



RE-NOTICE

NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

*****REVISED FROM EARLIER NOTICE OF MAY 29, 2015*****

CASE NUMBER:	Subdivision Case No. SUB07-13AEXT
AMANDA APPLICATION NO:	15-109539-LD
NOTICE MAILING DATE:	JUNE 26, 2015
PROPERTY LOCATION:	4400-5200 BLOCKS OF KALE RD NE / 97305
PROPERTY OWNER:	LARRY EPPING, TRAN CO
APPLICANT:	LARRY EPPING, TRAN CO
DESCRIPTION OF REQUEST:	<p>REQUEST STATEMENT HAS BEEN REVISED FROM EARLIER NOTICE TO READ AS FOLLOWS:</p> <p>A Class 2 Extension to extend the amended subdivision approval for the Northstar subdivision (Subdivision Case No. SUB07-13A) by two years to December 18, 2017. SUB07-13A granted tentative approval to divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 730 lots and concurrent variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). Urban Growth Preliminary Declaration UGA07-01 was granted in association with the subdivision and, pursuant to SRC 200.025(g)(1), remains in effect as long as SUB07-13A remains valid. The subject property is approximately 148.74 acres in size, zoned RS (Single Family Residential) and RM-1 and RM-2 (Multiple Family Residential), and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map and Tax Lot Numbers 062W32C 00200; 00800; 00900; 1000; and 062W32D 00701 and 01100).</p>
CRITERIA TO BE CONSIDERED:	<p>TIME EXTENSION</p> <p>Pursuant to SRC 300.850(b)(4), a time extension shall be granted if the following criteria are met:</p> <p>(A) A Class 1 extension shall be granted if there have been no changes to the standards and criteria used to approve the original application.</p> <p>(B) A Class 2 extension shall be granted if there have been no changes to the standards and criteria used to approve the original application that would require modification of the original approval.</p>
PUBLIC COMMENT PERIOD:	<p>All written comments must be submitted to City Staff no later than <u>5:00 p.m., JULY 10, 2015</u>. Comments received after the close of the Comment Period will not be considered.</p>
TO SUBMIT COMMENTS:	<p>Any person wishing to express support or opposition to the proposed request may do so by submitting written comments during the Public Comment Period. Include</p>

case number with the written comments. Written comments may be filed with the Case Manager, Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301, or by email at the address listed below.

Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.

Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

CASE MANAGER:

Chris Green, Planner II, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: cgreen@cityofsalem.net *CSG*

NEIGHBORHOOD ORGANIZATION:

North Lancaster Neighborhood Association (NOLA), Dellhue Johnson, Land Use Chair; Phone: 503-983-5583; Email: pdellnccnw@gmail.com

DOCUMENTATION MATERIALS:

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 may be obtained at a reasonable cost. Please contact the Case Manager.

ACCESS:

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

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

For more information about Planning in Salem:

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



[@Salem 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

RENOTICE: REQUEST FOR COMMENTS

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


REGARDING: Subdivision Case No. SUB07-13AEXT
PROJECT ADDRESS: 4400-5200 BLOCKS OF KALE RD NE, SALEM OR 97305
AMANDA Application No. 15-109539-LD

COMMENT PERIOD ENDS: July 10, 2015

REVISED REQUEST STATEMENT: A Class 2 Extension to extend the amended subdivision approval for the Northstar subdivision (Subdivision Case No. SUB07-13A) by two years to December 18, 2017. SUB07-13A granted tentative approval to divide approximately 148.74 acres into multi-family and single family residential lots, with six alternative subdivision layouts resulting in up to approximately 730 lots and concurrent variances to allow townhouse lots on the portion of the subject property zoned RM-2 (Multiple Family Residential). Urban Growth Preliminary Declaration UGA07-01 was granted in association with the subdivision and, pursuant to SRC 200.025(g)(1), remains in effect as long as SUB07-13A remains valid. The subject property is approximately 148.74 acres in size, zoned RS (Single Family Residential) and RM-1 and RM-2 (Multiple Family Residential), and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map and Tax Lot Numbers 062W32C 00200; 00800; 00900; 1000; and 062W32D 00701 and 01100).

Attached is a copy of the proposal and any related maps. A decision for this 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 or residents.

Comments received by 5:00 P.M., JULY 10, 2015, will be considered in the decision process. Comments received after this date will be not considered. **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 TO: Chris Green, Planner II, City of Salem, Planning Division 
555 Liberty St SE, Room 305, Salem, OR 97301
Phone: 503-540-2326, Fax: 503-588-6005
E-Mail: cgreen@cityofsalem.net; <http://www.cityofsalem.net/planning>

IF YOU HAVE QUESTIONS: Please contact the Case Manager at the address listed above, by telephone at: 503-540-2326, by E-Mail at: cgreen@cityofsalem.net, or by Fax at 503-588-6005.

