



Pre-Application Report

Community Development Department
Planning Division

555 Liberty Street SE/Room 305
Phone: 503-588-6173
www.cityofsalem.net/planning

Case Number / AMANDA No. Pre-Ap19-34
Conference Date April 18, 2019
Applicant Henry A Meyer Revocable Trust
4540 Pringle Rd SE
Salem OR 97302
ian@mco.ltd.uk

Case Manager Pamela Cole

Mandatory Pre-Application Conference: ☒ Yes ☐ No

Project Description & Property Information	
Project Description	A pre-application conference to discuss development of a 29.68-acre property zoned RA (Residential Agriculture) and RS (Single Family Residential) with either a single-family residential subdivision or a single-family residential subdivision with a 7-acre higher density assisted living development in the southwest corner.
Property Address	4540 Pringle Road SE – 97302 (Attachment A)
Assessor's Map and Tax Lot Number	Marion County Assessor Map 083W11BC03000 and 083W11BC03200
Existing Use	Single family dwelling, attached garage (tax lot 083W11BC03200); woodlot, three detached garages, two commercial greenhouses, hobby stable, loft barn, hay cover, general purpose building, assessed as farm (tax lot 083W11BC03000)
Legal Units of Land	Property appears to include parts of Lots 6, 7, 8, and 9 of Pringle Fruit Tracts and a vacated right-of-way. Tax lots may not be equivalent to lawfully created units of land. The applicant is advised to research deeds, legal descriptions, and surveys to determine the existing lawfully created units of land. Staff found some surveys (Attachment B).
Comprehensive Plan Map Designation	SFR - Single Family Residential
Urban Service Area	The subject property is located within the City's Urban Service Area.
Urban Renewal Area	None
Past Land Use Actions	PLA (LLA) 95-09

Planning Division Comments

Proposal

A pre-application conference to discuss development of a 29.68-acre property zoned RA (Residential Agriculture) and RS (Single Family Residential) at 4540 Pringle Road SE - 97302 (Marion County Assessor Map 083W11BC03000 and 083W11BC03200) with either a single-family residential subdivision or a single-family residential subdivision with a 7-acre higher density assisted living development in the southwest corner.

No site plans were submitted. Staff is unable to provide detailed comments at this time.

Past Land Use Decisions

PLA (LLA) 95-09 (Attachment C): A survey was recorded in 1996, but the proposed configuration is not reflected on current assessor map, and staff does not know if the property line adjustment deeds were recorded.

Required Land Use Applications

The land use applications checked in the table below have been preliminarily identified as being required for development of the subject property based upon the information provided by the applicant at the time of the pre-application conference. Additional land use applications may be required depending on the specific proposal at the time of future development.

Required Land Use Applications					
Zoning		Site Plan Review			
☒	Conditional Use (SRC 240.005) (residential care facility)	☐	Class 1 Site Plan Review (SRC 220.005)		
☐	Comprehensive Plan Change (SRC 64.020)	☐	Class 2 Site Plan Review (SRC 220.005)		
☐	Zone Change (SRC 265.000)	☒	Class 3 Site Plan Review (SRC 220.005) (residential care facility)		
☐	Temporary use Permit – Class 1 (SRC 701.010)	Design Review			
☐	Temporary Use Permit – Class 2 (SRC 701.010)	☐	Class 1 Design Review (SRC 225.005)		
☐	Non-Conforming Use Extension, Alteration, Expansion, or Substitution (SRC 270.000)	☐	Class 2 Design Review (SRC 225.005)		
☐	Manufactured Dwelling Park Permit (SRC 235.010)	☐	Class 3 Design Review (SRC 225.005)		
Land Divisions		Historic Design Review (SRC 230.020)			
☐	Property Line Adjustment (SRC 205.055)	☐	Major Commercial	☐	Minor Commercial
☐	Property Boundary Verification (SRC 205.065)	☐	Major Public	☐	Minor Public
☐	Replat (SRC 205.025)	☐	Major Residential	☐	Minor Residential
☐	Partition (SRC 205.005)	Wireless Communication Facilities			
☒	Subdivision (SRC 205.010)	☐	Class 1 Permit (SRC 703.020)		
☐	Phased Subdivision (SRC 205.015)	☐	Class 2 Permit (SRC 703.020)		

☐	Planned Unit Development Tentative Plan (SRC 210.025)	☐	Class 3 Permit (SRC 703.020)
☐	Manufactured Dwelling Park Subdivision (SRC 205.020)	☐	Temporary (SRC 703.100)
Relief		☐	Adjustment (SRC 703.090)
☐	Adjustment – Class 1 (SRC 250.005) <i>(Applicable when a proposed deviation from standards is within 20 percent of the standard)</i>	Other	
☐	Adjustment – Class 2 (SRC 250.005) <i>(Applicable when a proposed deviation from standards exceeds 20 percent of the standard)</i>		
☐	Variance (SRC 245.005)		
Natural Resources		☐	Annexation – Voter Approval (SRC 260.035)
☒	Tree Conservation Plan (SRC 808.035) (subdivision)	☐	Annexation – Voter Exempt (SRC 260.035)
☐	Tree Conservation Plan Adjustment (SRC 808.040)	☐	Sign Adjustment (SRC 900.035)
☒	Tree Removal Permit (SRC 808.030)	☐	Sign Conditional Use (SRC 900.045)
☐	Tree Variance (SRC 808.045)	☐	Sign Variance (SRC 900.040)
☐	Willamette Greenway Permit – Class 1 (SRC 600.015)	☐	SWMU Zone Development Phasing Plan (SRC 531.015)
☐	Willamette Greenway Permit – Class 2 (SRC 600.015)	☐	Urban Growth Preliminary Declaration (SRC 200.020)
		☐	Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)
		☒	Class 2 Driveway Approach Permit (SRC 804.025)
Staff Comments			
A subdivision and tree conservation plan would be required to create lots for single-family and two-family dwellings. Conditional Use approval and Class 3 Site Plan Review and Class 2 Driveway Approach Permit would be required to develop assisted living in the southwest corner; frontage is required on a collector street (Hilfiker Lane SE).			

Online Application Submittal Packets

The City has electronic application submittal guides for the applications identified above. The webpages include a summary of the review procedure, submittal requirements, and approval criteria. The submittal guides can be found on the City's website at the following location:

<https://www.cityofsalem.net/apply-for-a-plat>

<https://www.cityofsalem.net/Pages/remove-trees-on-your-property.aspx>

<https://www.cityofsalem.net/Pages/conditional-use-permit.aspx>

<https://www.cityofsalem.net/Pages/build-on-your-property.aspx>

<https://www.cityofsalem.net/Pages/submit-site-plan-review-application.aspx>

Land Use Application Fees

The applicable land use application fees for these applications can be found on the City's website at the location below. Land use application fees and descriptions start on **page 20** of the document.

<https://www.cityofsalem.net/CityDocuments/city-of-salem-fees.pdf>

Consolidated Land Use Application Procedures

When multiple land use applications are required or proposed for a development, the City's land use procedures ordinance (SRC Chapter 300) provides alternative methods for how such applications may be processed.

The applications may be processed individually in sequence, concurrently, or consolidated into a single application. Where multiple applications proposed to be consolidated include an application subject to review by the Historic Landmarks Commission, the application subject to Historic Landmarks Commission review may be processed individually in sequence or concurrently.

Multiple land use applications consolidated into a single application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type and the highest Review Authority required for any of the land use applications proposed to be consolidated.

Multiple applications processed concurrently require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and Review Authority, and processed simultaneously.

Zoning

The zoning of the subject property has been identified in the table below. For specific requirements of the applicable zone(s), click on the zone(s) in the table.

