



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:	Replat Tentative Plan Modification Case No. REP24-01MOD1
PROPERTY LOCATION:	3560 Portland Rd NE, Salem OR 97301
NOTICE MAILING DATE:	June 11, 2024
PROPOSAL SUMMARY:	A Replat Modification to REP24-01.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, June 25, 2024</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:	Jamie Donaldson, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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: beebalmbees@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.070(d)(2) 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):	Raymond Yee Pearl Yee Wally Yee
APPLICANT(S):	Karina Rodriguez
PROPOSAL REQUEST:	An application for a Modification of Tentative Replat Case No. REP24-01, to remove Condition A of Stortz' First Addition Plat S14-006 and allow a use other than residential on Lot 2, which is to be consolidated with Lot 1 to create one parcel 0.61 acres in size, zoned MU-III (Mixed Use-III), and located at 3560 Portland Road NE (Marion County Assessor's Map and Tax Lot Number: 0073W12CD / 600).
APPLICATION PROCESS:	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. 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.
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: 24 111775. 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: Replat Tentative Plan Modification Case No. REP24-01MOD1

PROJECT ADDRESS: 3560 Portland Rd NE, Salem OR 97301

AMANDA Application No.: 24-111775-PLN

COMMENT PERIOD ENDS: Tuesday, June 25, 2024, at 5:00 p.m.

SUMMARY: A Replat Modification to REP24-01.

REQUEST: An application for a Modification of Tentative Replat Case No. REP24-01, to remove Condition A of Stortz' First Addition Plat S14-006 and allow a use other than residential on Lot 2, which is to be consolidated with Lot 1 to create one parcel 0.61 acres in size, zoned MU-III (Mixed Use-III), and located at 3560 Portland Road NE (Marion County Assessor's Map and Tax Lot Number: 0073W12CD / 600).

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, June 25, 2024, 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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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
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IN THE
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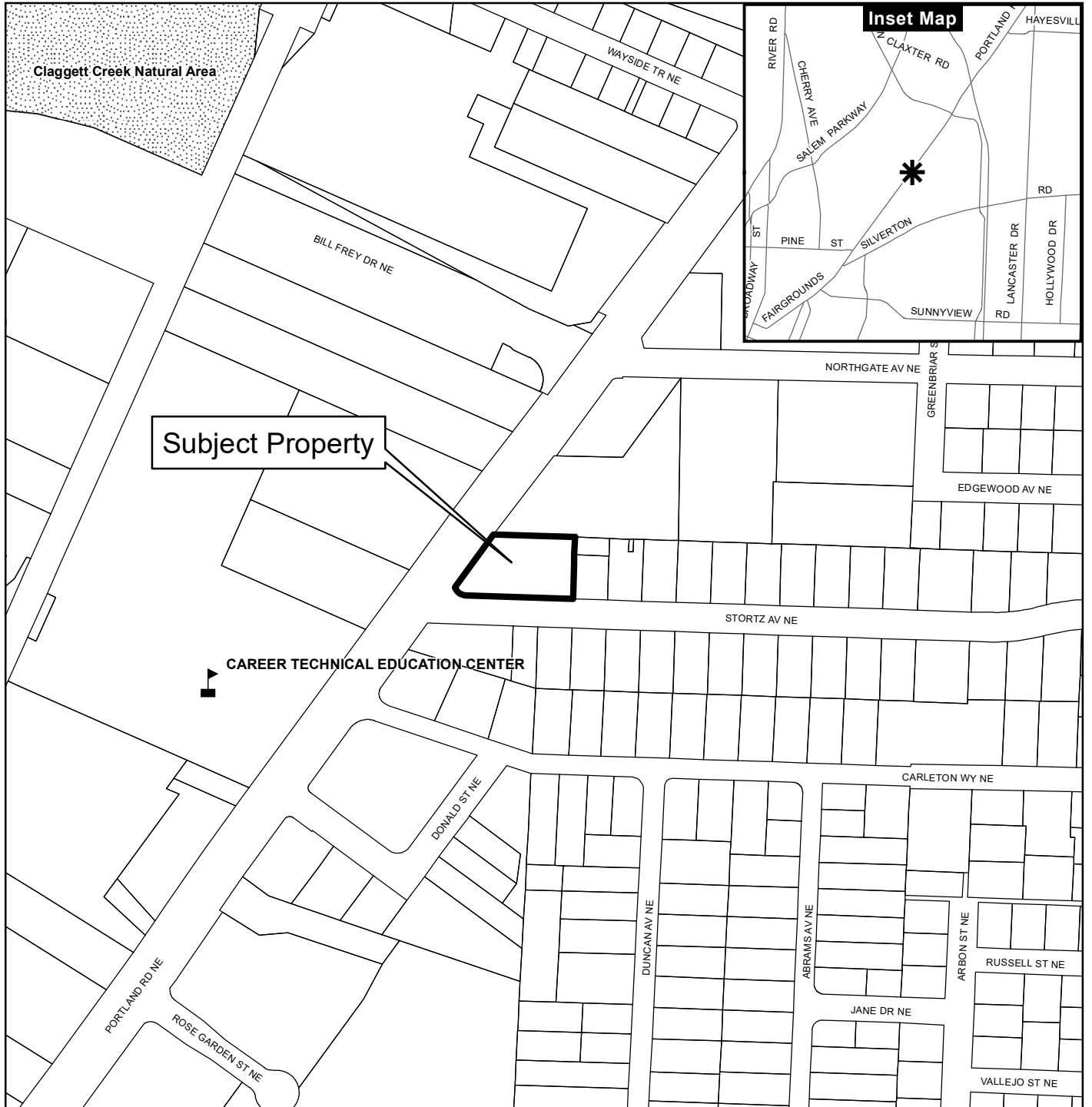
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

