

WRITTEN STATEMENT
Application for Consolidation
For: RMH PROPERTIES LLC
20550 HWY 22
SHERIDAN, OR 97378

May 20, 2025

City of Salem Permit Application Center
555 Liberty St SE
Salem, OR 97301

Re: Written statement for the proposed consolidation through replat of lots 7 through 10 of Block 3 of the Walnut Grove Addition to the City of Salem Oregon, as recorded in Volume 4, Page 27, Book of Town Plats.

To whom it may concern:

We are proposing a consolidation (through replat) of all four lots comprising 2390 Commercial Street SE. The purpose of this is to remove the underlying lot lines in preparation for future development. We hereby state that:

- The proposed replat does not propose any vacation of public streets/roads or any records of covenants or restrictions.
- The proposed replat does not create nonconforming units of land.
- We are not aware of any existing City land use approvals or previous conditions of approval prohibiting this application being approved.
- The proposed replat does not create flag lots, inaccessible parcels, building setback violations, or issues with utility access for any parcel.

The lots being consolidated, as well as adjacent lots, are zoned MU-III (mixed use). This means there is no requirement for lot size or coverage. We hereby certify the proposed consolidated parcel meets the following requirements:

- SRC 535-2, Minimum street frontage: Minimum 16 feet
- SRC 535-3, Building setbacks abutting street: Min. 5 feet
Max. 30 feet
- SRC 535-4, Zone-to-zone setbacks: Buildings: 0 feet
Vehicle Use Areas: 5 feet
- SRC 535-5, Building height: Max. 70 feet

RMH Properties LLC has applied for a development permit which can be found under application number 24-123196-PLN. The property falls within the South Central Association of Neighbors and is not subject to an HOA.

Respectfully Submitted,
Sam Peltier at Barker Surveying