



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	City Council Review of Planning Administrator's Decision on Subdivision / Class 1 Adjustment Case No. SUB-ADJ19-02
AMANDA SEQUENCE NO.:	18-125034-LD & 18-125035-ZO
HEARING INFORMATION:	City Council, Monday, July 22, 2019 at 6:00 p.m., in the Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	500-600 Blocks of Salem Heights Avenue S / 97302
OWNER(S):	Harmon Harvey, Jane Ann Harvey Rev. Living Trust, Mary Inez Harvey
APPLICANT:	Thomas Kay Co. & Project Delivery Group
REPRESENTATIVE(S):	Jeff Tross, Tross Consulting Inc.
DESCRIPTION of REQUEST	City Council review of the Planning Administrator's June 6, 2019 decision approving a consolidated application for a proposed 34-lot subdivision (Wren Heights) that the division of approximately 8 acres into 34 lots ranging in size from approximately 5,251 square feet to approximately 22,034 square feet. The applicant is requesting an alternative street standard for Earhart Street S and Felton Street S; in addition, a Class 1 Adjustment to reduce the minimum lot depth for Lot 7 from 120 feet, as required for double frontage lots under SRC 511.010(a), Table 511-2, to approximately 106-feet. The subject property is approximately 8 acres in size, zoned RS (Single Family Residential), and located in the 500 to 600 blocks of Salem Heights Avenue S (Marion County Assessor Map and Tax Lot Numbers: 083W04AA10400, 10600, 10601, 10700, 10800).
CRITERIA TO BE CONSIDERED:	<u>SUBDIVISIONS</u> Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met: (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. (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.

CLASS 1 ADJUSTMENT

Pursuant to SRC 250.005(d)(1), an application for a *CLASS 1 ADJUSTMENT* shall be granted if all the following criteria are met:

- A. The purpose underlying the specific development standard proposed for adjustment is:
 - 1. Clearly inapplicable to the proposed development; or
 - 2. Clearly satisfied by the proposed development;
- B. The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

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 City Recorder, 555 Liberty Street SE, Room 205, Salem, OR 97301.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the proponent's case, neighborhood organization comments, persons opposed, other interested persons, rebuttal and surrebuttal. 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.

Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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.

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

CASE MANAGER

Olivia Glantz, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301; Telephone: 503-540-2343; E-mail: OGlantz@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION

Southwest Association of Neighbors (SWAN), Leonard Nelson, Chair; Phone: 503-581-5195; Email: nelsonl@willametete.edu.

DOCUMENTATION AND STAFF REPORT

Copies of the application and all documents and evidence submitted as part of the proceeding are available for inspection at no cost at the Planning Division office during regular business hours. Copies can be obtained at a reasonable cost.

The Staff Report with recommendation to City Council will be available for inspection at no cost, and copies will be provided at reasonable cost, at least 7 days prior to the hearing at the Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301.

The staff report will be posted on the City Council agenda website no later than 5:00 p.m. on June 21, 2019 at: <https://salem.legistar.com/Calendar.aspx>

ACCESS

The Americans with Disabilities Act (ADA) accommodations will be provided on request upon 48 hours notice.

