



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:	Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ25-02
PROPERTY LOCATION:	4208 Market St NE, Salem OR 97301
NOTICE MAILING DATE:	March 26, 2025
PROPOSAL SUMMARY:	A subdivision to create five new lots, including three flag lots.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, April 9, 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:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-881-2642; Email: elna@salemneighbors.org .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.010(d) – Subdivision Tentative Plan; 250.005(d) – Class 2 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):	Trung Diep Chom General Construction LLC (Trung Diep)
APPLICANT(S):	Gerardo Maldonado, LEI Engineering & Surveying of Oregon LLC (Jamie Van Agtmael, Greg Zartman)
PROPOSAL REQUEST:	A subdivision tentative plan to divide three lots totaling 0.72-acres in size into a five lots ranging from approximately 4,948 to 9,673 square feet in size, three of which will be flag lots. The consolidated application includes a Class 2 Adjustments to exceed the maximum number of units served by a flag lot accessway from four to six. The subject properties are zoned RS (Single Family Residential) and located at 4208 and 4258 Market Street NE (Marion County Tax Lot and Assessor's Map Numbers 072W19AC / 400; 500; 600)"
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: 25 103980. 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: Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ25-02

PROJECT ADDRESS: 4208 and 4258 Market St NE, Salem OR 97301

AMANDA Application No.: 25-103980-PLN

COMMENT PERIOD ENDS: April 9, 2025, at 5:00 p.m.

SUMMARY: A subdivision to create five new lots, including three flag lots.

REQUEST: A subdivision tentative plan to divide three lots totaling 0.72-acres in size into a five lots ranging from approximately 4,948 to 9,673 square feet in size, three of which will be flag lots. The consolidated application includes a Class 2 Adjustments to exceed the maximum number of units served by a flag lot accessway from four to six. The subject properties are zoned RS (Single Family Residential) and located at 4208 and 4258 Market Street NE (Marion County Tax Lot and Assessor's Map Numbers 072W19AC / 400; 500; 600).

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, April 9, 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: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

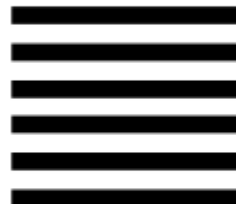
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

