



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:	Partition Case No. PAR21-09
PROPERTY LOCATION:	2635 Gilbert St S, Salem OR 97302
NOTICE MAILING DATE:	May 6, 2021
PROPOSAL SUMMARY:	A partition application to divide a 0.63 acre property into three parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, May 20, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Kirsten Straus, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2347; E-mail: kstraus@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> Southwest Association of Neighbors (SWAN), Ted Burney, Land Use Chair; Phone: 503-428-0625; Email: burney.ted.tb@gmail.com ; and Ron Eachus, Land Use; Email: re4890@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.005(d) – Partition 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 McMullen
APPLICANT(S):	Karl Goertzen on behalf of Brendan McMullen
PROPOSAL REQUEST:	A partition application to divide a 0.63 acre property into three parcels, with Parcel 1 sized 11,478 sq. ft., Parcel 2 sized 7,646 sq. ft., and Parcel 3 sized 7,646 sq. ft. The existing house would remain on Parcel 1 and Parcels 2 and 3 would consist of vacant land for the future development of single-family dwellings. The subject property is zoned RS (Single Family Residential), and located at 2635 Gilbert St S - 97301 (Marion County Assessors Map and Tax Lot Number: 073W33CA / 1700).
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:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 105411

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 informacion, por favor llame 503-588-6173

REGARDING: Partition Case No. PAR21-09
PROJECT ADDRESS: 2635 Gilbert St S, Salem OR 97302
AMANDA Application No.: 21-105411-LD
COMMENT PERIOD ENDS: May 20, 2021

SUMMARY: A partition application to divide a 0.63 acre property into three parcels.

REQUEST: A partition application to divide a 0.63 acre property into three parcels, with Parcel 1 sized 11,478 sq. ft., Parcel 2 sized 7,646 sq. ft., and Parcel 3 sized 7,646 sq. ft. The existing house would remain on Parcel 1 and Parcels 2 and 3 would consist of vacant land for the future development of single-family dwellings. The subject property is zoned RS (Single Family Residential), and located at 2635 Gilbert St S - 97301 (Marion County Assessors Map and Tax Lot Number: 073W33CA / 1700).

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. Thursday, May 20, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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: Kirsten Straus, Planner I, Phone: 503-540-2347; E-Mail: kstraus@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

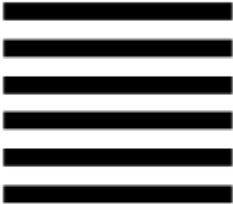
- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

