



Planning/Permit Application Center

City Hall
555 Liberty St. SE, Room 320
Salem OR 97301-3513
503-588-6213 planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Project Description

Tentative Subdivision Plan, Class 3 Site Plan Review, Class 1 Adjustments, Class 2 Adjustments, three Class 2 Driveway Approach Permits, and a Landslide Hazard Construction Permit for the planned redevelopment (The Cannery) of the former Truitt Brothers Cannery Site. The Cannery is planned as a new mixed-use neighborhood along the City of Salems historic riverfront that will accommodate the growing demand for housing and jobs and promote continued reinvestment into the Citys downtown area.

- Class 1 Adjustment
- Class 2 Adjustment
- Class 2 Driveway Approach Permit
- Class 3 Site Plan Review
- Subdivision Tentative Plan

Work site location and information

Street address of or location of subject property	1105 FRONT ST NE SALEM OR 97301
Size of property (acres)	8.84
Tax Lot Number	073W22AB00900
Neighborhood Association	Grant Neighborhood Association
Street address of or location of subject property	1375 FRONT ST NE SALEM OR 97301
Size of property (acres)	1.39
Tax Lot Number	073W22AB00600
Neighborhood Association	Grant Neighborhood Association
Street address of or location of subject property	0 SHIPPING ST NE SALEM OR 97301
Size of property (acres)	3.04
Tax Lot Number	073W22AB00300
Neighborhood Association	Grant Neighborhood Association



People information

Applicant	AKS ENGINEERING AND 3700 RIVER RD N STE 1 KEIZER OR 97303	503-400-6028 sailemadmin@aks-eng.com
Owner	FRONT STREET PROPERI PO BOX 309 SALEM OR 97308-0309	503-362-3674 tmichels@thefund.works
Owner	TRUITT PROPERTIES LLC PO BOX 309 SALEM OR 97308-0309	
Contact	Grace Wolff - Planner wolffg@aks-eng.com	
Contact	Trent Michels trent.michels@gmail.com	

Project information

Total Project Valuation	\$100,000,000.00
Site Area (Acreage)	13.27
Comprehensive Plan	River Oriented Mixed Use (ROM)
Zoning	Mixed Use Riverfront (MU-R)
# of lots proposed	6
Is this expedited ?	No
Number of Class 1 Adjustments	8
Number of Class 2 Adjustments	7
Number of Driveway Approaches	3
Type of Plan Check	Multi Family
MS4 Reporting	Yes
Existing use structures and/or other improvements on site	Former Truitt Brothers Cannery Site
Neighborhood Association Contact	Emailed Letter 3/14/24
Salem-Keizer Transit Contact	Emailed Letter 3/14/24
Homeowners Association	N/A

Land Use fees

Description	Amount
Site Plan Review	\$68,148.00
Subdivision	\$9,845.00
Automation Surcharge	\$5.00
Driveway Approach - Class 2	\$1,992.00
Zoning Adjustment - Class 1	\$2,711.00
Zoning Adjustment - Class 2	\$3,420.00
Total Fees	\$86,121.00

Terms and Conditions

Correct information: I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Indemnity: I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.

Authorizations

- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.
- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

This application was electronically submitted to the City of Salem Permit Application Center by **AKS ENGINEERING AND FORESTRY** (PersonID: 330590) on **March 15, 2024** at **3:26 PM**.

I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature: *Trent Michels*
Printed Name: Trent Michels Date: 03/18/2024
Address (include ZIP): 15017 Thomas Road, Charlotte, NC 28278

Authorized Signature: _____
Printed Name: _____ Date: _____
Address (include ZIP): _____

Authorized Signature: _____
Printed Name: _____ Date: _____
Address (include ZIP): _____

(For office use only)		
Received by:	Date:	Receipt Number: