



# 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>               | Partition Tentative Plan Case No. PAR22-09   |
| <b>PROPERTY LOCATION:</b>         | 681 Rees Hill Rd SE, Salem OR 97306  |
| <b>NOTICE MAILING DATE:</b>       | December 2, 2022   |
| <b>PROPOSAL SUMMARY:</b>          | An application for a tentative partition to create three parcels.  |
| <b>COMMENT PERIOD:</b>            | <b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, December 16, 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.</b>   |
| <b>CASE MANAGER:</b>              | <b>Monica Bilodeau, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: <a href="mailto:mbilodeau@cityofsalem.net">mbilodeau@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><br><br>South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair;<br>Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.com</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) Chapter(s) 205.005(d) – Partition<br><br>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>   | City of Salem  |
| <b>APPLICANT(S):</b>        | Paul Kowalczyk   |
| <b>PROPOSAL REQUEST:</b>    | An application for a tentative partition to create three parcels, approximately 15 acres, 1.3 acres, and 8,000 square feet in size. The subject property is approximately 17 acres, zoned RA (Residential Agriculture) and PA (Public Amusement), and located at 681 Rees Hill Road SE (Marion County Assessor Map and Tax Lot Number 083W22C / 400).  |
| <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: 22 122270. 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:** Partition Tentative Plan Case No. PAR22-09

**PROJECT ADDRESS:** 681 Rees Hill Rd SE, Salem OR 97306

**AMANDA Application No.:** 22-122270-PLN

**COMMENT PERIOD ENDS:** December 16, 2022

**SUMMARY:** An application for a tentative partition to create three parcels.

**REQUEST:** An application for a tentative partition to create three parcels, approximately 15 acres, 1.3 acres, and 8,000 square feet in size. The subject property is approximately 17 acres, zoned RA (Residential Agriculture) and PA (Public Amusement), and located at 681 Rees Hill Road SE (Marion County Assessor Map and Tax Lot Number 083W22C / 400).

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. Friday, December 16, 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](mailto:mbilodeau@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

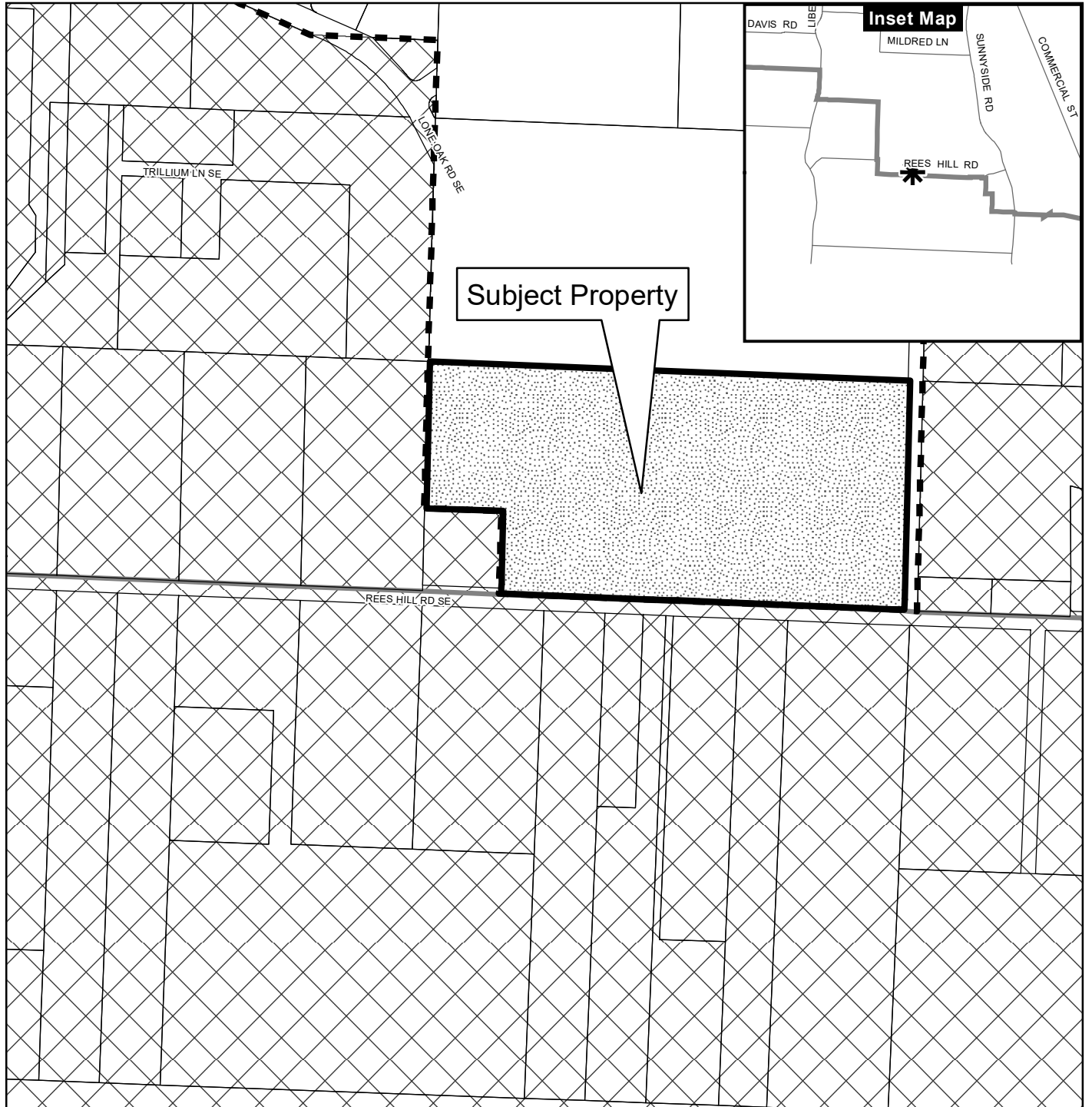
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 681 REES HILL RD SE