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

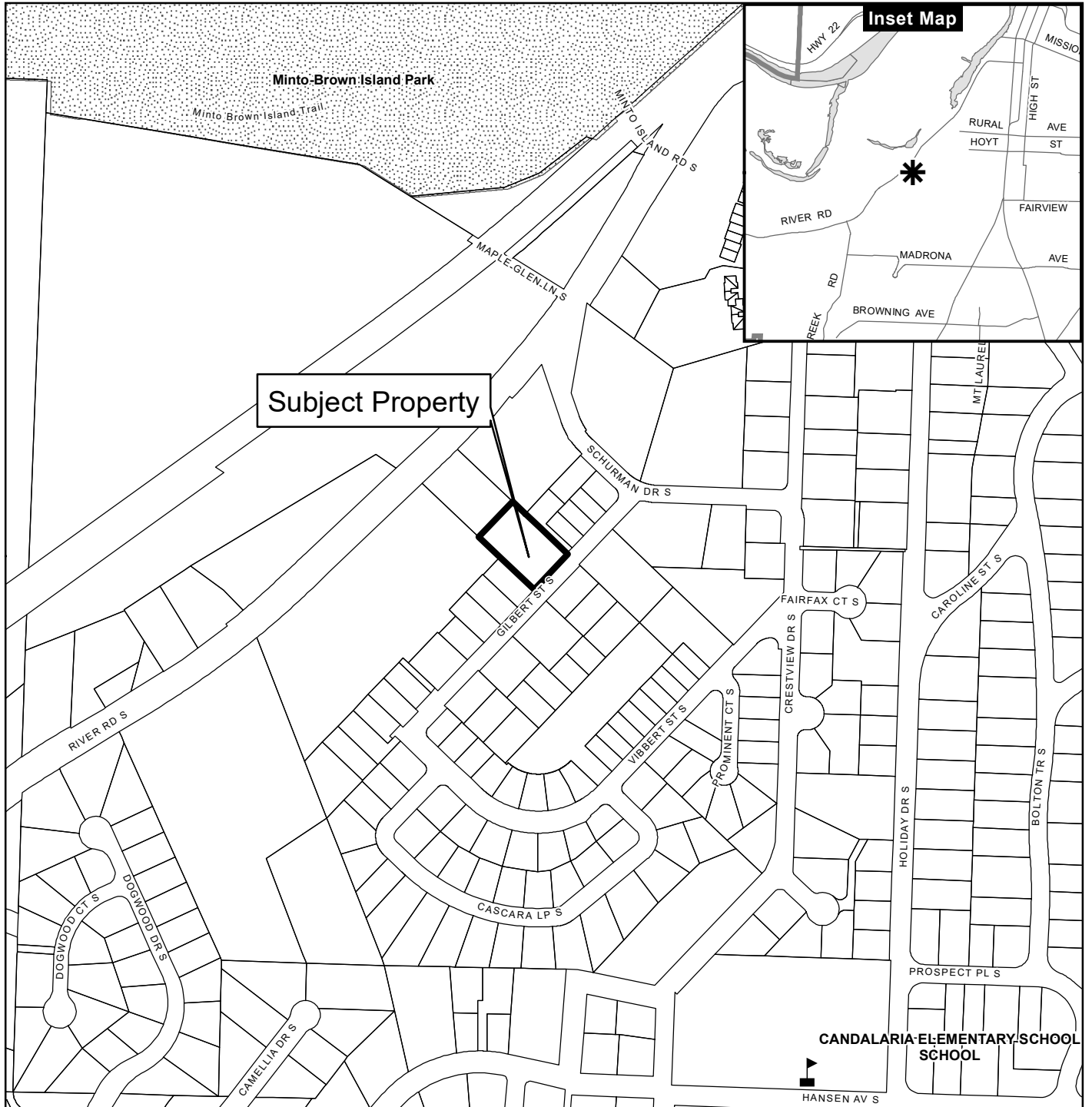
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map








