

## AFFIDAVIT of MAILING

STATE OF OREGON        )

CITY OF SALEM         )

I, Josh Horrocks, do hereby certify that on May 30, 2024, deposited true and correct copies of the NOTICE OF FINAL LAND USE DECISION in the Salem post office addressed to the attached mailing list, for the application for Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 1 and 2 Adjustments, Class 2 Driveway Approach Permit, Class 1 Design Review and Property Line Adjustment 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.

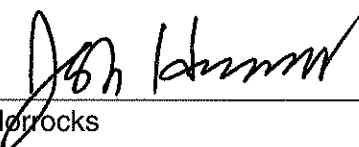
Request: An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the subject property, a Class 3 Site Plan Review and Class 1 Design Review for the development of a new 405-unit multi-family residential development, Class 2 Driveway Approach Permits for four 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 Assessor's 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, May 30, 2024.

  
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Josh Horrocks