Base Zones			
☐	EFU – Exclusive Farm Use (SRC 500.000)	☐	MU-I – Mixed Use I (SRC 533.000)
☒	RA – Residential Agriculture (SRC 510.000)	☐	MU-II – Mixed Use II (SRC 534.000)
☒	RS – Single Family Residential (SRC 511.000)	☐	EMSU – Edgewater/Second Street Mixed-Use Corridor (SRC 535.000)
☐	RD – Duplex Residential (SRC 512.000)	☐	PA – Public Amusement (SRC 540.000)
☐	RM-1 – Multiple Family Residential (SRC 513.000)	☐	PC – Public/Private Cemetery (SRC 541.000)
☐	RM-2 – Multiple Family Residential (SRC 514.000)	☐	PE – Public/Private Education (SRC 542.000)
☐	RH – Multiple Family High-Rise Residential (SRC 515.000)	☐	PH – Public/Private Health Services (SRC 543.000)
☐	CN – Neighborhood Commercial (SRC 520.000)	☐	PS – Public Service (SRC 544.000)
☐	CO – Commercial Office (SRC 521.000)	☐	PM – Capitol Mall (SRC 545.000)
☐	CR – Rental Commercial (SRC 522.000)	☐	EC – Employment Center (SRC 550.000)
☐	CG – General Commercial (SRC 523.000)	☐	IC – Industrial Commercial (SRC 551.000)
☐	CB – Central Business District (SRC 524.000)	☐	IBC – Industrial Business Campus (SRC 552.000)
☐	WSCB – West Salem Central Business District (SRC 525.000)	☐	IP – Industrial Park (SRC 553.000)
☐	FMU – Fairview Mixed-Use (SRC 530.000)	☐	IG – General Industrial (SRC 554.000)

☐	SWMU – South Waterfront Mixed-Use (SRC 531.000)	☐	II – Intensive Industrial (SRC 555.000)
☐	NCMU – Neighborhood Center Mixed-Use (SRC 532.000)	☐	SCI – Second Street Craft Industrial Corridor (SRC 556.000)
Overlay Zones			
☐	Willamette Greenway (SRC 600.000)	☐	Mixed-Use (SRC 619.000)
☐	Floodplain (SRC 601.000)	☐	Salem Hospital (SRC 620.000)
☐	Airport (SRC 602.000)	☐	Superior-Rural (SRC 621.000)
☐	Portland Fairgrounds Road (SRC 603.000)	☐	Oxford-West Nob Hill (SRC 622.000)
☐	Pine Street Mixed-Use (SRC 604.000)	☐	Oxford-Hoyt (SRC 623.000)
☐	Northgate Mixed-Use (SRC 605.000)	☐	Hoyt-McGilchrist (SRC 624.000)
☐	Wallace Road Corridor (SRC 606.000)	☐	Saginaw Street (SRC 625.000)
☐	West Salem General Industrial (SRC 608.000)	☐	Commercial High-Density Residential (SRC 626.000)
☐	Patterson Street Corridor (SRC 609.000)	☐	22 nd and Electric (SRC 627.000)
☐	Walker School Residential Area (SRC 612.000)	☐	State Street (SRC 628.000)
☐	Broadway-High Street Retail (SRC 613.000)	☐	McNary Field (SRC 629.000)
☐	Broadway-High Street Housing (SRC 614.000)	☐	South Gateway (SRC 630.000)
☐	Broadway-High Street Transition (SRC. 615.000)	☐	Compact Development (SRC 631.000)
☐	Riverfront High Density Residential (SRC 616.000)	☐	General Retail/Office (SRC 632.000)
☐	Riverfront (SRC 617.000)	☐	Front Street (SRC 633.000)
☐	Chemawa-I-5 Northeast Quadrant Gateway (SRC 618.000)		
Staff Comments			
The western area with frontage on 12 th Street SE is zoned RS, and the remainder is zoned RA.			

Development Standards

The proposed development will be primarily subject to the provisions of the chapters identified in the table below. For specific requirements, click on chapters in the table.

Development Standards			
☒	Multiple Family Design Review Guidelines and Standards (SRC 702.000) (if assisted living development would include complete dwelling units)	☒	Off-Street Parking, Loading and Driveways (SRC 806.000)
☒	General Development Standards (SRC 800.000)	☒	Landscaping and Screening (SRC 807.000)
☒	Public Improvements (SRC 802.000)	☒	Preservation of Trees and Vegetation (SRC 808.000)
☒	Streets and Right-Of-Way Improvements (SRC 803.000)	☒	Wetlands (SRC 809.000)

☒	Driveway Approaches (SRC 804.000)	☒	Landslide Hazards (SRC 810.000)
☒	Vision Clearance (SRC 805.000)	☒	Sign Code (SRC 900.000)
Staff Comments			
A tree and vegetation removal permit is not required for a commercial timber harvest conducted in accordance with the Oregon Forest Practices Act, ORS 527.610—527.992, on property enrolled in a forest property tax assessment program, and which is not being converted to a non-forestland use. Properties from which trees have been harvested under the Oregon Forest Practices Act may not be partitioned, subdivided, developed as a planned unit development, or developed for commercial uses or activities for a period of five years following the completion of the timber harvest. Trees and native vegetation is protected within 50 feet of the top of bank of the creek in the northwest corner. A wetland channel is mapped in the northwest corner. Landslide hazard points are mapped in the northwest corner and southeast corner.			

Neighborhood Association Contact Information

Staff recommends that applicants/property owners contact the relevant neighborhood association(s) regarding their proposals as soon as possible. This allows for the neighborhood association(s) to be involved early in the process and helps to identify any potential issues that might arise.

For your convenience, neighborhood association(s) contact information is included below. Please note that the identified neighborhood association chair(s), and their corresponding contact information, is current as of the date of the pre-application conference, but this information is subject to change if the chair(s) or their contact information has changed subsequent to the date of the pre-application conference.

Up-to-date contact information for neighborhood representatives may also be obtained by contacting the City's Neighborhood Enhancement Division at 503-588-6207 or by visiting the City's website at the following location: <https://www.cityofsalem.net/my-neighborhood>

Applicable Neighborhood Association(s):	Meeting Date, Time, & Location	Neighborhood Association Chair(s)
Morningside Neighborhood Association	2nd Wednesday, 6:30 p.m. at Pringle Creek Community Painters Hall, 3911 Village Center DR SE Salem OR 97301	Pamela Schmidling Email: sidrakdragon@live.com

Salem Revised Code Available Online

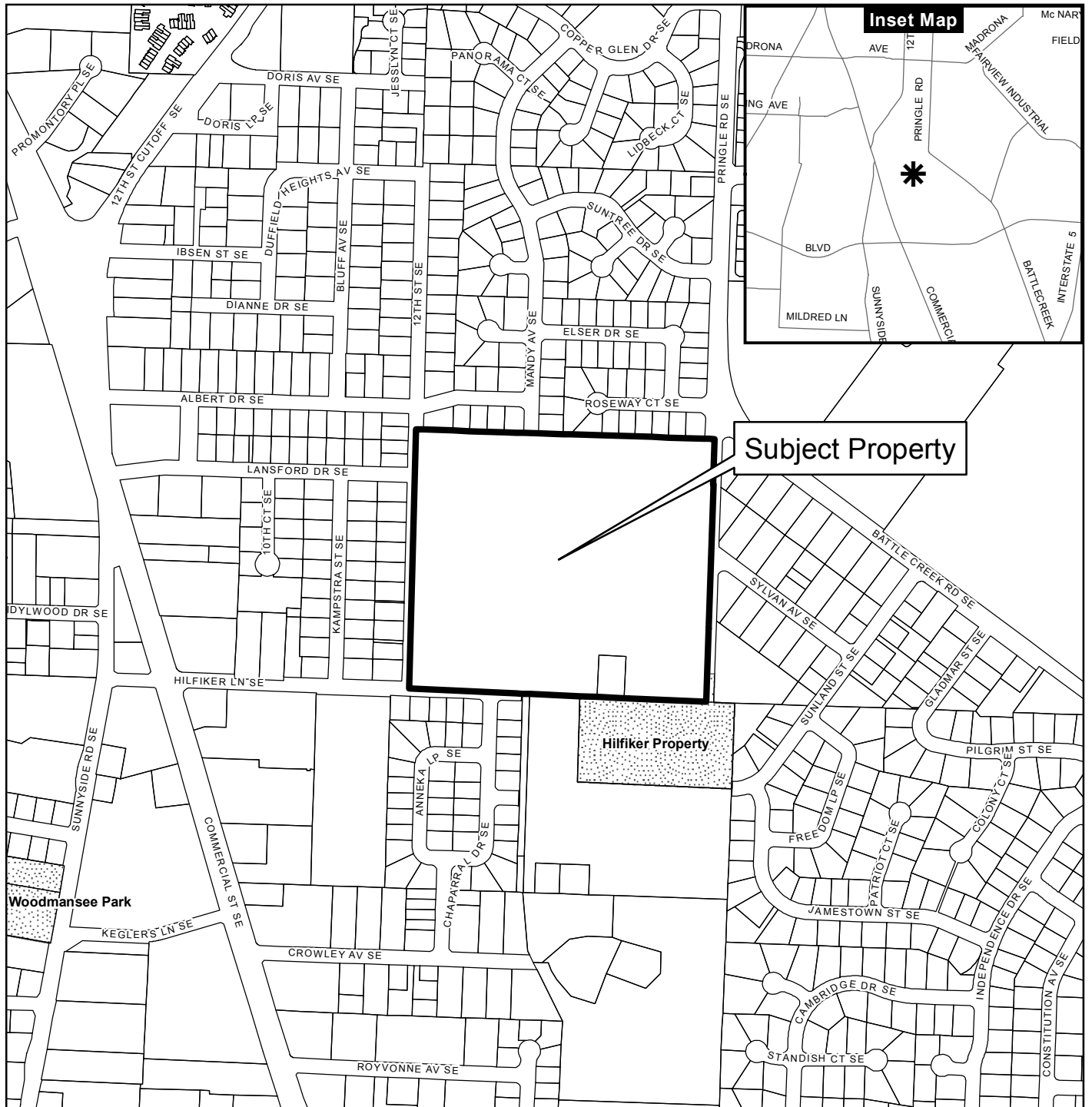
The entire Salem Revised Code can be accessed online through the City's website at:

<http://www.cityofsalem.net/Departments/Legal/Pages/SalemRevisedCodes.aspx>

Attachments A. Vicinity Map
 B. Surveys
 C. PLA95-09 Decision

Vicinity Map

4540 Pringle Road SE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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PRINGLE FRUIT TRACTS.