3560 Portland Road NE



Legend

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



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.

3560 PORTLAND RD NE - REPLAT TENTATIVE PLAN

REAL PROPERTY IN THE SW 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
 MARION COUNTY TAX MAP 073W12CD, TAX LOT 00600
 CITY OF SALEM, MARION COUNTY, OREGON
 DATE: OCTOBER 17, 2023

APPROVED
 ##### CHECKED
 ##### DRAWN
 RP-1 DESIGN LAYOUT
 FILE PATH: P:\14114\14114.Dwg (P:\14114\14114.Dwg) 2023-10-17 2:40 PM

LEGEND:	
	EXISTING
BOUNDARY LINE	—————
PROPERTY LINE	—————
CENTERLINE	- - - - -
CURB	===== =====
EDGE OF PAVEMENT	- - - - -
FENCE LINE	—○—○—○—
POWER LINE	— — — — — PWR
OVERHEAD WIRE	— — — — — OHW
GAS LINE	— — — — — GAS
STORM SEWER LINE	— — — — — STM
SANITARY SEWER LINE	— — — — — SAN
WATER LINE	— — — — — WAT

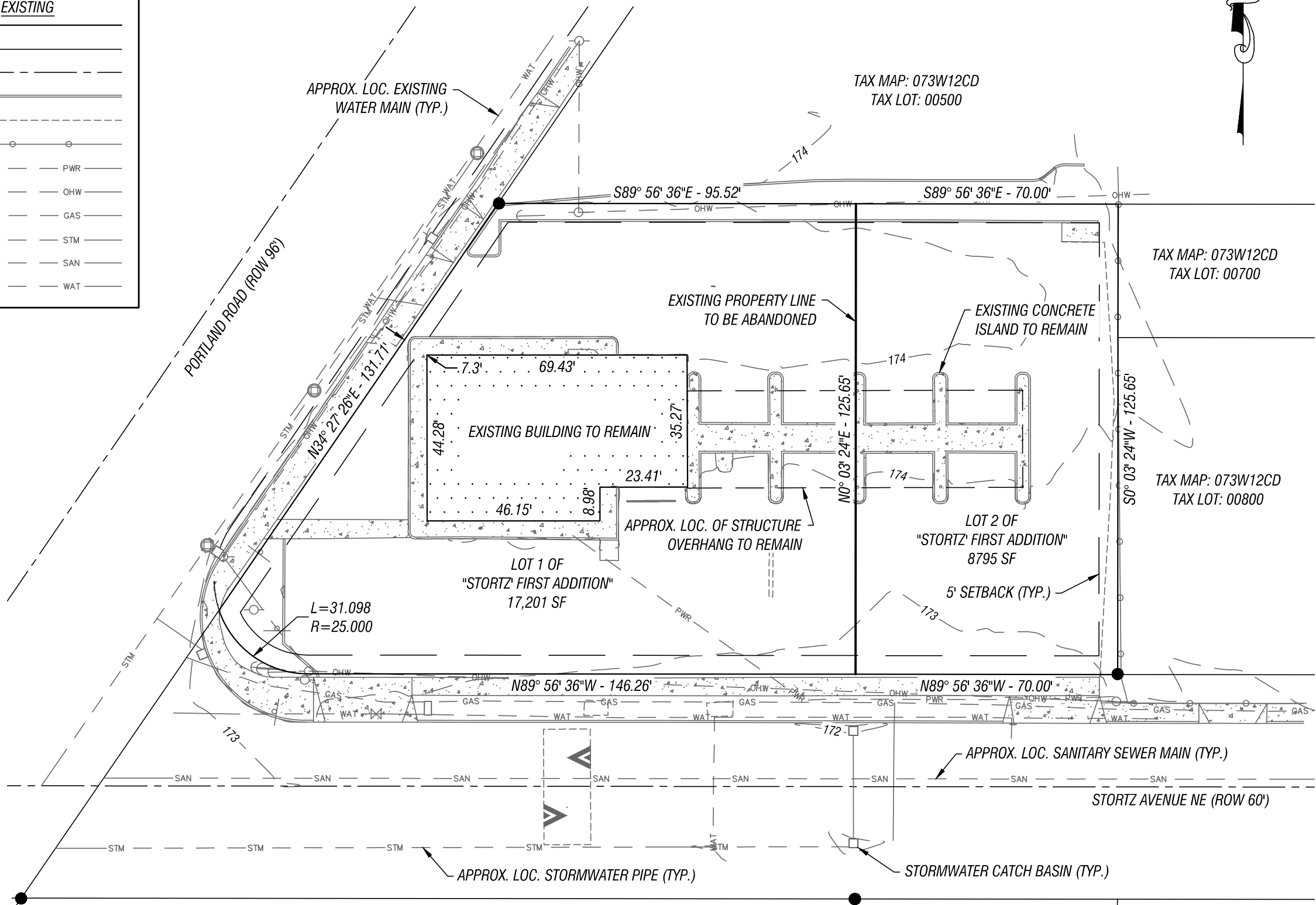
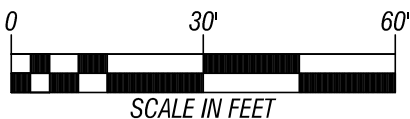
OWNERS:
 KARINA RODRIGUEZ, RAYMOD YEE,
 PERL YEE
 3560 PORTLAND ROAD
 SALEM, OREGON 97301

SURVEYOR:
 CHRIS FOGERSON, PLS
 LEI ENGINEERING & SURVEYING
 OF OREGON, LLC
 2564 19TH ST. SE
 SALEM, OREGON 97302

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 MARCH 14, 2023
 CHRIS FOGERSON
 81040
 EXPIRES 12/31/2025



3560 PORTLAND ROAD NE
 LOTS 1 & 2 OF
 "STORTZ" FIRST ADDITION"

PREPARED FOR:
KARINA RODRIGUEZ

LEI ENGINEERING
 & SURVEYING
 OF OREGON

2564 19TH ST SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com

REPLAT
 TENTATIVE
 PLAN

SCALE
 1" = 30'

