



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

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

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

October 16, 2014

OLSEN DESIGN AND DEVELOPMENT
ATTN: ERIC OLSEN
PO BOX 9
MONMOUTH OR 97361-1756

- I. TYPE OF LAND USE CASE: Fairview Refinement Plan/Partition/Subdivision, Case No. FRP-PAR-SUB14-01; Application Nos. 14-111666-ZO, 14-111667-LD, & 14-111665-LD
- II. DATE APPLICATION DEEMED COMPLETE: October 3, 2014
- III. LOCATION OF SUBJECT PROPERTY: 4000-4200 BLOCKS of PRINGLE RD SE and the 4300 BLOCK of BATTLE CREEK RD SE, SALEM OR 97302
- IV. **APPLICATION SUMMARY:** An application to develop approximately 50.8 acres of the former Fairview Training Center site pursuant to the requirements of the Fairview Mixed-Use zone and the Fairview Plan, the adopted master plan for the former Fairview Training Center site.

REQUEST: A Partition to divide approximately 65 acres of the former Fairview Training Center site into 3 parcels ranging in size from approximately 14.2 acres to 29.9 acres in size, together with a:

- 1) Refinement Plan for two of the proposed parcels, totaling approximately 50.8 acres in size, setting forth the requirements for future development of the property consistent with the provisions of the Fairview Mixed-Use Zone (SRC Chapter 530) and the adopted Fairview Plan; and
- 2) Phased Subdivision to divide the 50.8 acre property included in the Refinement Plan into 216 lots ranging in size from approximately 3,374 square feet to 14,352 square feet in size.

The property is zoned FMU (Fairview Mixed-Use) and is located in the 4000 to 4200 Blocks of Pringle Road SE and the 4300 Block of Battle Creek Road SE (Marion County Assessor's Map and Tax Lot Numbers: 083W11/200 & portions of 083W02/100 and 083W11/100).

V. REVIEW PROCESS:

Your completed application has been received. The following are key dates you should consider during the continuing review process.

- A. Approximately twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
- B. The PUBLIC HEARING is scheduled for **TUESDAY, NOVEMBER 4, 2014 at 5:30 PM**, in the Council Chambers, Room 240, Civic Center. This is your opportunity to appear and testify before the Planning Commission who will make the decision on your request.
- C. The subject property must be **POSTED no sooner than TUESDAY, OCTOBER 21, 2014 and no later than SATURDAY, OCTOBER 25, 2014**. **Three (3) signs will be required.** Posting is required on each street frontage. This is your responsibility as the applicant in this case.

- D. The POSTING NOTICES/SIGNS and the AFFIDAVIT can be obtained in Room 305, Civic Center. **A \$25.00 DEPOSIT (CASH OR CHECK ONLY) FOR EACH POSTING SIGN IS REQUIRED. CONTACT THE CASE PLANNER BEFORE COMING TO THE CIVIC CENTER TO PICK UP THE POSTING SIGNS.**
- E. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the date the decision is issued. The deposit will be refunded if posting signs are returned on time and in reusable condition.

If you have any questions, please contact Bryce Bishop, Case Manager at this office:

City of Salem Planning Division *B.B.*
Civic Center, 555 Liberty Street SE/Room 305
503-540-2399, E-mail: bbishop@cityofsalem.net