



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 Partition / Class 2 Adjustment Case No. PAR-ADJ23-03
PROPERTY LOCATION:	4151 Gardner Rd SE, Salem OR 97302
NOTICE MAILING DATE:	April 7, 2023
PROPOSAL SUMMARY:	A partition application to divide a 0.28-acre property into two parcels with an adjustment to lot width.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, APRIL 21, 2023</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:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> Faye Wright Neighborhood Association, Sue Hecox, Land Use Chair; Email: sihecox@msn.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.005(D) – Tentative Partition; 250.005(d)(2) – Class 2 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):	Brendan and Kieran McMullen
APPLICANT(S):	Karl Goertzen
PROPOSAL REQUEST:	A partition application to divide a 0.28-acre property into two parcels, Parcel 1 resulting in 6,984 sq. ft. and Parcel 2 resulting in 4,003 sq. ft. in size with a Class 2 Adjustment to reduce the lot width from 40 feet to 30.10 feet for Parcel 2. The existing single-family dwelling would remain on Parcel 1 and Parcel 2 would consist of vacant land for the future development of a single-family dwelling. The subject property is zoned RS (Single Family Residential) and located at 4151 Gardner Road SE (Marion County Assessors Map and Tax Lot number 083W10BA / 8100).
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: 23-103036. 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: Tentative Partition / Class 2 Adjustment Case No. PAR-ADJ23-03

PROJECT ADDRESS: 4151 GARDNER RD SE, SALEM OR 97302

AMANDA Application No.: 23-103036-PLN

COMMENT PERIOD ENDS: Friday, April 21, 2023 at 5:00 P.M.

SUMMARY: A partition application to divide a 0.28-acre property into two parcels with an adjustment to lot width.

REQUEST: A partition application to divide a 0.28-acre property into two parcels, Parcel 1 resulting in 6,984 sq. ft. and Parcel 2 resulting in 4,003 sq. ft. in size with a Class 2 Adjustment to reduce the lot width from 40 feet to 30.10 feet for Parcel 2. The existing single-family dwelling would remain on Parcel 1 and Parcel 2 would consist of vacant land for the future development of a single-family dwelling. The subject property is zoned RS (Single Family Residential) and located at 4151 Gardner Road SE (Marion County Assessors Map and Tax Lot number 083W10BA / 8100).

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, APRIL 21, 2023, 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: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: odias@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



