



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

September 22, 2022

Owner/Applicant:
Charles Weathers
MMH, LLC
P.O. Box 2717
Salem, OR 97308

- I. TYPE OF LAND USE CASE: Subdivision Tentative Plan; Case No. SUB22-07; Application No. 22-114284-PLN
- II. DATE APPLICATION DEEMED COMPLETE: September 22, 2022
- III. LOCATION OF SUBJECT PROPERTY: 4120 Kurth St S, Salem OR 97302
- IV. Application Summary: A six-lot subdivision of approximately 1.52 acres, with associated site improvements.
- V. Request: An application for a subdivision tentative plan to divide 1.52 acres into six lots ranging in size from approximately 6,966 square feet to 11,036 square feet. The subject property is zoned RS (Single Family Residential) and located at 4120 Kurth Street S (Marion County Assessor Map and Tax Lot Numbers: 083W09BB01600 and 00300).
- VI. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
 - A. After your application is deemed complete, 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 will be mailed to the list of property owners within the notification area.
- VII. POSTING PROCEDURE: The subject property must be POSTED no sooner than September 22, 2022 and no later than September 26, 2022.
 - a. Please pick up 3 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 sleeve on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
 - 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 Public Hearing or comment period.
 - a. 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.

If you have any questions, please contact Bryce Bishop, Planner III at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2399, E-mail: bbishop@cityofsalem.net

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)



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.

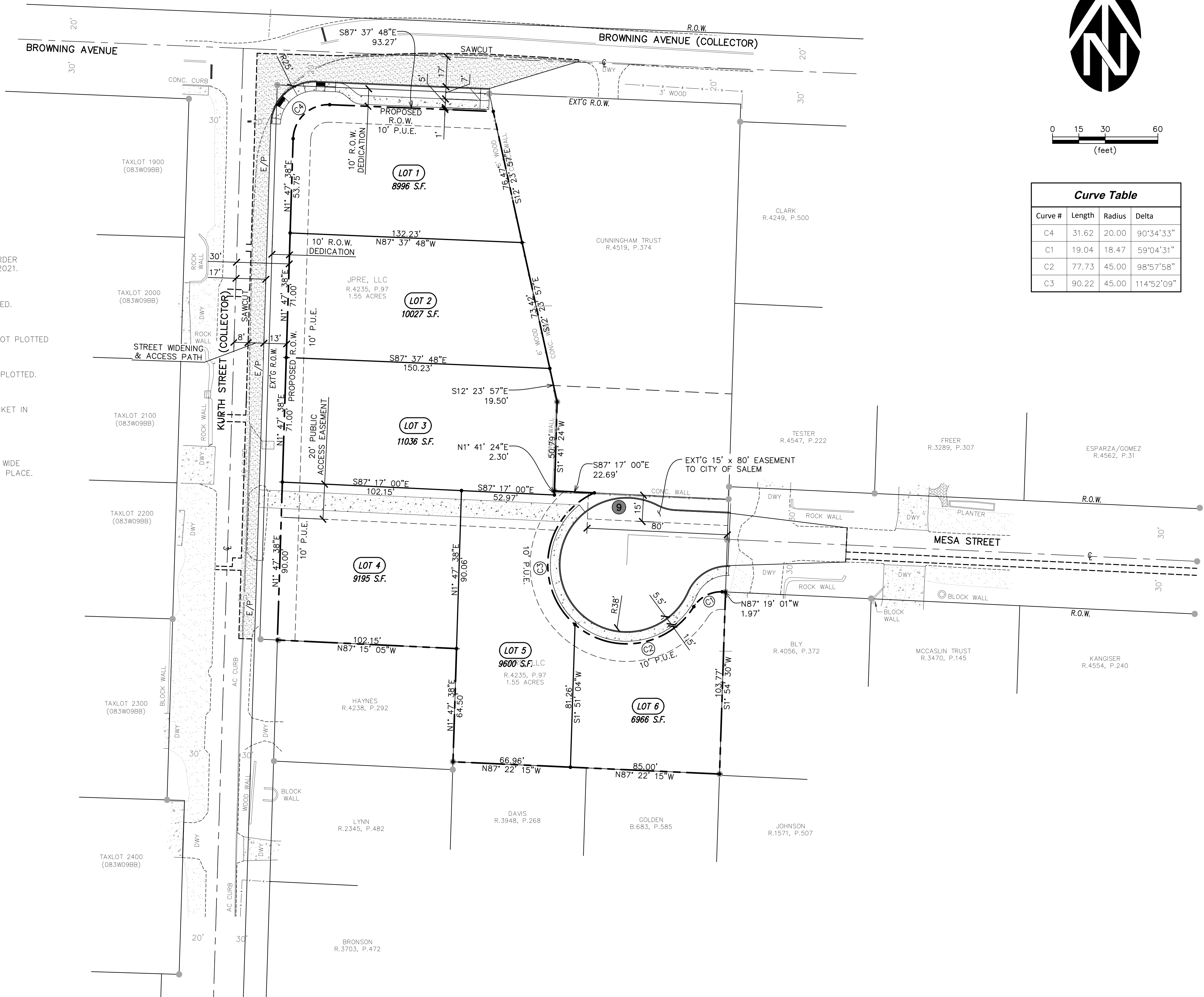
Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Subdivision Tentative Plan Case No. SUB22-07
PROPERTY LOCATION:	4120 Kurth St S, Salem OR 97302
NOTICE MAILING DATE:	September 22, 2022
PROPOSAL SUMMARY:	A six-lot subdivision of approximately 1.52 acres, with associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, October 6, 2022. Please direct any questions and/or comments to the Case Manager listed below. 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:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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, Evan White, Land Use Chair; Phone: 503-585-4814; Email: epwhitehouse@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) – Tentative Subdivision 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.

