



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Fairview Refinement Plan/Partition/Subdivision Case No.FRP-PAR-SUB14-01
AMANDA APPLICATION NO:	14-111666-ZO, 14-111667-LD & 14-111665-LD
HEARING INFORMATION:	SALEM PLANNING COMMISSION, TUESDAY, NOVEMBER 4, 2014, AT 5:30 P.M., Council Chambers, Room 240, Civic Center
PROPERTY LOCATION:	4000-4200 Blocks of Pringle RD SE & 4300 Block of Battle Creek RD SE
OWNER:	SFA 2, LLC
APPLICANT / AGENT:	ERIC OLSEN, OLSEN DESIGN & DEVELOPMENT
APPLICATION SUMMARY	<i>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.</i>
DESCRIPTION OF REQUEST:	<p>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:</p> <ol style="list-style-type: none">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; and2) 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. <p>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 and portions of 083W02/100 and 083W11/100).</p>
CRITERIA TO BE CONSIDERED:	<p><u>FAIRVIEW REFINEMENT PLAN</u></p> <p>Pursuant SRC 530.030(e), a Refinement Plan shall be approved if all of the following criteria are met:</p> <ol style="list-style-type: none">(1) The Refinement Plan is consistent with the Fairview Plan.(2) The Refinement Plan conforms with the applicable provisions of the Salem Area Comprehensive Plan.(3) The Refinement Plan is compatible with adjoining land uses.(4) The Refinement Plan is physically feasible, given consideration of existing or proposed infrastructure and public services.(5) The Refinement Plan conforms to all applicable standards of the UDC, except where alternative standards are proposed.(6) The Refinement Plan conforms to the following goals:<ol style="list-style-type: none">(A) Encourage mixed-use development, improved protection of open spaces and natural features, and greater housing and transportation options;(B) Encourage the innovative integration of park and school uses;(C) Encourage the principles of sustainable development and sustainable business practices;(D) Support affordable housing options and mixed-income neighborhoods;(E) Facilitate the resourceful use of land through the efficient arrangement of land uses, buildings, circulation systems, open space and infrastructure;(F) Encourage economic opportunities that comply with and support business

**CRITERIA TO BE
CONSIDERED (CONTINUED):**

- practices;
- (G) Recognize the historic significance of buildings, structures, and sites, including archaeological sites, through appropriate means, including, but not limited to, obtaining official historic resource designation; and
 - (H) Encourage energy conservation and improved air and water quality.

PARTITION

Pursuant SRC 205.005(d), a tentative partition plan shall be approved if all of the following criteria are met:

- (1) The tentative partition plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to the following:
 - (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage, and designation of front and rear lot lines;
 - (B) City infrastructure standards; and
 - (C) Any special development standards, including, but not limited to floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.
- (2) The tentative partition plan does not impede the future use or development of the property or adjacent land.
- (3) Development within the tentative partition plan can be adequately served by City infrastructure.
- (4) The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan.
- (5) The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition.
- (6) The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
- (7) The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels.
- (8) When the tentative partition plan is for property located more than 300 feet from an available sewer main, and the property will not connect to City water and sewer:
 - (A) The property is zoned residential;
 - (B) The property has received a favorable site evaluation from the county sanitarian for the installation of an on-site sewage disposal system; and
 - (C) The proposed parcels are at least 5 acres in size and, except for flag lots, have no dimension that is less than 100 feet.

PHASED SUBDIVISION

Pursuant SRC 205.015(d), a tentative phased subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative phased subdivision plan meets all of the criteria for tentative subdivision plan approval set forth in SRC 205.010(d).
- (2) Connectivity for streets and City utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.
- (3) Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.
- (4) Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole.

Tentative subdivision plan approval criteria from SRC 205.010(d):

- (1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:
 - (A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.
 - (B) City infrastructure standards.

**CRITERIA TO BE
CONSIDERED (CONTINUED):**

- (C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.
- (2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.
 - (3) Development within the tentative subdivision plan can be adequately served by City infrastructure.
 - (4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.
 - (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
 - (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
 - (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
 - (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
 - (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
 - (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

**HOW TO PROVIDE
TESTIMONY:**

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Bryce Bishop, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. *B.B.*
Telephone: 503-540-2399;
E-mail: bbishop@cityofsalem.net

NEIGHBORHOOD ORGANIZATION:
DOCUMENTATION AND STAFF REPORT:

Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: 503-931-4120; Email: geoffreyjames@comcast.net

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost.

For convenience, the proposed Fairview Addition West Refinement Plan, and all plans for the partition and phased subdivision, can be viewed on the City's website at the following location:

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

The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/Departments/CommunityDevelopment/Planning/PlanningCommission/Pages/default.aspx

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

October 15, 2014

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

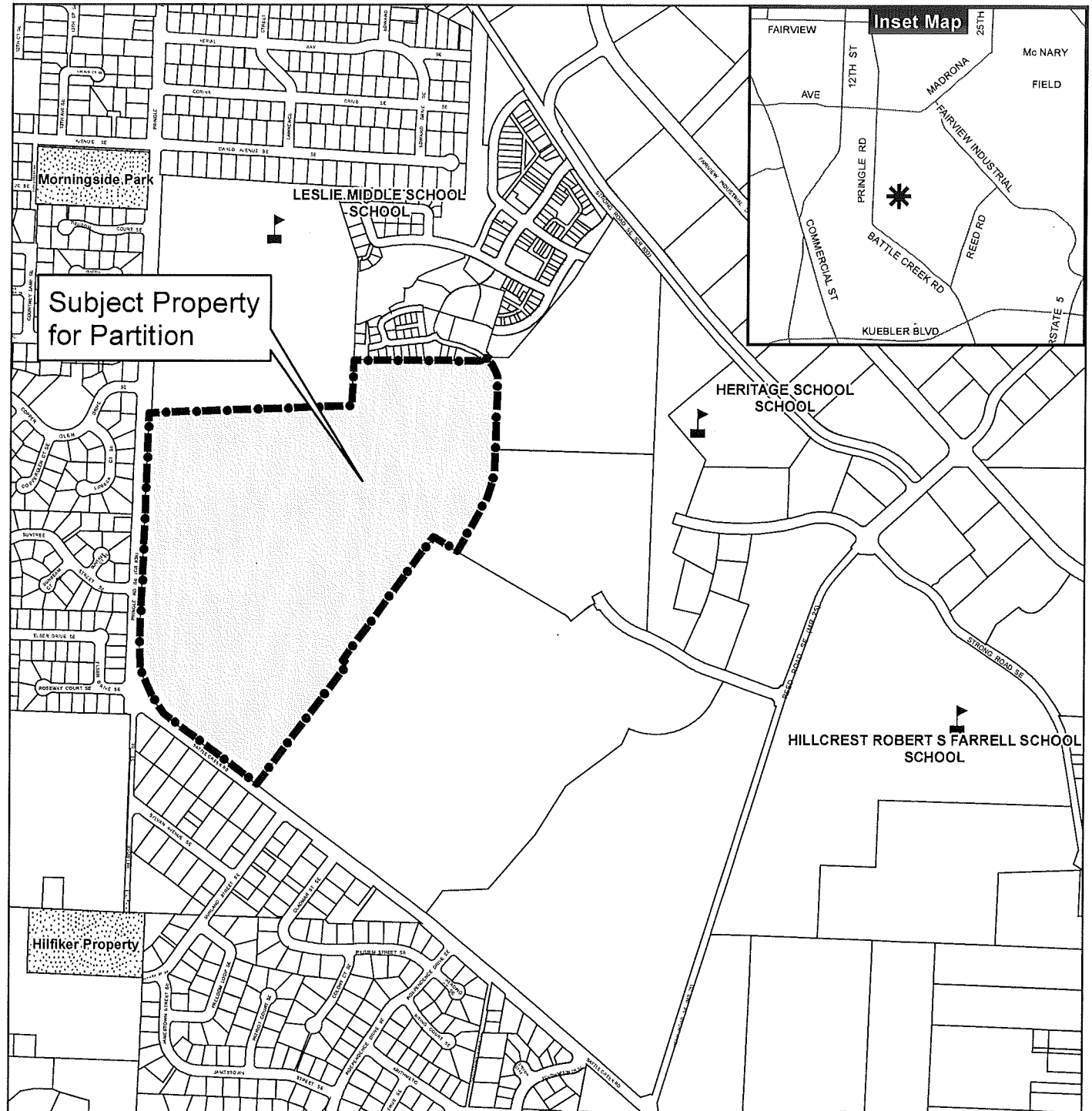
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.








TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map

4000 to 4200 Blocks of Pringle Road SE / 4300 Block of Battle Creek Road SE



Legend

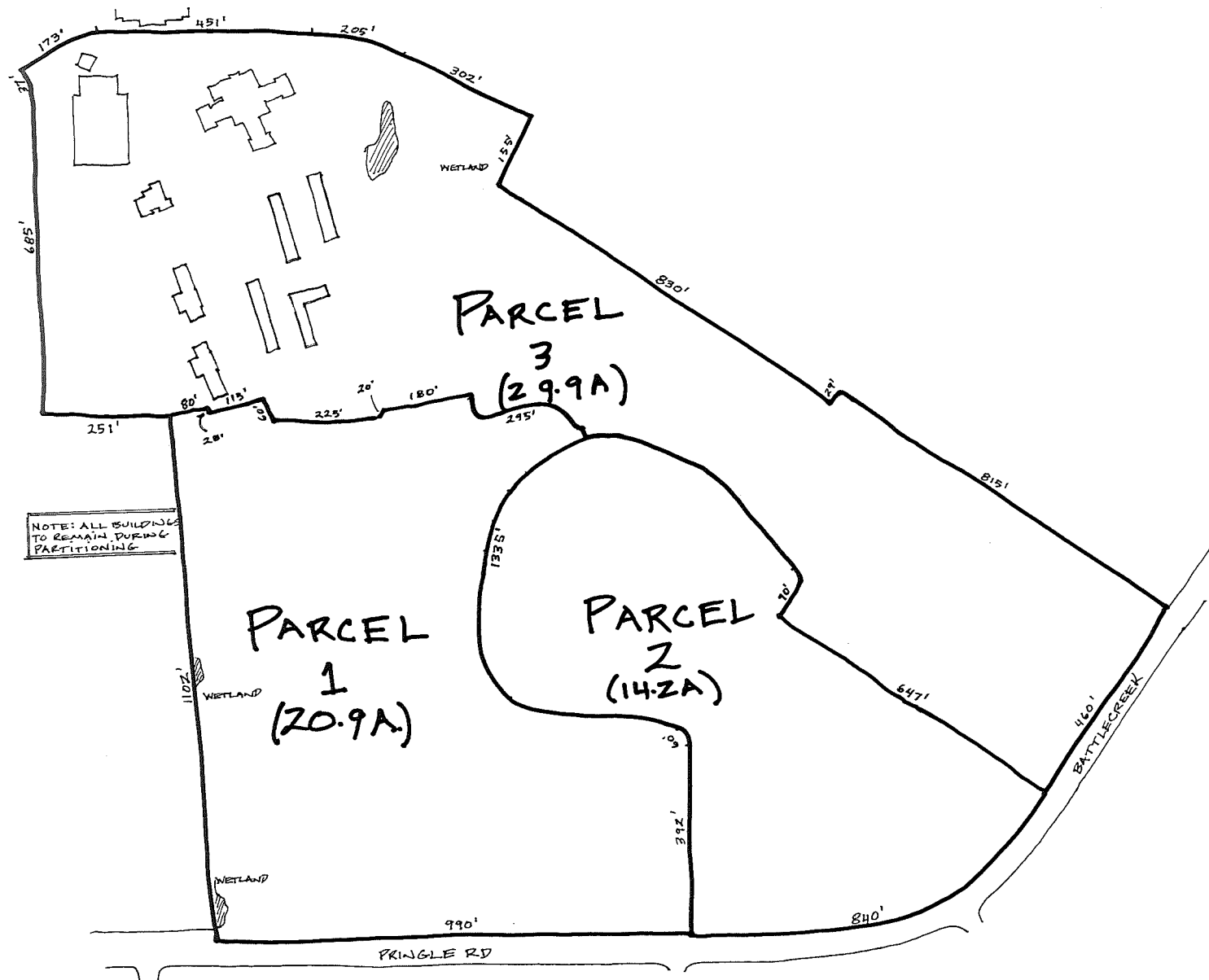
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