Know All men by these presents:

That W.T. Stolz and Ella M. Stolz husband and wife, Lenta Westacott, a widow and Jonathan B. Bourne a single person, being the owners of the property described in the surveyors Certificate hereon attached and desiring to dispose of the same in small tracts have caused the same to be subdivided.

Said Subdivision shall be known as Pringle Fruit Tracts.

The road shown as running through said land is hereby dedicated to the public for use as such forever.

We hereby certify that all taxes and assessments levied against said land have been paid.

In Witness whereof we have hereunto set our hands and seals this 8th day of March 1913.

Done in the presence of

W. J. Culver Seal.

Ella M. Stolz Seal.

Lenta Westacott Seal.

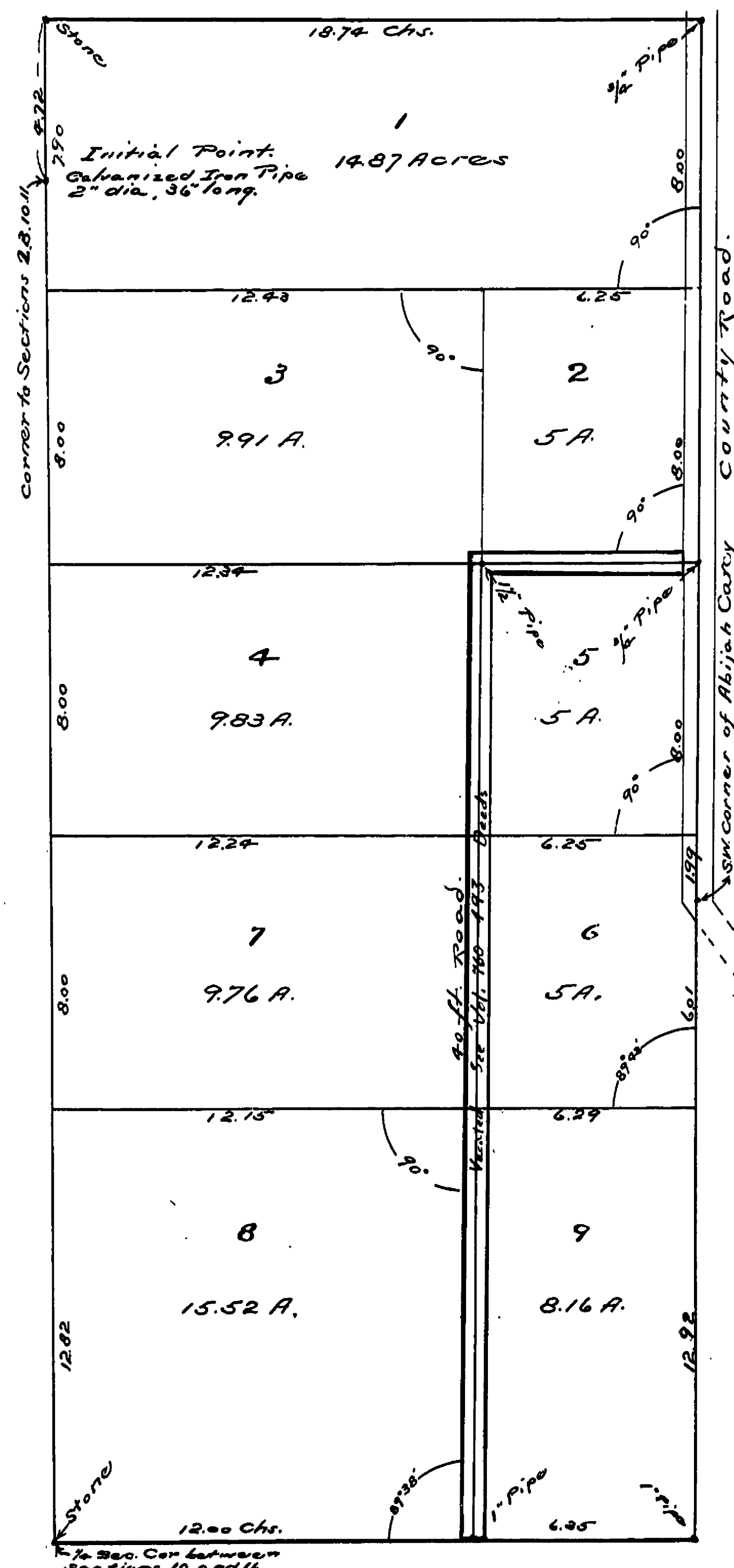
Jonathan B. Bourne Seal.

State of Oregon ss.
County of Marion

On this 8th day of March 1913 personally came before me a Notary Public in and for said County and State the above named W.T. Stolz and Ella M. Stolz his wife and Lenta Westacott and Jonathan Bourne, personally known to me to be the identical persons described in and who executed the above instrument and who each personally acknowledged to me that they executed the same freely and voluntarily, for the uses and purposes therein named and without fear or compulsion from any one.

Witness my hand and seal this 8th day of March 1913.

W. J. Culver
Notary Public for Oregon.



The above Plat is hereby approved.

B. B. Hewitt
County Surveyor for Marion Co. Ore.

Surveyors Certificate.

I, W. J. Culver, being first duly sworn, depose and say, that I have correctly surveyed and marked with proper monuments the lands hereon shown as Pringle Fruit Tracts. The property subdivided is described as follows: Beginning at the corner to Sections 23, 10 and 11 in T. 8 S. R. 3 W. of the Willamette Meridian in Marion County State of Oregon, thence North 47.2 Chains; thence N 89° 42' E 18.74 Chains to the west line of the Abijah Carey D.L.C.; thence S 0° 40' W 25.99 Chains to the S.W. corner of said Claim; thence S 0° 23' W 18.93 Chains; thence N 89° 20' W 18.35 Chains to the quarter section corner between Sections 10 and 11; thence North 40.00 Chains to the place of beginning. The Initial Point, (place of beginning), is marked by a section of galvanized iron pipe 2 inches in diameter and 36 inches long, driven 6 inches below the surface of the ground.

W. J. Culver

Subscribed and sworn to before me this 8th day of March, 1913.

W. J. Culver
Notary Public for Oregon.

State of Oregon ss.
County of Marion

The undersigned persons, being the duly elected and acting County Assessor, County Judge, and County Commissioners for the County of Marion, State of Oregon, each holding the office indicated after our signature do hereby approve the Plat and Dedication of Pringle Fruit Tracts. We hereby certify that said Plat and Dedication are in due and legal form and that all taxes and assessments levied against said lands have been paid.