2635 Gilbert St S

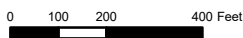


Subject Property

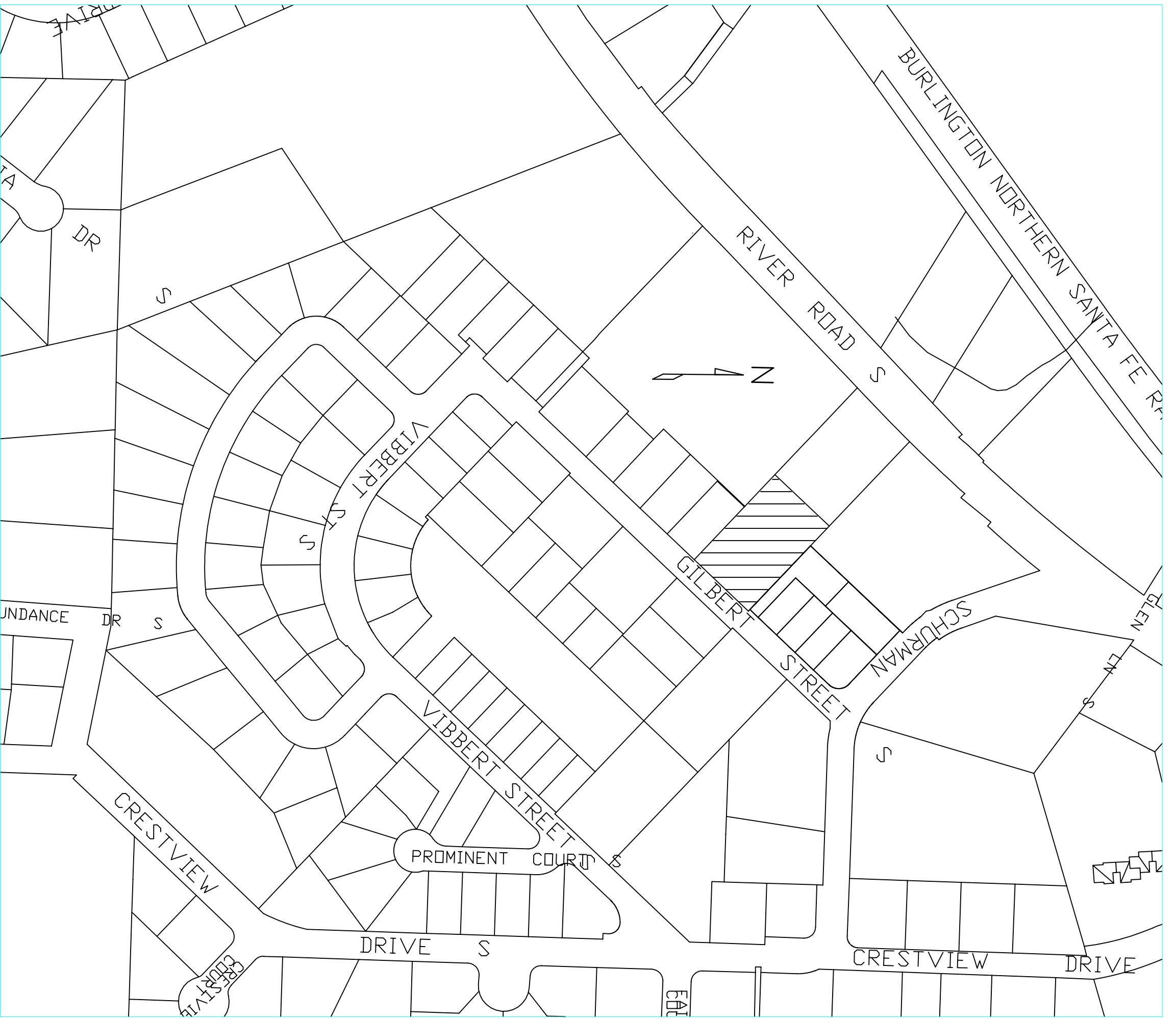
Inset Map

Legend

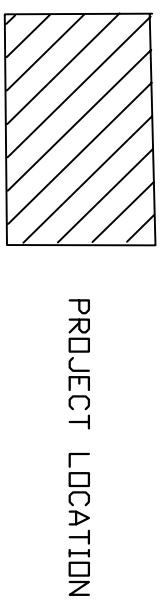
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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VICINITY MAP

