

Brandie Dalton

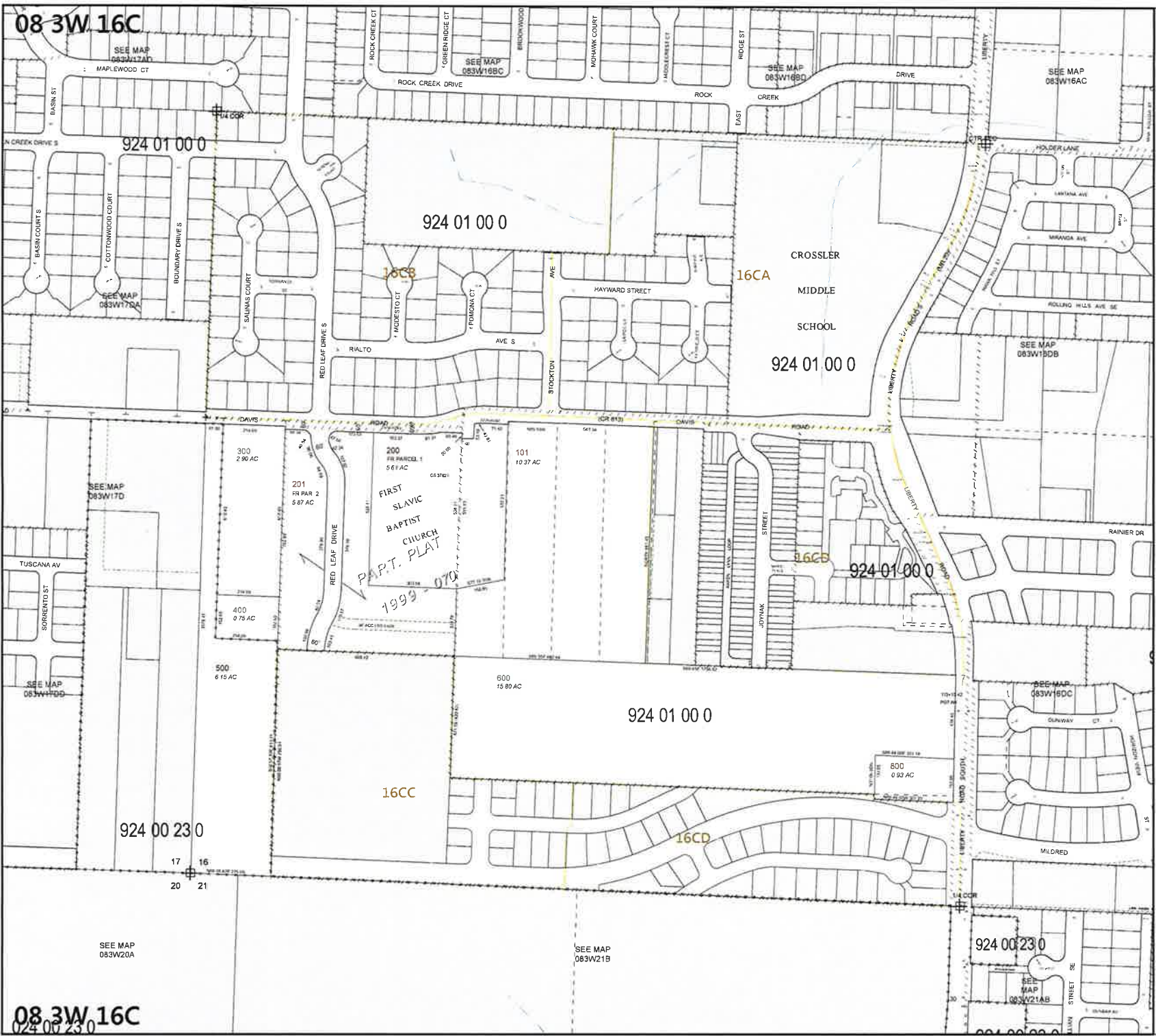
From: Brandie Dalton
Sent: Thursday, September 2, 2021 4:21 PM
To: Alan Alexander; EVAN WHITE
Subject: Liberty Road Development
Attachments: 67-Assessor-Map.pdf; 75-SUB-UGA-ADJ20-05 Decision.pdf; 60-West Site-SDR3-SITE.pdf

Just wanted to notify you that we are proposing a development in the Sunnyslope neighborhood. The property is located at 5871 Liberty Road (083WL6C/Tax Lot 500). It is Lot 35 of SUB20-05. The proposed development is for a 153-unit apartment complex on property zoned RMII.