B. F. West County Assessor
W. M. Buxley County Judge
W. H. Lovell County Commissioner

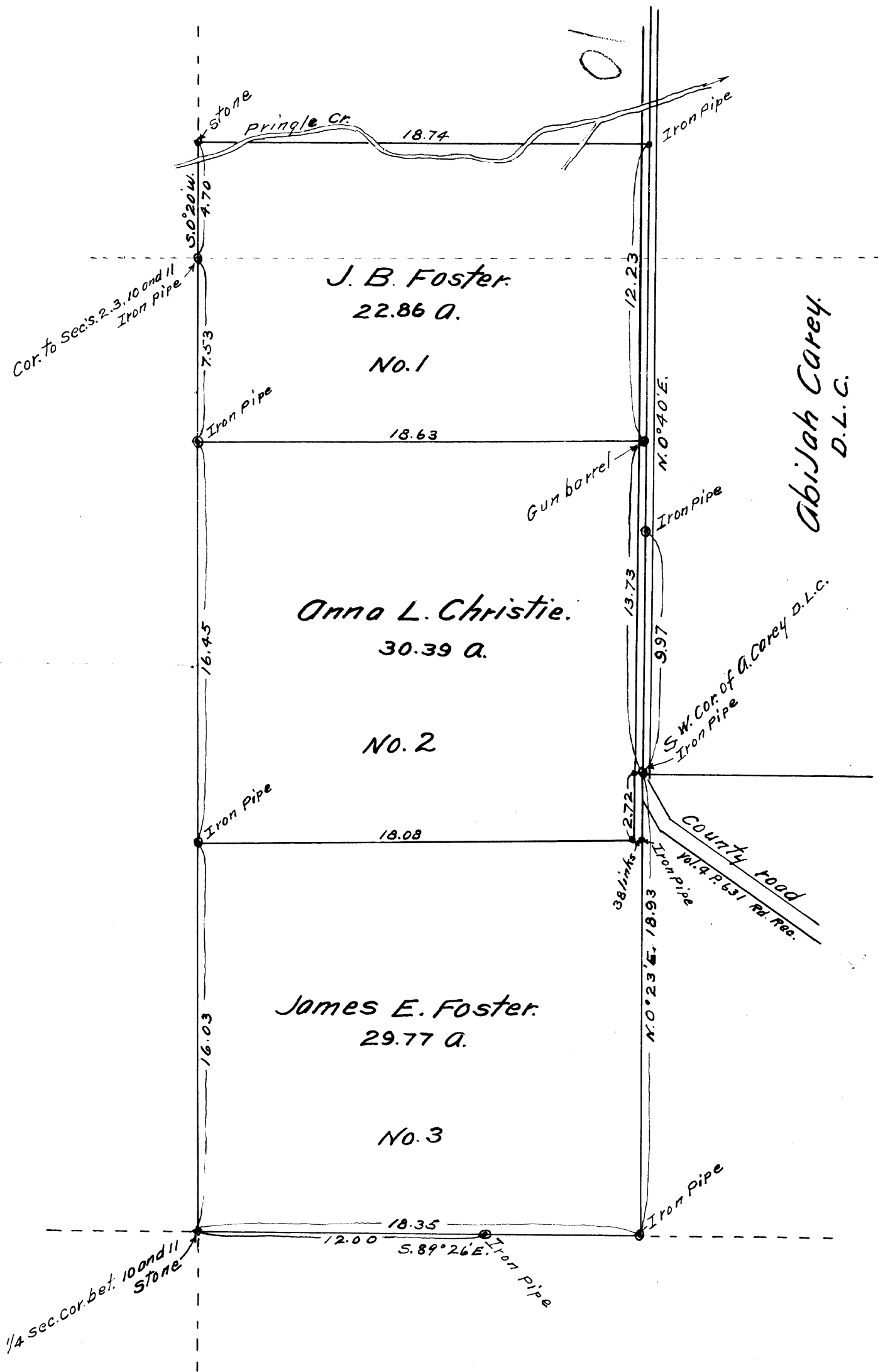
Attest:

Max Melhan County Clerk
By L. M. Girardin Deputy.

133

T. 8 S. R. 3 W.

6236



Abijah Carey.
D. L. C.

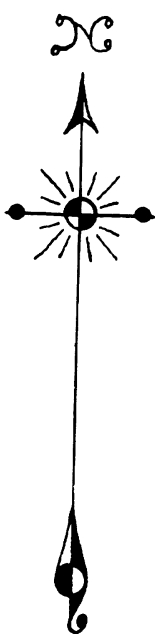
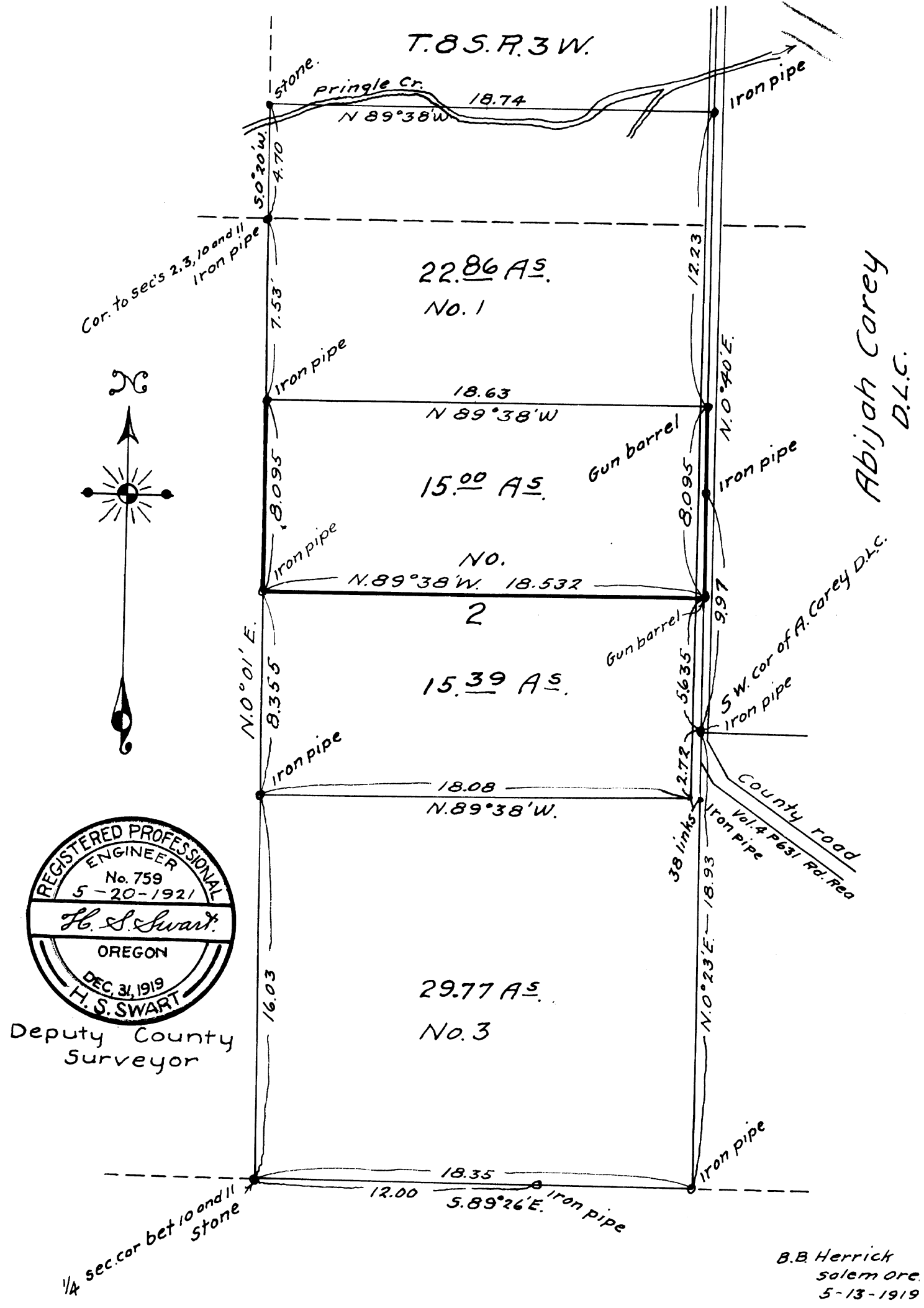
6236

6236

B. B. Herrick
Salem, Ore.
5-13-1919

134

6237



Deputy County Surveyor

Abijah Carey D.L.C.