## Legend

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

  
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

0 100 200 400 Feet

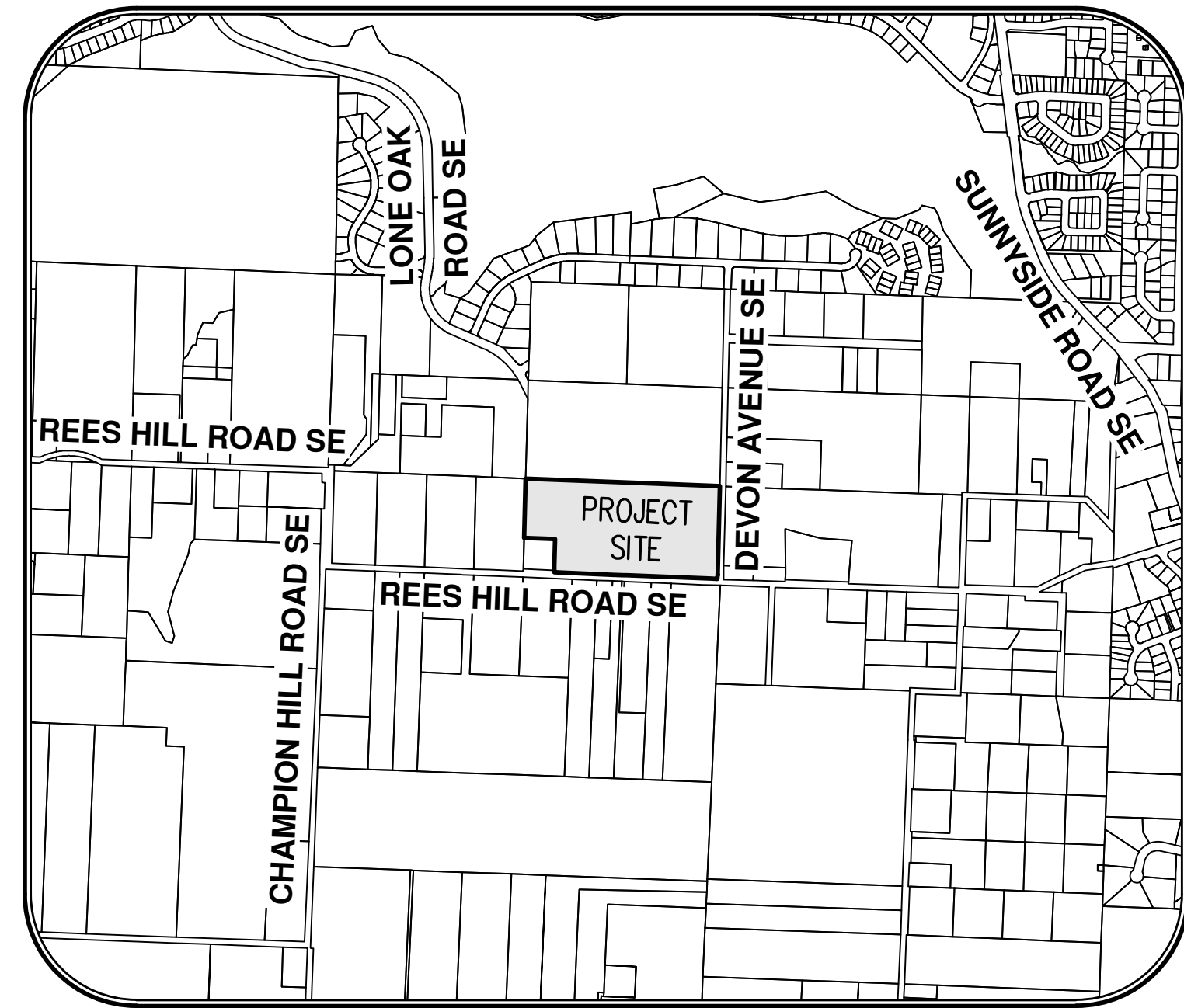


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

# 681 REES HILL ROAD SE

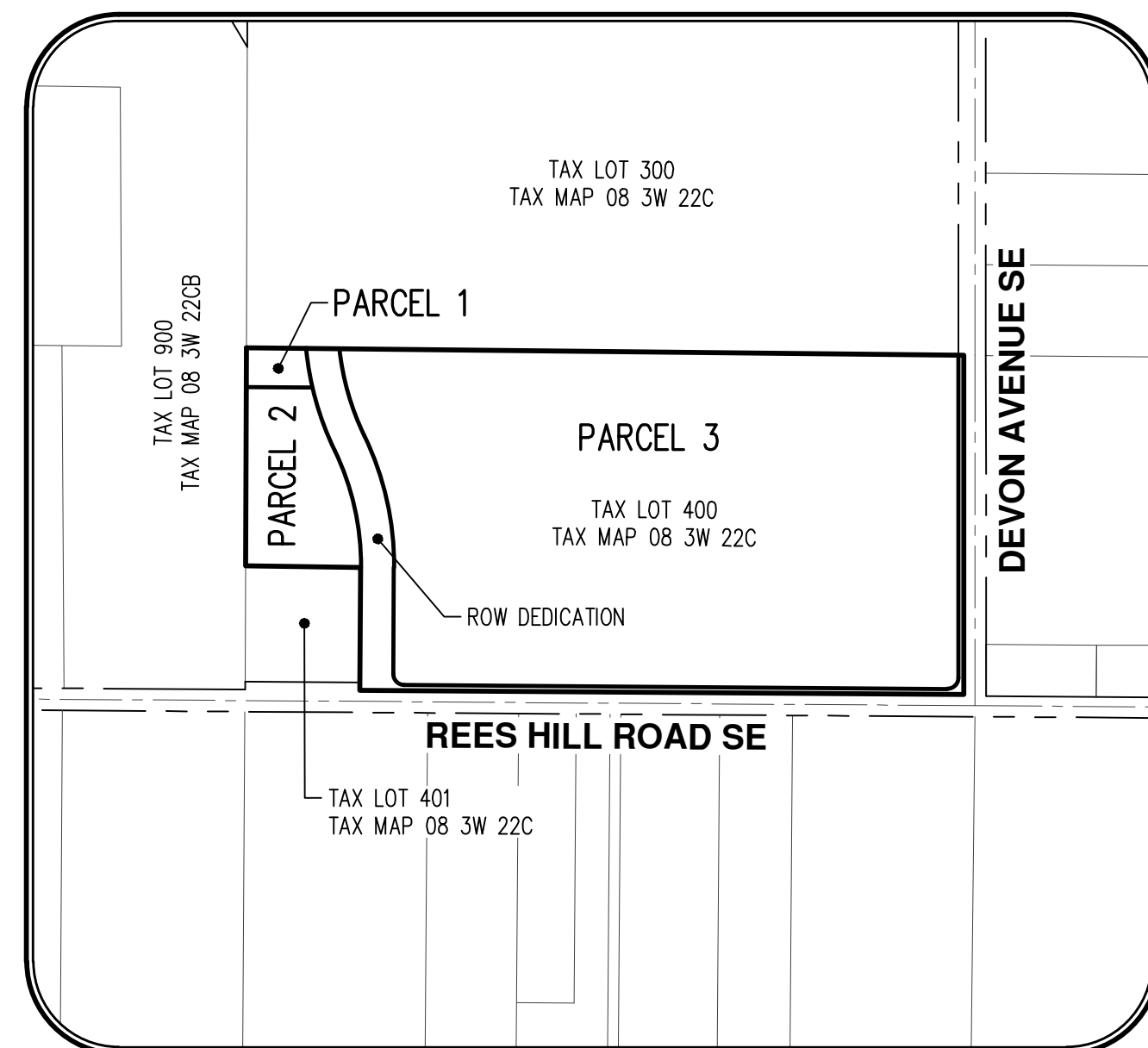
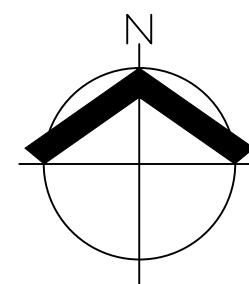
## TENTATIVE PARTITION PLAT

