



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.

CASE NUMBER:	Partition Tentative Plan / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04
PROPERTY LOCATION:	3021 – 3027 D St NE, Salem OR 97301
NOTICE MAILING DATE:	March 12, 2025
PROPOSAL SUMMARY:	Separate existing dwellings for development of a 12-unit multi-family building with shared access.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, March 26, 2025</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. 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.
CASE MANAGER:	Jamie Donaldson, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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: johnson.ian.patrick@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(d) – Class 1 Design Review; 205.055(d) – Property Line Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Creswell Hldgs LLC (Landon and Cara Hattan)
APPLICANT(S):	BRAND Land Use, on behalf of Skyline Builders LLC (Landon Hattan, Marc Gallegos)
PROPOSAL REQUEST:	<p>A consolidated application for a Tentative Partition Plan and Property Line Adjustment to separate the two existing single-family dwellings from the vacant portion and divide the subject property into three parcels; with a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 12-unit multi-family building and associated site improvements, with ten Class 2 Adjustments to:</p> <ol style="list-style-type: none"> 1) Allow the partitioned lots in the RM-II zone to be less than 20,000 square feet in size, without three or more attached dwelling units or townhome development, for the existing residential dwellings (SRC 514.010(a)); 2) Reduce the minimum lot size required for a single-family use from 6,000 square feet to 4,000 square feet, for the existing single-family residence at 3021 D Street NE (SRC 514.010(b), Table 514-2); 3) Reduce the minimum lot size required for all other uses from 6,000 square feet to 4,000 square feet, for the existing duplex on Proposed Parcel 1, at 3027 D Street NE (SRC 514.010(b), Table 514-2); 4) Increase the maximum lot depth ratio from 300 percent to 400 percent for Proposed Parcel 2 (SRC 514.010(b), Table 514-2); 5) Reduce the minimum 10-foot zone-to-zone setback and Type C landscape requirement for a 39-foot portion of the new interior property line that abuts the proposed trash enclosure (SRC 514.010(d), Table 514-5); 6) Reduce the minimum easement required for the flag lot accessway serving four or more units from 25 feet to 22 feet (SRC 800.025(c), Table 800-1); 7) Increase the maximum number of units served by the flag lot accessway from four to 15 units (SRC 800.025(c)(1); 8) Reduce the required driveway spacing standard of 370 feet for a driveway approach along D Street, a Minor Arterial Street (SRC 804.035(d)); 9) Reduce the minimum setback for the vehicle entrance of a carport abutting a flag lot accessway from 20 feet to 16 feet for the carport parking area of the existing duplex at 3027 D Street NE (SRC 806.025(b)); and 10) Reduce the setback adjacent to buildings and structures for the multi-family parking area adjacent to the trash enclosure from five feet to two feet (SRC 806.035(c)(4)). <p>The subject property is property 0.67 acres in size, zoned RM-II (Multiple Family Residential), and located at 3021-3027 D Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24DC / 1000).</p>
APPLICATION PROCESS:	<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>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 121106-PLN. 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 / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review / Property Line Adjustment Case No. PAR-SPR-ADJ-DAP-DR-PLA25-04

PROJECT ADDRESS: 3021 – 3027 D St NE, Salem OR 97301

AMANDA Application No.: 24-121106-PLN

COMMENT PERIOD ENDS: March 26, 2025, at 5:00 p.m.

SUMMARY: Separate existing dwellings for development of a 12-unit multi-family building with shared access.

REQUEST: A consolidated application for a Tentative Partition Plan and Property Line Adjustment to separate the two existing single-family dwellings from the vacant portion and divide the subject property into three parcels; with a Class 3 Site Plan Review, Class 2 Driveway Approach Permit, and Class 1 Design Review for development of a new 12-unit multi-family building and associated site improvements, with ten Class 2 Adjustments to:

- 1) Allow the partitioned lots in the RM-II zone to be less than 20,000 square feet in size, without three or more attached dwelling units or townhome development, for the existing residential dwellings (SRC 514.010(a));
- 2) Reduce the minimum lot size required for a single-family use from 6,000 square feet to 4,000 square feet, for the existing single-family residence at 3021 D Street NE (SRC 514.010(b), Table 514-2);
- 3) Reduce the minimum lot size required for all other uses from 6,000 square feet to 4,000 square feet, for the existing duplex on Proposed Parcel 1, at 3027 D Street NE (SRC 514.010(b), Table 514-2);
- 4) Increase the maximum lot depth ratio from 300 percent to 400 percent for Proposed Parcel 2 (SRC 514.010(b), Table 514-2);
- 5) Reduce the minimum 10-foot zone-to-zone setback and Type C landscape requirement for a 39-foot portion of the new interior property line that abuts the proposed trash enclosure (SRC 514.010(d), Table 514-5);
- 6) Reduce the minimum easement required for the flag lot accessway serving four or more units from 25 feet to 22 feet (SRC 800.025(c), Table 800-1);
- 7) Increase the maximum number of units served by the flag lot accessway from four to 15 units (SRC 800.025(c)(1));
- 8) Reduce the required driveway spacing standard of 370 feet for a driveway approach along D Street, a Minor Arterial Street (SRC 804.035(d));
- 9) Reduce the minimum setback for the vehicle entrance of a carport abutting a flag lot accessway from 20 feet to 16 feet for the carport parking area of the existing duplex at 3027 D Street NE (SRC 806.025(b)); and
- 10) Reduce the setback adjacent to buildings and structures for the multi-family parking area adjacent to the trash enclosure from five feet to two feet (SRC 806.035(c)(4)).

