



# NOTICE of FILING

## 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>	Partition Tentative Plan / Class 3 Site Plan Review Case No. PAR-SPR24-13
<b>PROPERTY LOCATION:</b>	739 23rd St NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	November 27, 2024
<b>PROPOSAL SUMMARY:</b>	Multi-family development of 60 units as Phase II of the Gussie Belle Commons.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, December 11, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at <a href="https://egov.cityofsalem.net/PlanningComments">https://egov.cityofsalem.net/PlanningComments</a>. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@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>  Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: <a href="mailto:johnson.ian.patrick@gmail.com">johnson.ian.patrick@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 205.005(d) – Partition Tentative Plan; 220-005(f)(3) – Class 3 Site Plan Review  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	City of Salem
<b>APPLICANT(S):</b>	Tim Lawler, Green Light LLC (Mark Desbrow) Home First Development LLC (Ben Pray)
<b>PROPOSAL REQUEST:</b>	A consolidated Tentative Partition Plan to divide the resulting Parcel 2 from the Phase I development of Gussie Belle Commons (Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08) into two lots, approximately one acre and two acres in size; in conjunction with a Class 3 Site Plan Review for the development of 60 apartment units as Phase II of the Gussie Belle multi-family development. The subject property is currently 10.1 acres in size, zoned MU-I (Mixed Use-I), and located at 739 23rd Street NE (Marion County Assessors map and tax lot numbers: 073W24CC / 4000).
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 24 113032. Paper copies can be obtained for a reasonable cost.

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE  
For more information about Planning in Salem:***

**<http://www.cityofsalem.net/planning>**

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development*

*Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

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

**REGARDING:** Partition Tentative Plan / Class 3 Site Plan Review Case No. PAR-SPR24-13

**PROJECT ADDRESS:** 739 23rd St NE, Salem OR 97301

**AMANDA Application No.:** 24-113032-PLN

**COMMENT PERIOD ENDS:** December 11, 2024 at 5:00 p.m.

**SUMMARY:** Multi-family development of 60 units as Phase II of the Gussie Belle Commons.

**REQUEST:** A consolidated Tentative Partition Plan to divide the resulting Parcel 2 from the Phase I development of Gussie Belle Commons (Case No. PAR-SPR-ADJ-DAP-TRV-PLA24-08) into two lots, approximately one acre and two acres in size; in conjunction with a Class 3 Site Plan Review for the development of 60 apartment units as Phase II of the Gussie Belle multi-family development. The subject property is currently 10.1 acres in size, zoned MU-I (Mixed Use-I), and located at 739 23rd Street NE (Marion County Assessors map and tax lot numbers: 073W24CC / 4000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Wednesday, December 11, 2024,** will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

**CASE MANAGER:** Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

## PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_

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Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