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 WEST,  
WILLAMETTE MERIDIAN, MARION COUNTY, OREGON



### VICINITY MAP

NOT TO SCALE



### SITE MAP

NOT TO SCALE

#### APPLICANT/OWNER

CITY OF SALEM – PUBLIC WORKS DEPARTMENT  
555 LIBERTY STREET SE, SUITE 325  
SALEM, OREGON 97301-3515

#### APPLICANT'S CONSULTANT

AKS ENGINEERING & FORESTRY, LLC.  
3700 RIVER ROAD N, SUITE 1  
KEIZER, OR 97303  
PHONE: (503) 400-6028  
CONTACT: CURT FISHER

#### ZONING DISTRICT:

RESIDENTIAL AGRICULTURE (RA) &  
PUBLIC AMUSEMENT (PA)

#### PROPERTY DESCRIPTIONS/ PROPERTY AREAS:

TAX LOT 400, TAX MAP 08 3W 22C  
AREA: 17.47 ACRES±

#### PROJECT PURPOSE:

TENTATIVE PARTITION PLAT FOR 3-PARCEL PARTITION

#### SHEET INDEX:

- 01 COVER SHEET
- 02 EXISTING CONDITIONS PLAN
- 03 TENTATIVE PARTITION PLAT
- 04 PARCEL 2 CONCEPTUAL FUTURE DIVISION PLAN

#### LEGEND

|                          |  |                             |  |
|--------------------------|--|-----------------------------|--|
| DECIDUOUS TREE           |  | STORM SEWER CLEAN OUT       |  |
| CONIFEROUS TREE          |  | STORM SEWER CATCH BASIN     |  |
| FIRE HYDRANT             |  | STORM SEWER MANHOLE         |  |
| WATER BLOWOFF            |  | GAS METER                   |  |
| WATER METER              |  | GAS VALVE                   |  |
| WATER VALVE              |  | GUY WIRE ANCHOR             |  |
| DOUBLE CHECK VALVE       |  | POWER POLE                  |  |
| AIR RELEASE VALVE        |  | POWER VAULT                 |  |
| SANITARY SEWER CLEAN OUT |  | POWER JUNCTION BOX          |  |
| SANITARY SEWER MANHOLE   |  | POWER PEDESTAL              |  |
| SIGN                     |  | COMMUNICATIONS VAULT        |  |
| STREET LIGHT             |  | COMMUNICATIONS JUNCTION BOX |  |
| MAILBOX                  |  | COMMUNICATIONS RISER        |  |
| RIGHT-OF-WAY LINE        |  |                             |  |
| BOUNDARY LINE            |  |                             |  |
| PROPERTY LINE            |  |                             |  |
| CENTERLINE               |  |                             |  |
| CREEK                    |  |                             |  |
| CURB                     |  |                             |  |
| EDGE OF PAVEMENT         |  |                             |  |
| EASEMENT                 |  |                             |  |
| FENCE LINE               |  |                             |  |
| GRAVEL EDGE              |  |                             |  |
| POWER LINE               |  |                             |  |
| OVERHEAD WIRE            |  |                             |  |
| COMMUNICATIONS LINE      |  |                             |  |
| FIBER OPTIC LINE         |  |                             |  |
| GAS LINE                 |  |                             |  |
| STORM SEWER LINE         |  |                             |  |
| SANITARY SEWER LINE      |  |                             |  |
| WATER LINE               |  |                             |  |

DESIGNED BY:

DRAWN BY: WCB

MANAGED BY: CF

CHECKED BY: MK

DATE: 10/24/2022

REGISTERED PROFESSIONAL LAND SURVEYOR

REVIEW COPY

OREGON

JANUARY 12, 2016

MICHAEL S. KALINA

89558PLS

RENEWS: 6/30/23

REVISIONS

JOB NUMBER

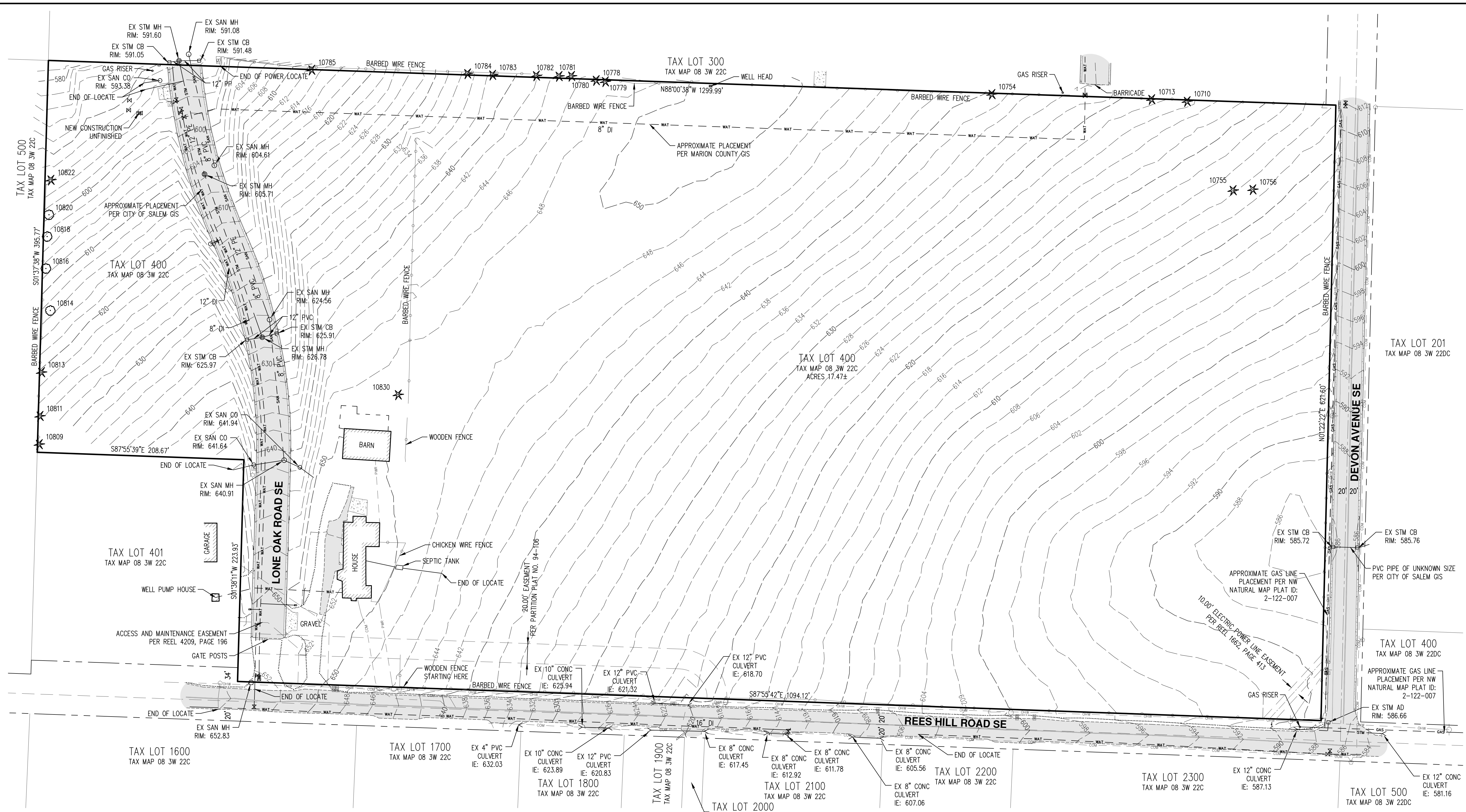
6163-14

SHEET

01



**EXISTING CONDITIONS PLAN**



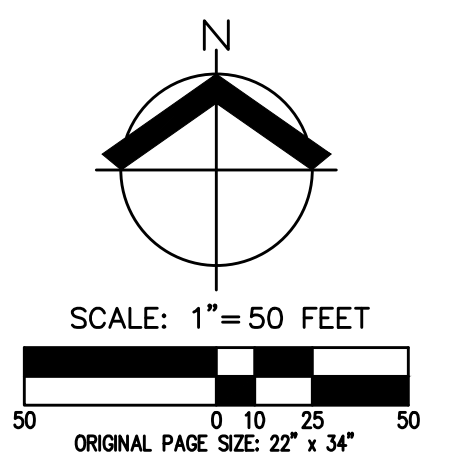
**NOTES:**

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 22238857, 22238867, AND PRIVATE LOCATES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED AUGUST AND SEPTEMBER, 2022.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. QEO364., LOCATED ALONG SOUTHERN PACIFIC COMPANY RAILROAD, 15 FEET WEST OF MAIN TRACK, 21 FEET SOUTH OF EAST-WEST ROAD CROSSING TRACKS, IN CONCRETE HEADWALL. ELEVATION = 185.16 FEET (NAVD 88).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83(2011) EPOCH 2010.00 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001845907696 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FEET STATE PLANE GRID COORDINATES N:444530.424 E:7542707.710 AND A MERIDIAN CONVERGENCE ANGLE OF -1'48"13.4". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FEET GROUND VALUES.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 2 FOOT.
- TREES WITH DIAMETER OF 10" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

