



## Land Use Application

Permit #: 24 119639 00 PLN

### Planning/Permit Application Center

City Hall

555 Liberty St. SE, Room 320

Salem OR 97301-3513

503-588-6213 [planning@cityofsalem.net](mailto:planning@cityofsalem.net)

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

### Project Description

Refinement Plan and associated Phased Subdivision Tentative Plan, Class 2 Site Plan Review, Tree

Conservation Plan, and Airport Overlay Zone Variance application for 552 new single-family home lots.

Airport Overlay Zone Height Variance

Class 2 Site Plan Review

Fairview Refinement Plan

Phased Subdivision Tentative Plan

**Tree Conservation Plan**

### Work site location and information

Street address of or location of subject property	0 STRONG RD SE SALEM OR 97302
Size of property (acres)	44.18
Tax Lot Number	083W110000300, 083W110000400
Neighborhood Association	Morningside

### People information

<b>Applicant's Consultant</b>	AKS ENGINEERING AND KEIZER OR 97303	3700 RIVER RD N STE 1 KEIZER OR 97303	503-400-6028 <a href="mailto:salemadmin@aks-eng.com">salemadmin@aks-eng.com</a>
<b>Owner</b>	SIMPSON HILLS LLC	3950 FAIRVIEW INDUSTRIAL DR SE SALEM OR 97302	503-586-7401
<b>Contact</b>	Grace Wolff	<a href="mailto:wolffg@aks-eng.com">wolffg@aks-eng.com</a>	
<b>Contact</b>	Holt Homes	Josh Lang < <a href="mailto:joshua@holthomes.com">joshua@holthomes.com</a> >	
<b>Applicant</b>	Holt Homes	1301 SE Tech Center Drive, Suite 150 Vancouver, WA 98683	



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### Project information

Total Project Valuation	\$ 1,600,000.00
Site Area (Acreage)	<del>102.62</del> ±102.4
Comprehensive Plan	552 new single-family homes
Zoning	Fairview Mixed-Use (FMU)
# of lots proposed	552
Is this expedited ?	No
Type of Plan Check	Multi Family
MS4 Reporting	No
Neighborhood Association Contact	Pamela Schmidling <sidrakdragon@live.com>
Salem-Keizer Transit Contact	Jolynn Franke <jolynn.franke@cherriots.org>

### Land Use fees

Description	Amount
Site Plan Review	\$5,149.00
FMU: Refinement Plan	\$6,911.00
Automation Surcharge	\$5.00
Variance - Airport Overlay Zone Height	\$394.00
Subdivision - Phased	\$26,589.00
<b>Total Fees</b>	<b>\$39,048.00</b>

### Terms and Conditions

**Correct information:** I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

**Copyright release for government entities:** I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

**Indemnity:** I, the permit applicant, shall indemnify, defend and hold harmless the City of Salem, its officers, employees and agents from any and all claims arising out of or in connection with work done under this permit.

### Authorizations

- Property owners and contract purchasers are required to authorize the filing of this application and must sign below. This signed form must be uploaded with other review documents.
- If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.
- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.



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This application was electronically submitted to the City of Salem Permit Application Center by **AKS ENGINEERING AND FORESTRY** (PersonID: 330590) on **September 19, 2024** at **6:28 AM**.



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I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

I (we) certify that I (we) have read, understood, and confirm all the statements listed above and throughout the application form.

Authorized Signature: 

DocuSigned by:

Rian Tuttle

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Printed Name: Rian Tuttle, Authorized Signer, By: Holt Holdings OR, LLC, By: Holt Group Holdings, LLC, Its: Sole Member Date: 9/19/2024 | 3:27 PM PDT  
Address (include ZIP): 1301 SE Tech Center Dr., Suite 150, Vancouver, WA 98683

Authorized Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address (include ZIP): \_\_\_\_\_

Authorized Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Address (include ZIP): \_\_\_\_\_

(For office use only)		
Received by:	Date:	Receipt Number: