



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

Addition of second touchless car wash and coffee kiosk with both pedestrian and drive through serving windows.

Class 3 Site Plan Review

Work site location and information

Street address of or location of subject property	2390 COMMERCIAL ST SE SALEM OR 97302
Size of property (acres)	0.00
Tax Lot Number	073W34CA03900
Neighborhood Association	South Central Association of Neighbors (SCAN)

People information

Applicant	RONALD PED	6850 BURNETT ST SE SALEM OR 97317	503-363-1456 rjp@rktect.com
Owner	RMH Properties, LLC	20550 HIGHWAY 22 Sheridan OR 97378	
Contact	RONALD PED	6850 BURNETT ST SE SALEM OR 97317	503-363-1456 rjp@rktect.com

Project information

Total Project Valuation	\$ 10,000.00
Site Area (Acreage)	0
Comprehensive Plan	Mixed Use
Zoning	Mixed Use III
Type of Plan Check	Commercial/Industrial
MS4 Reporting	No
Existing use structures and/or other improvements on site	Existing touchless car wash
Neighborhood Association Contact	Emailed neighborhood association and received a response noting their receipt of email.
Salem-Keizer Transit Contact	none
Homeowners Association	South Central Association of Neighbors



Land Use fees

Description	Amount
Site Plan Review	\$2,104.00
Automation Surcharge	\$5.00
Total Fees	\$2,109.00

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 **RONALD PED** (PersonID: 176135) on **May 10, 2024** at **11:22 AM**.

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: *Richard W Hoach*
Printed Name: Richard W Hoach Date: 7-31-2024
Address (include ZIP): 20550 HWY 22 Sheridan OR 97378

Authorized Signature: *Miriam Hoach*
Printed Name: Miriam Hoach Date: 7-31-2024
Address (include ZIP): 20550 Hwy 22 Sheridan, OR 97378

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

(For office use only)		
Received by: <u><i>Peter Dain</i></u>	Date: <u>11/13/2024</u>	Receipt Number: _____



Articles of Organization - Limited Liability Company

 Secretary of State - Corporation Division - 255 Capitol St. NE, Suite 151 - Salem, OR 97310-1327 - <http://www.FilingInOregon.com> - Phone: (503) 086-2200

NOV 19 2013

REGISTRY NUMBER:

978234-97

 OREGON
 SECRETARY OF STATE

For office use only

 In accordance with Oregon Revised Statute 192.410-192.490, all information on this form is publicly available, including addresses.
 We must release this information to all parties upon request and it will be posted on our website.

Please Type or Print Legibly in Black Ink. Attach Additional Sheet if Necessary.

- 1) NAME OF LIMITED LIABILITY COMPANY: (Must contain the words "Limited Liability Company" or the abbreviations "LLC" or "LLC.")

RMH Properties, LLC

- 2) DURATION: (Please check one.)

☐ Latest date upon which the Limited Liability Company is to
 dissolve is _____

☒ Duration shall be perpetual.

- 3) REGISTERED AGENT: (Individual or entity that will accept legal service for this business)

Richard Hoach

- 4) REGISTERED AGENT'S PUBLICLY AVAILABLE ADDRESS: (Must be an Oregon Street Address, which is identical to the registered agent's business office.)

20550 Hwy 22

Sheridan, OR 97378

- 5) ADDRESS WHERE THE DIVISION MAY MAIL NOTICES:

20550 Hwy 22

Sheridan, OR 97378

- 6) NAME AND ADDRESS OF EACH PERSON WHO IS FORMING THIS BUSINESS: (ORGANIZER)

Richard Hoach

20550 Hwy 22

Sheridan, OR 97378

- 7) HOW WILL THIS LIMITED LIABILITY COMPANY BE MANAGED?

☒ This LLC will be member-managed by one or more members.

☐ This LLC will be manager-managed by one or more managers.

- 8) IF RENDERING A LICENSED PROFESSIONAL SERVICE OR SERVICES,

DESCRIBE THE SERVICE(S) BEING RENDERED: _____

- 9) OPTIONAL PROVISIONS: (Attach a separate sheet if necessary.)
- ☐

 INDEMNIFICATION: ☒ The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160.

(OPTIONAL) LIST MEMBERS AND/OR MANAGERS NAMES AND ADDRESSES

- 10) OWNERS: (MEMBERS) (Names and Street address)

Richard Hoach (20550 Hwy 22 Sheridan, OR 97378)

Miriam Hoach (20550 Hwy 22 Sheridan, OR 97378)

- 11) MANAGERS: (MANAGERS) (Names and Street address)

- 12) EXECUTION/SIGNATURE OF EACH PERSON WHO IS FORMING THIS BUSINESS: (Organizer) (The title for each signer must be "Organizer.")

By my signature, I declare as an authorized authority, that this filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment or both.

Signature:

Printed Name:

Richard Hoach

Title:

Organizer

Organizer

Organizer

CONTACT NAME: (To resolve questions with this filing)

RMH PROPERTIES, LLC



97823497-14760410

NEWORG

100 - Articles of Organization - Limited Liability Company (03/12)

FEES

Required Processing Fee \$100

Processing Fees are nonrefundable. Please make check payable to "Corporation Division."

Free copies are available at FilingInOregon.com using the Business Name Search program.