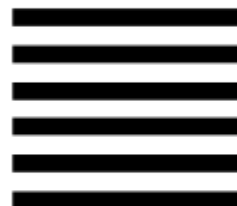


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



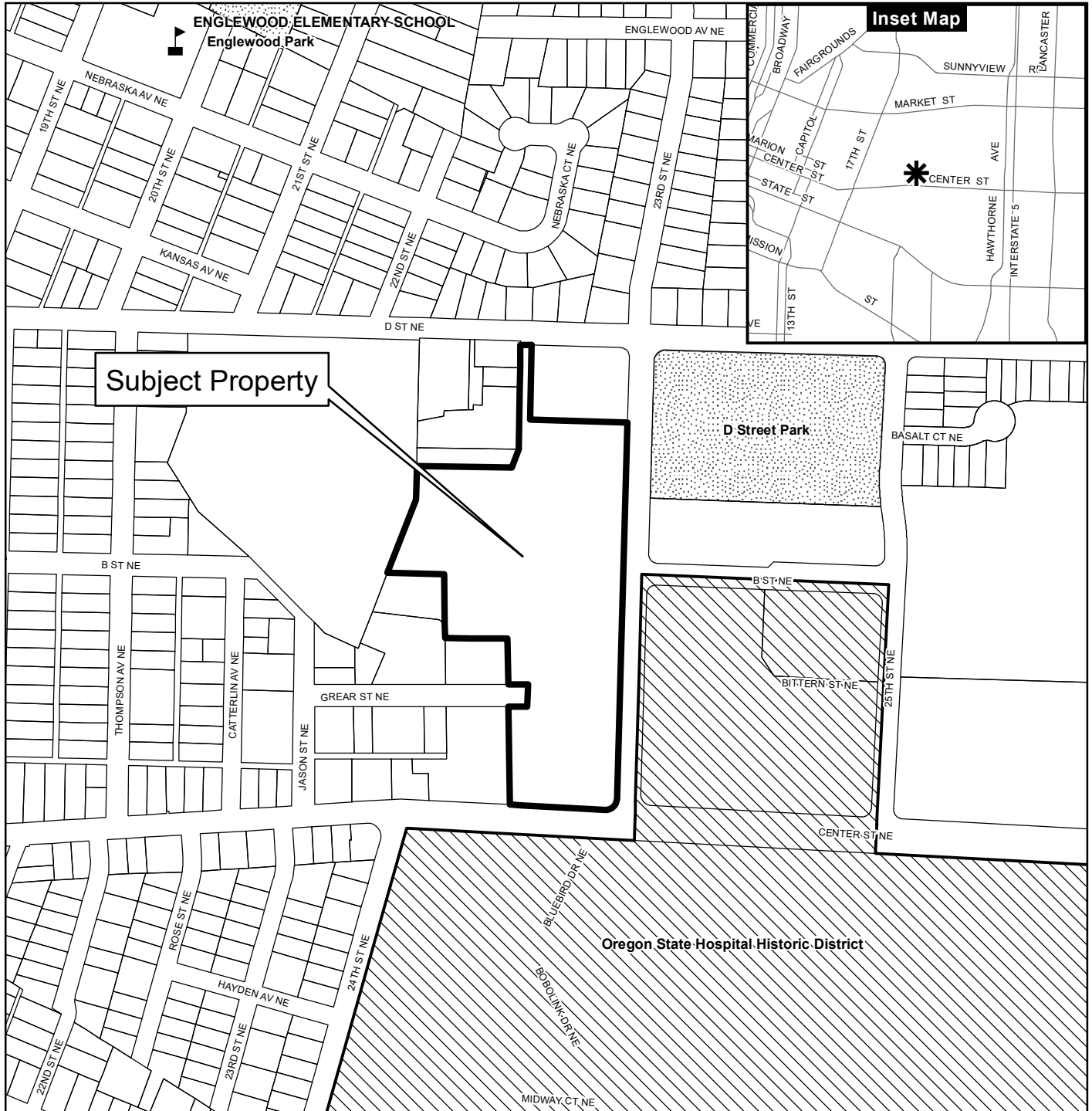
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map

## 739 23rd Street NE



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



**CITY OF Salem**  
AT YOUR SERVICE  
Community Planning and Development

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

BEING A REPLAT OF PARCEL\_\_\_, PARTITION PLAT NO. \_\_\_\_,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND  
THE NORTHWEST QUARTER OF SECTION 25, T. 7S., R. 3W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

JULY 29, 2024  
SHEET 1 OF 2

- 5/8" X 30" IR WITH YPC STAMPED  
"ASC SURVEYING LS 96569"  
SET ON \_\_\_\_\_, 2024
- FOUND MONUMENT AS NOTED
- (R0) RECORD DATA REFERENCE
- (M) MEASURED DATA
- S.R. MARION COUNTY SURVEY RECORDS
- D.R. MARION COUNTY DEED RECORDS
- P.R. MARION COUNTY PLAT RECORDS
- T.P. MARION COUNTY BOOK OF TOWN PLAT
- U.E. PUBLIC UTILITY EASEMENT
- O.W. RIGHT-OF-WAY
- P.P. PARTITION PLAT NO.
- M# FOUND MONUMENT PER LIST
- (A) FOUND AND CALCULATED POINTS  
REFERENCED IN NARRATIVE
- (11) EXISTING EASEMENT -SEE LIST SHEET 2
- [1] PLAT EASEMENTS PER LIST