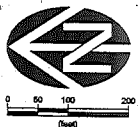
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TENTATIVE PARTITION
 OWNERS: SFAZ, LLC.
 SCALE 1" = 100'

EXISTING BUILDING NOTE
ALL EXISTING BUILDINGS
TO BE REMOVED WITH
THE POSSIBLE EXCEPTION
OF THE LAUNDRY, IF THE
LAUNDRY BUILDING IS
PRESERVED, LOTS UA-9
TO UA-13 WILL NOT BE
DIVIDED INTO INDIVIDUAL
LOTS.

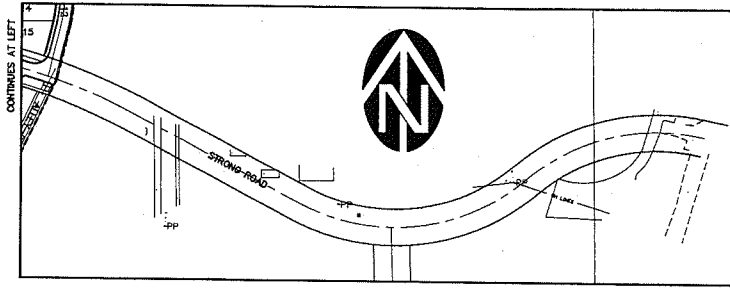
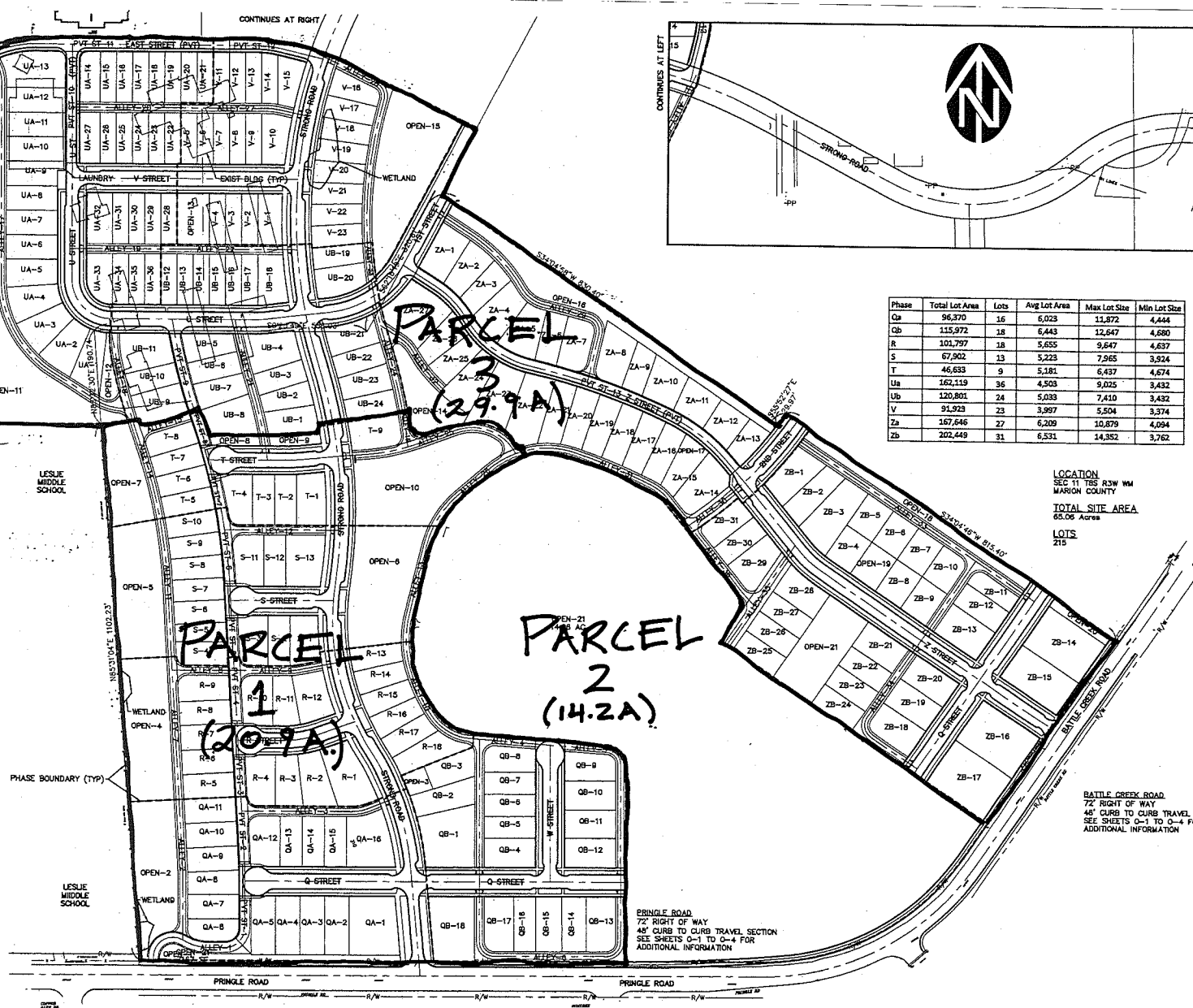
VILLAGE CENTER DRIVE
28' EASEMENT
16" CURB TO 6"
TRAVEL SECTION