EASEMENTS PER PRELIMINARY TITLE REPORT

ALL EASEMENTS SHOWN ARE PER PRELIMINARY TITLE REPORT ORDER NO. 60222112663 WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2021.

- 9 RECORDING NO: BOOK 600, PAGE 647
GRANTED TO: CITY OF SALEM
NOTE: A 15x80 FOOT STRIP WEST OF MESA STREET. PLOTTED.
- 10 RECORDING NO: BOOK 600, PAGE 649
GRANTED TO: CITY OF SALEM
NOTE: A 10x20 FOOT STRIP ON NEIGHBORING PROPERTY. NOT PLOTTED
- 11 RECORDING NO: BOOK 602, PAGE 216
GRANTED TO: CITY OF SALEM
NOTE: A 10 FOOT STRIP ON NEIGHBORING PROPERTY. NOT PLOTTED.
- 12 RECORDING NO: REEL 2978, PAGE 32
GRANTED TO: COMCAST OF OREGON, INC.
NOTE: FOR FACILITIES SERVICING SUBJECT PROPERTY. BLANKET IN NATURE. SEE DOCUMENT FOR DETAILS. NOT PLOTTED.
(NOT APPLICABLE — SITE NOT SERVICED BY COMCAST)
- 13 RECORDING NO: REEL 3470, PAGE 304
GRANTED TO: COMCAST OF OREGON, INC.
NOTE: FOR BROADBAND COMMUNICATION SYSTEM. 10 FOOT WIDE STRIPS CENTERED ON EACH PART OF COMCAST'S WIRING IN PLACE. SEE DOCUMENT FOR DETAILS. NOT PLOTTED.
(NOT APPLICABLE — SITE NOT SERVICED BY COMCAST)



Curve Table			
Curve #	Length	Radius	Delta
C4	31.62	20.00	90°34'33"
C1	19.04	18.47	59°04'31"
C2	77.73	45.00	98°57'58"
C3	90.22	45.00	114°52'09"

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
ORIGINAL DRAWING
SCALE ACCURACIES

DATE: 08/2022

NO. 1

DATE

DESCRIPTION

BY

REVIEW

PROFESSIONAL ENGINEER
STATE OF OREGON
REV. 12/2023
WILLIAM J. KELLS

REVISIONS: 6/30/2024

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

CHARLES WEATHERS

KURTH STREET SUBDIVISION

PRELIMINARY SUBDIVISION
PLAN

DRAWING

C-5

JOB NUMBER

3362.0000