Aaron Panko

From: Sent: Fo: Cc: Subject:	James Santana <james.santana@icloud.com> Wednesday, April 12, 2023 1:51 PM Aaron Panko; Laurel Christian Lisa Anderson-Ogilvie Re: 23 102733 00 PLN</james.santana@icloud.com>
Follow Up Flag: Flag Status:	Follow up Flagged
Thank you. Could you or Laurel exwhen in 2019 the City determine	xplain why the City surveyor determined in 2021 that the 1996 PLA was perfected, d it was not? What changed?
Could you provide the evidence p	provided by the applicant to satisfy the 2/17/23 incomplete letter checksheet item:
"(C) References to o lawfully establish each	original recorded deeds including the creation date and instrument used to ch unit of land;"
Also could you share a PDF of the	e survey and deed reel you reference below? I don't see that in the title report.
	ed, wouldn't the title report reflect the 1996 boundaries? The current legal description 85 boundaries. Could you explain?
es please include my comments	in the record. Thank you.
Γhanks, lames Santana	
On Apr 12, 2023, at 12:55	5 PM, Aaron Panko <apanko@cityofsalem.net> wrote:</apanko@cityofsalem.net>
Hi James,	
Pamela has retired. I can	include your comments in the record if you'd like?
perfected, and post July 1 33941, and described in I	tion, in October 2021, the City Surveyor determined the 1996 PLA was 1996, there are two lawfully created units of land as depicted on county survey Deed Reel 1329, Page 308. This determination is based on the review of the ect properties that was provided by the applicant's surveyor.
Please let me know if you	u have any questions.

Aaron Panko
Planner III
City of Salem Community Development Department
555 Liberty St SE, RM 305, Salem, OR 97301
apanko@cityofsalem.net 503-540-2356
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Due to limited staffing, the Planner's Desk has temporary hours: 10-4 Monday-Friday
Questions on Zoning and Sign Permits can be submitted by email to Planning@cityofsalem.net
From: James Santana <james.santana@icloud.com> Sent: Tuesday, April 11, 2023 3:01 PM To: Pamela Cole <pcole@cityofsalem.net> Cc: Aaron Panko <apanko@cityofsalem.net> Subject: Re: 23 102733 00 PLN</apanko@cityofsalem.net></pcole@cityofsalem.net></james.santana@icloud.com>
Dear Pamela,

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I am writing in regards to an open PLA application for the property at 4540 Pringle Rd SE (23 102733 00

PLN).

Per Aaron's note below, the City has determined the 1996 PLA lawfully created two units of land for this property. But the 1996 PLA, which I'd point out does not match the current deed's legal description because it was never recorded, sought to adjust boundaries of the 1985 parcels, which were not lawfully created.
In your 2019 email (attached) you said Legal had reviewed title and determined "that the lots were not legally created when the deeds were executed because one of the lots was landlocked" and, therefore, there were not two lawful units of land. Either a partition or lot validation was required to create two units of land.
Could you explain what has changed since the City's earlier finding?
Does the City intend to approve this PLA?
Thanks,
James Santana
On Mar 31, 2023, at 10:16 AM, Aaron Panko < APanko@cityofsalem.net > wrote:
Hi James,
The units of land were found to be lawfully created by Property Line Adjustment Case No. LLA 95-9, recorded in 1996.
Please let me know if you have any questions.
Aaron Panko

Planner III

City of Salem | Community Development Department

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From: James Santana < james.santana@icloud.com >

Sent: Friday, March 31, 2023 10:06 AM

To: Aaron Panko <APanko@cityofsalem.net>

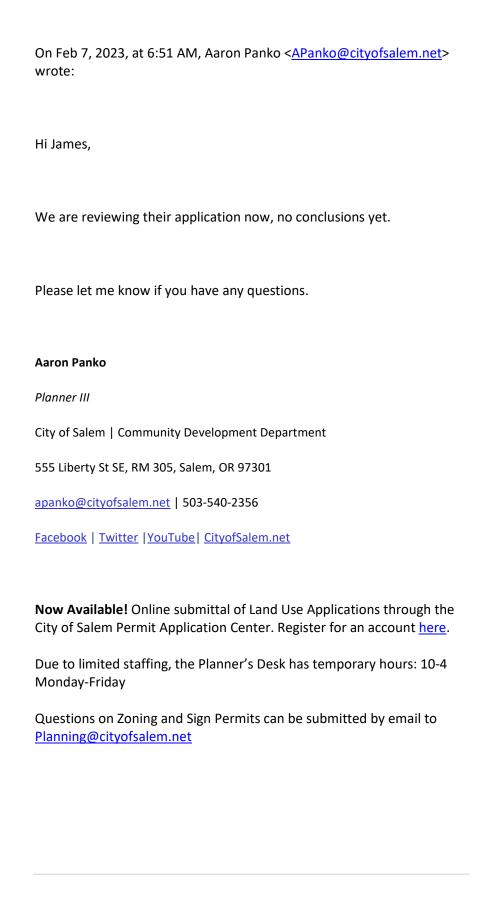
Subject: Re: 23 102733 00 PLN

Hi Aaron,

I see this PLA application was deemed complete. How did the applicant demonstrate the existence of two lawfully created units of land? How did the city find it acceptable, considering it had previously concluded there weren't?

Thanks,

James Santana



Sent: Sunday, February 5, 2023 8:30 AM

To: Aaron Panko < APanko@cityofsalem.net >

Subject: 23 102733 00 PLN

Hi Aaron,

I noticed you were assigned the PLA application for 4540 Pringle Rd SE (23 102733 00 PLN) seeking to adjust 1996 PL boundaries.

My understanding was the city already researched this extensively and determined the property had two tax lots but did not have two units of land (the 1996 land division was never perfected) and therefore could not do a PLA. I recall reading that in a staff report or pre-app conference a couple years ago.

Not true?

Thanks,

James Santana