

## AFFIDAVIT of MAILING

STATE OF OREGON        )

CITY OF SALEM         )

I, Jeff Springer, do hereby certify that on March 19, 2024, I deposited true and correct copies of the NOTICE OF PUBLIC HEARING 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 (Bonneville 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 this notification is in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, March 19, 2024.



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Jeff Springer, Document Services Supervisor