

REQUEST FOR COMMENTS

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

CASE NO: FRP-PAR-SUB14-01

AMANDA APPLICATION NOS.:

14-111666-ZO, 14-111667-LD, & 14-111665-LD

ADDRESS: 4000-4200 BLOCKS OF PRINGLE RD SE &
4300 BLOCK OF BATTLE CK RD SE

ZIPCODE: 97302

HEARD BY: Salem Planning Commission

CASE MANAGER: Bryce Bishop

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 FNU (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).

Attached is a copy of the proposal and related maps for the upcoming case. A staff report with a recommendation relating to the proposal will be prepared by the planning staff from information available to the staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners, residents, and jurisdictional agencies.

COMMENTS NEED TO BE RECEIVED BY 5:00 P.M., OCTOBER 23, 2014 to be included in the staff report and its recommendations. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the case manager listed below.**

Send comments and any questions to:

Bryce Bishop, Case Manager, City of Salem Planning Division
555 Liberty St SE, Room 305, Salem, OR 97301
Phone: 503-540-2399; Fax: 503-588-6005 E.B.
E-Mail: bbishop@cityofsalem.net

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

1. We have reviewed the proposal and have no comments.
2. We have reviewed the proposal and have the following comments:
 - a). Plat Submittal: Require project surveyor to submit his or her Partition Plat to the City Surveyor for review as per ORS 672.005(2)(g)&(h), ORS 672.007(2)(b), ORS 672.045(2), ORS 672.060(4), OAR 820-020-0015(4)&(10), OAR 820-020-0020(2) and OAR 820-020-0045(5).
 - b). Final Plat Application: As per the City of Salem new UDC Requirement, please complete the attached Final Plat Application and submit documents as outlined in the application.
 - c). Provide all unrecorded SDC Lien agreements attached to the new plat boundary.
 - d). Please review attached Exhibit Map for Future Plat Concerns.
 - e). Pre-Plat Review Meeting: Please request a Pre-Plat Review Meeting between the City Surveyor and the applicant's project surveyor to insure compliance with 'Comment a):' as described above.
 - f). ORS and SRC: The applicant shall provide the required field survey and partition plat as per the statute and code requirements outlined in the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC). If the said documents are not in compliance with the requirements outlined in ORS and SRC, and as per SRC 63.060 (a), the approval of the partition plat by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.

By: *Bryce Bishop P.L.S.*
City Surveyor
10-21-14