



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005  
www.cityofsalem.net/planning • www.cityofsalem.net

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

September 3, 2024

Owner(s):  
Truitt Properties LLC  
PO Box 309  
Salem OR 97308-0309

Contact(s):  
Trent Michels  
15017 Thomas Road  
Charlotte, NC 28278

Applicant(s):  
AKS Engineering and Forestry  
3700 River Rd N STE 1  
Keizer OR 97303

Front Street Properties LLC  
PO Box 309  
Salem OR 97308-0309

**CASE NO. / LOCATION:** WGP-SUB-SPR-ADJ-DAP24-01 for 1100 to 1400 Blocks of Front Street NE

**SUMMARY:** An application for the proposed redevelopment of the former Truitt Brothers cannery site as a mixed-use neighborhood consisting of three, six-story, mixed-use buildings; a proposed food hall building, winery building, and general-purpose market space building; on-site surface parking; and pedestrian access throughout the site and along the Willamette River.

**POSTING PROCEDURE:** The subject property must be POSTED no sooner than September 11, 2024 and no later than September 15, 2024.

- a. Please pick up 6 POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign.
- b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 *within five days of the date of original posting*. **Posting signs must be returned within seven days after the close of the Public Hearing.**
- c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. *If the subject property is not properly posted 10 days before prior to the hearing, the hearing may not be held.*

**PUBLIC HEARING** information:

Hearing Authority: **Hearings Officer**

Day and time of hearing: **Wednesday, September 25, 2024 at 5:30 p.m.**

Location: **Council Chambers, Room 240, Civic Center**

Reminder, this hearing will be shared LIVE on YouTube for public viewing.

If you have any questions, please contact Bryce Bishop, Planner III, at this office:

City of Salem Planning Division  
Civic Center, 555 Liberty Street SE/Room 305  
503-540-2399, E-mail: [bbishop@cityofsalem.net](mailto:bbishop@cityofsalem.net)

❖ ADA Accommodations Will Be Provided Upon Request ❖  
Servicios razonables de accesibilidad se facilitarán por petición

**AFFIDAVIT OF POSTING NOTICE**

I, \_\_\_\_\_, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

\_\_\_\_\_

That I posted said notice in the manner at the location(s) described above on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

\_\_\_\_\_  
Signature and Date

-----NOTARY PUBLIC-----

STATE OF OREGON )  
County of MARION ) ss.

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

**Correct Sign Set-Up:**

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A  
(Hearing or Filing Notice)

Attachment B  
(Site Plan or Photo)



