

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Phased Subdivision Tentative Plan Modification / Property Line Adjustment Case No. SUB21-09MOD1PLA23-08

PROJECT ADDRESS: 4540 Pringle Rd SE, Salem OR 97302

AMANDA Application No.: 23-102733-PLN

COMMENT PERIOD ENDS: April 14, 2023

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).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, April 14, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: THE INTERSECTION AT HILFIER LN AND COMMERCIAL GETS VERY BUSY AND I FEEL IT IS HAZARDOUS AS A PEDESTRIAN. OPENING THE LANE DIRECTLY TO PRINGLE/ BATTLE CREEK WILL NECESSITATE UPGRADES ON COMMERCIAL.

Name/Agency: IAN OLIVER

Address: 4245 12TH ST SE SALEM OR 97302

Phone: 971-400-6652

Email: EEYANOLIVER@GMAIL.COM

Date: APRIL 4TH 2023

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM