



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:	Class 2 Adjustment Case No. ADJ23-09
PROPERTY LOCATION:	4625 Cordon Road NE, Salem OR 97305
NOTICE MAILING DATE:	October 30, 2023
PROPOSAL SUMMARY:	An adjustment to allow a flag lot access way to be approximately 805 feet in preparation for a future subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, November 13, 2023. 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:	Abigail Pedersen, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: apedersen@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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 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):	Andrew Fields
APPLICANT(S):	Britany Randall, Brand Land Use
PROPOSAL REQUEST:	A Class 2 Adjustment to allow a flag lot accessway to be 805 feet in length for a proposed subdivision where 400 feet is allowed per SRC 800.025(c) Table 800-1 for properties totaling 8.45 acres in size, zoned RA (Residential Agriculture) and located at 4625 Cordon Road NE (Marion County Assessor's Map and Tax Lot number: 072W05D0/2000/2100).
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 120233. 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: Class 2 Adjustment Case No. ADJ23-09

PROJECT ADDRESS: 4625 Cordon Rd NE, Salem OR 97305

AMANDA Application No.: 23-120233-PLN

COMMENT PERIOD ENDS: Monday, November 13, 2023 at 5:00 p.m.

SUMMARY: An adjustment to allow a flag lot access way to be approximately 805 feet in preparation for a future subdivision

REQUEST: A Class 2 Adjustment to allow a flag lot accessway to be 805 feet in length for a proposed subdivision where 400 feet is allowed per SRC 800.025(c) Table 800-1 for properties totaling 8.45 acres in size, zoned RA (Residential Agriculture) and located at 4625 Cordon Rd NE (Marion County Assessors Map and Tax Lot number: 072W05D0/2000/2100).

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., Monday, November 13, 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: Abigail Pedersen, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; E-Mail: apedersen@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

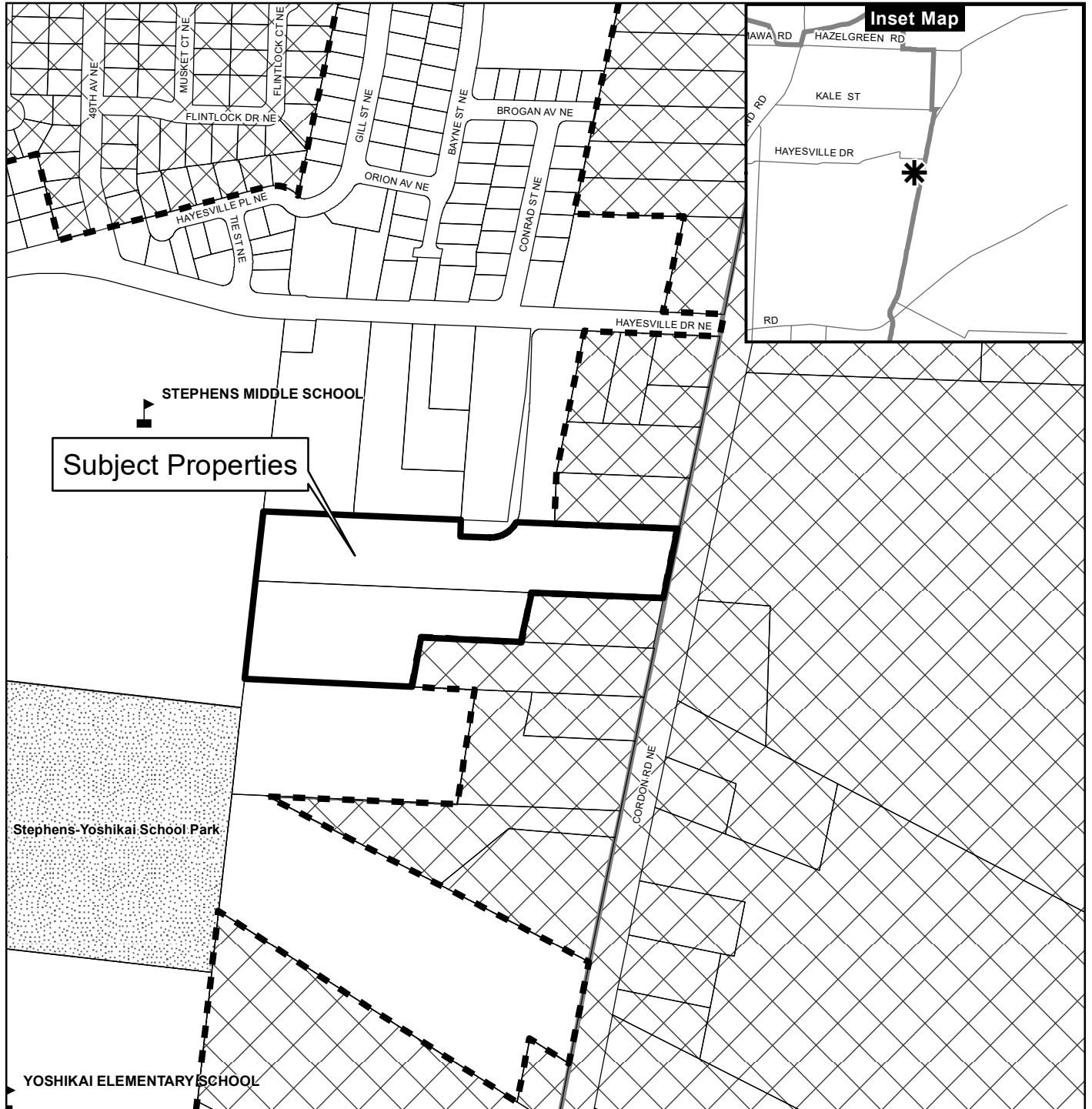
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