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

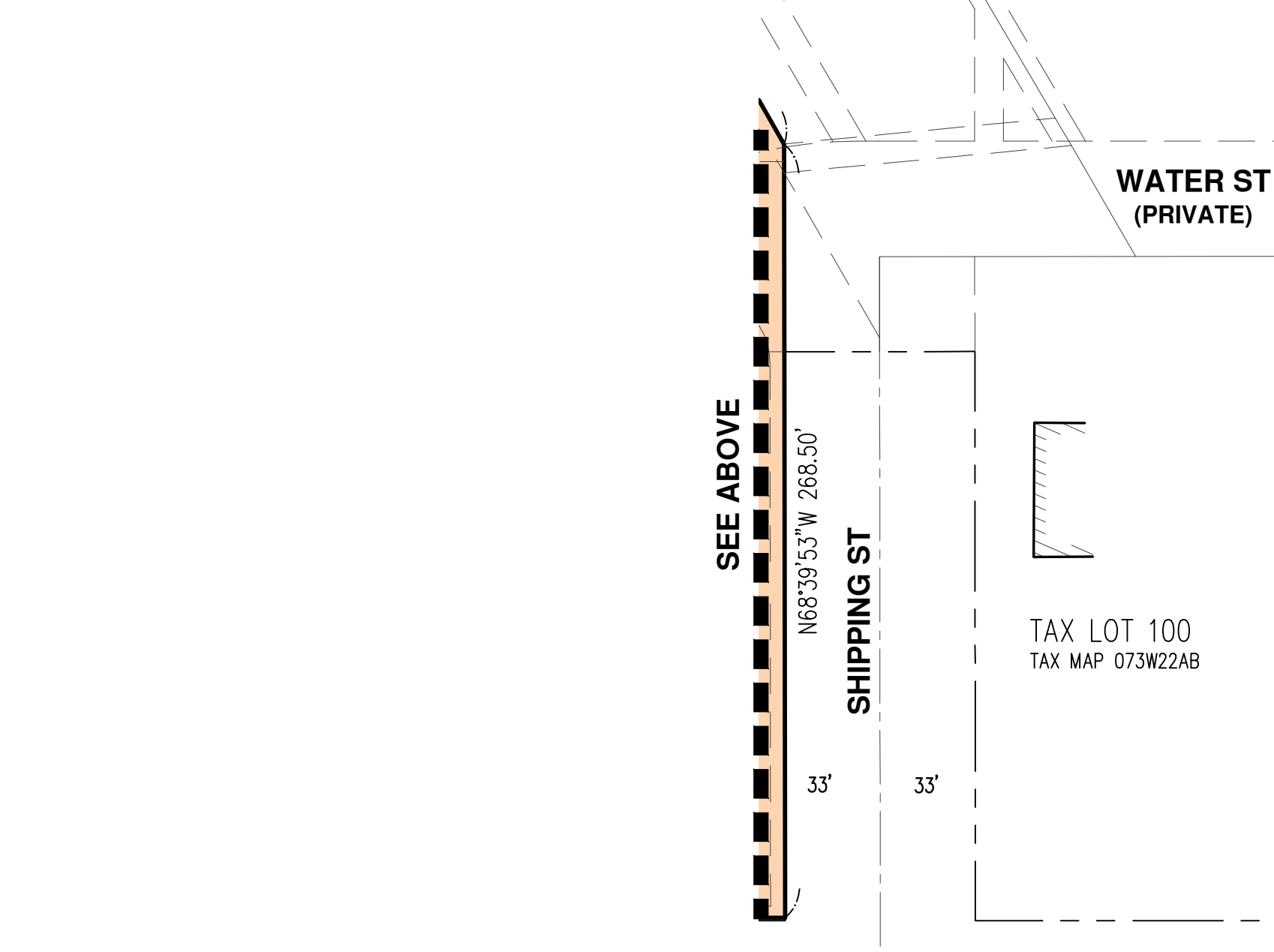
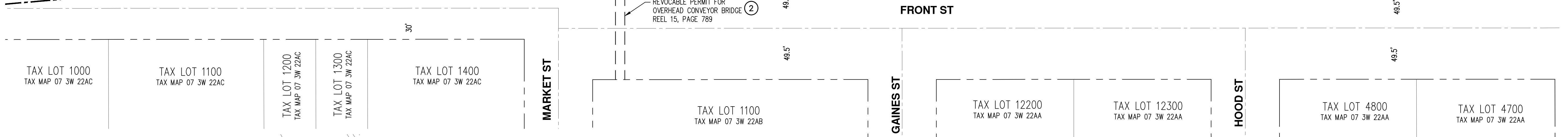
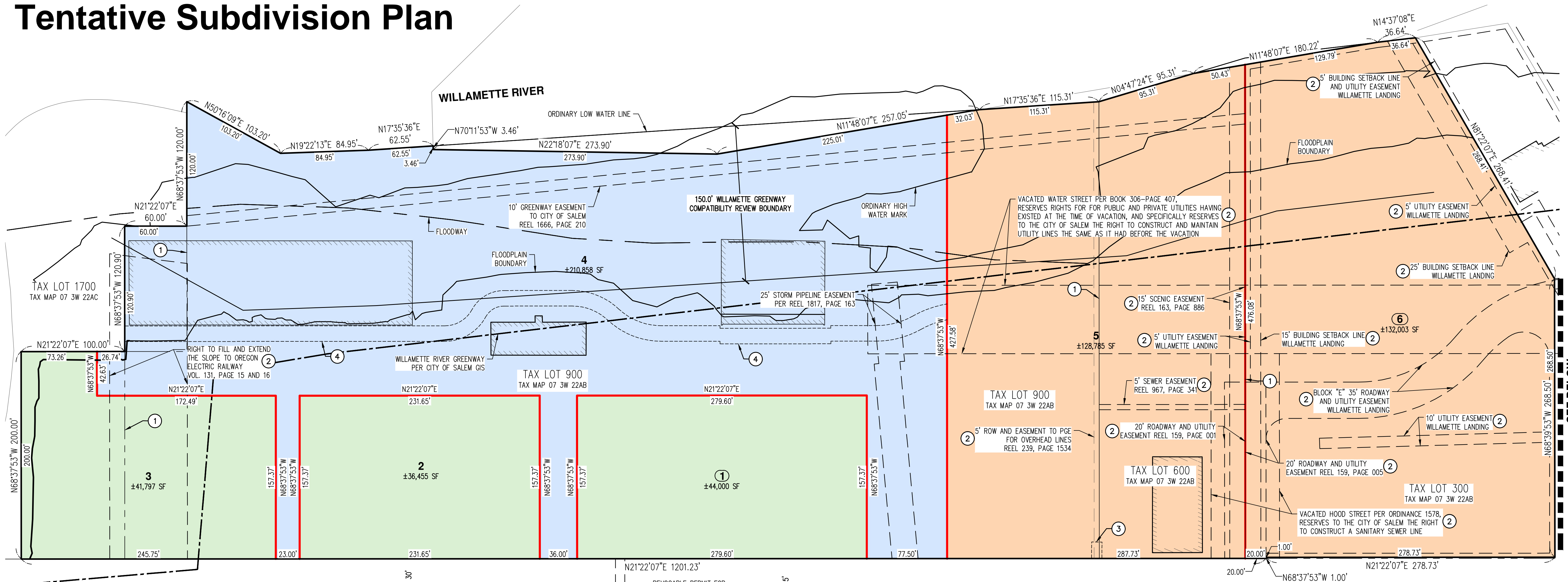
There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

