



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 Case No. PAR25-06
PROPERTY LOCATION:	2592 Kuebler Rd S, Salem OR 97302
NOTICE MAILING DATE:	March 24, 2025
PROPOSAL SUMMARY:	A Partition to divide a 34.13-acre property into three parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Monday, April 7, 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:	Quincy Miller, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-584-4676; E-mail: gmiller@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> Sunnyslope Neighborhood Association, Sally Cook, Land Use Chair; Email: sally.cook@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.005(d) – Tentative Partition Plan 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):	Comfort Homes LLC (Andre and Sergei Makarenko)
APPLICANT(S):	Brandie Dalton, Multi/Tech Engineering
PROPOSAL REQUEST:	A Tentative Partition Plan to divide a 34.13-acre property into three parcels, two five acres in size and one approximately 22.72 acres in size, along with public right-of-way dedication. The subject property is 34.13 acres in size, zoned RA (Residential Agriculture), and located at 2592 Kuebler Road S (Marion County Assessor's Map and Tax Lot Number 083W17B / 100).
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 122051. 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 Case No. PAR25-06

PROJECT ADDRESS: 2592 Kuebler Rd S, Salem OR 97302

AMANDA Application No.: 24-122051-PLN

COMMENT PERIOD ENDS: April 7, 2025, at 5:00 p.m.

SUMMARY: A Partition to divide a 34.13-acre property into three parcels.

REQUEST: A Tentative Partition Plan to divide a 34.13-acre property into three parcels, two five acres in size and one approximately 22.72 acres in size, along with public right-of-way dedication. The subject property is 34.13 acres in size, zoned RA (Residential Agriculture), and located at 2592 Kuebler Road S (Marion County Assessor's Map and Tax Lot Number 083W17B / 100).

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., Monday, April 7, 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: Quincy Miller, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-584-4676; E-Mail: gmiller@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

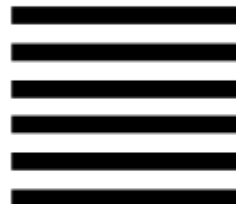
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