| TREE TABLE  |            |           |
|-------------|------------|-----------|
| TREE NUMBER | TYPE       | DBH (IN.) |
| 10710       | CONIFEROUS | 59        |
| 10713       | CONIFEROUS | 30        |
| 10754       | CONIFEROUS | 47        |
| 10755       | CONIFEROUS | 36        |
| 10756       | CONIFEROUS | 50        |
| 10778       | CONIFEROUS | 34        |
| 10779       | CONIFEROUS | 14        |
| 10780       | CONIFEROUS | 14        |

| TREE TABLE  |            |           |
|-------------|------------|-----------|
| TREE NUMBER | TYPE       | DBH (IN.) |
| 10781       | CONIFEROUS | 12        |
| 10782       | CONIFEROUS | 30        |
| 10783       | CONIFEROUS | 22        |
| 10784       | CONIFEROUS | 16        |
| 10785       | CONIFEROUS | 20        |
| 10809       | CONIFEROUS | 30 TWIN   |
| 10811       | CONIFEROUS | 30        |
| 10813       | CONIFEROUS | 28        |

| TREE TABLE  |            |           |
|-------------|------------|-----------|
| TREE NUMBER | TYPE       | DBH (IN.) |
| 10814       | DECIDUOUS  | 30        |
| 10816       | DECIDUOUS  | 24        |
| 10818       | DECIDUOUS  | 25        |
| 10820       | DECIDUOUS  | 20        |
| 10822       | CONIFEROUS | 24        |
| 10830       | CONIFEROUS | 35        |