OWNER APPLICANT
OLSON DESIGN & DEVELOPMENT
CONTACT: DRC OLSON
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MONMOUTH, OR 97361
PH: 503-536-1000
FAX: 503-638-1230

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FAX: 503-565-3966
CONTACT: RAYMOND C. DINGEL, P.E.

OWNER
PH: 503-771-7777
TELEPHONE
CENTURY LINK
800-771-7777
CABLE TV
PH: 503-771-7777
GAS
NW NATURAL
503-771-7777



Phase	Total Lot Area	Lots	Avg Lot Area	Max Lot Size	Min Lot Size
QA	96,370	16	6,023	11,872	4,444
QB	115,972	18	6,443	12,647	4,680
RA	101,707	18	5,655	9,647	4,637
S	67,922	13	5,223	7,965	3,924
T	46,633	9	5,181	6,437	4,674
UA	162,119	36	4,503	9,025	3,432
UB	120,801	24	5,033	7,410	3,432
VA	51,928	23	3,997	5,504	3,374
Za	167,646	27	6,209	10,879	4,094
Zb	202,449	31	6,531	14,352	3,762

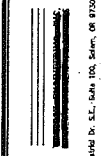
LOCATION
SEC 11 T8S R3W MM
MARION COUNTY
TOTAL SITE AREA
65.06 Acres
LOTS
215

BATTLE CREEK ROAD
72' RIGHT OF WAY
48" CURB TO CURB TRAVEL SECTION
SEE SHEETS Q-1 TO Q-4 FOR
ADDITIONAL INFORMATION

PRINGLE ROAD
72' RIGHT OF WAY
48" CURB TO CURB TRAVEL SECTION
SEE SHEETS Q-1 TO Q-4 FOR
ADDITIONAL INFORMATION

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NO. 1	DATE	BY	REVISION
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Olson Design & Development
Fairfax City Subdivisions
Refinement Plan & Preliminary Plat