NOTICE MAILING DATE

July 2, 2019

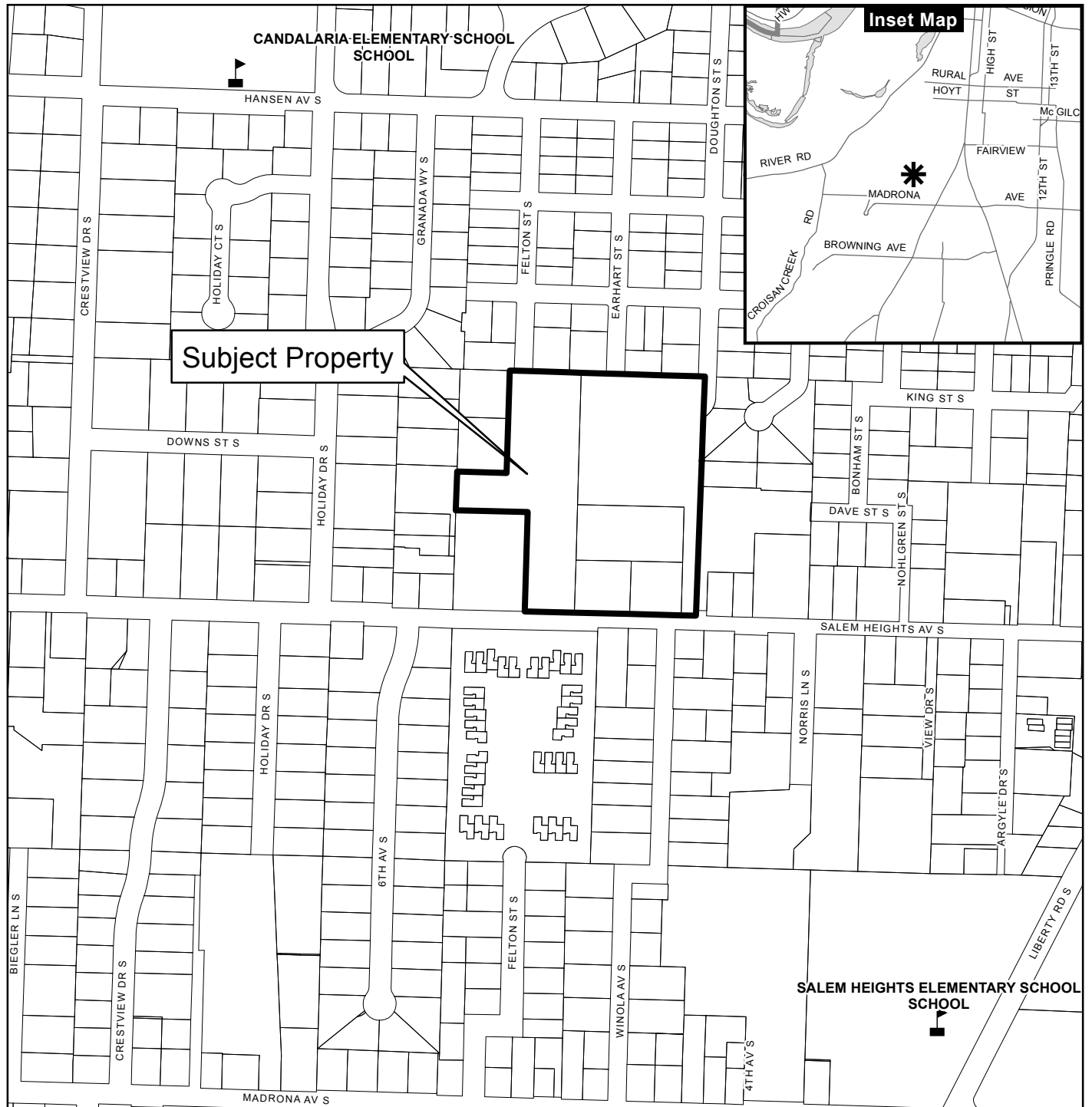
***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>***

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, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request such an accommodation or services, please call 503-588-6173 at least two business days in advance.