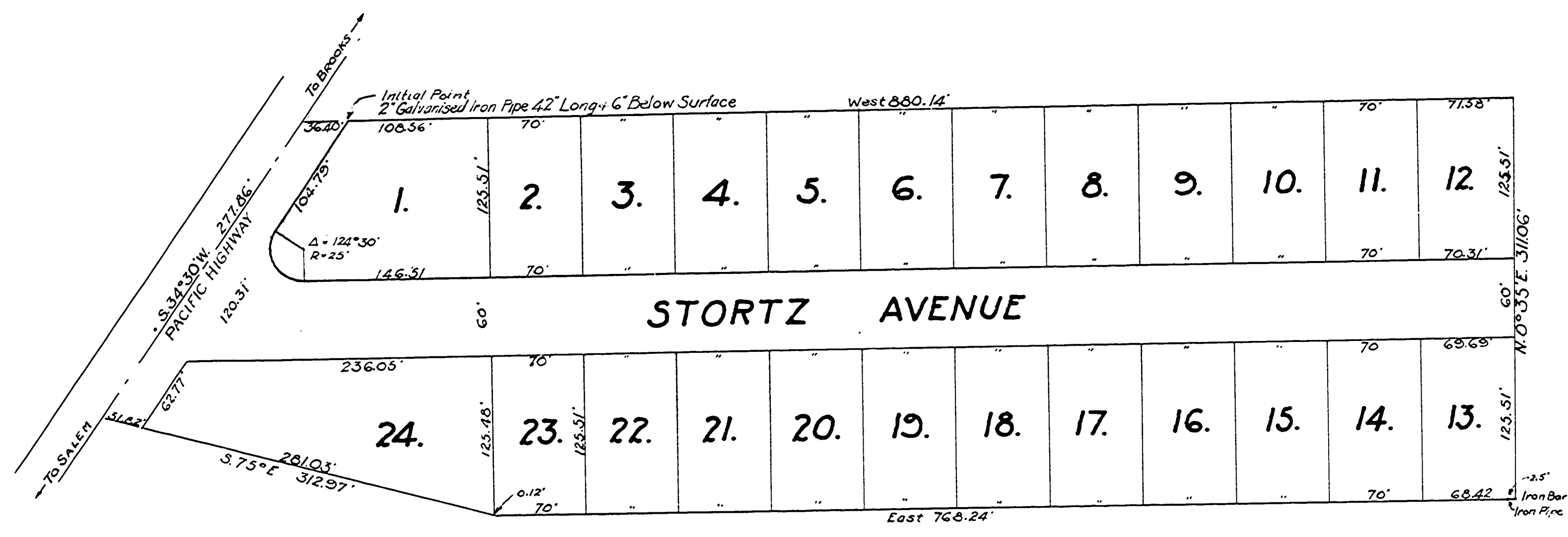
PROJECT NO.
 14-114

TOTAL SHEETS
 1 OF 1

RP-1

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING. © LEI ENGINEERING

STORTZ' FIRST ADDITION



DEDICATION KNOW ALL MEN BY THESE PRESENTS

That we Edward Stortz and Leah M. Stortz, his wife, being the owners of the land described in the surveyor's certificate hereon made and desiring to dispose of the same in lots have caused the same to be surveyed and platted, the name to be known as "STORTZ' FIRST ADDITION."

We hereby dedicate to the public use forever the roads as shown on the plat hereon and we hereby certify that all taxes and assessments levied against said land have been paid in full.

In witness whereof we have set our hands and seals this 5 day of 1944.

Edward Stortz
Leah M. Stortz

Done in the presence of
Fred Kautz
Maudie Foster

State of Oregon } ss.
County of Marion }
On this day of 1944 personally came before me, a Notary Public in and for said County and State the within named Edward Stortz and Leah M. Stortz, his wife, to me personally known to be the identical persons described in and who executed the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named and without fear or compulsion from any one.

Witness my hand and seal this 15 day of MAY 1944.

Robert A. Foraker
Notary Public for Oregon
My Commission Expires MARCH 11, 1945

SURVEYOR'S CERTIFICATE

State of Oregon } ss.
County of Marion }
I G.R. Boatwright being first duly sworn depose and say that I have surveyed and marked with proper monuments the land hereon shown as "STORTZ' FIRST ADDITION" and which is described as follows:
Beginning at a 2" Galv. Iron Pipe which is S. 57° 10' E. 419.76 feet and S. 59° 30' E. 403.92 feet and N. 34° 30' E. 1572.12 feet and East 36.40 feet from the corner of Sections 11, 12, 13 and 14 in T. 7 S. R. 3 W. of the Willamette Meridian, Marion County, Oregon; thence West 36.40 feet; thence S. 34° 30' W. 277.86 feet along the middle of the highway leading from Salem to Brooks; thence S. 75° E. 312.97 feet; thence East 768.24; thence N. 0° 35' E. 311.06 feet; thence West 880.14 feet to the point of beginning and containing 6.94 Acres. and being a part of Samuel Walker D.L.C. #39
All lot corners are marked with iron pipes.



Subscribed and sworn to me this 15 day of MAY 1944
Robert A. Foraker
Notary Public for Oregon
My Commission Expires MARCH 11, 1945

State of Oregon } ss.
County of Marion }
I R. Shelton, County Assessor, Grant Murphy County Judge, J.E. Smith and Roy J. Rice, County Commissioners for Marion County, State of Oregon do hereby approve the above Plat and Dedication which are in due and legal form.

R. Shelton
County Assessor
Grant Murphy
County Judge
J.E. Smith
County Commissioner
Roy J. Rice
County Commissioner Pro Tem

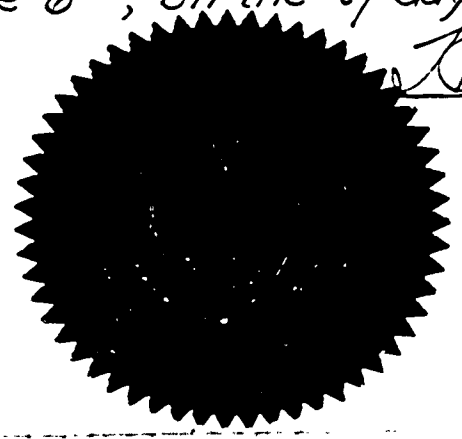


All est
H.C. Mattson
County Clerk Pro Tem

State of Oregon } ss.
County of Marion }
I Herman Wm. Lanke, County Recorder in and for said County and State do hereby certify that the within Plat was received and duly recorded by me in Marion County Records in Book 14 of Town Plats, Page 6, on the 27 day of June 1944 at 8:00 A.M.

Herman Wm. Lanke
County Recorder

The above Plat is hereby approved
H.S. Smart
President City of Salem Planning and Zoning Commission



The above Plat is hereby approved
Hugh Fisher
County Surveyor

BUILDING RESTRICTIONS SHOWN ON REVERSE SIDE ARE TO APPLY IN FULL FORCE TO THE WITHIN PLATTED "STORTZ' FIRST ADDITION."

BUILDING RESTRICTIONS TO APPLY ON STORTZ' FIRST ADDITION

THE FOLLOWING BUILDING RESTRICTIONS ARE TO APPLY ON THE WITHIN PLAT AND SUBDIVISION WHICH IS TO BE KNOWN AS STORTZ' FIRST ADDITION.

A. All lots in the tract except those fronting on the Pacific Highway (Lots No 1 + 24) shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential plot, other than one detached, single-family dwelling, not to exceed two stories in height and a private garage for not more than two cars and other out-buildings incidental to residential use.

B. No building shall be located nearer than 30 feet to the front lot line nor nearer than 4 feet to any side line of residential lots.

C. No dwelling costing less than \$3,500.00 shall be permitted on any residential lot in the tract.

D. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.