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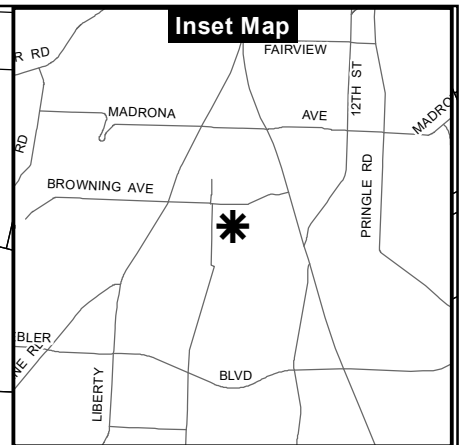
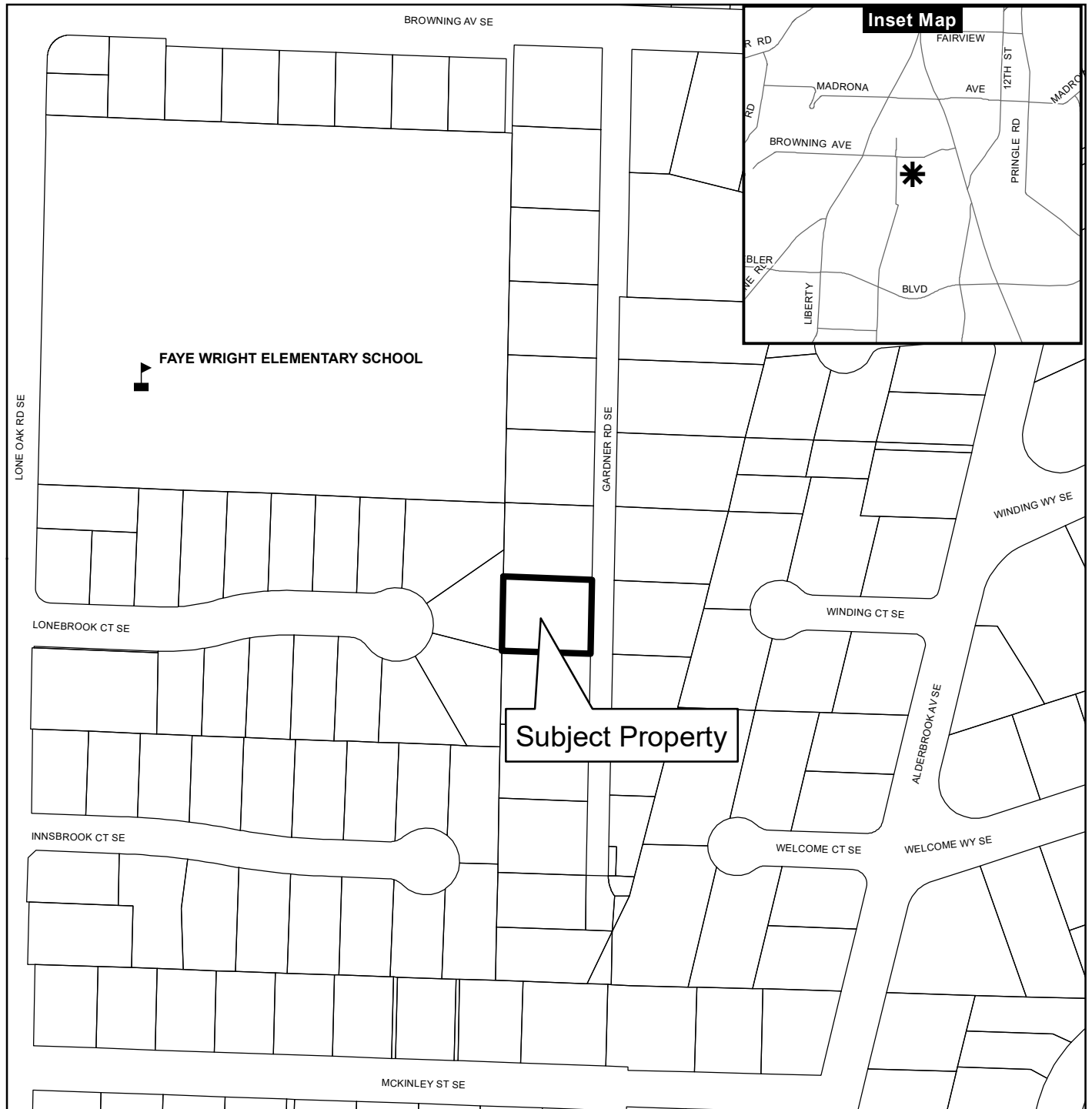
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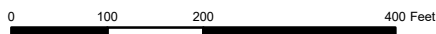
Vicinity Map 4151 Gardner Road SE