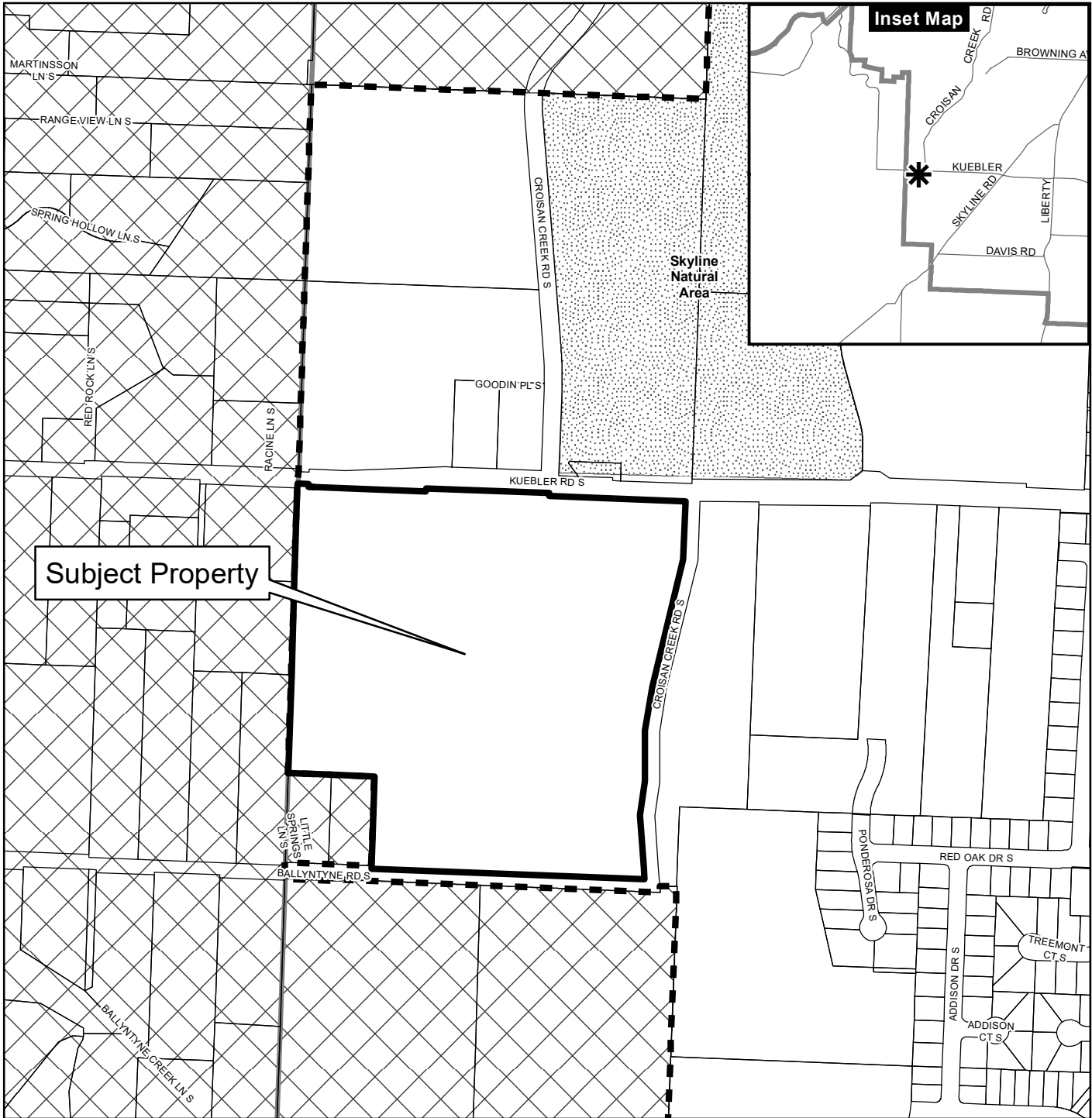


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

2592 Kuebler Road S



Legend

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

Parks



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



Owner/Developer:

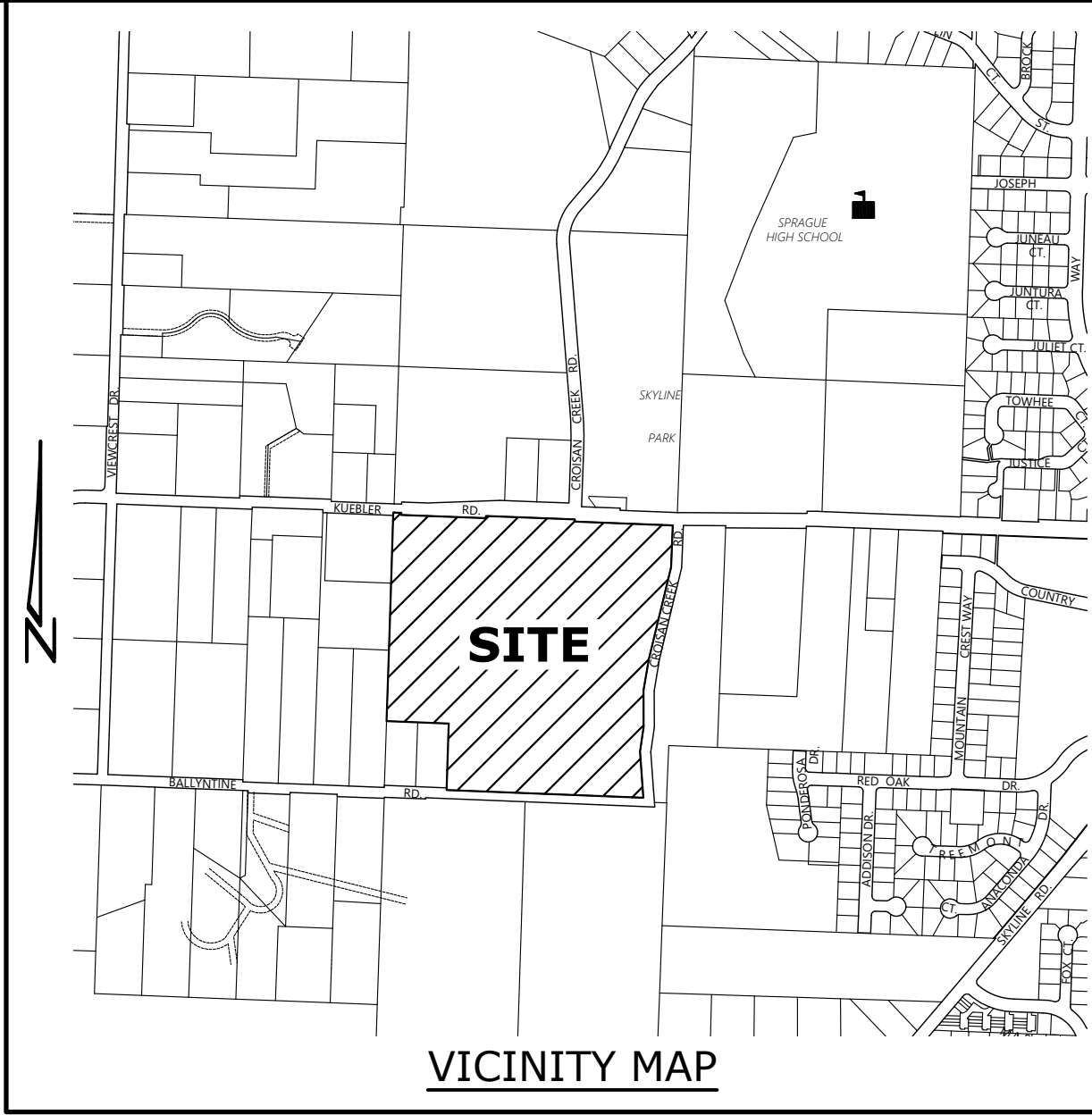
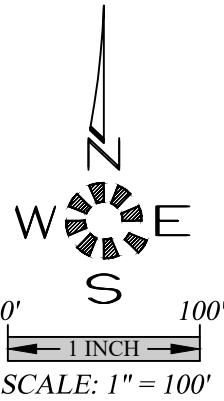