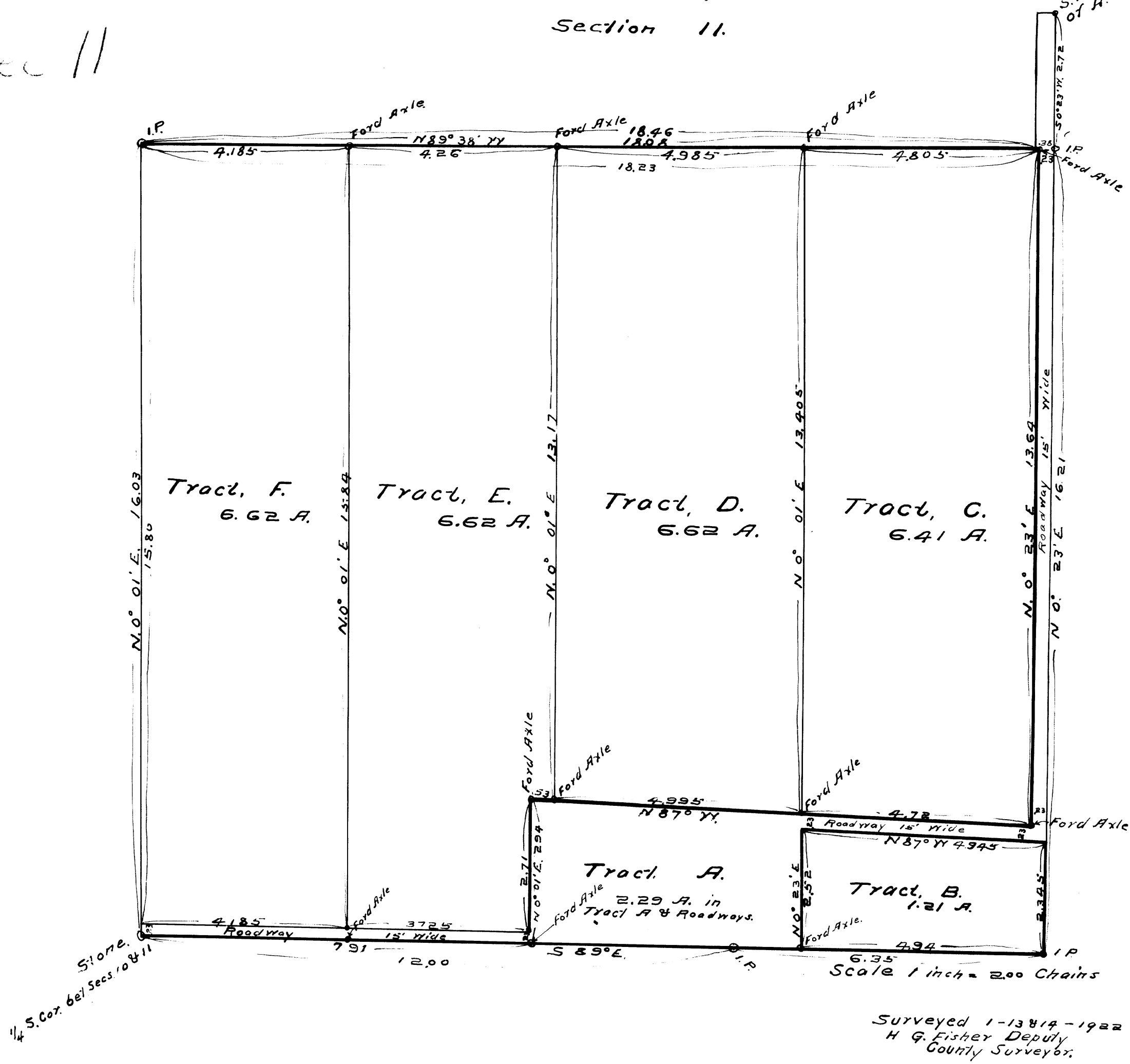
B.B. Herrick
Salem Ore.
5-13-1919

6237

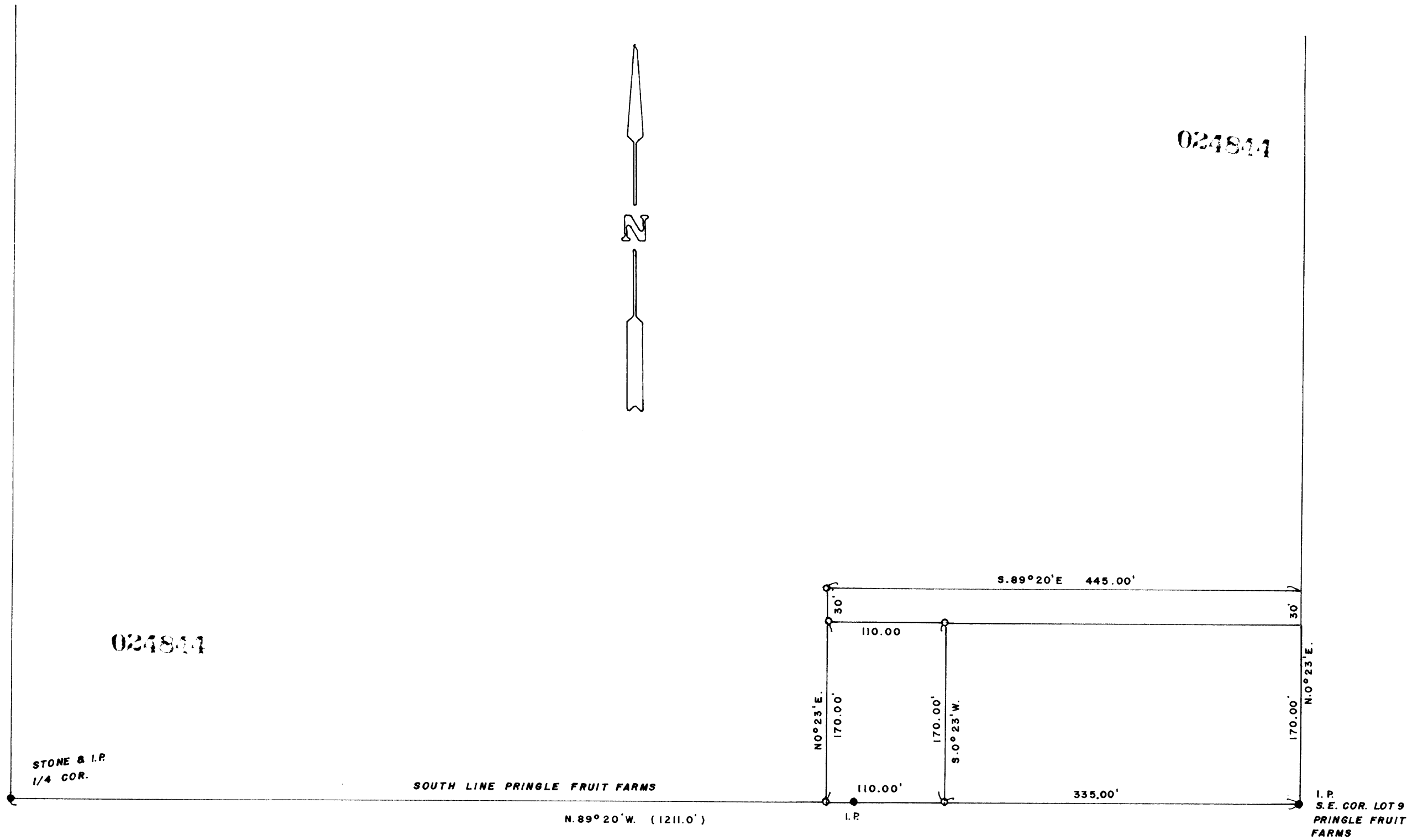
Survey for James G. Foster
Tp. 8. S. of R. 3 W.
Section 11.

S.W. Cor. of D.L.C.
of A. Corey. Cl. N. 47.

Sec 11



Surveyed 1-13-19-1922
H. G. Fisher Deputy
County Surveyor.



REGISTERED PROFESSIONAL LAND SURVEYOR DAVID L. BASCUE JULY 12, 1967 733 024844	PREPARED FOR, AND AT THE REQUEST OF	NO.	74-8-319
	MEYER, HENRY	SCALE	1" = 100'
	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	DATE	JUNE 12, 1975
	LOCATION:	024844	
	1/4 1/4 SEC. 11 T. 8 S. R. 3 W.W.M., MARION COUNTY, OREGON		
	BARNES SURVEYING & ENGINEERING, INC.		
	2565 STATE STREET	SALEM, OREGON 97301	PHONE 581-0911
	DAVID L. BASCUE LAND SURVEYOR	ELMER E. SEAY LAND PLANNER	WILLIAM F. RINGNALDA REG. ENGINEER

PROPERTY LINE ADJUSTMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

MONUMENT NOTES

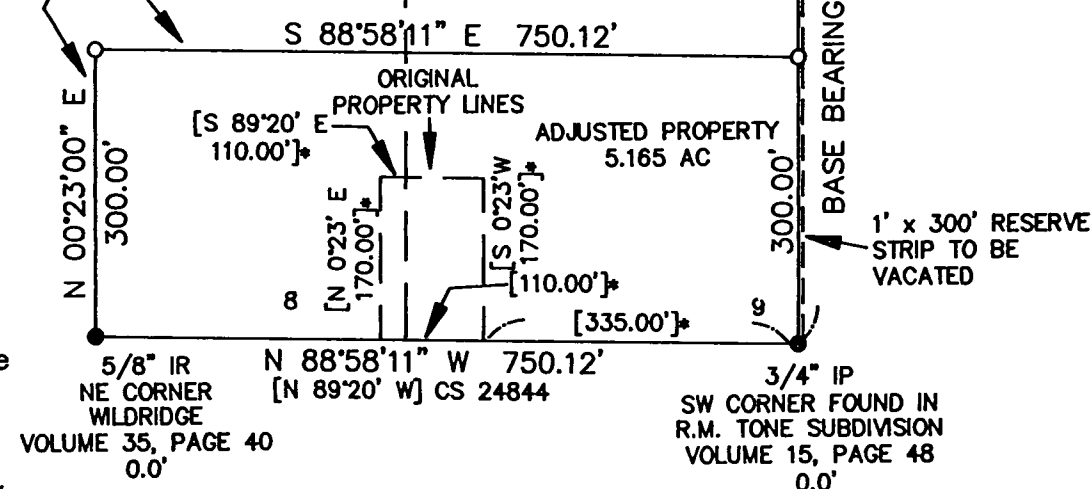
1. All monuments found were erect, in good condition and useable unless otherwise noted.
2. 0.0' indicates the found monument relationship to the surface level; + = above, - = below.
3. * indicates record from CS 24844.