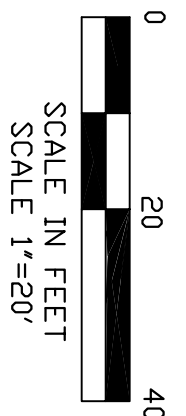
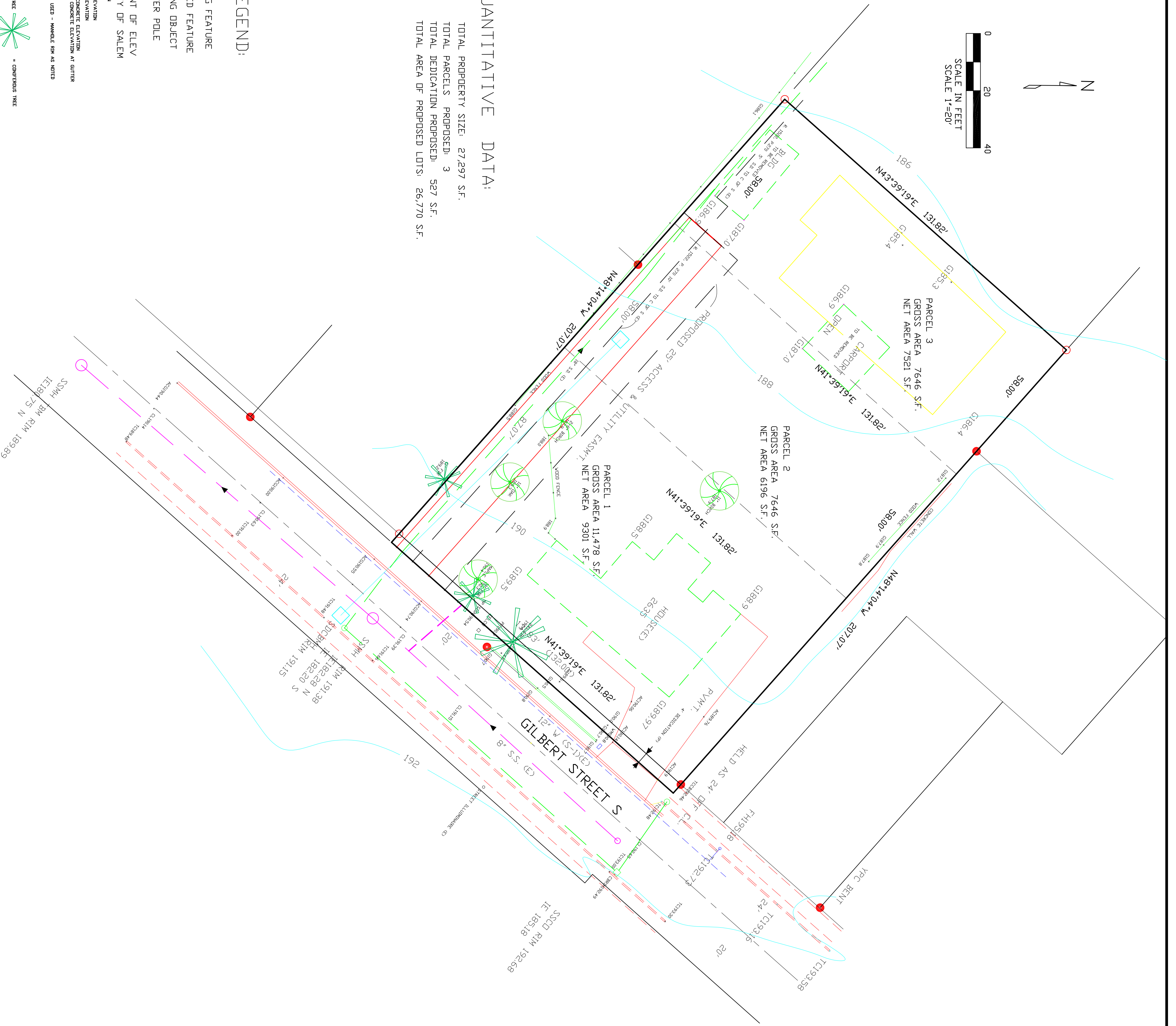


NOTES & LEGEND:

- (E) = EXISTING FEATURE
- (P) = PROPOSED FEATURE
- = EXISTING OBJECT
- = POWER POLE
- = POINT OF ELEV
- C OF S = CITY OF SALEM
- = GROUND ELEVATION
- = TOP OF CURB ELEVATION
- = TOP OF ASPHALT CONCRETE ELEVATION AT CURB
- = TOP OF ASPHALT CONCRETE ELEVATION AT DRIVE
- = ELEVATION FROM WALK - WALKER DIM AT WALK
- (ELLIPSE) = CONCRETE TREE
- (CIRCLE) = INCLUDES TREE
- (STAR) = CONIFEROUS TREE

QUANTITATIVE DATA:

TOTAL PROPERTY SIZE: 27,297 S.F.
 TOTAL PARCELS PROPOSED: 3
 TOTAL DEDICATION PROPOSED: 527 S.F.
 TOTAL AREA OF PROPOSED LOTS: 26,770 S.F.



PARTITION TENTATIVE PLAN
 2635 GILBERT ST. SE
 T7S, R3W, SEC. 33CA, T.L. 1700

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

REGISTERED PROFESSIONAL LAND SURVEYOR
Karl D. Goertzen
 OREGON
 SEPTEMBER 23, 1977
 KARL D. GOERTZEN
 1195
 EXPIRES: 6-30-21

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

DESIGNED BY: KING
 DRAWN BY: KING
 DATE: JAN 2021
 REV. NO.
 SHEET 1 OF 1