The subject property is property 0.67 acres in size, zoned RM-II (Multiple Family Residential), and located at 3021-3027 D Street NE (Marion County Assessor's Map and Tax Lot Number: 073W24DC / 1000).

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 March 26, 2025, 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.

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: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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

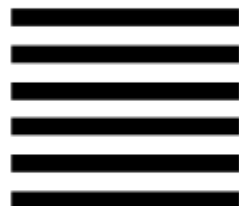


POSTAGE WILL BE PAID BY ADDRESSEE

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

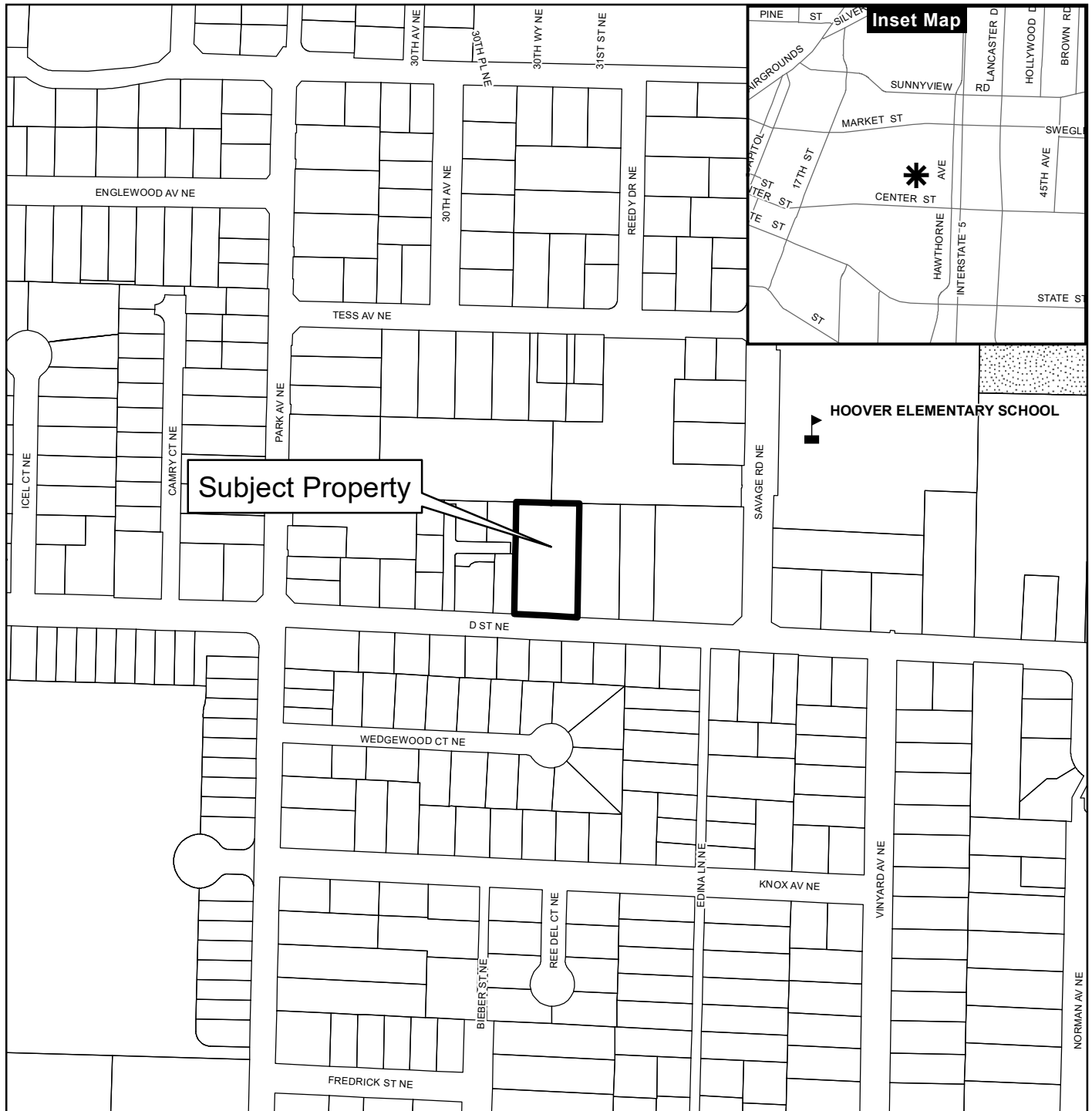


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

3021-3027 D Street NE



Legend

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

- Parks

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.

0 100 200 400 Feet





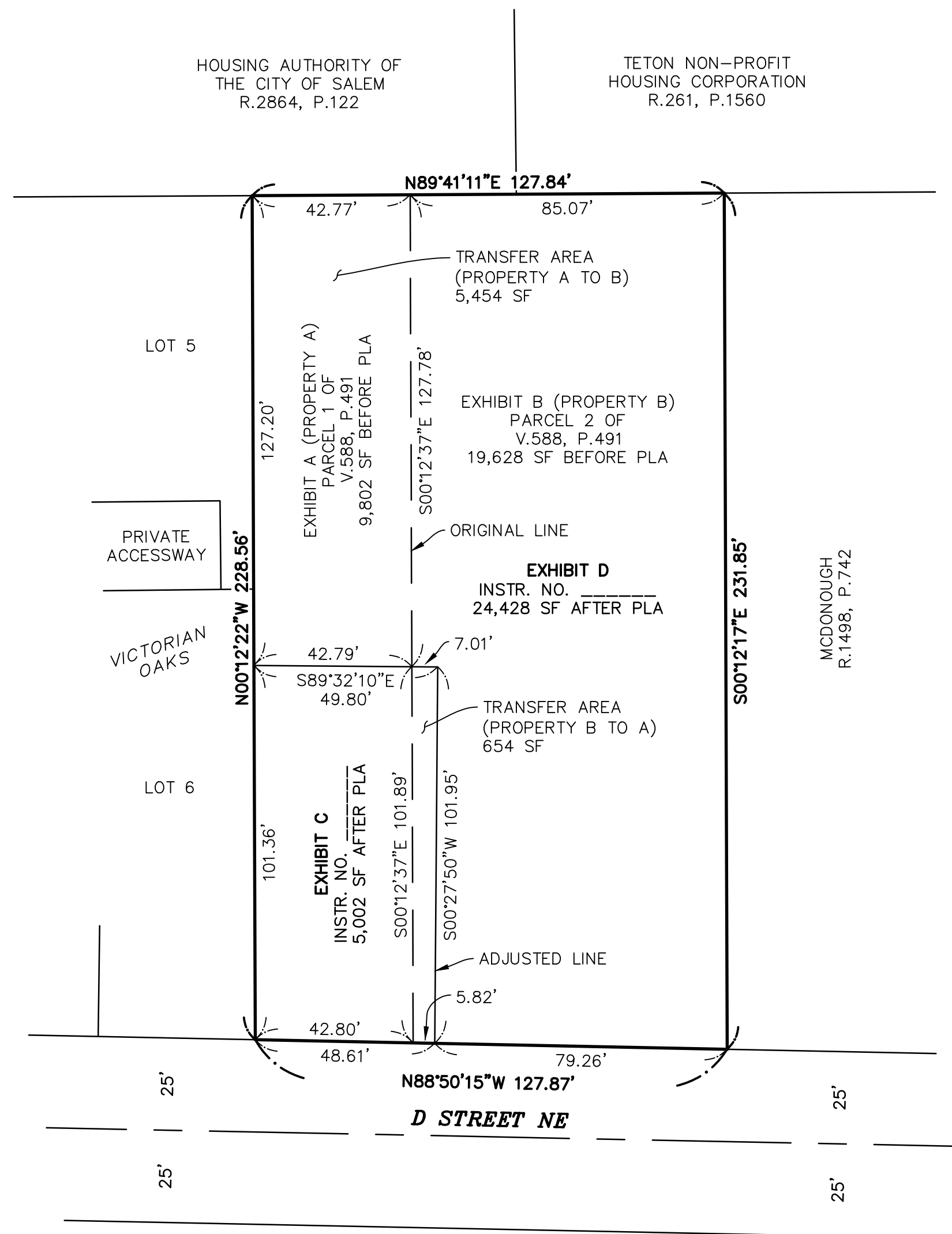
0' 30' 60'
SCALE: 1 INCH = 30 FEET

PROPOSED PROPERTY LINE ADJUSTMENT

IN THE SE 1/4 OF SECTION 24, T.7S., R.3W., W.M.