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

<b>CASE NUMBER:</b>	Class 2 Willamette Greenway Permit / Subdivision Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Adjustment / Class 2 Driveway Approach Permit, Case No. WGP-SUB-SPR-ADJ-DAP24-01
<b>PROPERTY LOCATION:</b>	1100 to 1400 Block of Front St NE, Salem OR 97301
<b>SUMMARY:</b>	An application for the proposed redevelopment of the former Truitt Brothers cannery site as a mixed-use neighborhood consisting of three, six-story, mixed-use buildings; a proposed food hall building, winery building, and general-purpose market space building; on-site surface parking; and pedestrian access throughout the site and along the Willamette River.
<b>HEARING INFORMATION:</b>	<u>Hearings Officer, on September 25, 2024 at 5:30 PM Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>  To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a>
<b>HOW TO PROVIDE TESTIMONY:</b>	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
<b>CASE MANAGER:</b>	<b>Bryce Bishop, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: <a href="mailto:bbishop@cityofsalem.net">bbishop@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Grant Neighborhood Association, Aaron Terpening, Co-Chair; Email: <a href="mailto:aterp1@gmail.com">aterp1@gmail.com</a> ; Sam Skillern, Co-Chair; Email: <a href="mailto:sam@salemif.org">sam@salemif.org</a>  Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Land Use Chair; Phone: 971-388-0654; Email: <a href="mailto:mbbaird@hotmail.com">mbbaird@hotmail.com</a> .
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: <a href="https://www.cityofsalem.net/government/boards-commissions/hearings-officer">https://www.cityofsalem.net/government/boards-commissions/hearings-officer</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	Salem Revised Code (SRC) Chapter(s) 600.015(e)(2) – Class 2 Willamette Greenway Permit; 205.010(d) – Subdivision Tentative Plan; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit  Salem Revised Code (SRC) is available to view at this link: <a href="http://www.cityofsalem.net/src">www.cityofsalem.net/src</a> . Type in the chapter number(s) listed above to view the applicable criteria.

