



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

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) | 44.10 |
| Tax Lot Number | 083W110000300 |
| Neighborhood Association | Morningside |

Street address of or location of subject property: 4300 to 4600 Blocks of Battle Creek Road SE and 4100 to 4500 Blocks of Reed Road SE (northwest corner of the Battle Creek Road SE and Reed Road SE intersection)

Size of Property (acres): ±102.4

Tax Lot Number(s): 083W110000300, 083W110000400

Neighborhood Association: Morningside

| | |
|---|----------------------------------|
| Street address of or location of subject property | 0 STRONG RD SE SALEM OR 97302 |
| Size of property (acres) | 44.10 |
| Tax Lot Number | 083W110000300 |
| Neighborhood Association | Morningside |

People information

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

Project information

| | |
|----------------------------------|---|
| Total Project Valuation | \$ 1,600,000.00 |
| Site Area (Acreage) | 102.62 ±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 |
| Total Fees | \$39,048.00 |

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.

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**.

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: _____

Susan Haider

Printed Name: _____

Simpson Hills, LLC

BY: Premier Management Services Corp. its Manager

Date: _____

9/19/2024

Address (include ZIP): _____

BY: Susan Haider, Treasure

3950 FAIRVIEW INDUSTRIAL DR. #240 SALEM, OR 97302

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: _____ |