CITY OF SALEM, MARION COUNTY, OREGON

DATE: JULY 17, 2024



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

RECEIVED ____ / ____ / ____ BY
MARION COUNTY SURVEYOR.
APPROVED FOR FILING ON
____ / ____ / ____
MCSR _____

SURVEYED FOR: SKYLINE BUILDERS, LLC

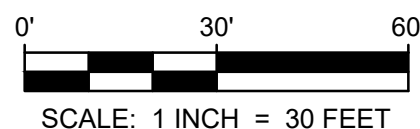


FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

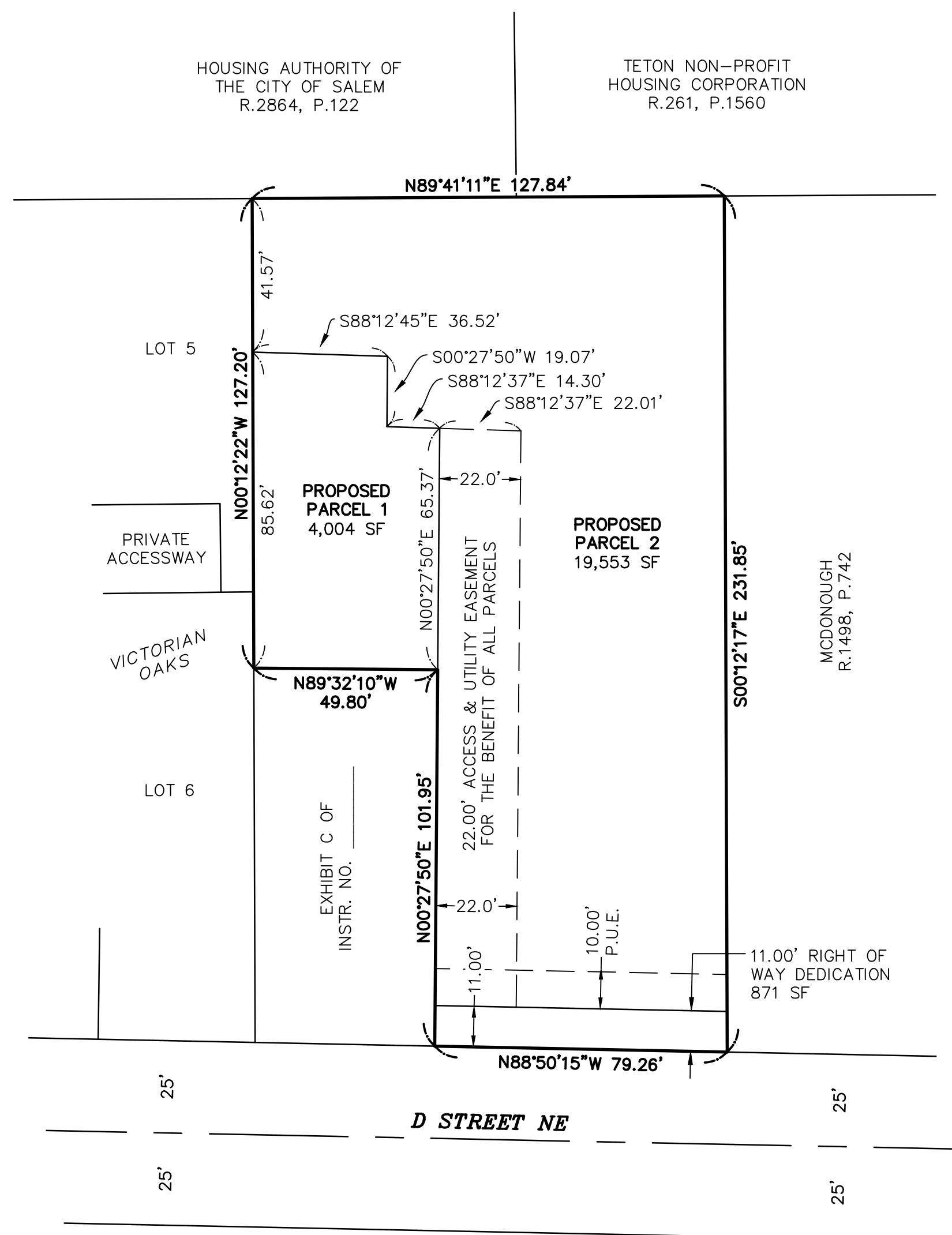
JOB NO. 24-500

SHEET 1/1



IN THE SE 1/4 OF SECTION 24, T.7S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: JULY 17, 2024



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: SKYLINE BUILDERS, LLC



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-500

SHEET 1 / 1



Salem, OR 97301

SHEET:

A1.01

SITE PLAN

PROJECT #	2024-023
DATE:	2/24/2025

MINIMUM:	1/UNIT	=	12
SHOWN:		=	12 (8 EXTERIOR PLUS 1 PER GROUND FLOOR UNIT)



SCALE: 1/16" = 1'-0"



1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"