



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 Area Preliminary Declaration Case No. UGA17-06
AMANDA APPLICATION NO:	17-121850-LD
NOTICE MAILING DATE:	December 19, 2017
PROPERTY LOCATION:	6719 Devon Avenue SE / 97306
APPLICANT(S) / OWNER(S):	HSF Development LLC (Kelley D Hamilton, Christ Jundt, Anthony R Kreizberg)
AGENT(S):	Brandie Dalton for Multi Tech Engineering Services Inc
DESCRIPTION OF REQUEST:	SUMMARY: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres at 6719 Devon Avenue SE. REQUEST: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres designated DR (Developing Residential) in the Salem Area Comprehensive Plan, zoned Marion County UT-10 (Urban Transition - 10 Acres), and located at 6719 Devon Avenue SE 97306 (Marion County Assessor map and tax lot number 083W22C00300). The applicant has submitted a concurrent application to annex the property, which would be zoned City of Salem RA (Residential Agriculture) or RS (Single Family Residential) upon annexation.
CRITERIA TO BE CONSIDERED:	<u>URBAN GROWTH PRELIMINARY DECLARATION (UGA Permit)</u> Pursuant to SRC 200.025: (d) Determination. 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: (1) The required facilities necessary to fully serve the development; (2) The extent to which the required facilities are in place or fully committed. (e) Contents. 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.
PUBLIC COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., January 2, 2018</u>. Comments received after the close of the Comment Period will not be considered.
TO SUBMIT COMMENTS:	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 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:

Pamela Cole, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net

NEIGHBORHOOD ORGANIZATION:

South Gateway Neighborhood Association, TJ Sullivan, Land Use Chair; Phone: (503) 585-2211; Email: tj@huggins.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.

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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>

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 Area Preliminary Declaration Case No. UGA17-06

PROJECT ADDRESS: 6719 Devon Avenue SE, Salem, OR 97306

AMANDA Application No. 17-121850-LD

COMMENT PERIOD ENDS: January 2, 2018

SUMMARY: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres at 6719 Devon Avenue SE.

REQUEST: An Urban Growth Preliminary Declaration request to determine the public facilities and infrastructure required to develop 19.89 acres designated DR (Developing Residential) in the Salem Area Comprehensive Plan, zoned Marion County UT-10 (Urban Transition - 10 Acres), and located at 6719 Devon Avenue SE 97306 (Marion County Assessor map and tax lot number 083W22C00300). The applicant has submitted a concurrent application to annex the property, which would be zoned City of Salem RA (Residential Agriculture) or RS (Single Family Residential) upon annexation.

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., January 2, 2018, 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: Pamela Cole, Case Manager; City of Salem, Planning Division
555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2309; Fax: 503-588-6005
E-Mail: pcole@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: _____