DESIGNED BY: \_\_\_\_\_  
DRAWN BY: AC  
MANAGED BY: AK  
CHECKED BY: JS  
DATE: 09/16/2022

REGISTERED PROFESSIONAL LAND SURVEYOR

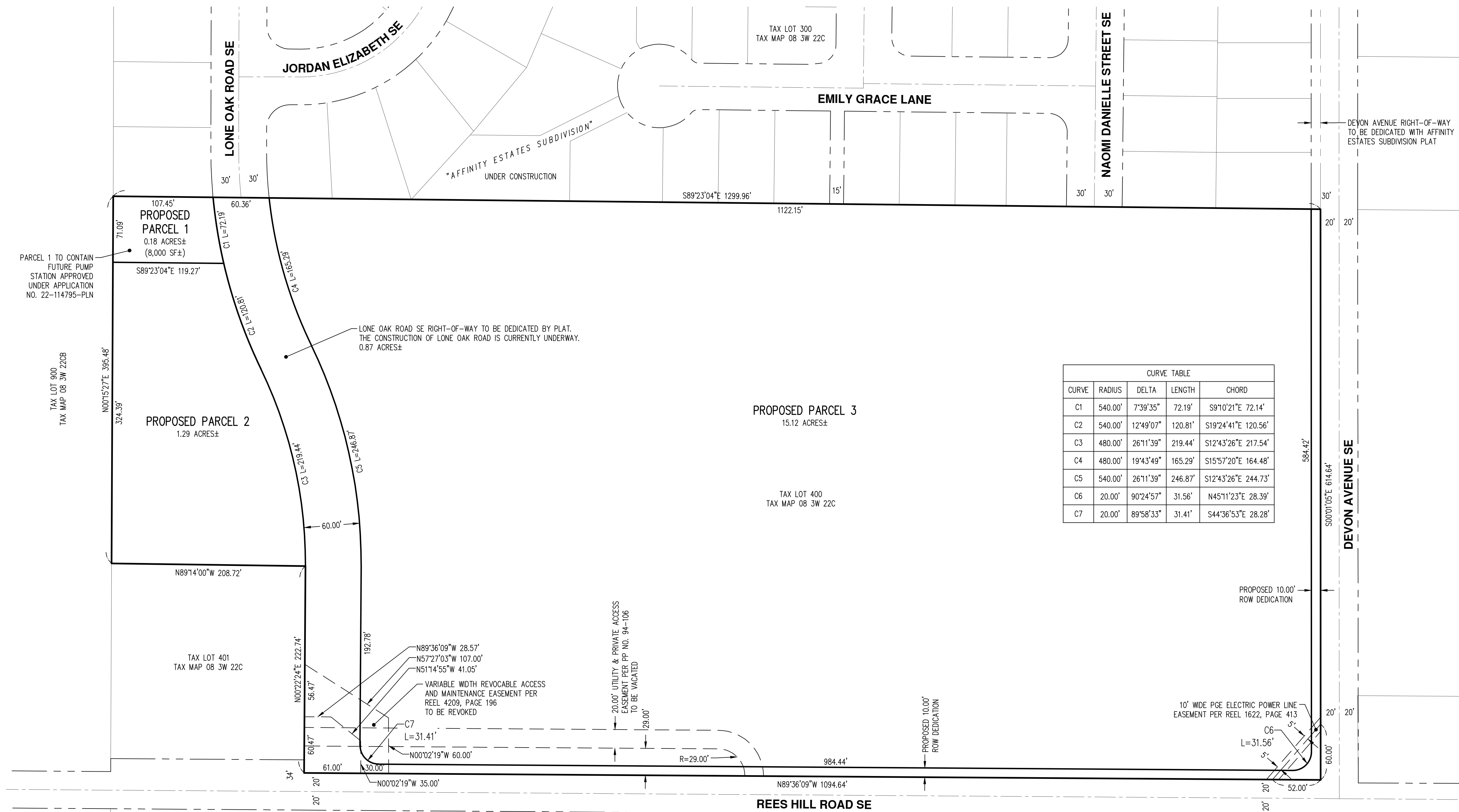
*Abraham Kahnamoian*  
OREGON  
MARCH 9, 2021  
ABRAHAM KAHNAMOIAN  
95376PLS  
RENEWED: 6/30/23