# Tentative Subdivision Plan

FUND



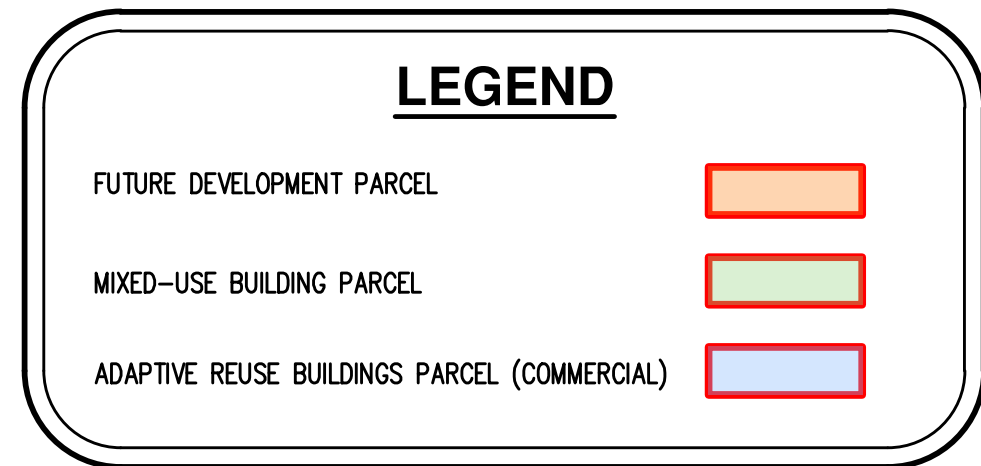
**KEYED NOTES: (#)**

- EXISTING TAX LOT LINE TO BE REMOVED.
- EXISTING EASEMENT OR ROW TO BE QUITCLAIMED/VACATED.
- PROPOSED EASEMENT FOR EXISTING POWER POLE BETWEEN HOOD AND GAINES STREETS, SEE PLAN VIEW.
- 15' WILLAMETTE RIVER GREENWAY PATH EASEMENT DEDICATION. FINAL CONFIGURATION TO BE DETERMINED AT TIME OF BUILDING PERMITS.

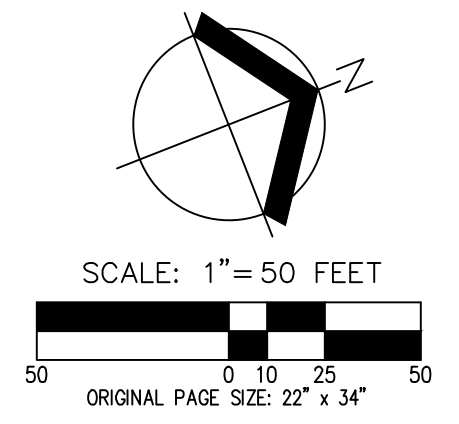
**EASEMENT NOTES**

- CROSS ACCESS, DRAINAGE AND UTILITY EASEMENTS AMONG ALL PARCELS TO BE RECORDED PRIOR TO FINAL PLAT.
- ADDITIONAL EASEMENTS ARE REQUIRED FOR UTILITY IMPROVEMENTS. REFER TO UTILITY PLAN.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW PLANNED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



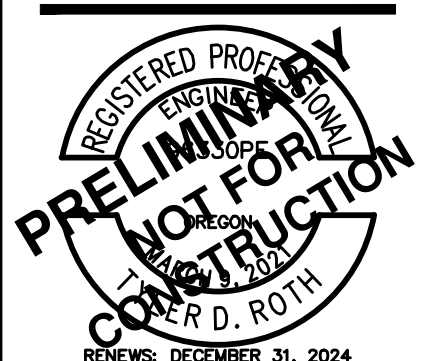
NOTE: THIS SHEET IS PRINTED WITH COLOR



**AKS**  
 ENGINEERING & FORESTRY, LLC  
 3700 RIVER RD N, STE 1  
 KEIZER, OR 97003  
 503.400.6028  
 WWW.AKS-ENG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

PROPERTY DESCRIPTION  
 TAX MAP 07.3W.22AB  
 TAX LOTS 300, 600, 900  
 CONTRACT PURCHASER:  
 FUND  
 1507 THOMAS RD,  
 CHARLOTTE, NC 28278

TENTATIVE PLAT  
 THE CANNERY  
 FUND  
 SALEM, OREGON



RENEWALS: DECEMBER 31, 2024  
 JOB NUMBER: 5968-01  
 DATE: 07/26/2024  
 DESIGNED BY: TDR  
 DRAWN BY: MJM  
 CHECKED BY: TDR