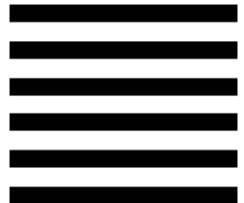


POSTAGE WILL BE PAID BY ADDRESSEE

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

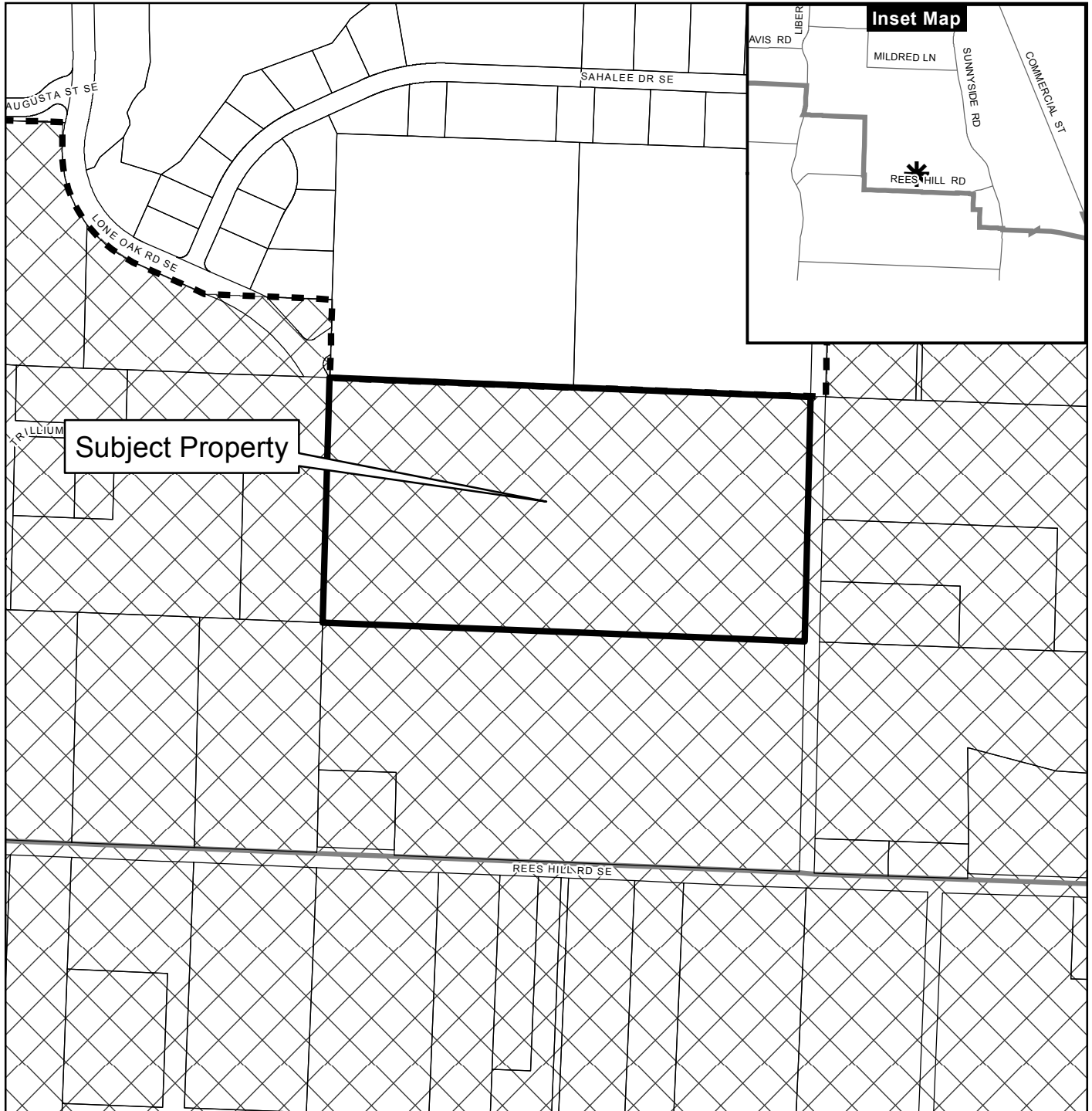


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

6719 Devon Avenue 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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Urban Growth Area Permit

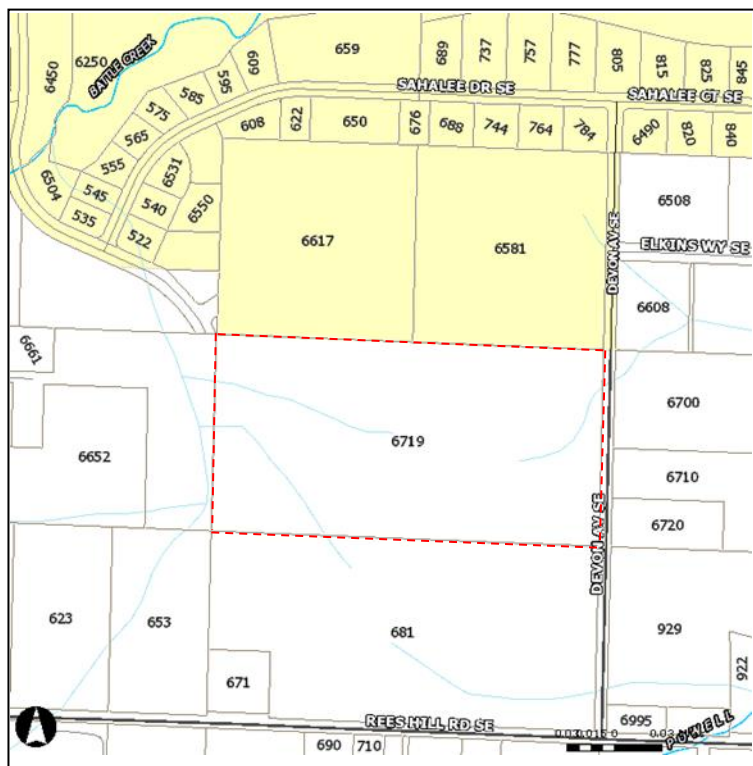
Background:

On July 17, 2017, PRE-AP17-57 was held with City Staff, the applicant, and Multi/Tech Engineering staff, to discuss the annexation of the subject properties identified as 083W22C/Tax Lot 300 (6719 Devon Avenue SE).

Proposal:

The applicant's are requesting a UGA permit to determine required improvements of the future development of their site. The site has the potential to currently be developed as single family dwellings. The applicant is currently requesting annexation of the property into the City of Salem.

The subject property is zoned Marion County-UT (Urban Transition) and identified as 083W22C/Tax Lot 300 and addressed as 6719 Devon Avenue SE. Upon annexation into the City of Salem, the property will be zoned RA (Residential Agriculture).