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

Vicinity Map

575 Salem Heights Avenue S



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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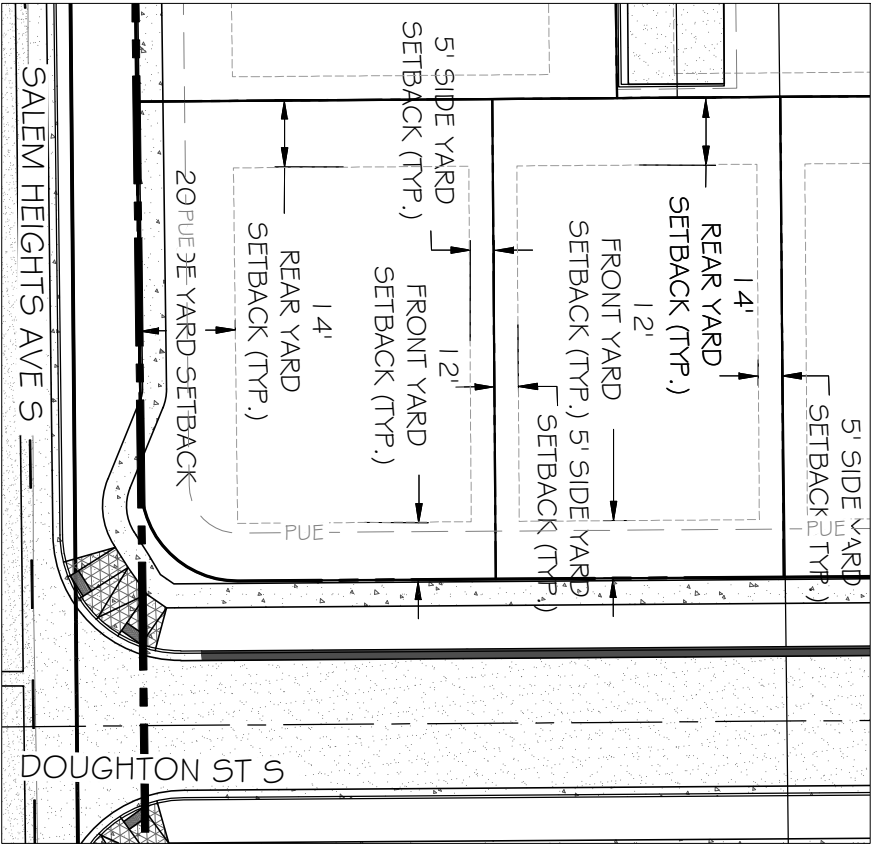
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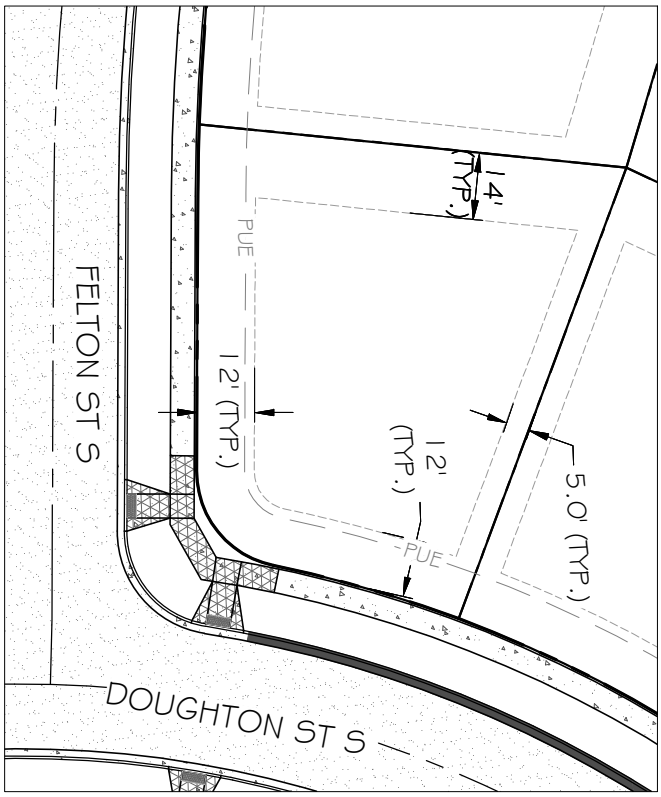


- GENERAL NOTES
- REFERENCE SHEET C-5.01 FOR TYPICAL STREET SECTIONS.
 - LOT 34 TO BE DEDICATED TO THE CITY OF SALEM FOR STORMWATER MANAGEMENT PURPOSES.
 - TOTAL SITE ACREAGE: 7.66 AC
LANDSCAPE: 0.22 AC = 3639 SF
OTHER: 7.46 AC

1 SCALE NOTES

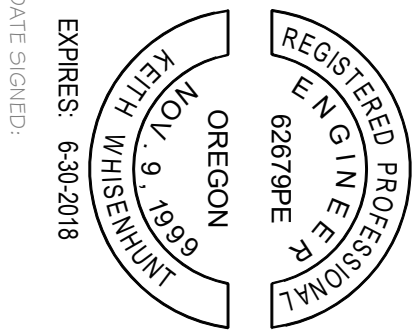


2 ADJOINING LOCAL STREETS



LEGEND

- PROPOSED FCC
- PROPOSED AC
- EXISTING FCC
- EXISTING AC
- REMOVE EXISTING PAVEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED BLOW-OFF VALVE
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- HOSE BIB
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- FINISH GRADE
- EXISTING GRASS
- EVERGREEN TREE
- DECIDUOUS TREE
- STORMWATER INFRASTRUCTURE
- REPRESENTS DRIVEWAY ACCESS
- EXISTING COMMUNICATION LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING TELECOMMUNICATIONS PEDESTAL
- EXISTING GAS STAND PIPE