- (11) VOLUME: 391 PAGE: 61  
PGE EASEMENT –UNDEFINED WIDTH
- (12) VOLUME: 392 PAGE: 277  
MODIFIED BY REEL: 1114, PAGE: 689  
6' UTILITY EASEMENT
- (15) BOOK: 430 PAGE: 427  
15' STORM WATER EASEMENT
- (16) VOLUME: 491 PAGE: 426  
ACCESS EASEMENT FOR PROPERTIES  
TO THE WEST
- (17) VOLUME: 492 PAGE: 784  
10' ELECTRIC EASEMENT
- (20) VOLUME: 529 PAGE: 136  
8' STORM SEWER EASEMENT  
APPROXIMATE LOCATION SHOWN  
HEREON
- (23) VOLUME: 758 PAGE: 316  
10' GAS PIPELINE EASEMENT
- (30) PARTITION PLAT NO. 2009-003  
EASEMENTS AS SHOWN ON SAID  
PARTITION PLAT  
(A) RIGHT-OF-WAY DEDICATION  
(B) 15' STORM DRAIN EASEMENT

R1 P.P. 2024----, M.C.P.R.  
R2 PROPERTY LINE ADJUSTMENT, M.C.S.R.

① 10-FOOT EASEMENT

② 10-FOOT EASEMENT

SHEET 1— SOUTH PORTION OF PLAT, LEGEND, REFERENCE  
DATA, AND FOUND MONUMENT LIST

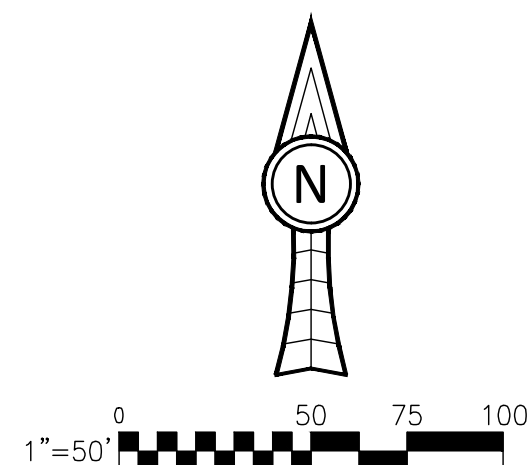
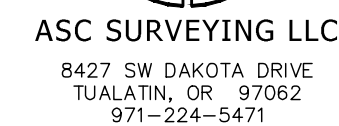
SHEET 2—NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS,  
DECLARATION, NOTES AND ACKNOWLEDGEMENT

FOR REVIEW ONLY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2021  
RICHARD H. KENNEDY  
96569

RENEWS: 6/30/25



M1- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARKER  
PLS636" SET IN P.P. 2009-3, HELD

M3- 1 INCH IRON PIPE WITH PINCHED TOP 0.3 FEET BGL SET IN M.C.S.R.  
10475, REF (R1), HELD

M4- 3/4 INCH IRON PIPE SET IN M.C.S.R. 16614, REF (R1), HELD

M5- 3/4 INCH IRON PIPE SET IN M.C.S.R. 19514 BEARS NORTH 22°19'56"  
WEST 0.31',  
REF (R1) NORTH 13°14'13" WEST 0.25 FEET

M6- BRASS SCREW AND WASHER IN CURB STAMPED "PLS 1362" SET IN P.P.  
93-57, REF (R1), HELD FOR LINE

M7- 1/2 INCH IRON PIPE, 0.4 FEET BGL SET IN M.C.S.R. 14783, 0.18 FEET  
EAST OF LINE, REF (R1)

M8- 5/8" IRON ROD, BENT, NO CAP, SET IN M.C.S.R. 32471, REF (R1),  
HELD, PULLED AND RESET

M9- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC  
SURVEYING LS 96569" SET IN P.P. 2024-\_\_\_\_\_, HELD

M10- 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC  
SURVEYING LS 96569" SET IN M.C.S.R. (property line adjustment), HELD



