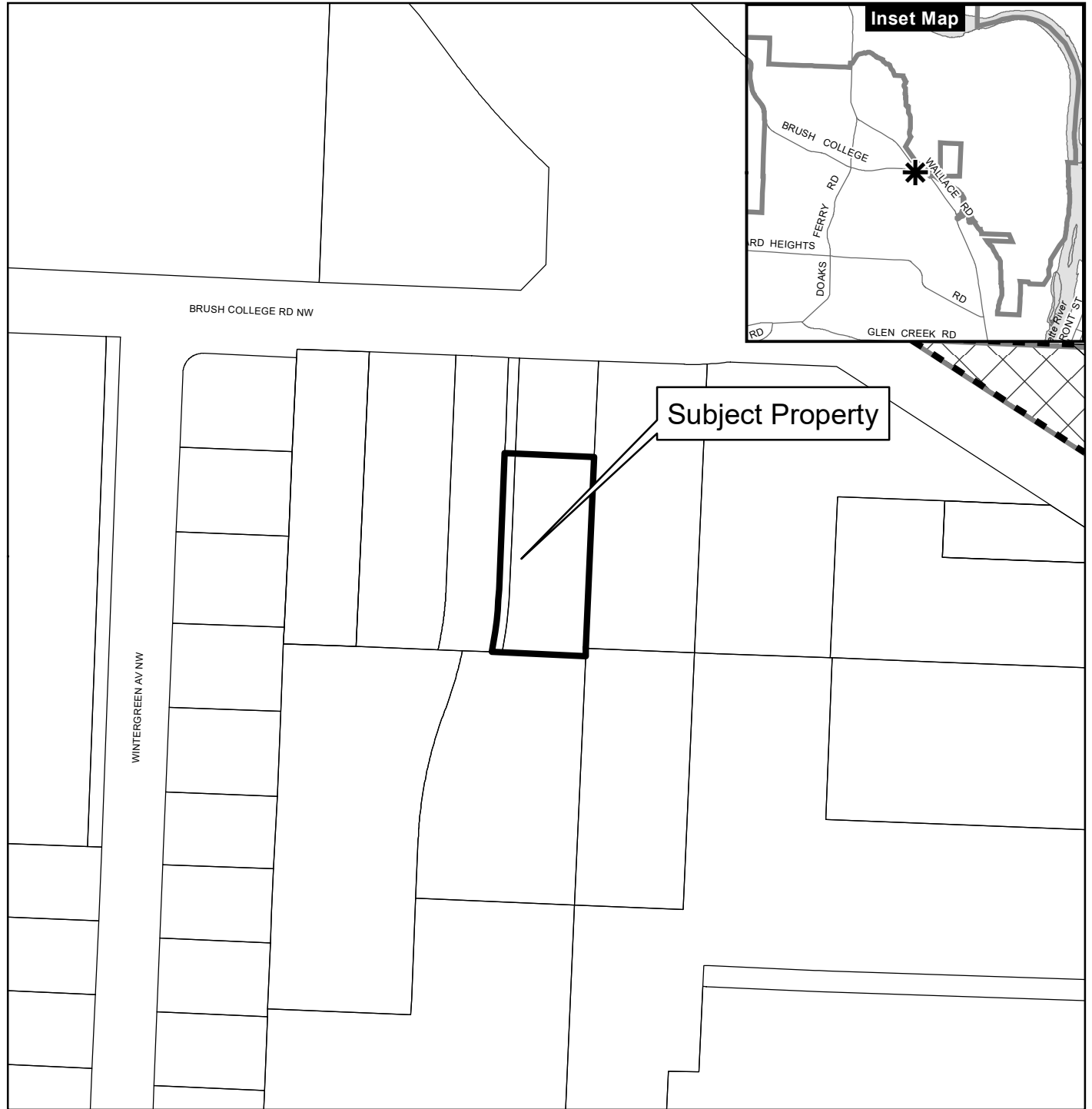
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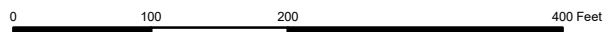


Vicinity Map 1442 BRUSH COLLEGE RD NW



Legend

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



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PARTITION PLAT No. _____

LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF SALEM, POLK COUNTY, OREGON

BRUSH COLLEGE ROAD NW (CR 6408) R/W VARIES

SURVEY AND DEED REFERENCES

- R1 Indicates record information from Polk County Survey 14178.
- R2 Indicates record information from "WILARK PARK WEST NO. 4" as recorded in Volume 7, Page 46, Book of Town Plats, Polk County, Oregon.
- R3 Indicates record information from Polk County Survey 12903.
- R4 Indicates record information from Polk County Survey 11408.
- R5 Indicates record information from Polk County Survey 4757.

NOTES

1. All monuments found were erect, in good condition and useable and flush with the ground unless otherwise noted.
2. PCDR - Polk County Deed Records
3. BOTP - Book of Town Plats
4. Vol. - Volume
5. Pg. - Page
6. C - Center Line.
7. BOR - Book of Records
8. R/W - Right of Way

CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	405.58'	59.84'	59.78'	S04°11'25"W	8°27'12"

RECORD CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	[405.58'] R3	[59.68'] R3			[8°27'35"] R3

MONUMENT DESCRIPTIONS

- A) 5/8" IR, DOWN 0.2', SET IN R2
- B) 5/8" IR, DOWN 1.2', SET IN R3
- C) 5/8" IR, DOWN 1.0', SET IN R3
- D) 5/8" IR, DOWN 0.7', SET IN R3
- E) 5/8" IR, BENT, DOWN 0.2', SET IN R3
- F) 5/8" IR, DOWN 0.2', SET IN R5
- G) 5/8" IR, DOWN 0.4', SET IN R4
- H) 5/8" IR WITH UNREADABLE YPC, UP 0.3', SET IN R5
- I) 1/2" IR, DOWN 0.3', SET IN R5
- J) 5/8" IR, DOWN 0.6', SET IN R1

"This map does not guarantee that any particular use may be made of the property illustrated hereon. Parties should check with the City or County planning department to verify approved uses."

DRAWING NO.: 22118 DATE: SEPT. 26, 2022	PREPARED FOR AND AT THE REQUEST OF JARRETT JACKSON	JOB NO. 22-118 SCALE 1"=40'
REGISTERED PROFESSIONAL LAND SURVEYOR <i>Troy E. Petersen</i> OREGON JAN 10, 2006 TROY E. PETERSEN 61408 EXPIRES: 12/31/22	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: A TRACT OF LAND IN THE SW 1/4 OF SEC. 9, T. 7 S, R. 3 W., W.M. CITY OF SALEM, POLK COUNTY, OREGON	CHECKED BY: JEP DRAWN BY: JEP GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP C=CALCULATED ()=DEED RECORD []=SURVEY RECORD ● MONUMENT FOUND ○ 5/8"x30" IR SET WITH YPC MARKED "PETERSEN PLS 61408"
LAND MARKERS SURVEYING 4068 HUDSON AVE NE SALEM, OREGON 97301 PHONE 503-581-0911		