PRINGLE FRUIT TRACTS
VOLUME 9
PAGE 138
(REEL 1224, PAGE 737)

1 1/2" IP
R.M. TONE SUBDIVISION
VOLUME 15, PAGE 48
ALSO SW CORNER
A. CAREY D.L.C. 41
-0.85'

ADJUSTED
PROPERTY LINES



R.M. TONE
VOLUME 15, PAGE 48

NARRATIVE:

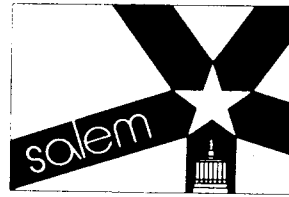
The purpose of this map and survey was to monument Property Line Adjustment, LLA 95-9 by City of Salem Planning Division for Parcel 2, as recorded in Reel 1224, Page 737, Marion County Records, Marion County, Oregon, as shown hereon. Basis of bearing was obtained from deed recorded in Reel 1224, Page 737, Marion County Records, Marion County, Oregon. Monumentation was obtained from the survey and map of R.M. TONE SUBDIVISION, as recorded in Volume 15, Page 48, Book of Town Plats, Marion County, Oregon and WILDRIDGE, as recorded in Volume 35, Page 40, Book of Town Plats, Marion County, Oregon. Monuments were set using lines formed by the found monuments for control and at computed position from the approved design. Other information used for reference was County Assessors maps & data. Equipment used for this radial survey was a Topcon ET-1 Total Station.

RECEIVED 02/13/1996 BY
MARION COUNTY SURVEYOR.
APPROVED FOR FILING
ON 03/06/1996
FILE# 33941

"This map does not guarantee that any particular use may be made of the property illustrated hereon. parties should check with the appropriate city or county planning department to verify approved uses."

DRAWING NO.: 95287	PREPARED FOR AND AT THE REQUEST OF	JOB NO. 95-287
DATE: DEC. 4, 1996	JAMES MEYER	SCALE 1" = 200'
REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JULY 13, 1979 RICHARD W. MONTGOMERY 1831 EXPIRES: 12/31/96	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: A PORTION OF LOTS 8 & 9 PRINGLE FRUIT TRACTS NW 1/4 SEC. 11, T. 8 S., R. 3 W., W.M. CITY OF SALEM, MARION COUNTY, OREGON	CHECKED BY: N.R.H. DRAWN BY: D.G.B. LEGEND I.R.=IRON ROD I.P.=IRON PIPE TL=TAX LOT CH=CHAIN=66' C.S.=COUNTY SURVEY NO. C.M.=COUNTY/CITY MONUMENT Y.P.C.=YELLOW PLASTIC CAP M=MEASURED COURSE P=PLAT COURSE C=COMPUTED COURSE ()=DEED RECORD []=SURVEY RECORD ● MONUMENT FOUND AS NOTED ● GOVERNMENT MON. FOUND O 5/8"x30" IRON ROD SET & Y.P.C. MARKED "LAND MARKERS 1831", EXCEPT AS NOTED.
	LAND MARKERS, INC. 1950 TURNER RD. SE. P.O. BOX 15090 SALEM, OREGON 97302 PHONE 581-0911	

December 27, 1995



CITY
OF SALEM,
OREGON

City Hall / 555 Liberty St. S.E.
Zip Code 97301-3503

PLANNING DIVISION
Room 305
Telephone (503) 588-6173
FAX (503) 588-6005

Henry A. Meyer
4540 Pringle Road SE
Salem, Oregon 97302

RE: Lot Line Adjustment, LLA 95-9; 4540 Pringle Road SE (T8S-R3W-S11BC-TL3000, 3200)

Dear Mr. Meyer:

Based on conformance with the following requirements, your December 14, 1995 proposal to adjust the lot lines between two parcels identified as Tax Lots 3000 and 3200, will comply with the requirements of Salem Revised Code (SRC) 63.147.

1. Subdivision Code Compliance

- a. No additional lots are being created by the adjustment proposal.
- b. Existing Tax Lot 3000 contains approximately 29.32 acres and is undeveloped. Tax Lot 3200 is 0.42 acres in size and contains a dwelling with accessory buildings.
- c. The proposed adjustment area between the two parcels is approximately 4.74 acres in size involving land around Tax Lot 3200 located in the southeast corner of Tax Lot 3000. The adjusted size of Tax Lot 3000 will be approximately 24.58 acres, and Tax Lot 3200 will be 5.16 acres.
- d. The smaller parcel containing the dwelling must be provided with at least a 25-foot wide access to a public street. The 30-foot wide accessway easement indicated for Tax Lot 3200 which extends to Hillrose Street is not functional. This is due to an existing one-foot wide reserve strip along the west right-of-way line of Hillrose Street which precludes access to this street. The City Traffic Engineer should be consulted regarding a revocable permit to allow single-family access across the reserve strip and whether this provides for sufficient access. Alternately, the accessway easement for the smaller parcel could be extended across Tax Lot 3000 to connect with either Pringle Road or 12th Street to provide legal access to the property. The City Traffic Engineer should be consulted regarding the location of the access on to a public street, particularly Pringle Road.

The access alternatives may provide for the immediate access needs for the existing dwelling but cause future problems with the widening and extension of Hillrose Street or Hilfiker Lane, or street access for any future development of the parcels unless the accessway easement allows for reversion whenever a street is created. Evidence of access must be provided with the revised deeds and survey for the property.

2. Zone Code Compliance

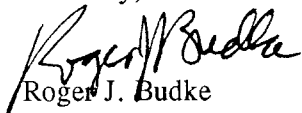
- a. The parcels are zoned RA (Residential Agriculture) with the westerly, approximately 218 feet of Tax Lot 3000 zoned RS (Single Family Residential). Setbacks and lot

sizes are regulated by the development standards of the RA (SRC Chapter 145) and RS (SRC Chapter 146) zones.

- b. The adjusted parcels meet the requirements of the RA and RS zones as to minimum lot sizes, and the setbacks for the dwelling and accessory structures (located within the RA zone) from the adjusted lot lines will be in compliance.
- 3. The Building and Safety Division reviewed the proposal and indicated no objections as long as the adjusted lot lines do not create any nonconforming structures regarding setbacks from property lines.
- 4. The City Surveyor advises that a survey is required per Oregon Revises Statutes (ORS) Chapter 92, because the adjusted lot lines are not a parallel shift of platted lot lines. As an added note, the access easement as shown does not provide for legal access to the parcel. Because of the one-foot reserve strip adjacent to Hillrose Street, the easement would have to connect to Pringle Road or 12th Street. Hilfiker Lane could not be used because of a reserve strip adjacent to the street. It is suggested that a surveyor prepare the necessary legal descriptions.

This letter constitutes preliminary approval of the proposed lot line adjustment. Such approval is valid for two years. Prior to recordation of the survey and revised deeds, please submit these documents along with evidence of public street access, to the Planning Division for final review.