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
☐ 2. I have reviewed the proposal and have the following comments: _____

☐ 3. Other: _____

Name: _____

Address: _____

Agency: _____

Phone: _____

Date: _____

IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

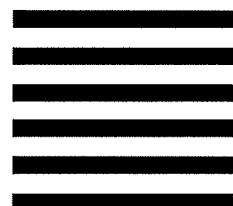


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM
555 LIBERTY ST SE
SALEM OR 97301-9907

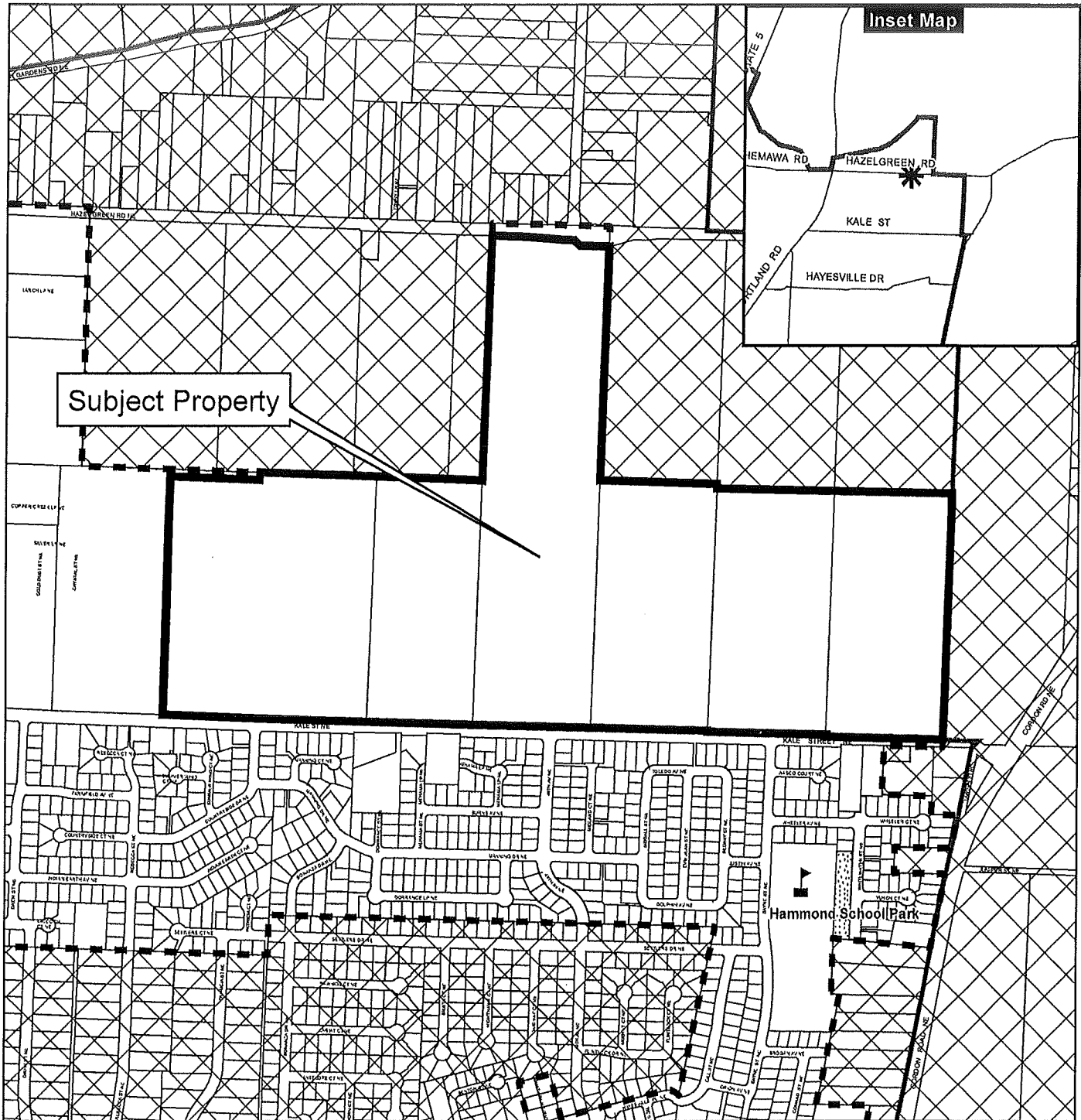


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

4400-5200 blocks of Kale Road NE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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