

**From:** [Laura Laroque](#)  
**To:** [dg.boardstuff@gmail.com](#); [dougrodgersfororegon@outlook.com](#); [Elephant2@comcast.net](#)  
**Subject:** 1861 Park Avenue NE - Subdivision Application  
**Date:** Thursday, April 13, 2023 12:20:00 PM  
**Attachments:** [23-027 Jensen Park Ave. Salem SD Nbg mgt.pdf](#)

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Hello Deanna, Dennis, and Doug,

I'm reaching out to provided NOLA with information on a proposed replat (i.e., subdivision) application that will soon be submitted to the City of Salem. Please see attached letter with tentative lot layout for more information about the proposal.

Please feel free to reach out should you have any questions or comments on the proposed replat application.

Laura LaRoque  
*Land Use Planner*  
Udell Engineering and Land Surveying, LLC.  
63 East Ash Street, Lebanon, OR 97355  
Office: (541) 451-5125  
Direct: (541) 990-8661  
Fax: (541)451-1366



April 13, 2023

Deanna Garcia, Chair  
Dennis Will, Land Use Chair  
North Lancaster Neighborhood Association (NOLA)  
Salem, OR 97301

**RE: Proposed Subdivision at 1861 Park Ave. NE 97301**

Dear Chairpersons and Members of the North Lancaster Neighborhood Association

Udell Engineering and Land Surveying, LLC, on behalf of JENRAE Properties, LLC will soon be submitting a land use replat application to the City of Salem for approval of a six-lot residential subdivision with associated site, utility, and access improvements.

The subject property is approximately 0.82-acres in size, zoned RS (Single Family Residential), and located at 1800 and 1861 Park Avenue NE (Marion County Assessor's Map No. 073W24BA Tax Lots 8000 and 8100. The site is located west of Park Avenue NW between Sunnyview Road NE and Market Street NE.

As shown in enclosed tentative lot layout the following are anticipated to be included in the application submittal:

- Retention of the existing dwelling
- Lot sizes ranging from 7,434 square feet to 4,000 square feet.
- Two lots will with direct access to Park Avenue. Four other lots utilizing a shared accessway to Park Avenue.

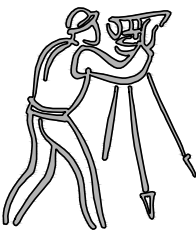
Enclosed is the tentative lot layout. Please feel free to reach out should you have any questions or comments about the proposed development.

Sincerely,

*Laura LaRoque*

Laura LaRoque, Land Use Planner  
Udell Engineering and Land Surveying, LLC  
63 E. Ash Street  
Lebanon, OR 97355  
(541) 900-8661  
laura@udelleng.com

Enclosure



CLIENT:  
JENRAE PROPERTIES, LLC  
P.O. BOX 20756  
KEIZER, OR 97303  
DON.JENSEN@JENSENCOLLC  
(503) 932-2259

UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

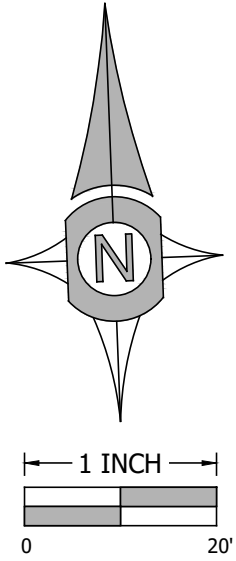
TENTATIVE LOT LAYOUT  
TENTATIVE SUBDIVISION  
073W24BA TAX LOTS 8000 & 8100  
1861 PARK AVE. NE  
SALEM, OR

DATE: MARCH 14, 2023  
PROJECT: 22-027 JENSEN PARK AVE. NE  
DRAWN BY: LLL  
CHECKED BY: LLL

THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY

Sheet **C100**

SCALE: SEE BARSCALE



**PROPERTY**  
TAX MAP: 7S-2W-24BA  
TAX LOTS: 8000 & 8100  
SITE ADDRESS: 1861 PARK AVENUE NE  
SALEM, OR 97305

**DEVELOPER**  
JENRAE PROPERTIES, LLC  
P.O. BOX 20756  
KEIZER, OREGON 9303  
DON.JENSEN@JENSENCOLLC  
(503) 932-2259

**OWNER**  
JENSEN CONSTRUCTION, LLC  
C/O DON JENSEN  
5190 KALE STREET  
SALEM, OREGON 97305  
(503) 932-2259

**DESIGN TEAM**  
**CIVIL ENGINEER**  
UDELL ENGINEERING AND LAND SURVEYING, LLC  
63 E. ASH STREET  
LEBANON, OREGON 97355  
(541) 451-5125  
**SURVEYOR**  
UDELL ENGINEERING AND LAND SURVEYING, LLC  
63 E. ASH STREET  
LEBANON, OREGON 97355  
(541) 451-5125

