



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

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

CASE NUMBER:	Urban Growth Preliminary Declaration Case No. UGA17-03
AMANDA APPLICATION NO:	17-108503-LD
NOTICE MAILING DATE:	June 2, 2017
PROPERTY LOCATION:	4700 Battle Creek Road SE / 97302
APPLICANT(S) / OWNER(S):	Seth Drager, Douglas Drager, Boulder Hill LLC, Pringle Creek LLC, Battle Creek LLC, Hobbs Family Trust
REPRESENTATIVE(S):	Brandie Dalton for Multi-Tech Engineering Services, Inc.
DESCRIPTION OF REQUEST:	<p><b>SUMMARY:</b> An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 68.14 acres northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE for single family residential development.</p> <p><b>REQUEST:</b> The subject property consists of 8 tax lots totaling approximately 68.14 acres in size, zoned RA (Residential Agriculture), with Tax Lot 1600 being split zoned RA and PH (Public Health) and located at the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot numbers: 083W11D00100, 00200, 00202, 00400, 00500, 00601, 00602; 083W12B01600; and 083W12C00700).</p>
CRITERIA TO BE CONSIDERED:	<p><b><u>URBAN GROWTH PRELIMINARY DECLARATION (UGA Permit)</u></b></p> <p>Pursuant to SRC 200.025:</p> <p><b>(d) Determination.</b> The Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:</p> <ol style="list-style-type: none"><li><b>(1)</b> The required facilities necessary to fully serve the development;</li><li><b>(2)</b> The extent to which the required facilities are in place or fully committed.</li></ol> <p><b>(e) Contents.</b> The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.</p>
PUBLIC COMMENT PERIOD:	<p><b>All written comments must be submitted to City Staff no later than 5:00 p.m., June 16, 2017.</b> 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 <b>during the Public Comment Period</b>. Include 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.</p>

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, Case Manager**, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: cgreen@cityofsalem.net *CSA*

**NEIGHBORHOOD ORGANIZATION:**

Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: (503) 931-4120; Email: [geoffreyjames@comcast.net](mailto:geoffreyjames@comcast.net); South Gateway Neighborhood Association, Steve Withers, Land Use Chair; Phone: (503) 540-0442; Email: [Withers5361@comcast.net](mailto:Withers5361@comcast.net).

**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.

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**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

# REQUEST FOR COMMENTS

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

**REGARDING:** Urban Growth Preliminary Declaration Case No. UGA17-03

**PROJECT ADDRESS:** 4700 Battle Creek Road SE, Salem, OR 97302

**AMANDA Application No.** 17-108503-LD


**COMMENT PERIOD ENDS:** June 16, 2017

**SUMMARY:** An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 68.14 acres northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE for single family residential development.

**REQUEST:** The subject property consists of 8 tax lots totaling approximately 68.14 acres in size, zoned RA (Residential Agriculture), with Tax Lot 1600 being split zoned RA and PH (Public Health) and located at the 4700 Block of Battle Creek Road SE (Marion County Assessor map and tax lot numbers: 083W11D00100, 00200, 00202, 00400, 00500, 00601, 00602; 083W12B01600; and 083W12C00700).

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., June 16, 2017,** 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, Case Manager; 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](mailto:cgreen@cityofsalem.net); <http://www.cityofsalem.net/planning>

## 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: \_\_\_\_\_

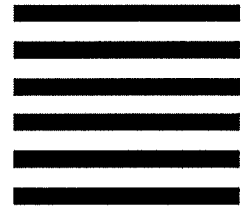


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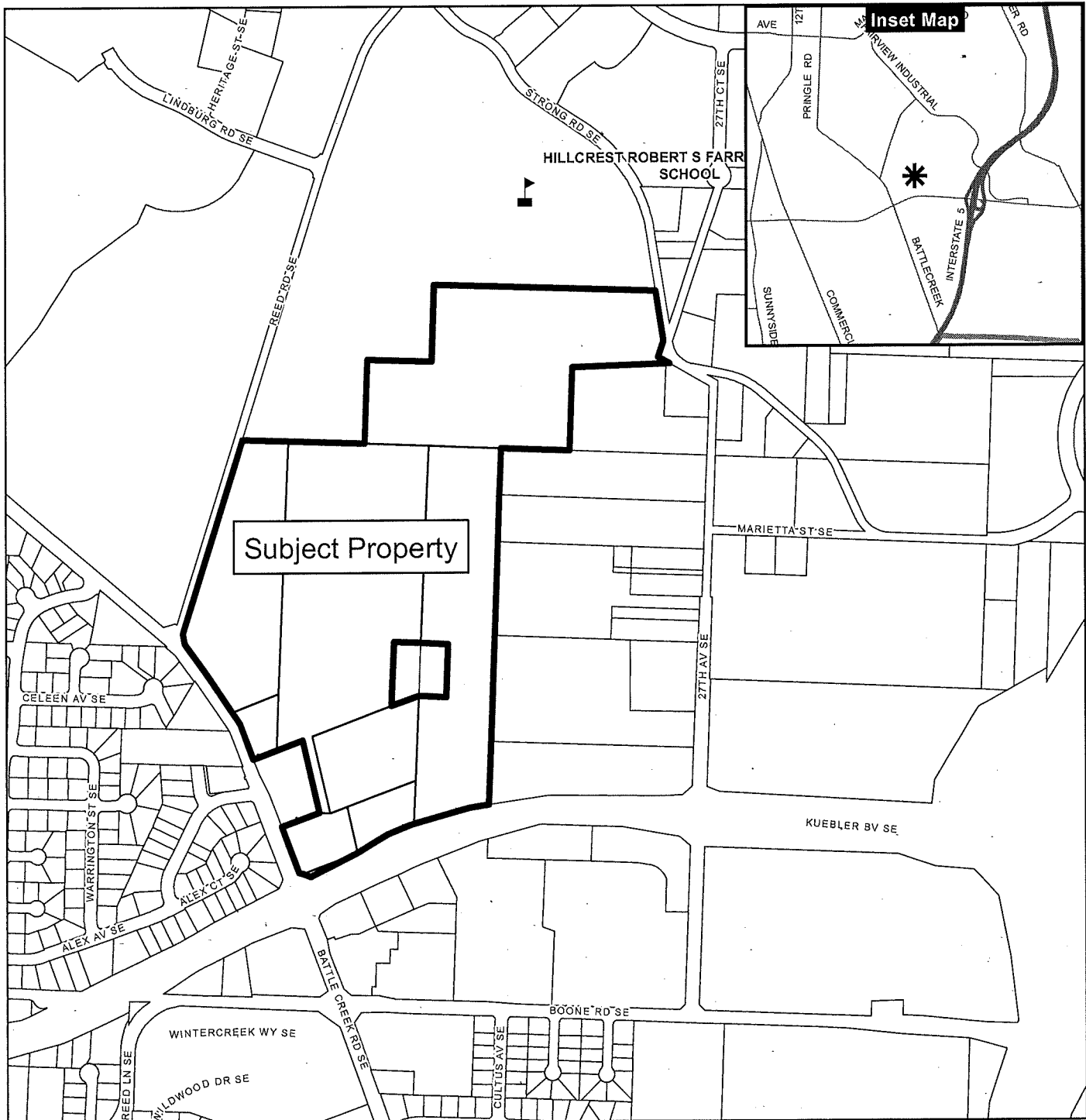
POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map

## 4700 Block of Battle Creek Road SE et al



### Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

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