WREN HEIGHTS SUBDIVISION

SALEM, OREGON

THOMAS KAY COMPANY

SALEM, OREGON

NO.	DESCRIPTION	DATE	BY
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PROJECT NO.	15128
PROJECT NAME	WREN HEIGHTS SUBDIVISION
DATE	05/29/2019
DESIGNER	JK
CHECKED	JK
APPROVED	JK

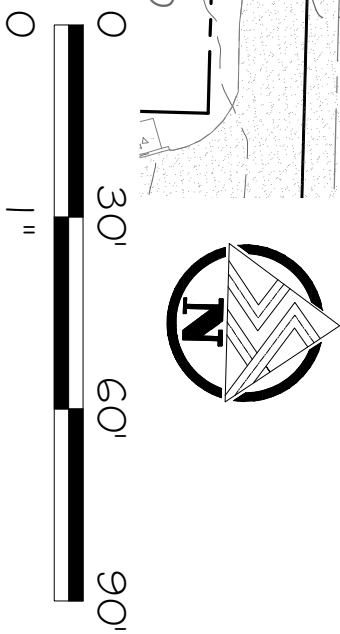
SHEET TITLE	C-1.05
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TENTATIVE SUBDIVISION PLAN



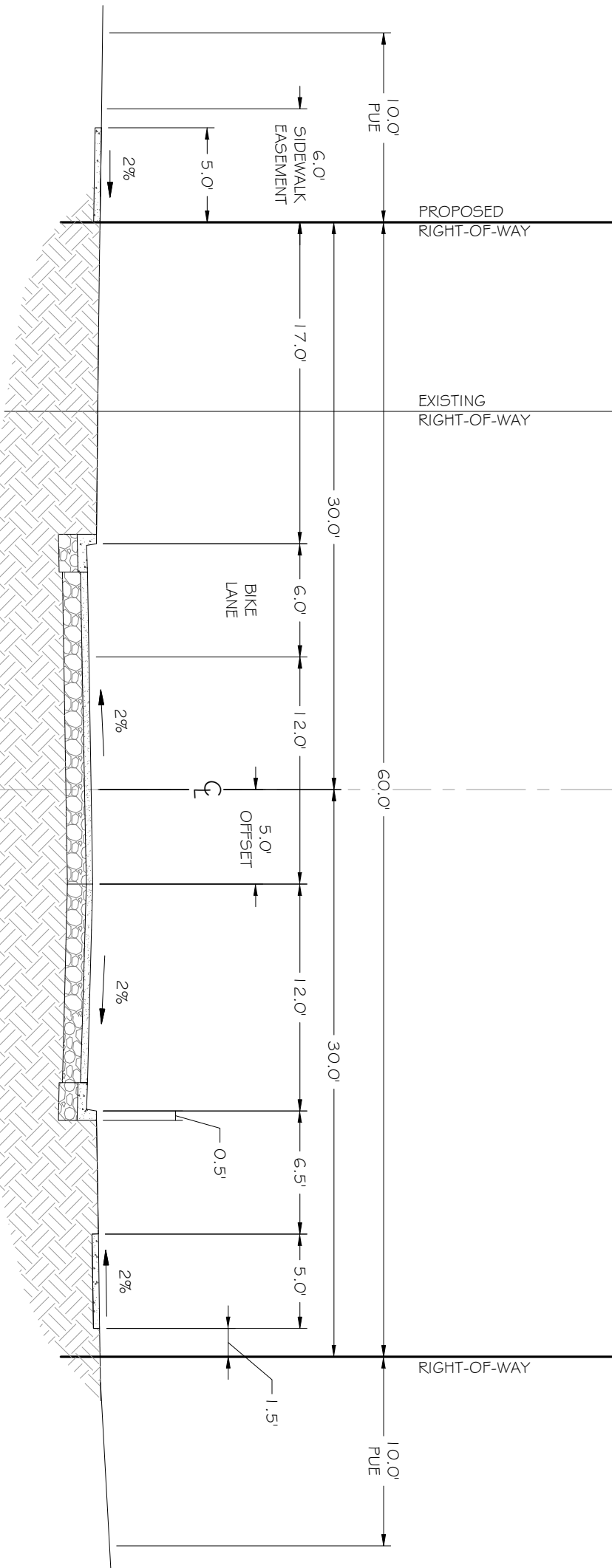
① ALTERNATE FLAG LOT GRADING PLAN

SCALE: 1" = 30'