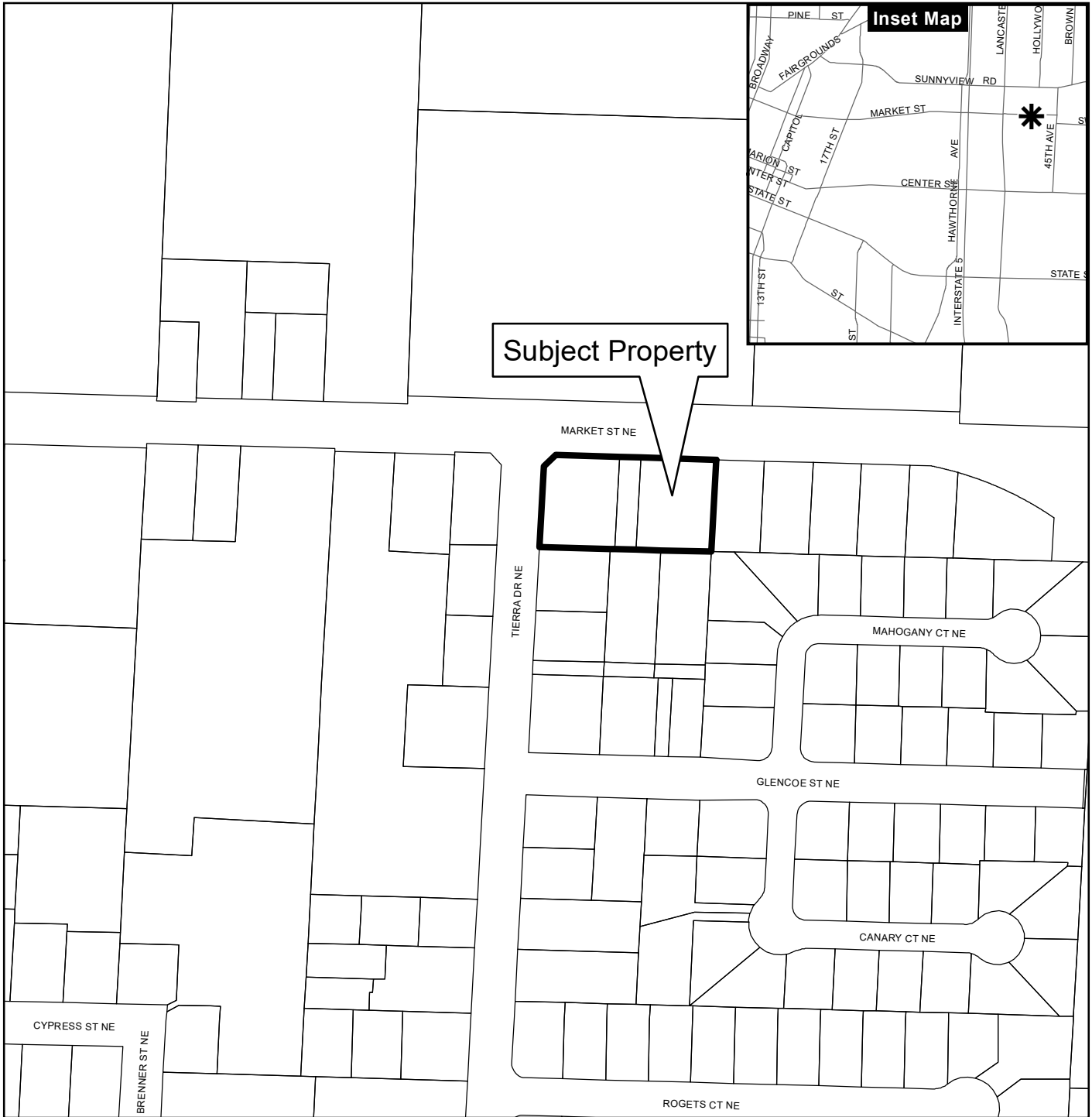


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

4208 & 4258 Market Street NE



Legend

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

Parks



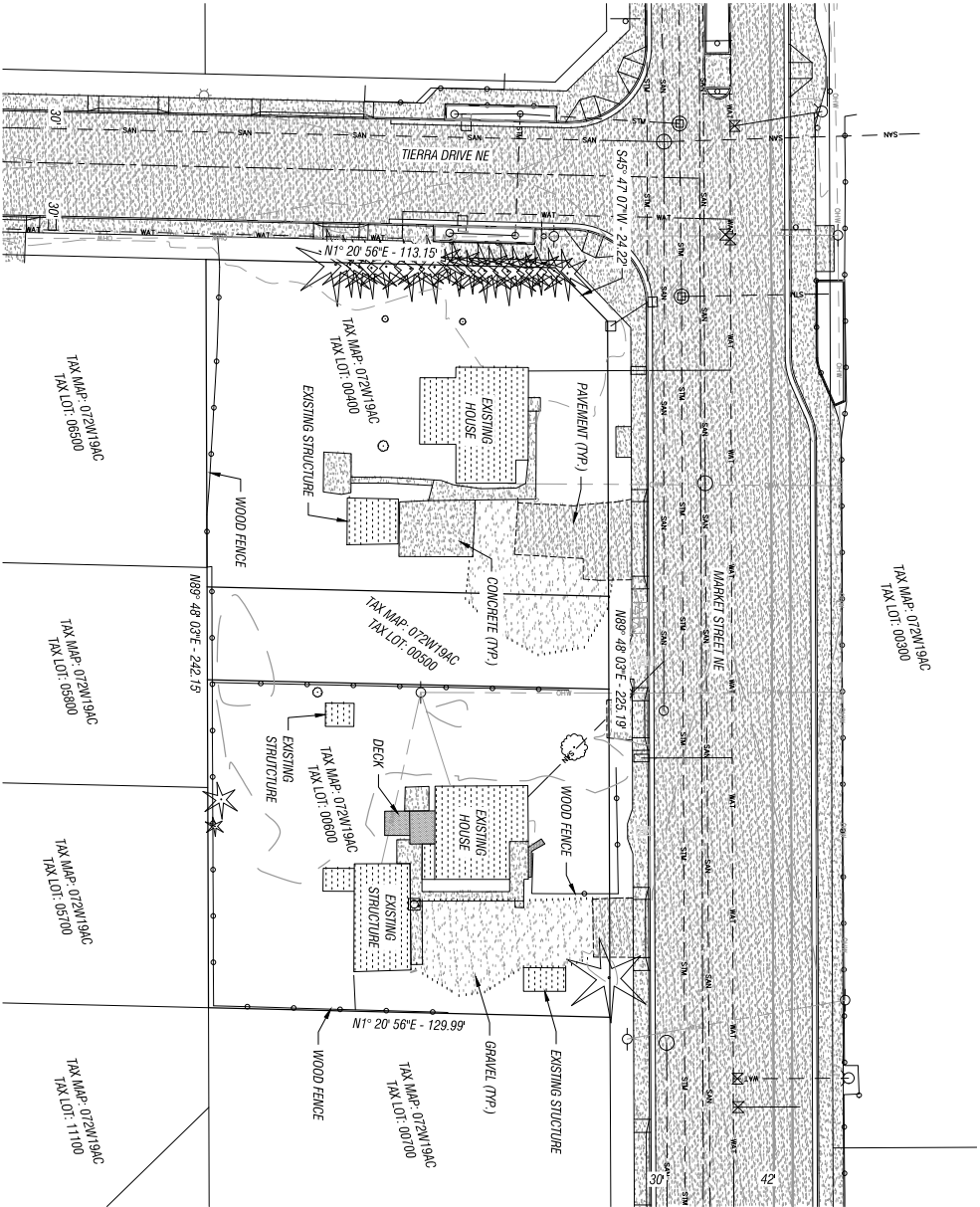
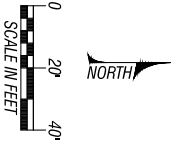
0 100 200 400 Feet



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.

CORNER OF MARKET AND TIERRA - EXISTING CONDITIONS

REAL PROPERTY IN THE NE 1/4 OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
MARION COUNTY, OREGON
PROPERTY OWNER: TRUNG V DIEP
DATE: OCTOBER 31, 2024



- GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE.
 2. THE SUBJECT PROPERTY IS LOCATED ALONG MARKET ST WHICH IS CLASSIFIED AS A MINOR ARTERIAL STREET AND TIERRA DRIVE WHICH IS CLASSIFIED AS A LOCAL STREET ON THE CITY OF SALEM STREET FUNCTIONAL CLASSIFICATIONS MAP.
 3. ELECTRICITY IS AVAILABLE ALONG MARKET ST AND TIERRA DRIVE FROM EXISTING POE UTILITIES.
 4. WATER AND SANITARY SEWER SERVICES ARE AVAILABLE VIA EXISTING PUBLIC MAINS LOCATED IN MARKET ST AND TIERRA DRIVE.
 5. THE PROPOSED SUBDIVISION COMPRISES ALL OF THE CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.
 6. THE EXISTING FIRE HYDRANTS ARE APPROXIMATELY 80' AND 90' NORTHEAST OF THE SUBJECT PROPERTY IN THE RIGHT-OF-WAY OF MARKET ST.
 7. ALL PROPOSED NEW UTILITIES WILL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF SALEM STANDARDS.
 8. ALL PROPOSED LOTS MEET THE MINIMUM LOT SIZE OF 4,000 SQ. FT.
- ADDRESS: 4208 & 4258 MARKET ST NE
ZONING: RS (SINGLE-FAMILY RESIDENTIAL)
TOTAL AREA: 31,323 SQ. FT.