If you have any questions or comments, please let me know.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227



08 3W 16C
SALEM



MARION COUNTY, OREGON
SW1/4 SEC16 T8S R3W W.M.
SCALE 1" = 200'

- LEGEND**
- | | |
|--------------------------|-----------------------|
| LINE TYPES | |
| Taxlot Boundary | Historical Boundary |
| Road Right-of-Way | Easement |
| Railroad Right-of-Way | Railroad Centerline |
| Private Road ROW | Taxcode Line |
| Subdivision/Plat Bndry | Map Boundary |
| Waterline - Taxlot Bndry | Waterline - Non Bndry |

- CORNER TYPES**
- | | |
|---------------------|-----------------------|
| 1/16th Section Cor. | 1/4 Section Cor. |
| DLC Corner | 16, 15 Section Corner |
| | 21, 22 |

NUMBERS
Tax Code Number
000 00 00 0
Acreage 9.25 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

150			
700			

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/24/2018

SALEM
08 3W 16C

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE PLANNING ADMINISTRATOR

**SUBDIVISION / URBAN GROWTH PRELIMINARY DECLARATION / CLASS 2
ADJUSTMENT CASE NO.: SUB-UGA-ADJ20-05**

APPLICATION NO.: 20-113633-LD / 20-113629-LD / 20-113635-ZO

NOTICE OF DECISION DATE: March 17, 2021

SUMMARY: A subdivision tentative plan to divide approximately 16 acres into 45 lots.

REQUEST: A phase subdivision tentative plan and Urban Growth Area Preliminary Declaration to divide approximately 16 acres into 45 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot for a street section (Joynak Street) and to and increase the block length of Big Mountain Avenue from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow 24 lots to be between 305 and 480 percent of the width.

The subject property is approximately 16 acres in size, zoned RM-II (Multiple Family Residential), and located on the 5870 Liberty Road S (Marion County Assessor Map and Tax Lot Number: 0803W16C / 600).

APPLICANT: Brandie Dalton, Multi-Tech Engineering, on behalf of Kevin Harrison

LOCATION: 5871 Liberty Road S, Salem OR 97306

CRITERIA: Salem Revised Code (SRC) Chapters 205.015(d) – Phased Subdivision Tentative Plan; 200.025 – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment

FINDINGS: The findings are in the attached Decision dated March 17, 2021.

DECISION: The **Planning Administrator APPROVED** Phased Subdivision, Urban Growth Preliminary Declaration, and Class 2 Adjustment SUB-UGA-ADJ20-05 subject to the following conditions of approval:

- Condition 1:** Lots 1 and 35 shall contain at least a total of 148 units when developed.
- Condition 2:** Lots 3-34 and 36-45 shall be townhouse development with one dwelling unit per lot, notwithstanding if applicable development standards of individual lots allow additional units.
- Condition 3:** Prior to final plat, "NO PARKING—FIRE LANE" signs shall be posted on both sides of the segments of the proposed flag lot accessway that are fire apparatus roadways and "NO PARKING" signs shall be posted on both sides of any remaining portion of the accessway.

- Condition 4:** Construct stormwater facilities based on regulations in effect on the original application date of the tentative plan submittal. Provide an engineered stormwater design pursuant to SRC 71 and PWDS to accommodate future impervious surface on all proposed lots, including stormwater facilities needed to serve new streets.
- Condition 5:** Construct internal streets to Local street standards, with the following exception: Joynak Street S is authorized for a minimum 52-foot-wide right-of-way to the intersection with Big Mountain Avenue S pursuant to SRC 803.065(a)(3).
- Condition 6:** The west right-of-way line of Big Mountain Avenue S shall be located a minimum of 70 feet from the west property line of the northerly adjacent property (Marion County tax lot 083W16CD00600).
- Condition 7:** Dedicate a 10-foot-wide public utility easement (PUE) along the street frontage of all internal streets.
- Condition 8:** Convey land for dedication of right-of-way to equal a half-width of 48 feet from the centerline along the entire frontage of Liberty Road S.
- Condition 9:** Along the Liberty Road S frontage of the subject property, construct a minimum 23-foot-wide half-street improvement to interim Minor Arterial standards. Sidewalks, Street Trees, and Streetlights shall be designed to accommodate a future Major Arterial street and be located in the ultimate location. The street configuration may be modified as needed to minimize removal of significant oak trees.
- Condition 10:** Prior to recording the final plat for the first phase of this project, design and construct a traffic signal at the intersection of Liberty Road S and Davis Road S. or provide adequate security acceptable to the Director of Public works to secure the construction of said signal.
- Condition 11:** The existing Oak tree located within the Right-Of-Way of Liberty Road shall be preserved unless approval is granted under SRC 86.
- Condition 12:** Trees on Lot 1 and Lot 35 are not authorized to be removed, shall be preserved and are not part of TCP20-10. Any removal of trees on Lot 1 or Lot 35 shall be through a separate TCP (as part of future division) or a separate land use application.
- Condition 13:** Removal of a 28" Walnut tree in the future right-of-way of Liberty Street, two 26" Oak trees within the right-of-way of Rise Street and a 12" Fir tree within the building foot print on Lot 20 is authorized.
- Condition 14:** The preservation of two 24" Oak trees on Lot 20 and an 18" Oak tree on Lot 2 within the area developed for Single Family. All trees on Lot 1 and 35 will be preserved until future development reviews and approves the removal.

