

Jennifer Biberston

From: Jennifer Biberston
Sent: Thursday, February 29, 2024 12:56 PM
To: Copy Center
Cc: Zachery Cardoso
Subject: UGA-SPR-ADJ-DAP-DR-PLA24-03 Decision - Print and Mail
Attachments: UGA-SPR-ADJ-DAP-DR-PLA24-03 Mailing List.xlsx; UGA-SPR-ADJ-DAP-DR-PLA24-03 Aff for NOD.DOC; UGA-SPR-ADJ-DAP-DR-PLA24-03 Decision.pdf

Hello,

Please print and mail the attached document to the attached mailing list.

252580

Print 453.06

Mail 452.05

Thanks!

Jennifer Biberston

Administrative Analyst I

City of Salem | Community Planning and Development | Planning

555 Liberty St SE, Room 305, Salem OR 97301

jbiberston@cityofsalem.net | 503-540-2315

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

Jennifer Biberston

From: Jennifer Biberston
Sent: Thursday, February 29, 2024 12:58 PM
To: Jennifer Biberston
Cc: Aaron Panko
Subject: Notice of Decision - Case No. UGA-SPR-ADJ-DAP-DR-PLA24-03 for 4650 Hazelgreen Rd NE
Attachments: UGA-SPR-ADJ-DAP-DR-PLA24-03 Decision.pdf

BCC List: salemadmin@aks-eng.com; jeff@iecon.us; pelzz@aks-eng.com; sdschulke@gmail.com; dean.j503@gmail.com; Adam Deshon; Aimee Foster; Alan Kessler; Albert Rossi; Andrew Wilch; Austin McGuigan - Polk Co. Planning; Bill Lawyer - Keizer PW; Brandon Pike; Brandon Reich, Marion Co. Planning; Bryce Bishop; Cara Kaser; Cherriots Planning; Cody Murphy; Craig Farnstrom; Curtis Pellatz; Daniel Kizer; David Fridenmaker - Salem-Keizer School District; David Hughes; David Kopecky; Dennis Will (NOLA Land Use Chair); Diana Downs, Marion Co. Assessor's Office; Gerry Juster; Hannah Stevenson; Heather Smith; Hilary Leavell; Jennifer Marshall; John Miller, Wildwood-Mahonia; John Paskell; John Rasmussen - Marion Co. PW; Kathleen Dewoina; Kelley Hamilton; Ken Spencer; Kimberli Fitzgerald; Laura Piatt; Laurel Christian; Lesley Hegewald - Mid-Willamette Valley Council of Governments; Marion Co Assessor's Office; Marion County Planning; Matthew Olney; MCLDEP; N. Combs, Marion County Assessor's Office; Nicole Bess; Olivia Dias; Paula Greer, Black & Associates; Prescott Mann; Robb Witters, Marion County Assessor's Office; Robin Dalke; Ryan Slack; Sarah McKinney; Shadya Jones; Shane Witham; Shelby Guizar; Statesman Journal Newsroom; Suzanne Reynolds; T. Rohlving - Marion Co. Assessor's - Commercial Lead; Terry Neal; Valarie Patoine; Virginia Barreda; Whitney Woodworth; Bayard Mentrum; Don Jensen; Geoffrey James - Morningside NA; Heather Sorensen; Irma Coleman; Joe Fariior; Lisa Anderson-Ogilvie; Northgate Neighborhood; Phyllis Abbott-Cavota

Hello,

The Notice of Decision for Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 and 2 Adjustment, Class 2 Driveway Approach Permit, Class 1 Design Review and Property Line Adjustment Case No. UGA-SPR-ADJ-DAP-DR-PLA24-03 for 4650 Hazelgreen Rd NE is attached for your information. Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: Proposed development of a new 405-unit multi-family residential development containing 33 residential buildings.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko

apanko@cityofsalem.net

503-540-2356

Thank you,

Jennifer Biberston

Administrative Analyst I

City of Salem | Community Planning and Development | Planning
555 Liberty St SE, Room 305, Salem OR 97301

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Jennifer Biberston

From: Jennifer Biberston
Sent: Thursday, February 29, 2024 3:01 PM
To: Jennifer Biberston
Cc: Abigail Pedersen; Alan Kessler
Subject: Notice of Decision - Case No. SUB-UGA-ADJ22-01-EXT1 for 2527 Robins Ln SE
BCC List: 'mferris@livebsl.com'

Hello,

The Notice of Decision for Phased Subdivision Tentative Plan, Urban Growth Area Preliminary Declaration, Zoning Adjustment and Extension Case No. SUB-UGA-ADJ22-01-EXT1 for 2527 Robins Ln SE is linked below for your information. Hard copies go out in the mail today for those of you who are to receive one.