Sincerely,



Roger J. Budke

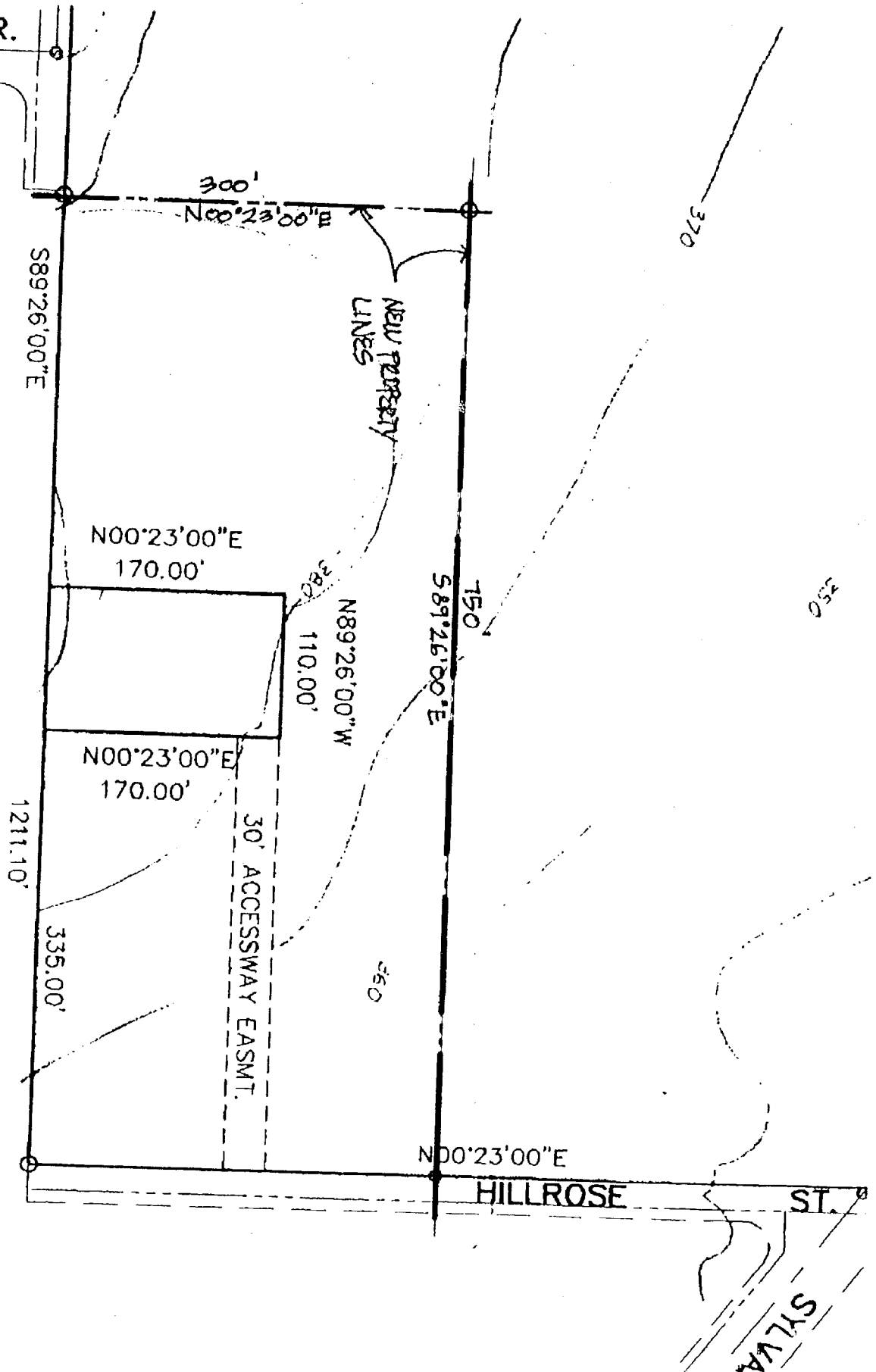
Current Planning Manager

cc: John K. Meyer
Dean Bartell, City Surveyor
Bob Eppstein, Building and Safety
Lew Garrison, City Traffic Engineer
Les Sasaki, Planning Division

HAPARRAL DR.

ENLARGED TAX LOT #3200 WITH PROPOSED ADJUSTMENT

TOTAL AREA = 5.16 ACRES



!!! FOR STAFF USE ONLY !!!

Application Recd By LS
 NPO MORWINDSIDE
 Council Person BURGESS
 P.W. Notified _____

Date 12/14/95
 Post Notice _____
 Ward No. 4

Receipt No. _____
 Affid. - Sub. _____
 Zone /

II. GENERAL DATA REQUIRED (to be completed by the applicant)

Henry A. Meyer
 (Name of Applicant for file identification)
4540 Pringle Rd SE Salem OR 97302
 (Applicant's Address - Include Zip Code)
same
 (Street Address or Location of Subject Property)
Residence
 Existing Use of Property or Type of Development
same
 Proposed Use of Property or Type of Development (Optional for Land Divisions)
 Person to be contacted regarding matters pertaining to this application if
 other than applicant.

503-581-0881
 (Phone Number)
.42 acres
 Total Area in Acres
 or Square Feet
SFR RA
 Comp Plan Desig Zoning

NAME ADDRESS (INCLUDE ZIP) DAY TIME PHONE NUMBER
John Meyer 2248 NW Glisan St. 503-221-9598
Portland, OR 97210

III. AUTHORIZATION BY PROPERTY OWNERS (to be completed by the applicant)

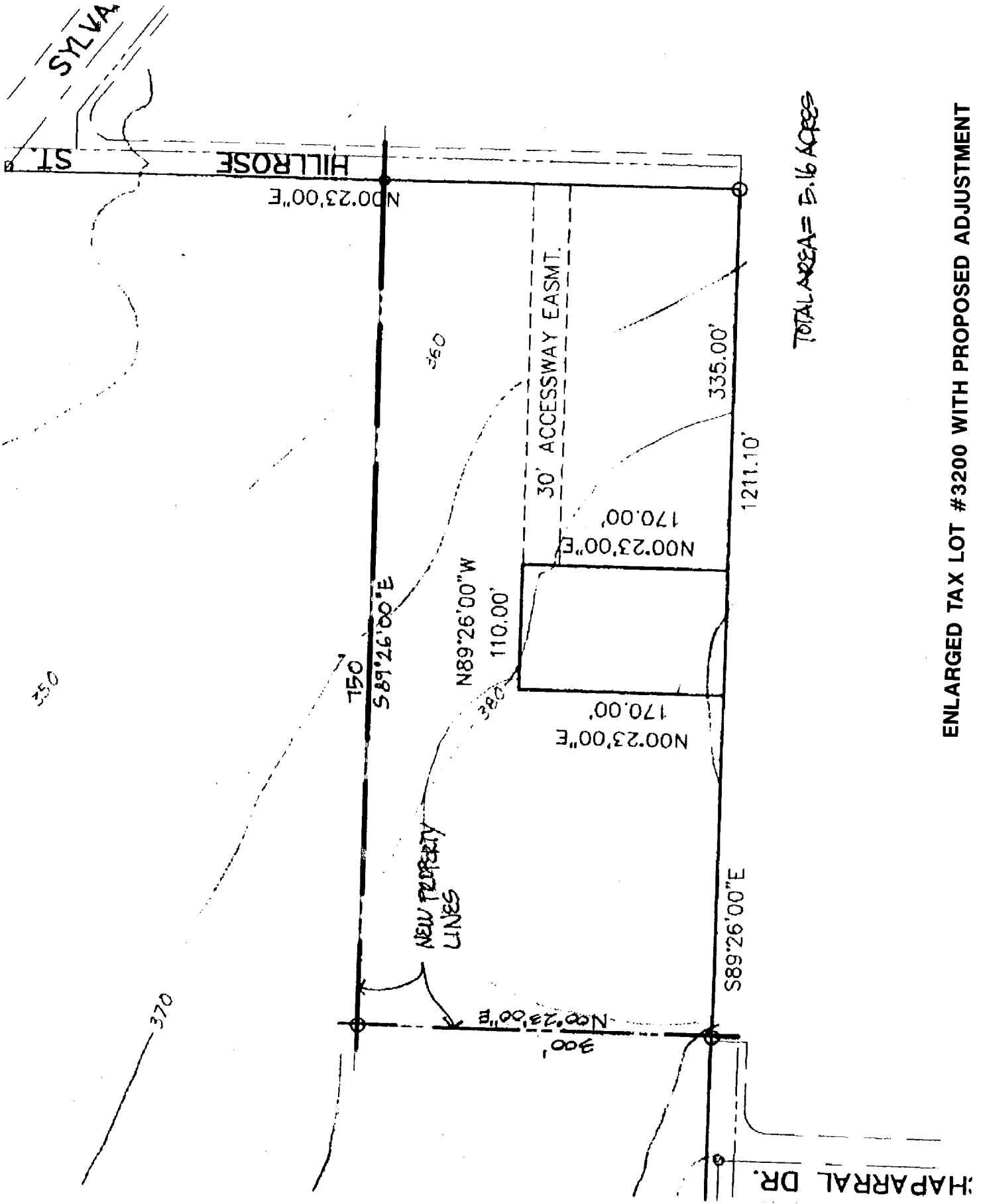
Property owners and/or contract purchasers are required to authorize the filing of this application and must sign below. All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.