Legend

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

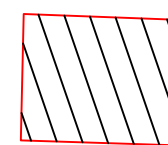

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



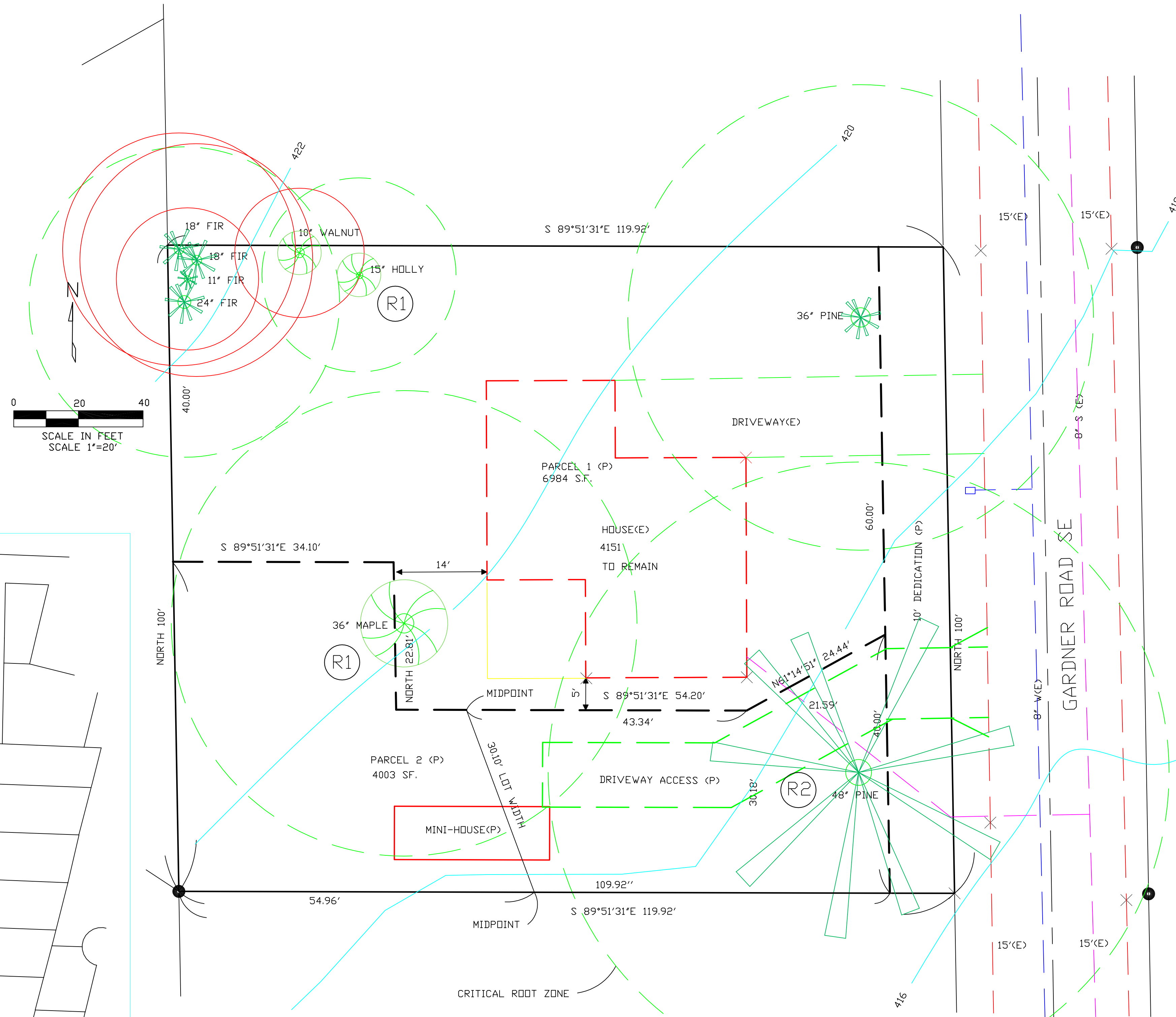
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VICINITY MAP



PROJECT LOCATION



(R1) TREE ALREADY REMOVED

(R2) TREE PROPOSED TO BE REMOVED

TOTAL TREE GRATER THAN 10" DBH = 9

TOTAL TREE GRATER THAN 10" DBH TO BE REMOVED = 0

TOTAL TREE GRATER THAN 10" DBH TO BE SAVED = 7

PARCEL WIDTH CALCULATION

NORTH LINE LENGTH = 24.44 + 54.20 + 22.81 + 34.10 = 135.55'
 MIDPOINT NORTH LINE = 135.55 / 2 = 67.78'
 COMPUTED LOT WIDTH - PARCEL 2 = 30.10' (SEE DRAWING)
 REQUIRED MINIMUM LOT WIDTH = 40'
 REQUEST ADJUSTMENT OF 25% (CLASS II ADJUSTMENT)

NOTES & LEGEND:

(E) = EXISTING FEATURE

(P) = PROPOSED FEATURE

----- = EXISTING OBJECT

OWNERS:
 BRENDAN MCMULLEN
 P.O. BOX 3245
 SALEM, OR 97302

TREE PLAN
 4151 GARDNER ROAD SE
 TAX LOT 083W10BA 08100
 SALEM, OR 97302

KARL D. GOERTZEN
 4753 FIR DELL DRIVE SE
 SALEM, OREGON 97302
 PH. 503.378.0952
 E-mail:KGoertz@comcast.net

REGISTERED PROFESSIONAL LAND SURVEYOR
 Karl D. Goertz
 OREGON
 SEPTEMBER 23, 1977
 KARL D. 1192
 EXPIRES: 6-30-2023

DESIGNED BY: KDG
 DRAWN BY: KDG
 DATE: JAN 2023
 REV. NO.
 SHEET
 1 OF 1