- Condition 15:** The applicant shall construct the Skyline #2, S-3 reservoir, or pay a temporary access fee of \$2,000 per dwelling unit to be collected at the time of building permit issuance.
- Condition 16:** The applicant shall construct a minimum 12-inch S-4 water main from the existing S-4 water system in Barbaresco Street S to the subject property.
- Condition 17:** Construct a temporary pedestrian route abutting the property frontage and along Liberty Road S from the south line of the subject property to Mildred Lane S.
- Condition 18:** Phase 1, as shown on the applicant's plan, shall be constructed as the first phase. The internal local streets, as shown on the plan, will constructed with the associated phases.

The rights granted by the attached decision must be exercised, or an extension granted, by April 2, 2023, or this approval shall be null and void.

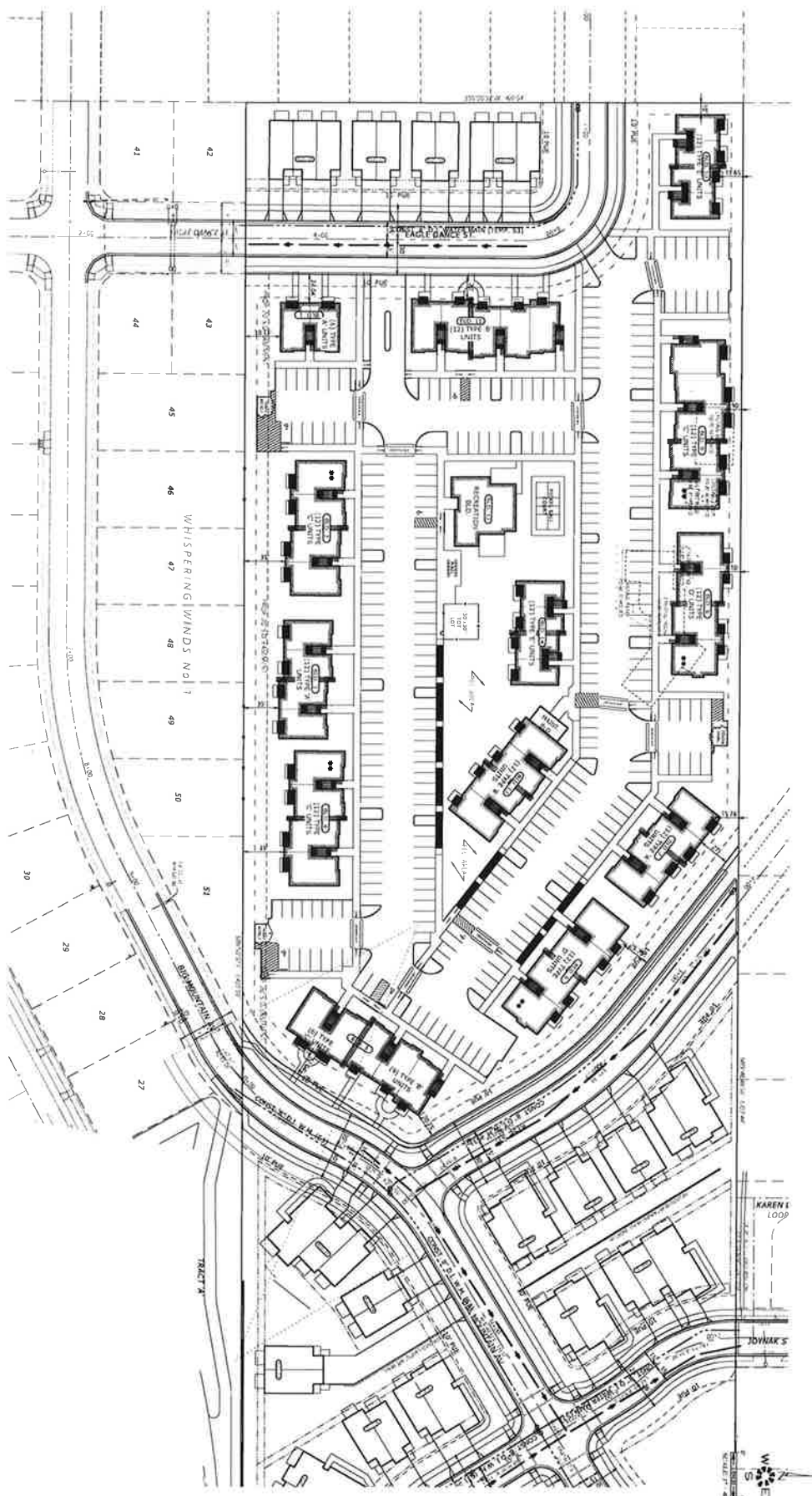
Application Deemed Complete:	<u>December 4, 2020</u>
Notice of Decision Mailing Date:	<u>March 17, 2021</u>
Decision Effective Date:	<u>April 2, 2021</u>
State Mandate Date:	<u>June 6, 2021</u>

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Thursday, April 1, 2021. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 205, 200, and 250. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem City Council will review the appeal at a public hearing. After the hearing, the Salem City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>



Design: _____
 Drawn: E.O.S.
 Checked: _____
 Date: _____
 Scale: AS SHOWN

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

LIBERTY ROAD APARTMENTS

SITE PLAN