PLAN REVISIONS	DATE
ADDED MAILBOX BANK	2-21-2023

HANSEN RLT  
1904 EVERGREEN AVE. NE  
TAX LOT 6400  
MAP NO. 073W24BA

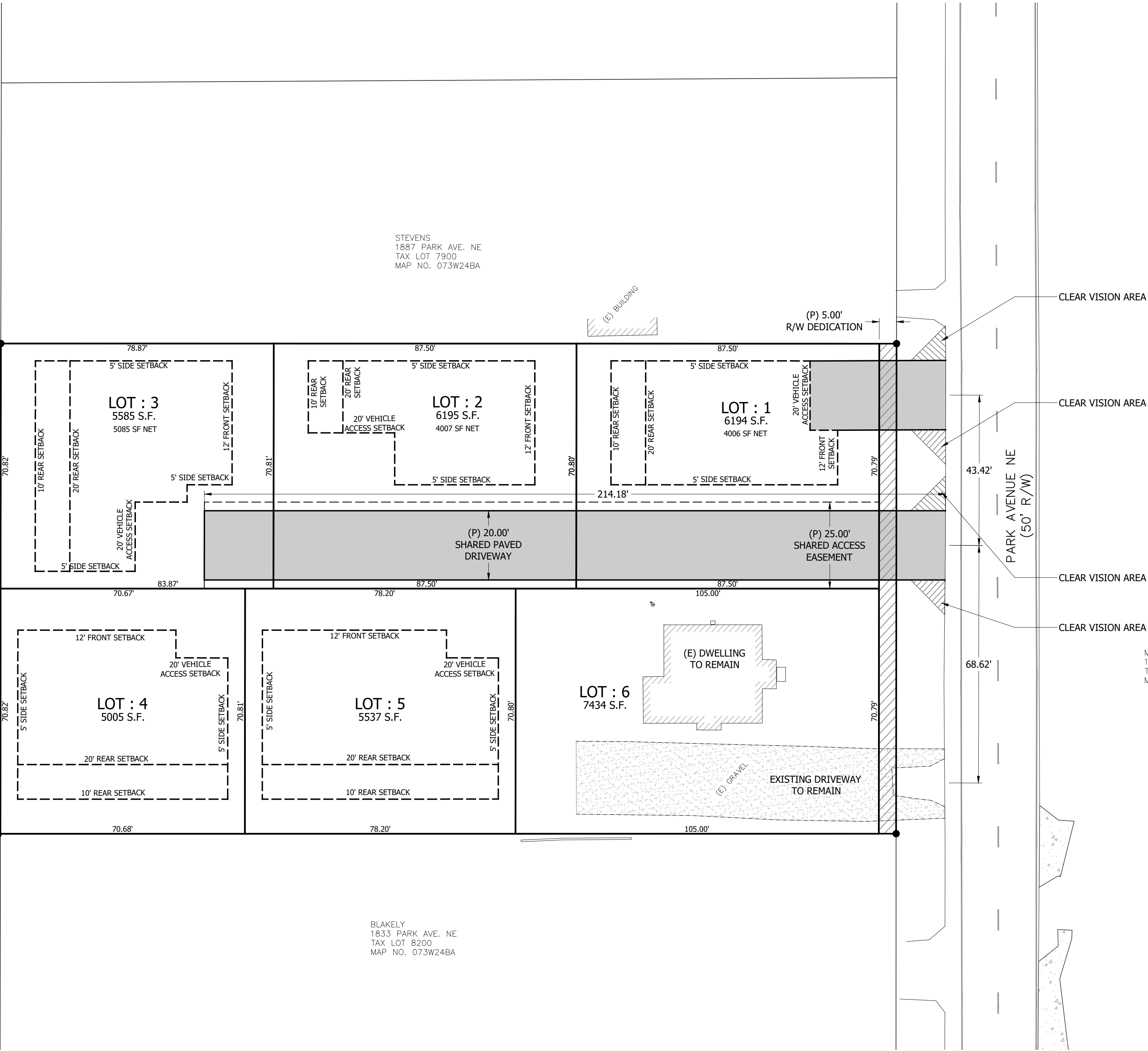
STEVENS  
1887 PARK AVE. NE  
TAX LOT 7900  
MAP NO. 073W24BA

HANSEN LT  
1884 EVERGREEN AVE. NE  
TAX LOT 6200  
MAP NO. 073W24BA

STEINER  
1870 EVERGREEN AVE. NE  
TAX LOT 6100  
MAP NO. 073W24BA

BLAKELY  
1833 PARK AVE. NE  
TAX LOT 8200  
MAP NO. 073W24BA

MARTE  
1854 PARK AVE. NE  
TAX LOT 8400  
MAP NO. 073W24BA



**From:** [Deanna Garcia](#)  
**To:** [Laura Laroque](#)  
**Cc:** [elephant2@comcast.net](#); [Irma Coleman](#)  
**Subject:** Re: 1861 Park Avenue NE - Subdivision Application  
**Date:** Tuesday, June 6, 2023 4:21:28 PM  
**Attachments:** [23-027 Jensen Park Ave. Salem SD Nbg mgt.pdf](#)

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Hi Laura,

Thanks for including our neighborhood association in your communications. Several of us have driven by the parcel and noticed quite a bit of work has already been completed. While it will be a wonderful improvement to the community, there are some concerns about tree removal and parking for the planned homes. There is (or was) a substantial tree located near the driveways of the proposed lots 3 & 4. This tree is likely home to wildlife including various bird species that relocated to the valley after several wildfire events in recent years.

Has your firm consulted with environmental regarding the impact of the removal of the trees on this property?

We see you're attempting to make the best use of the parcel and maximize additional housing options. This is great considering the limited number of new builds compared to demand, but the parking situation seems to be very tight. Park Avenue does not have on-street parking available. The development of this parcel will require installation of sidewalks along the roadway easement which reduces the ability to park close to the homes planned for this development. Will these homes include garages and driveways or just driveways? How many vehicles can be accommodated on each lot? The concern here is that these will be single family homes which will likely be occupied by families with at least one vehicle, if not more.

The homes are in such close proximity, we want to ensure the quality of life of the families who eventually reside here will not be negatively impacted by lack of accessibility for guest, deliveries, utility or service work or just general parking.

We appreciate you allowing us to ask questions and share feedback. We look forward to hearing back from you.

Best,

Deanna Garcia, Chair  
**NOrth Lancaster NA**

On Apr 13, 2023, at 12:20 PM, Laura Laroque <[Laura@udelleng.com](mailto:Laura@udelleng.com)> wrote:

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