



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

March 31, 2023

Applicant(s):
Marty Kehoe
11627 SW Siummerville Ave
Portland OR 97219

- I. TYPE OF LAND USE CASE: Phased Subdivision Tentative Plan Modification / Property Line Adjustment Case No. SUB21-09MOD1PLA23-08; Application No. 23-102733-PLN
- II. DATE APPLICATION DEEMED COMPLETE: March 31, 2023
- III. LOCATION OF SUBJECT PROPERTY: 4540 Pringle Rd SE, Salem OR 97302
- IV. SUMMARY: A property line adjustment in conjunction with a modification to the boundary of a previously approved phased subdivision tentative plan.

REQUEST: A property line adjustment to move the property line between two existing lots of record resulting in adjusted lot sizes approximately 24.74 acres (proposed lot 1) and 4.88 acres (proposed lot 2) in size, and modification to the boundary of a previously approved phased subdivision tentative plan (SUB21-09) resulting in the exclusion of the historic farmstead lot from the approved subdivision boundary. No change to the previously approved phasing plan or tree removal plan is proposed with this application.

The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).

- V. 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.
- VI. POSTING PROCEDURE: The subject property must be POSTED no sooner than March 31, 2023 and no later than April 4, 2023.
 - a. Please pick up 4 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 Aaron Panko, Planner III at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2356, E-mail: APanko@cityofsalem.net

SUB21-09MOD1PLA23-08**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)



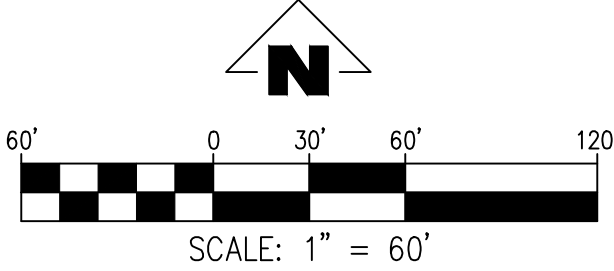
NOTICE of FILING

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:	Phased Subdivision Tentative Plan Modification / Property Line Adjustment Case No. SUB21-09MOD1PLA23-08
PROPERTY LOCATION:	4540 Pringle Rd SE, Salem OR 97302
NOTICE MAILING DATE:	March 31, 2023
PROPOSAL SUMMARY:	A property line adjustment in conjunction with a modification to the boundary of a previously approved phased subdivision tentative plan.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, April 14, 2023. 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@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) 205.070(d)(2) – Subdivision Modification; 205.055(d) – Property Line 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.



PHASE SUMMARY
 PHASE 1 – 99 LOTS
 PHASE 2 – 26 LOTS
 TOTAL – 125 LOTS

4540 PRINGLE RD SE
 TAX MAP - 3000 & 3002
 TAX MAP - 083W11BC
 SW1/4 NW1/4 SEC11 T8S R3W W.M.
 SALEM, OREGON

**SUBDIVISION BOUNDARY
 MODIFICATION PLAN**

REVISIONS	
NO.	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, SUITE 100
 EUGENE, OREGON 97401
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