Application Summary: Class 1 Time Extension for SUB-UGA-ADJ22-01.

File available here: <https://cityofsalem.sharefile.com/public/share/web-se666ba61dfa34715b95271088d884065>

Please direct questions or comments to the **CASE MANAGER:**

Abigail Pedersen

APedersen@cityofsalem.net

503-540-2309

Thank you,

Jennifer Biberston

Administrative Analyst I

City of Salem | Community Planning and Development | Planning

555 Liberty St SE, Room 305, Salem OR 97301

Jbiberston@cityofsalem.net | 503-540-2315

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AFFIDAVIT of MAILING

STATE OF OREGON)
CITY OF SALEM)

I, Josh Horrocks, do hereby certify that on February 29, 2024, I deposited true and correct copies of the NOTICE OF DECISION in the Salem post office addressed to the attached mailing list, for the application for Class 1 Adjustment, Class 1 Design Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, Class 3 Site Plan Review, Property Line Adjustment, Urban Growth Preliminary Declaration Case No. "UGA-SPR-ADJ-DAP-DR-PLA24-03"; Application No. 23-121805-PLN:

"Summary: Proposed development of a new 405-unit multi-family residential development containing 33 residential buildings.

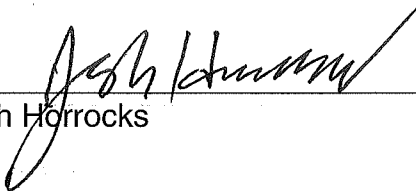
Request: An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the subject property, a Class 3 Site Plan Review and Class 1 Design Review for the development of a new 405-unit multi-family residential development, Class 2 Driveway Approach Permits for four new driveway approaches on proposed Lunar Drive NE, a Property Line Adjustment to eliminate an interior lot line, and the following Adjustments:

- 1) Class 1 Adjustment to reduce the setback requirement for Buildings 1 and 2 adjacent to a Hazelgreen Road NE from 20 feet per SRC 514.010(d), Table 514-4, to 16 feet;
- 2) Class 2 Adjustment to reduce the vehicle use area setback adjacent to Lunar Drive NE for one parking space near Building 33 from 12 feet per SRC 514.010(d), Table 514-4, to 6.2 feet;
- 3) Class 2 Adjustment to reduce the setback requirement for Building 33 adjacent to a Lunar Drive NE from 20 feet per SRC 514.010(d), Table 514-4, to approximately 12 feet;
- 4) Class 2 Adjustment to increase the maximum setback allowance adjacent to a street for Buildings 3, 4, and 5 from 10 feet per SRC 533.015(c), Table 533-3, to 16 feet;
- 5) Class 2 Adjustment to adjust the fencing and tree planting requirements of SRC 702.020(b)(2) along the southern boundary where the subject property abuts a BPA (Bonnevillie Power Administration) easement;
- 6) Class 2 Adjustment to reduce the tree planting requirement of SRC 702.020(b)(7) around the perimeter of the parking lot;
- 7) Class 2 Adjustment to eliminate the window requirement of SRC 702.020(c)(1) in certain habitable rooms of Buildings 11, 17, 26, 30, and 32; and
- 8) Class 2 Adjustment to reduce the setback requirement for Buildings 26 and 27 adjacent to a RS (Single Family Residential) zone from approximately 35 feet per SRC 702.020(e)(2), Table 702-5, to approximately 22 feet.

The subject property is approximately 15.6 acres in size, zoned MU-I (Mixed Use-I) and RM-II (Multi-Family Residential), and located at 4650 Hazelgreen Road NE 97305 (Marion County Assessors map and tax lot numbers: 062W32C / 000400 and 000500)."

A copy of such notification is filed in the case file. Said notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, February 29, 2024.



Josh Horrocks