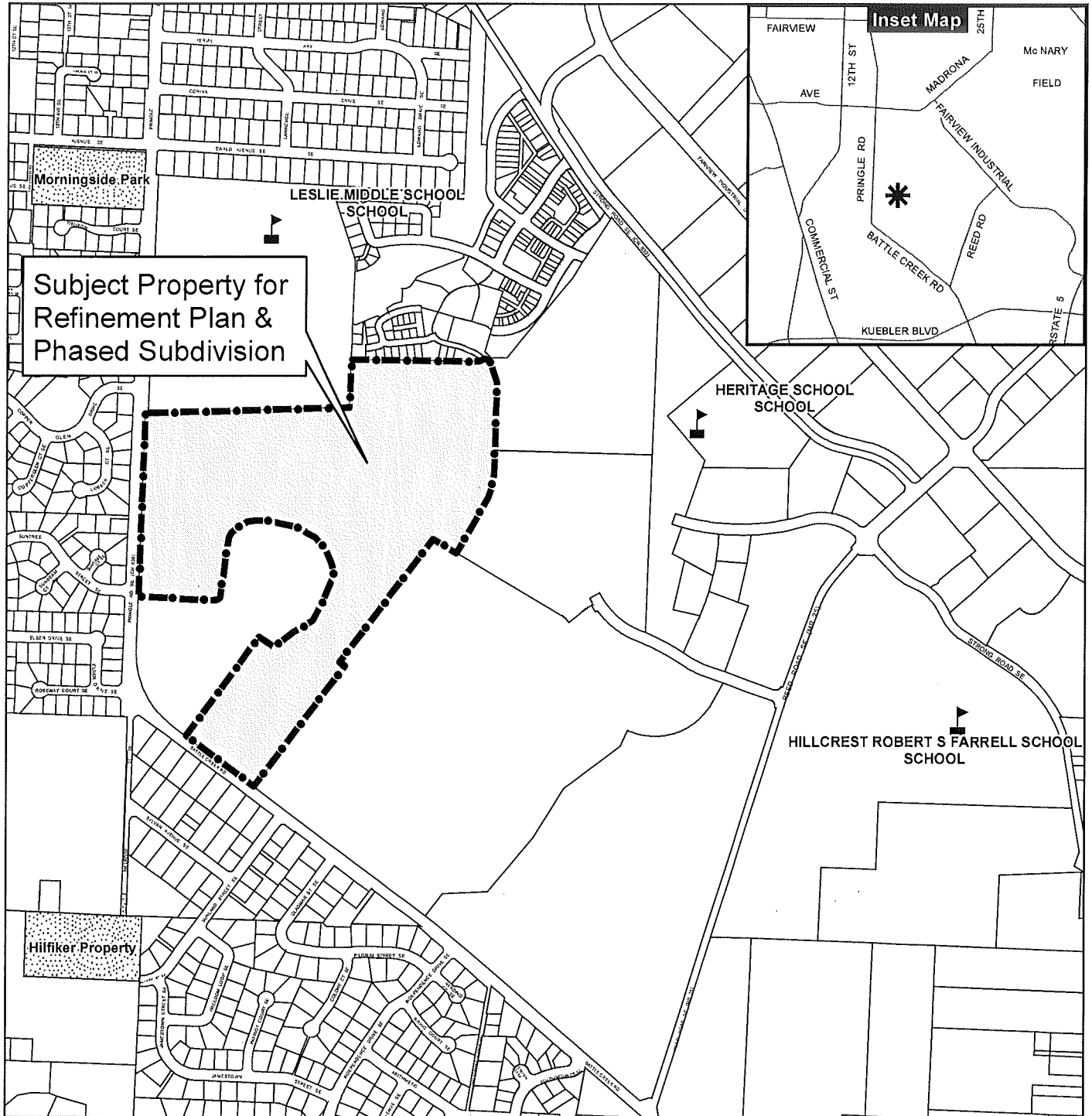
DRAWING
S-1
JOB NUMBER
2834.000

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OWNERS: SFAZ, LLC








Overall Site Plan

Vicinity Map

4000 to 4100 Blocks of Pringle Road SE / 4300 Block of Battle Creek Road SE



Legend

-  Taxlots
-  Outside Salem City Limits
-  Parks
-  Urban Growth Boundary
-  Historic District
-  City Limits
-  Schools


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 Community Development Dept.

0 100 200 400 Feet



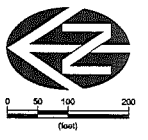
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Illustrative Refinement Plan Site Plan with Key Site Features



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R:\Users\jgarcia\My Documents\Plan\35\1.dwg (5-1 10)

EXISTING BUILDING NOTE
ALL EXISTING BUILDINGS
TO BE REMOVED WITH
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OF THE LAUNDRY. IF THE
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CONTACT: ERIC OLSEN
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FAX: 503-556-1520

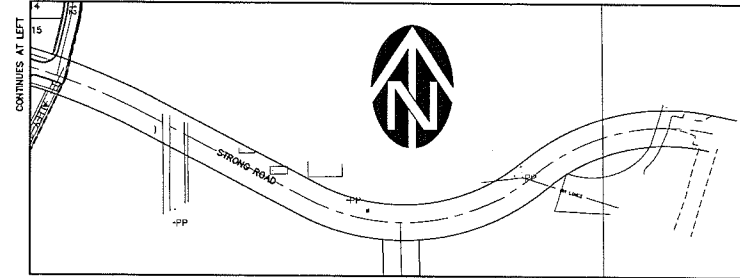
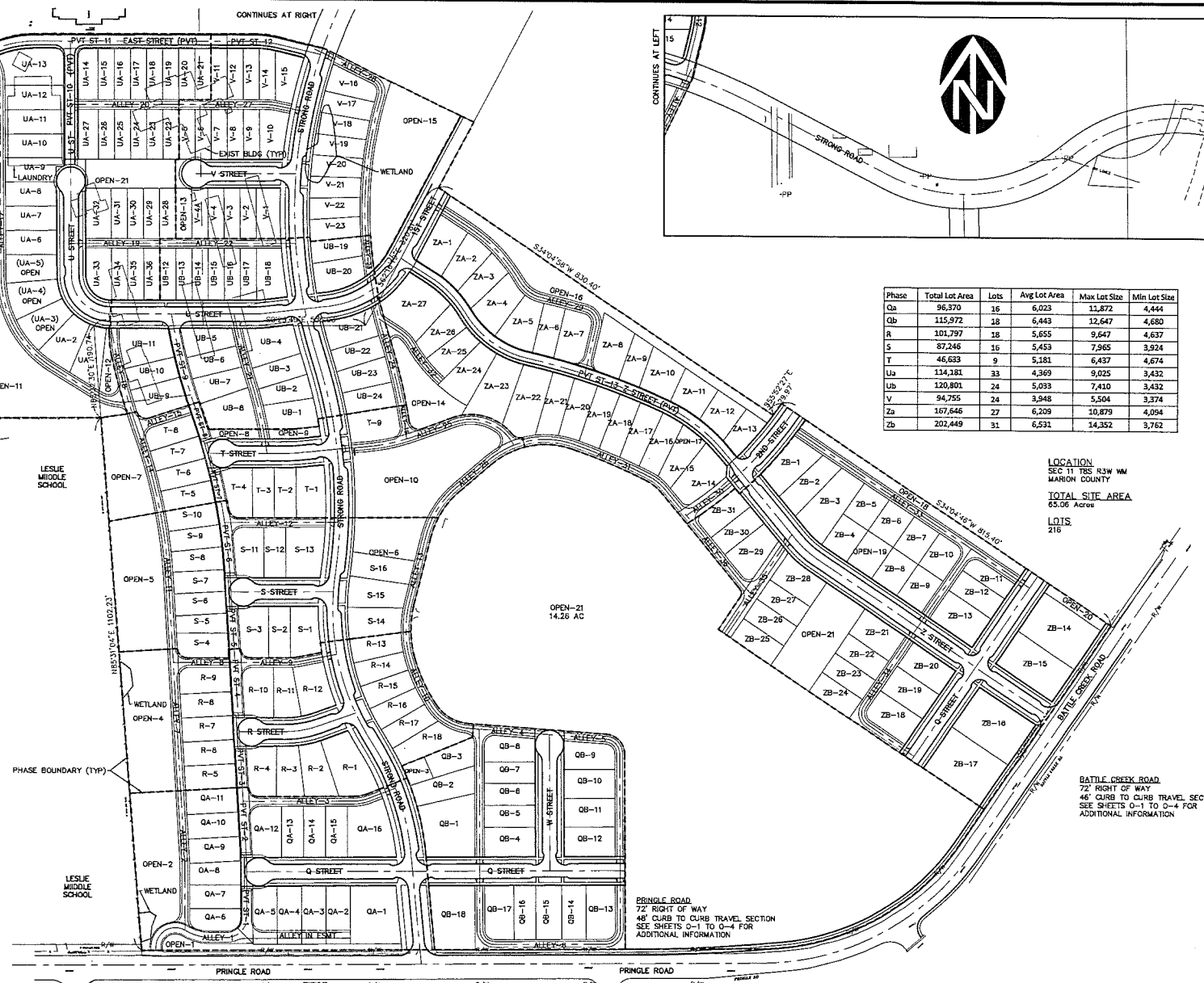
ENGINEER:
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SUITE 100
SALM, OREGON 97332
PH: 503-583-2474
FAX: 503-585-3888
CONTACT: RAYMOND C. ENGEL, P.E.

