



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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April 7, 2025

Owner(s):	Applicant(s):
Trung Diep Chom General	Gerardo Maldonado
Construction LLC	2564 19th St SE
1118 Lancaster Dr NE OFC 383	Salem OR 97302
Salem OR 97301	

REGARDING: Subdivision Tentative Plan / Class 2 **AMANDA NO.:** 25-103980-PLN
Adjustment Case No. SUB-ADJ25-02

PROJECT ADDRESS: 4208 Market St NE, Salem OR
97301

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)

POSTING PROCEDURE: The subject property must be POSTED no sooner than April 7 and no later than April 10.

- a. Please pick up **2 (TWO)** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Hearing Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic protector on each sign.
- b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 *within five days of the date of original posting*. **Posting signs must be returned within seven days after the close of the comment period.**
- c. Posting is required on each street frontage. This is your responsibility as the applicant in this case. *If the subject property is not properly posted your decision may be delayed.*

REVIEW PROCESS: Your completed application has been deemed complete. The following are key dates you should consider during the continuing review process.

- A. A Notice of Filing outlining your proposal along with a Request for Comments form advising that comments will be received for a period of 14 days has been mailed to the list of property owners within the notification area.
- B. A Decision will be issued after the close of the 14 day comment period.

If you have any questions, please contact Peter Domine, Planner II, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2311, E-mail: pdomine@cityofsalem.net

❖ ADA Accommodations Will Be Provided Upon Request ❖
Servicios razonables de accesibilidad se facilitarán por petición

SUB-ADJ25-02 / Domine**AFFIDAVIT OF POSTING NOTICE**

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the place above stated on the ____ day of ____, 20____, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Applicant's Signature

-----**NOTARY PUBLIC**-----

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)



REVISED 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 and 4258 Market St NE, Salem OR 97301
NOTICE MAILING DATE:	March 26, <u>April 7</u> , 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 Monday, April 21, 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.

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF JFI ENGINEERING AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JFI ENGINEERING. © JFI ENGINEERING