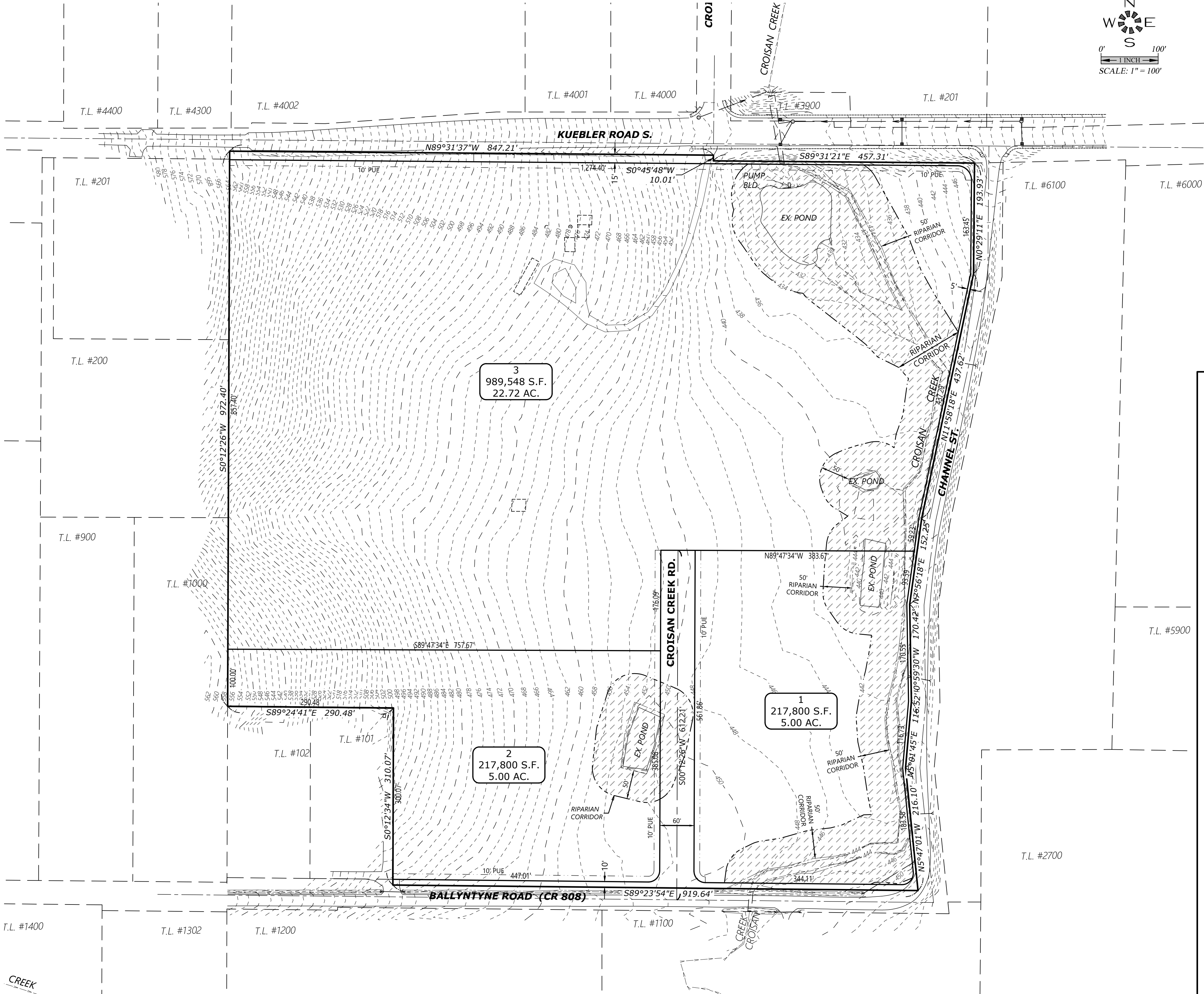
COMFORT HOMES, L.L.C.