REVISIONS

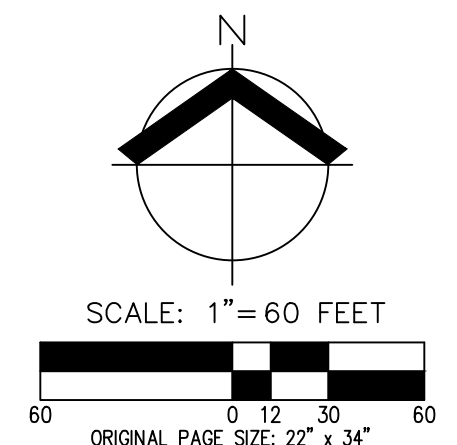
JOB NUMBER  
**6163-14**

SHEET  
**C002**

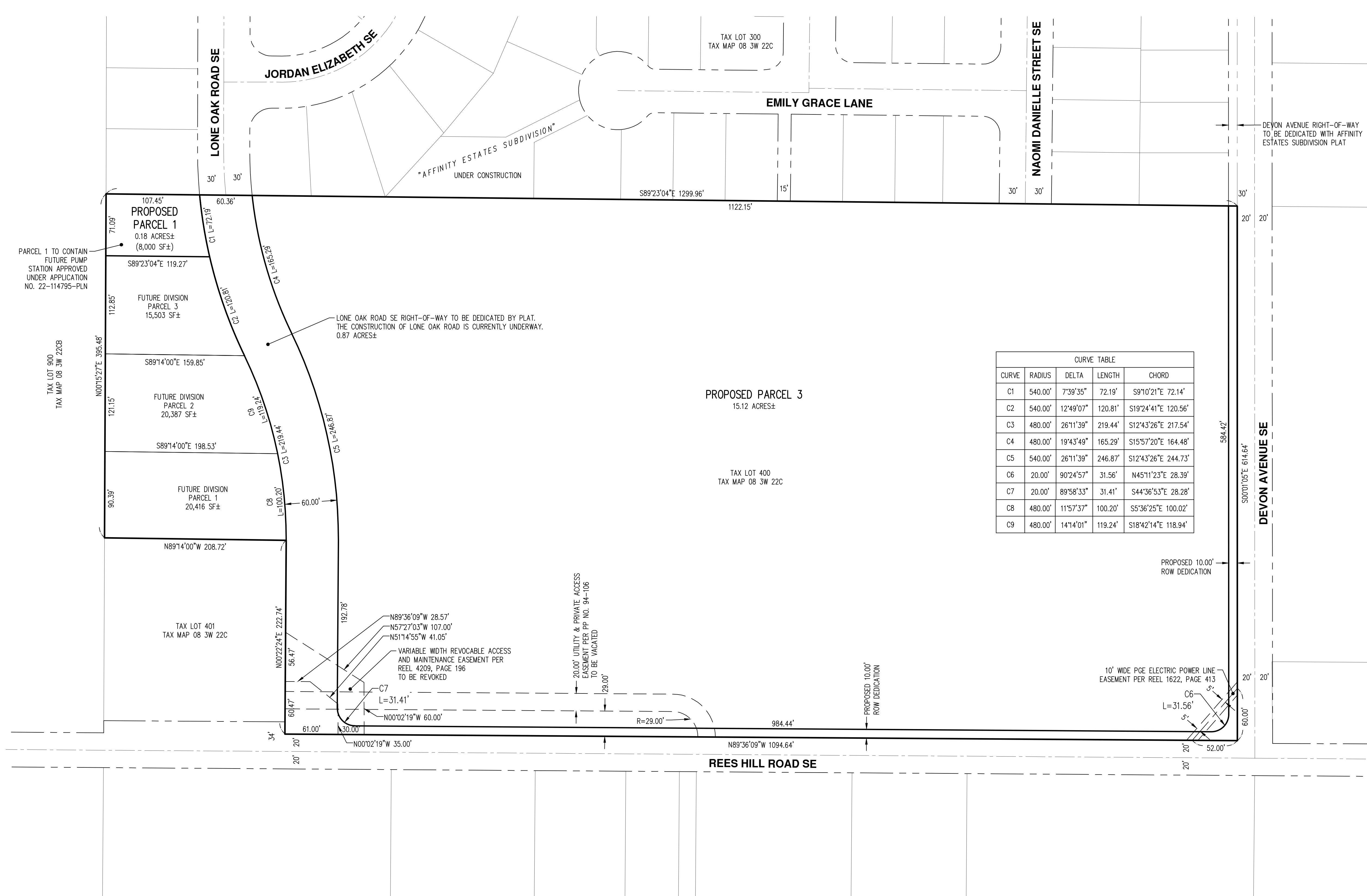




| CURVE TABLE |         |           |         |                     |
|-------------|---------|-----------|---------|---------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD               |
| C1          | 540.00' | 7°39'35"  | 72.19'  | S9°10'21"E 72.14'   |
| C2          | 540.00' | 12°49'07" | 120.81' | S19°24'41"E 120.56' |
| C3          | 480.00' | 26°11'39" | 219.44' | S12°43'26"E 217.54' |
| C4          | 480.00' | 19°43'49" | 165.29' | S15°57'20"E 164.48' |
| C5          | 540.00' | 26°11'39" | 246.87' | S12°43'26"E 244.73' |
| C6          | 20.00'  | 90°24'57" | 31.56'  | N45°11'23"E 28.39'  |
| C7          | 20.00'  | 89°58'33" | 31.41'  | S44°36'53"E 28.28'  |







| CURVE TABLE |         |           |         |                     |
|-------------|---------|-----------|---------|---------------------|
| CURVE       | RADIUS  | DELTA     | LENGTH  | CHORD               |
| C1          | 540.00' | 7°39'35"  | 72.19'  | S9°10'21"E 72.14'   |
| C2          | 540.00' | 12°49'07" | 120.81' | S19°24'41"E 120.56' |
| C3          | 480.00' | 26°11'39" | 219.44' | S12°43'26"E 217.54' |
| C4          | 480.00' | 19°43'49" | 165.29' | S15°57'20"E 164.48' |
| C5          | 540.00' | 26°11'39" | 246.87' | S12°43'26"E 244.73' |
| C6          | 20.00'  | 90°24'57" | 31.56'  | N45°11'23"E 28.39'  |
| C7          | 20.00'  | 89°58'33" | 31.41'  | S44°36'53"E 28.28'  |
| C8          | 480.00' | 11°57'37" | 100.20' | S5°36'25"E 100.02'  |
| C9          | 480.00' | 14°14'01" | 119.24' | S18°42'14"E 118.94' |

