



**Planning/Permit Application Center**

City Hall  
 555 Liberty St. SE, Room 320  
 Salem OR 97301-3513  
 503-588-6213 [planning@cityofsalem.net](mailto: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**

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

**People information**

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

**Project information**

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

**Land Use fees**

<b>Description</b>	<b>Amount</b>
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
<b>Total Fees</b>	<b>\$86,121.00</b>

## **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: Peter W Truitt  
Printed Name: Peter W Truitt Date: 5/22/24  
Address (include ZIP): PO 2067, Salem, OR 97308

Authorized Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address (include ZIP): \_\_\_\_\_

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