DEVON ESTATES

SEC. 22, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:

NAME

STREET/P.O. BOX ADDRESS
CITY, OREGON 90000



ENGINEERING SERVICES, INC.
1111 SW 10TH AVE., SUITE 200
PORTLAND, OREGON 97204
PH: (503) 363-1927 FAX: (503) 364-1360
www.mtengineering.net office@mtengineering.net

COVER SHEET

DEVON ESTATES

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN THE
AUTHORITARY OF THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

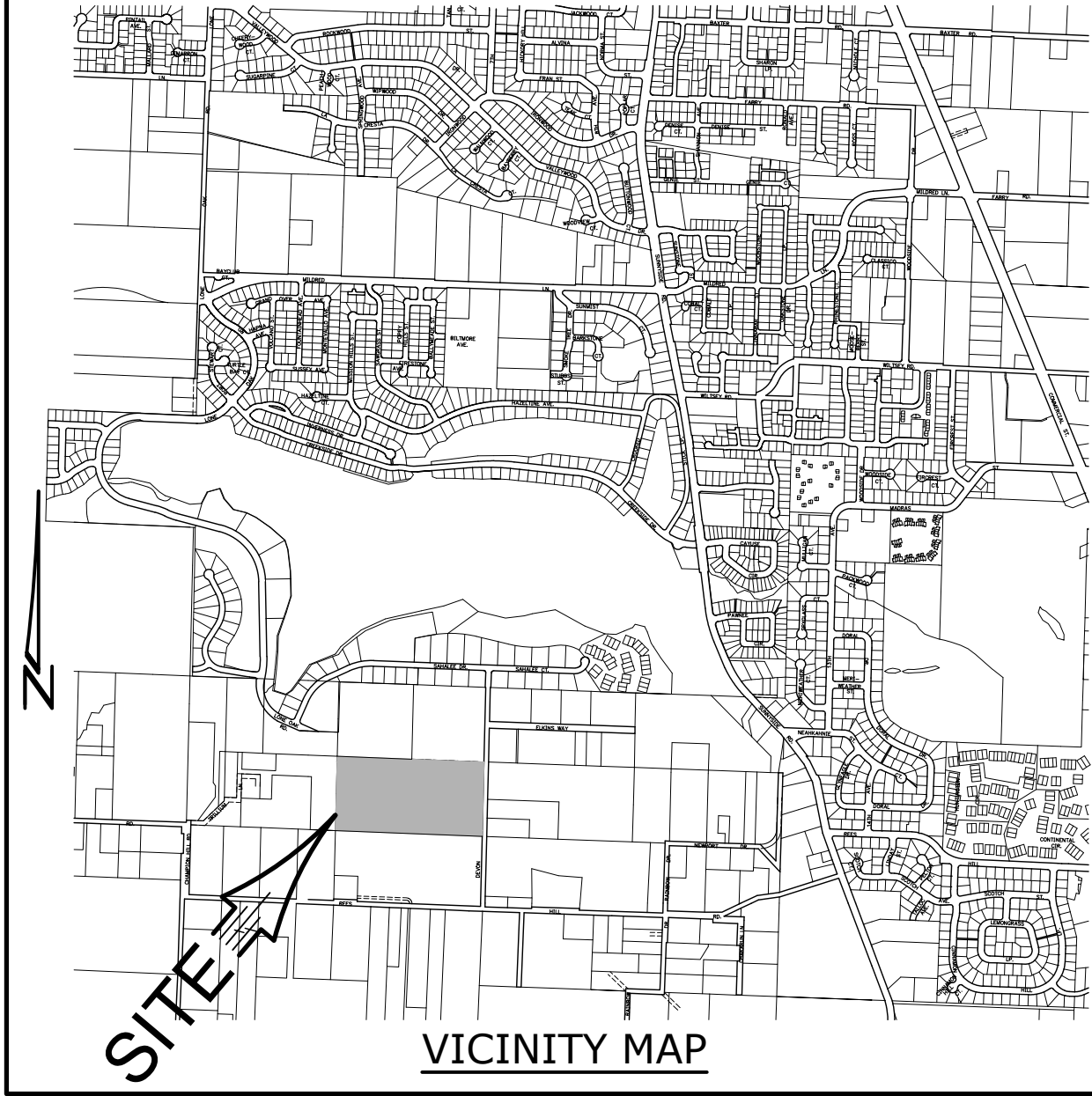
Design: M.G.D.
Drawn: C.D.S.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN



EXPIRES: 06-30-2019

JOB # 6502

SDR1



VICINITY MAP

SHEET INDEX

SHEET	SDR1	COVER SHEET
SHEET	SDR2	EXISTING CONDITIONS PLAN
SHEET	SDR3	TREE CONSERVATION PLAN
SHEET	SDR4	PRELIMINARY SITE PLAN
SHEET	SDR5	PRELIMINARY UTILITY PLAN

PARCEL SIZE:
DEVELOPABLE AREA 19.74 AC.

NUMBER OF UNITS 86
DENSITY 4.36 UNITS/ACRE
LARGEST 13,130 SQ. FT.
SMALLEST 6,175 SQ. FT.
AVERAGE 7,110 SQ. FT.

EXISTING ZONE RA

UTILITIES:
CABLE COMCAST
POWER P.G.E.
PHONE CENTURY LINK
GAS N.W. NATURAL
STORM DRAIN, CITY OF SALEM
SANITARY SEWER,
WATER.