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TELEPHONE
CENTURY LINK
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CABLE TV
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NW NATURAL
503-777-7777



Phase	Total Lot Area	Lots	Avg Lot Area	Max Lot Size	Min Lot Size
Qa	96,370	16	6,023	11,872	4,444
Qb	115,972	18	6,443	12,647	4,637
A	101,797	18	5,655	9,547	4,637
S	87,246	16	5,453	7,965	3,324
T	46,633	9	5,181	6,437	4,674
Ua	114,181	33	4,369	9,025	3,432
Ub	120,801	24	5,033	7,410	3,432
V	94,755	24	3,948	5,504	3,374
Za	167,646	27	6,209	10,879	4,094
Zb	202,449	31	6,531	14,352	3,762

LOCATION
SEC 11 T8S R3W W4
MARION COUNTY
TOTAL SITE AREA
65.06 Acres
LOTS
216

BATTLE CREEK ROAD
72' RIGHT OF WAY
48' CURB TO CURB TRAVEL SECTION
SEE SHEETS 0-1 TO 0-4 FOR
ADDITIONAL INFORMATION

PRINGLE ROAD
72' RIGHT OF WAY
48' CURB TO CURB TRAVEL SECTION
SEE SHEETS 0-1 TO 0-4 FOR
ADDITIONAL INFORMATION

VERIFY SCALE
DATE: JUN 2014

NO.	DATE	BY	DESCRIPTION
1	08-20-11	JG	ISSUE FOR PERMIT
2	10-20-11	JG	ISSUE FOR PERMIT
3	02-28-12	JG	ISSUE FOR PERMIT
4	03-28-12	JG	ISSUE FOR PERMIT
5	03-28-12	JG	ISSUE FOR PERMIT
6	03-28-12	JG	ISSUE FOR PERMIT
7	03-28-12	JG	ISSUE FOR PERMIT
8	03-28-12	JG	ISSUE FOR PERMIT
9	03-28-12	JG	ISSUE FOR PERMIT
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14	03-28-12	JG	ISSUE FOR PERMIT
15	03-28-12	JG	ISSUE FOR PERMIT
16	03-28-12	JG	ISSUE FOR PERMIT
17	03-28-12	JG	ISSUE FOR PERMIT
18	03-28-12	JG	ISSUE FOR PERMIT
19	03-28-12	JG	ISSUE FOR PERMIT
20	03-28-12	JG	ISSUE FOR PERMIT

WESTECH ENGINEERING, INC.
CORPORATE ENGINEERS AND PLANNERS
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SUITE 100
SALM, OREGON 97332
PH: 503-583-2474 FAX: 503-585-3888
E-MAIL: WESTECH@WESTECH-ENG.COM

Overall Site Plan
DRAWING S-1
JOB NUMBER 2834.0001.0