4625 Cordon Road 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.

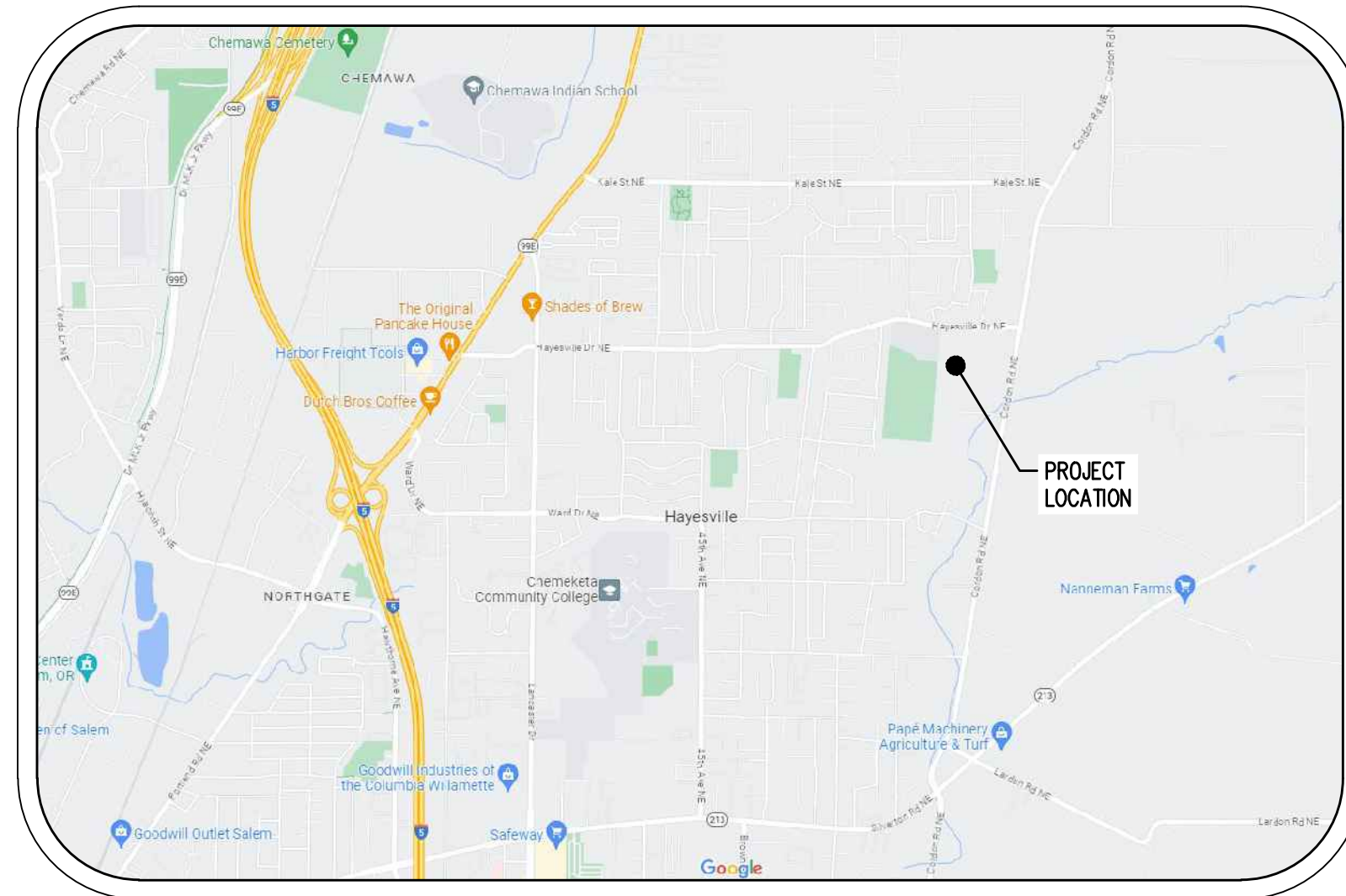
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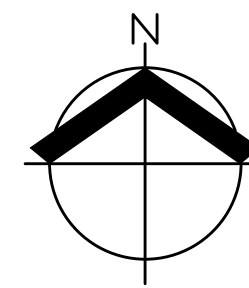
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE
MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