P.O. BOX 5607
CITY, OREGON 97304

KUEBLER PARTITION

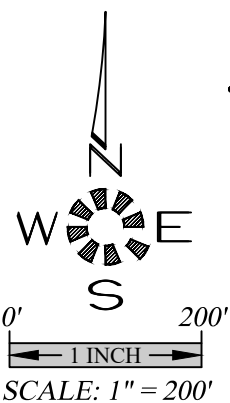
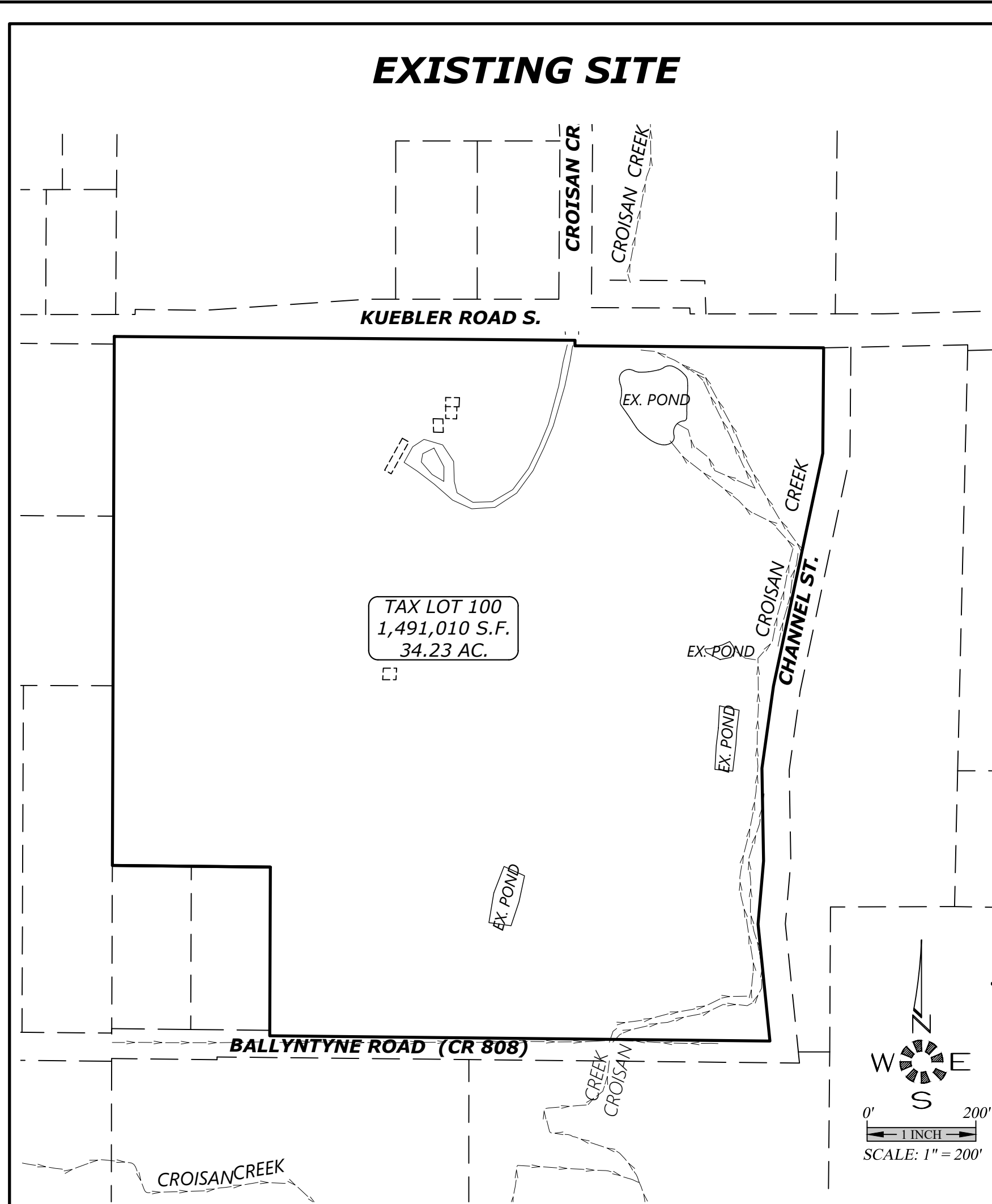
SEC. 17, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON
3 PARCELS - 34.23 ACRES

PROPOSED PARTITIONING



T.B.M. 444.79
RIM ELEVATION OF EXISTING STORM DRAIN MANHOLE AT THE INTERSECTION OF KUEBLER BLVD. AND CROISAN CREEK DR. BASED ON BENCH MARK DESIGNATED 3070 BEING A BRASS DISK LOCATED AT THE INTERSECTION OF JUSTICE WAY & CROISAN SCENIC WAY ON THE SOUTH SIDE OF JUSTICE WAY IN THE CENTER ISLAND. 1.20' SOUTH OF NORTH TIP OF ISLAND. ELEV.: 530.660 (NAVD 29)

SHEET INDEX	
P1	PARTITIONING PLAN
P2	SHADOW PLAN
P3	TREE PLAN
P4	GRADING PLAN
P5	FLOODPLAIN MAP



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-5527 FAX (503) 364-5660
www.esengineering.net office@esengineering.net

PARTITIONING PLAN

KUEBLER PARTITION

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design:	M.D.G.
Drawn:	D.G.G.
Checked:	M.D.G.
Issue Date:	1/22/25
Scale:	AS SHOWN
As-Built:	----



EXPIRES: 06-30-2025

JOB # 7651