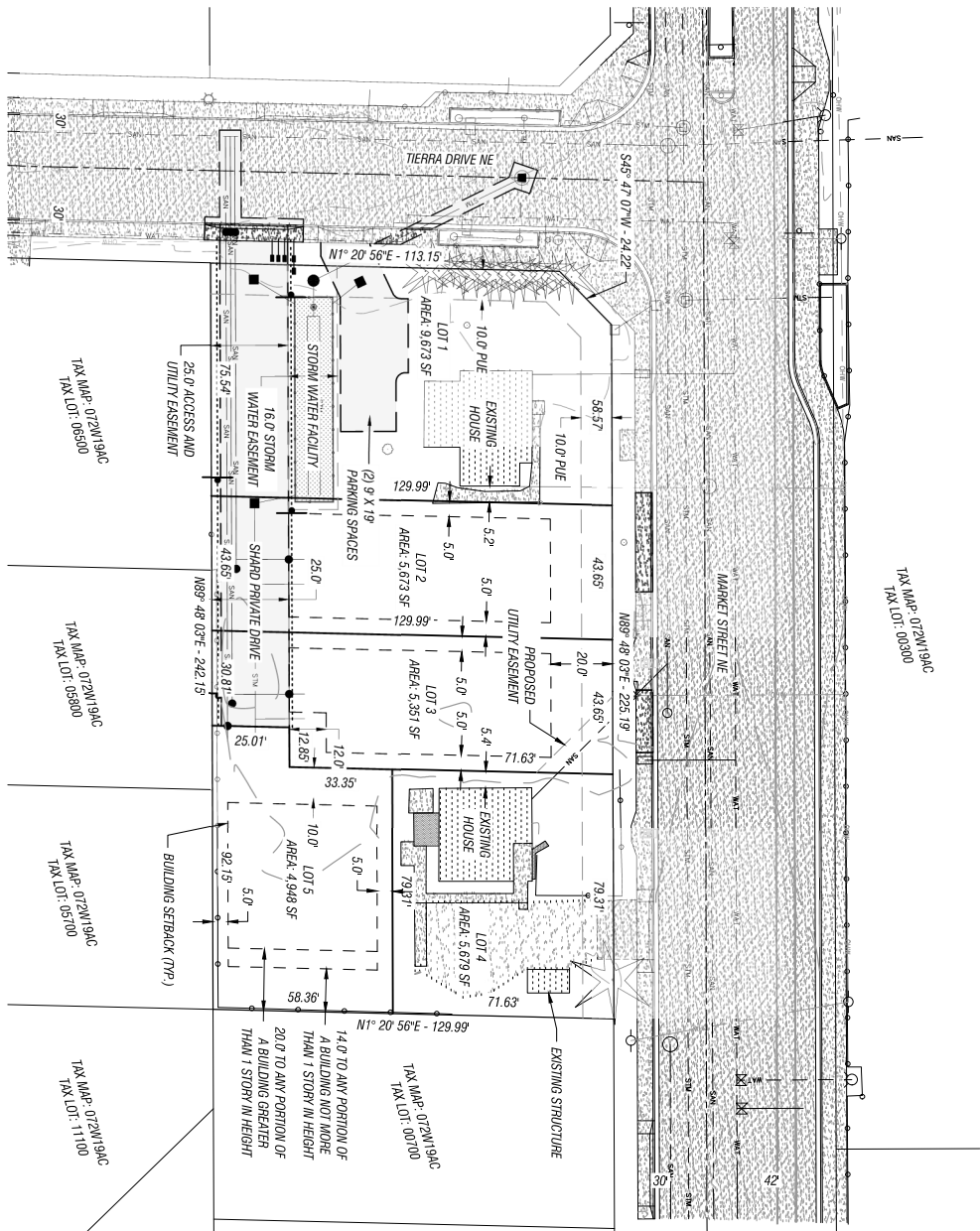
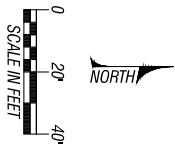
THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES. AT OREGON UTILITY NOTIFICATION CENTER, THE LOCATION OF THE UTILITIES SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES.

THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

LEGEND

DECEASED TREE	
CONCRETE FENCE	
WOOD FENCE	
WATER BODILY	
WATER HOLE	
DOUBLE CHECK VALVE	
APR RELEASE VALVE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER MANHOLE	
STREET LIGHT	
MANHOLE	
STORM SEWER MANHOLE	
STORM SEWER CLEAN OUT	
GAS VALVE	
GAS METER	
GUY WIRE ANCHOR	
POWER POLE	
POWER TRANSFORMER	
COMMUNICATIONS JUNCTION BOX	
RIGHT OF WAY LINE	
BOUNDARY LINE	
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REAL PROPERTY IN THE NE 1/4 OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
MARION COUNTY, OREGON
PROPERTY OWNER: TRUNG V DIEP
DATE: OCTOBER 31, 2024

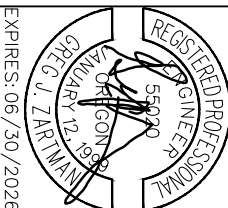


THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY ONSITED EVIDENCE, TOGETHER WITH INFORMATION PROVIDED BY CITY COMPANIES. 8111 OREGON UTILITY NOTIFICATION CENTER, THE LOCATION OF THE UTILITIES, SHOWN HEREIN, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LET MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES.

THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

[illegible]

CHOM CONSTRUCTION



EXPIRES: 06/30/2026

2564 19TH ST SE
Salem, Oregon 97302
(503) 399-3828
www.leiengineering.com

**SUBDIVISION
TENTATIVE PLAN**

2