SIGNATURE NAME (PRINT OR TYPE) ADDRESS (INCLUDE ZIP)
John K. Meyer John K. Meyer 2248 NW Glisan St.
Portland, OR 97210

JOHN K. MEYER

PLS CALL IF
 you have
 questions.
John

December 12, 1995
 DATE



TOTAL AREA = 5.16 ACRES

ENLARGED TAX LOT #3200 WITH PROPOSED ADJUSTMENT

Fax from : 503 5810911
12/06/95 13:29

12/06/95 13:41 Pg: 2
503 5810911 LAND MARKERS INC ☒ 02



LAND MARKERS INC.

Description for:
James Meyer

December 4, 1995
Job No. 95-267

Beginning at the Southeast corner of Lot 9, Pringle Fruit Tracts in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence N 89°20' West 749.84 feet, to the Northeast corner of Wildridge; thence North 00°23' East parallel with the East line of said Lot 300.00 feet; thence South 89°20' East parallel with the South line of said Lot 749.84 feet to the East line thereof; thence South 00°23' West 300.00 feet to the point of beginning.

meyer.des

1950 Turner Road S.E.
P.O. Box 15090
Salem, OR 97309

Handwritten: 12/11/95
Ph. (503) 581-0911
Fax (503) 581-5343

BARGAIN AND SALE DEEDREEL PAGE
1224 737

HENRY A. MEYER, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto TIMOTHY H. MEYER and JOHN K. MEYER, Co-TRUSTEES, hereinafter called Grantees, and unto Grantees' successors and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, situated in the county of Marion, state of Oregon, described as follows, to wit:

Parcel 1: Beginning at the quarter section corner between Sections 10 and 11, in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South $89^{\circ}26'$ East 18.35 chains; thence North $0^{\circ}23'$ East 18.93 chains to the Southwest corner of the Donation Land Claim of Abijah Carey; thence West 38 links; thence South $0^{\circ}23'$ West 2.72 chains; thence West 18.08 chains to the line between Sections 10 and 11; thence South 16.03 chains to the place of beginning. SAVE AND EXCEPT: Beginning on the South line of Lot 9, Pringle Fruit Tracts in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 335.00 feet North $89^{\circ}20'$ West from the Southeast corner of said Lot 9; thence North $89^{\circ}20'$ West, along said South line, 110.00 feet; thence North $0^{\circ}23'$ East 170.00 feet; thence South $89^{\circ}20'$ East 110.00 feet; thence South $0^{\circ}23'$ West 170.00 feet to the place of beginning.

Parcel 2: Beginning on the South line of lot 9, Pringle Fruit Tracts in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 335.00 feet North $89^{\circ}20'$ West from the Southeast corner of said Lot 9; thence North $89^{\circ}20'$ West along said South line, 110.00 feet; thence North $0^{\circ}23'$ East 170.00 feet; thence South $89^{\circ}20'$ East 110.00 feet; thence South $0^{\circ}23'$ West 170.00 feet to the place of beginning. Together with a right of way for ingress and egress over the following described tract of land: Beginning on the East line of Lot 9, Pringle Fruit Tracts, in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, at a point which is 170.00 feet North $0^{\circ}23'$ East of the

This deed is executed to partially fund Grantor's revocable trust, and the true and actual consideration stated in terms of dollars is NONE.

MAIL TAX STATEMENTS TO:

No change.

AFTER RECORDING RETURN TO:

✓ Daniel A. Ritter, P.C.
530 Center Street NE, Suite 700
Salem, OR 97301-3740

Southeast corner of said Lot; thence North 89°20' West 445.00 feet; thence North 0°23' East 30.00 feet; thence South 89°20' East 445.00 feet to a point on the East line of said Lot; thence South 0°23' West 30.00 feet to the place of beginning.

Parcel 3: Lot 23, Block 3, Georgetown, Marion County, Oregon.

To Have and to Hold the same unto the said Grantees and Grantees' successors and assigns forever.

This deed is executed to partially fund Grantor's revocable trust, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

WITNESS Grantor's hand this 8th day of November, 1985.


Henry A. Meyer

STATE OF OREGON)
) ss.
County of Marion)

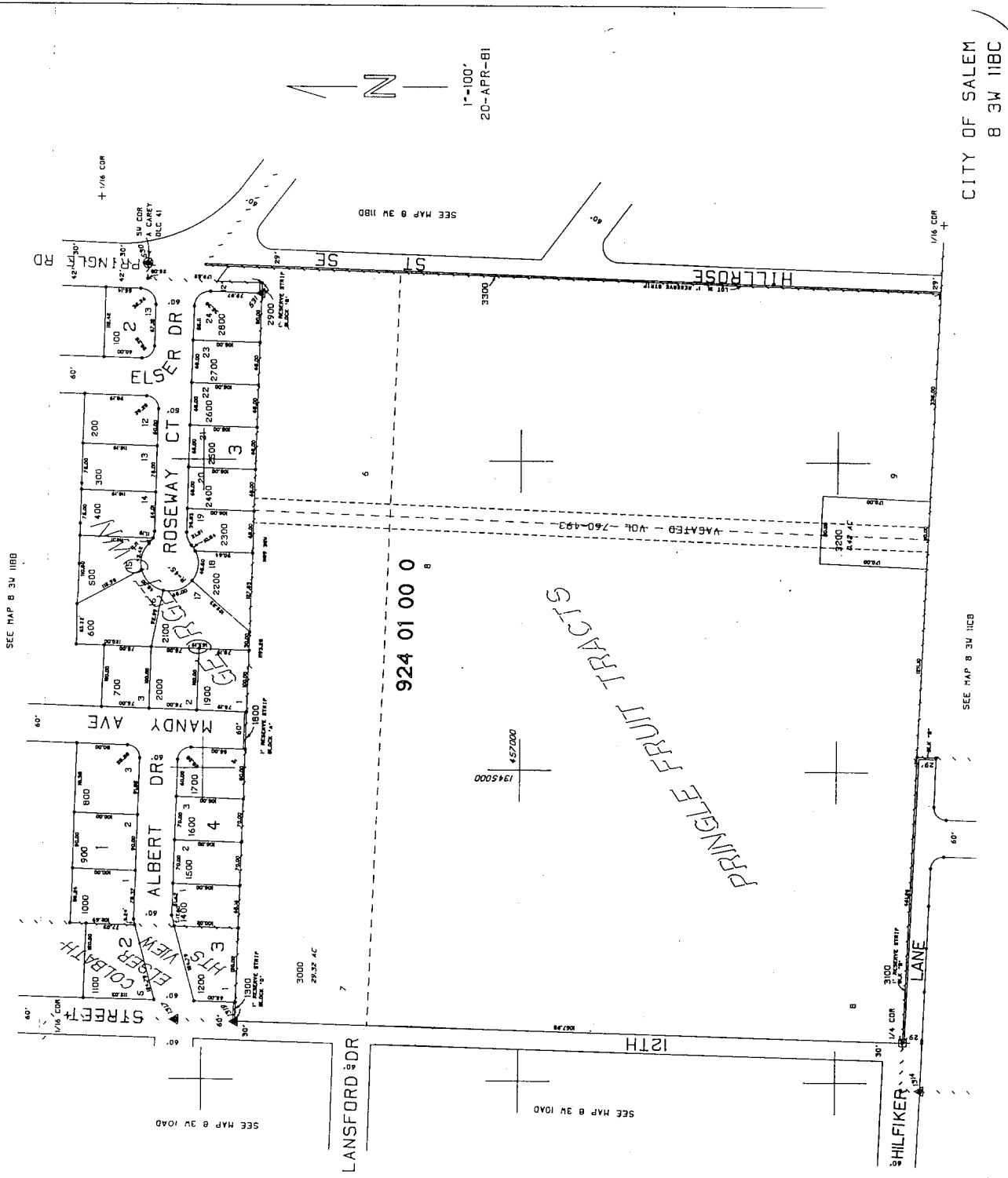
On this 8th day of November, 1985, personally appeared the above named HENRY A. MEYER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:


Notary Public for Oregon
My commission expires: Aug. 8, 1986

The following is the notice as required by Oregon law: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

APPROVED AT
LE
FOR
12/14/85



TAX LOTS #3000 AND 3200

EXISTING LOT CONFIGURATION