VICINITY MAP
NOT TO SCALE



CIVIL ENGINEERING / SURVEYING FIRM

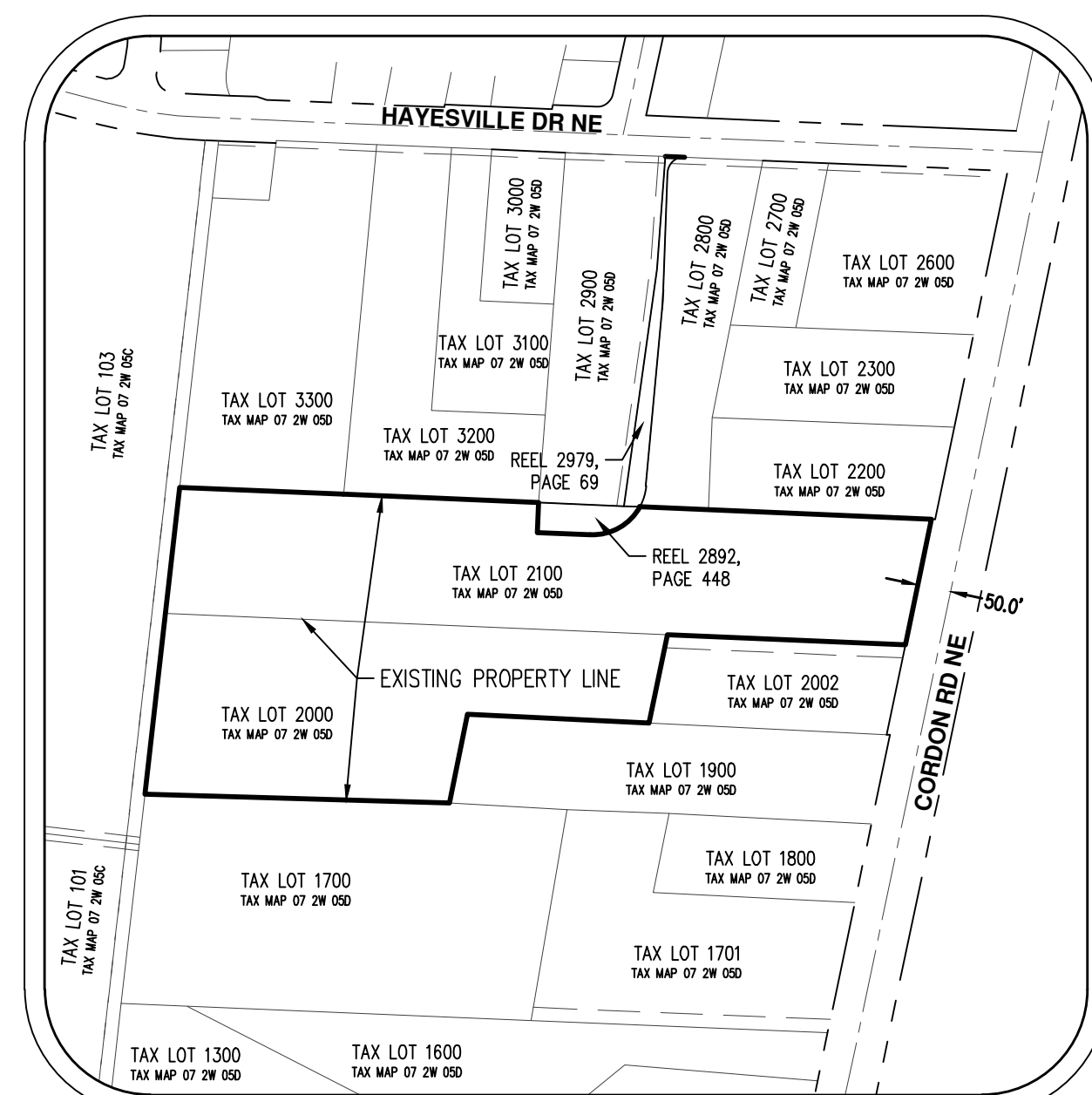
AKS ENGINEERING & FORESTRY, LLC
CONTACT: TYLER ROTH, PE
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
ROTH@AKS-ENG.COM

