



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6173 • Fax 503-588-6005 • [www.cityofsalem.net](http://www.cityofsalem.net)

***Si necesita ayuda para comprender esta información, por favor llame 503-588-6173***

July 5, 2024

Carmen Fernandez  
Farmworker Housing Development Corporation  
1274 5<sup>th</sup> Street Unit 1-A  
Woodburn, OR 97071  
(503) 902-0844  
[carmenfernandez@fhdc.org](mailto:carmenfernandez@fhdc.org)

Re: Land Use Verification Letter, 24-114496-PLN, for 2921 Saddle Club Street SE (Marion County Tax Assessor's Map and Tax Lot Number 082W06DA / 300).

A request for the above-mentioned properties was received July 5, 2024.

Comprehensive Plan Designation: The subject property is designated "Multiple Family Residential" on the Salem Area Comprehensive Plan map and is zoned RM-II (Multiple Family Residential 2). The use and development standards of the RM-II zone are found in Salem Revised Code (SRC) Chapter 514.

Overlay Zone: The subject property is not located in an Overlay Zone.

Land Use: The property is occupied by an apartment complex. SRC Chapter 514, Table 514.005 sets forth uses in the RM-II zone. Multiple family uses including apartment complexes are permitted in the RM-II zone (SRC 514.005). The property zoning map can be found on the City's website at: <https://www.cityofsalem.net/business/land-use-zoning/find-your-property-zone-map>

Adjacent properties zoning designation:

North: RM-II (Multiple Family Residential II)  
South: Across Lancaster Dr SE, IG (General Industrial), and across Saddle Club St SE CR (Retail Commercial)  
East: Across Saddle Club St SE, CR (Retail Commercial)  
West: RM-II (Multiple Family Residential II) and across Lancaster Dr SE, IG (General Industrial)

Land Use History: There are no land use actions for this property.

Code Violations: There are no known outstanding code violations on record for this property.

Building and Fire Code Violations & Certificates of Occupancy: For more information on fire and building code violations or Certificate of Occupancy, please submit a public records

request through the City's Legal Department at:

<https://www.cityofsalem.net/government/public-records-request>

Public Right-of-Way and Street Improvements: Please contact Public Work Department at 503-588-6211.

Conclusion: This information is based on our review of zoning regulations and land use case history. No site visit was conducted as part of this confirmation. The above information is current, but zoning regulations change over time; these changes may affect the use and/or development of the property.

You may access the Salem Revised Code on the internet at:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

To request copies of building permits, certificates of occupancy, or development standards in effect at the time of development, please submit a public records request through the City's Legal Department at:

<https://www.cityofsalem.net/government/public-records-request>

Please contact me at 503-540-2311 if you have additional questions.



Peter Domine  
Planner II

## Certification of Zoning

Project Name: Colonia Libertad I

Project Type and # of Units: Rehabilitation & 48 units

Project Location: 2921 Saddle Club St SE, Salem, OR 97317


Acreage of Project Site: 2.96 acres Tax Account #(s): 529424

Assessor's Map & Tax Lot(s): 082W06DA00300

### The following must be certified by local jurisdiction staff:

1. The zoning for this development site is: RM2
2. The number of units (not buildings) [density] allowed for this development site is:  
Minimum number: 15 units per acre Maximum number: 31 units per acre
3. The number of on-site parking spaces required per dwelling unit is: 1.75 spaces per unit
4. Check the applicable boxes:
  - ☒ The proposed use is consistent with the above referenced zoning and applicable land use regulations. The jurisdiction requires no additional land use approvals.
  - ☐ The proposed use will be consistent with the above referenced zoning and applicable land use regulations upon obtaining the following land use approval(s): \_\_\_\_\_, or resolution of the following land use issue(s): \_\_\_\_\_  
Applicant ☐has ☐has not submitted an application for land use approval or resolution.
  - ☐ The proposed use ☐is not allowable ☐cannot be determined to be allowable with the referenced zoning above and applicable land use regulations because: \_\_\_\_\_

I certify the ☒ City ☐ County of Salem has vested in me the authority to verify consistency with local land use regulations and I further certify the foregoing information is true and correct to the best of my knowledge.

	July 5, 2024	
Signature	Date	Phone
Peter Domine	Planner II	503-540-2311
Print Name	Title	