ZONE
RA

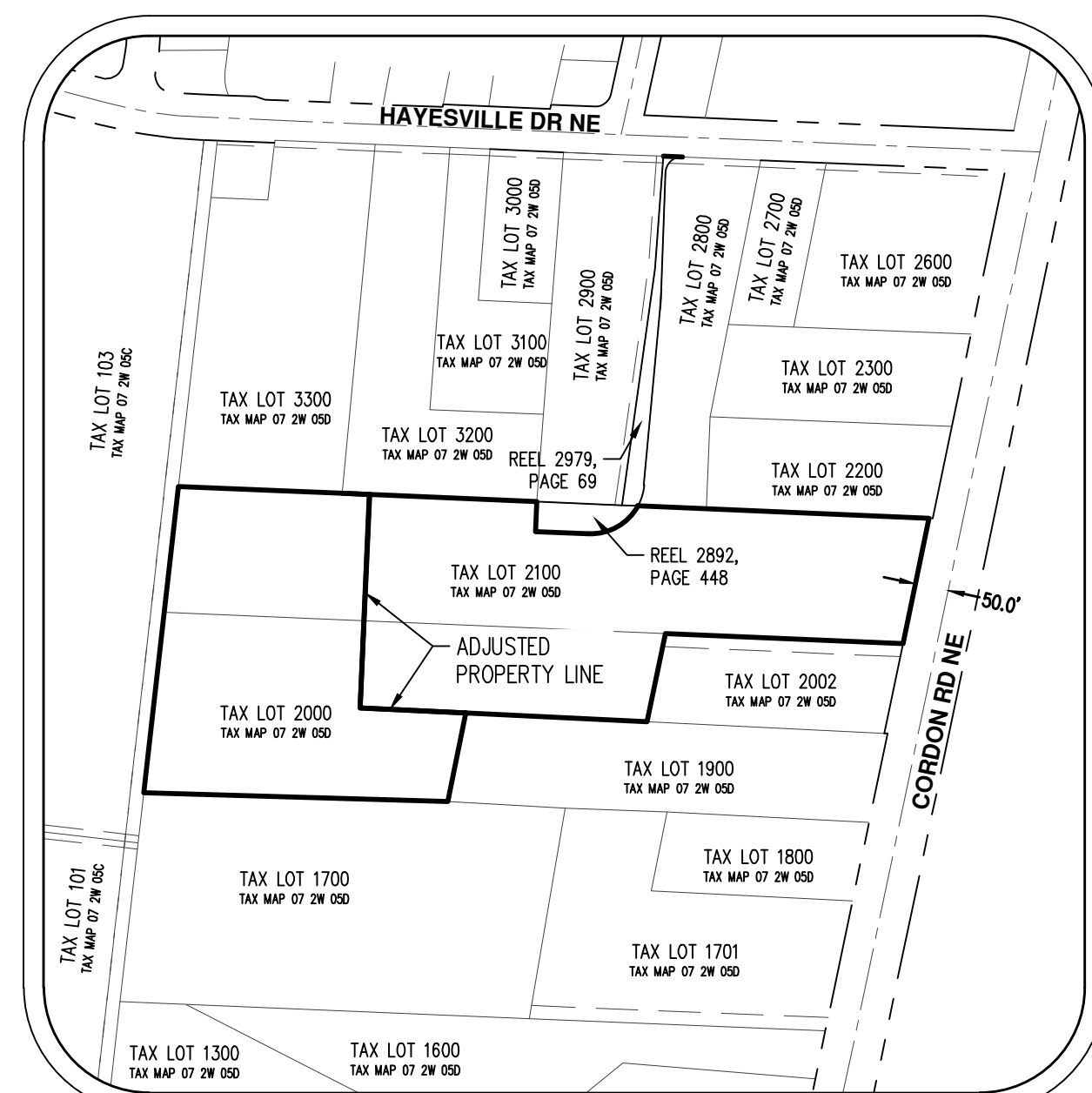
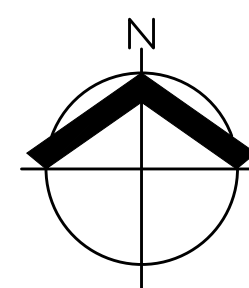
SHEET INDEX:

- 01 COVER SHEET
- 02 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN

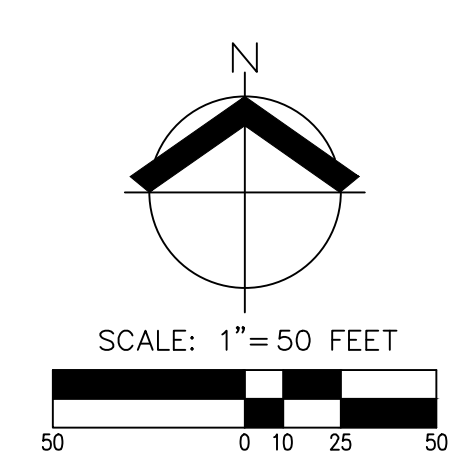
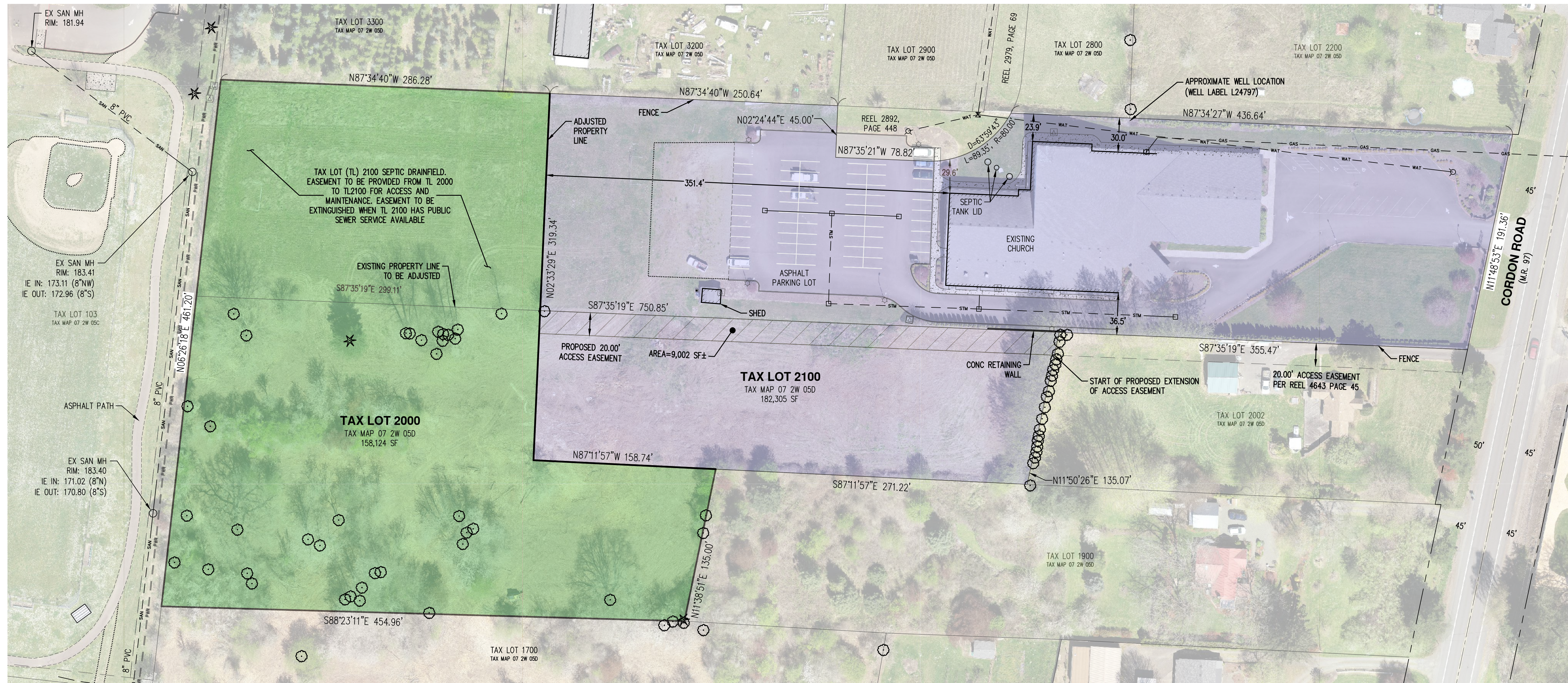
EXISTING		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY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



SITE MAP - EXISTING CONFIGURATION
NOT TO SCALE



SITE MAP - PROPOSED CONFIGURATION
NOT TO SCALE



**TAX LOT 2000 AND 2100
PLA**

**PRELIMINARY PROPERTY
LINE ADJUSTMENT PLAN**

AKS
AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD. N. STE. 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM

SALEM OREGON
TAX LOTS 2000 & 2100
MARION COUNTY TAX MAP 7S 2 05D

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

DESIGNED BY:
DRAWN BY: MWJ
MANAGED BY: TDR
CHECKED BY: RB
DATE: 06/28/2023

REGISTERED PROFESSIONAL ENGINEER
9633978
FOR REVIEW ONLY
FOR DYLER D. ROTH
RENEWS: DECEMBER 31, 2024

JOB NUMBER
8008
SHEET
02