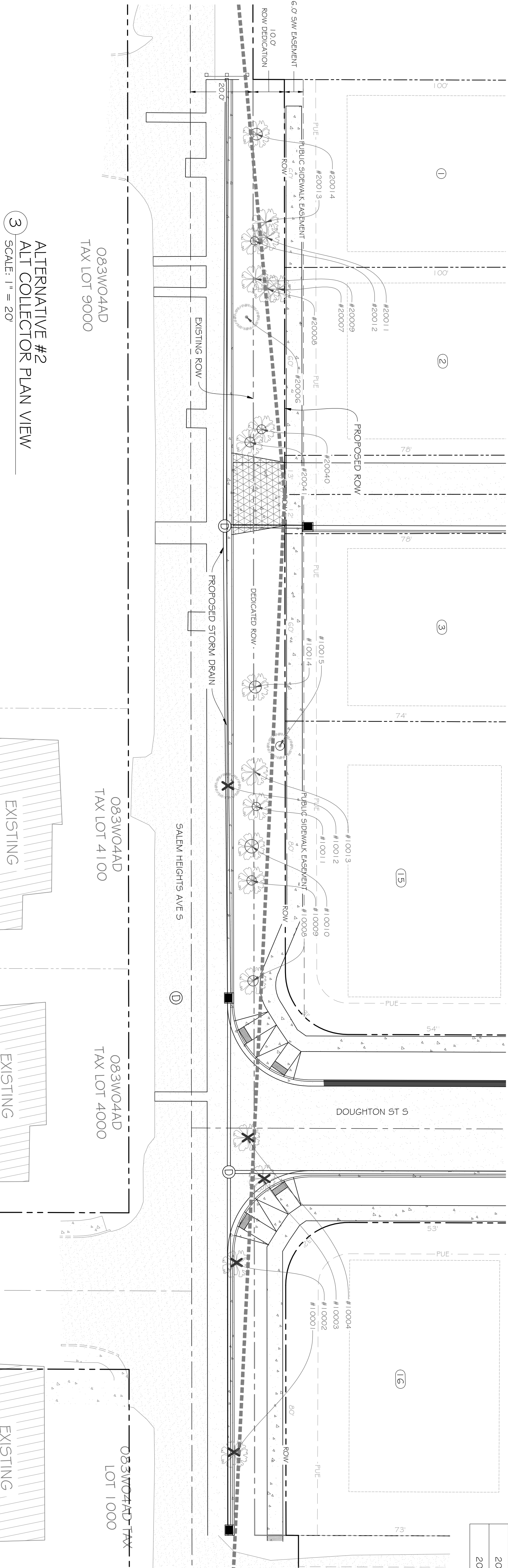
② ALTERNATE COLLECTOR TYPICAL SECTION

SCALE: NOT TO SCALE



CITY TREES WITHIN THE CURRENT RIGHT-OF-WAY	
POINT NO.	DESCRIPTION
10001	DTR 32 WHITE OAK
10002	DTR 32 WHITE OAK
10004	DTR 15 12 8 LOCUS 3 TRUNKS
10006	DTR 28 MAPLE
10009	DTR 24 WHITE OAK
10010	ETR 40 DOUGLAS FIR
10012	ETR 12 DOUGLAS FIR
20006	ETR 22 FIR
20041	DTR 27 WHITEOAK

CITY TREES WITHIN THE RIGHT-OF-WAY DEDICATION	
POINT NO.	DESCRIPTION
10003	DTR 15 LOCUS
10011	DTR 20 WHITE OAK
10013	DTR 22 WHITE OAK
10014	ETR 35 DOUGLAS FIR
10015	ETR 22 DOUGLAS FIR
20007	DTR 14 WHITEOAK
20008	DTR 14 WHITEOAK
20009	DTR 20 WHITEOAK
20011	DTR 10 WHITEOAK
20012	DTR 20 WHITEOAK
20013	DTR 15 WHITEOAK
20014	DTR 33 WHITEOAK
20040	DTR 23 WHITEOAK



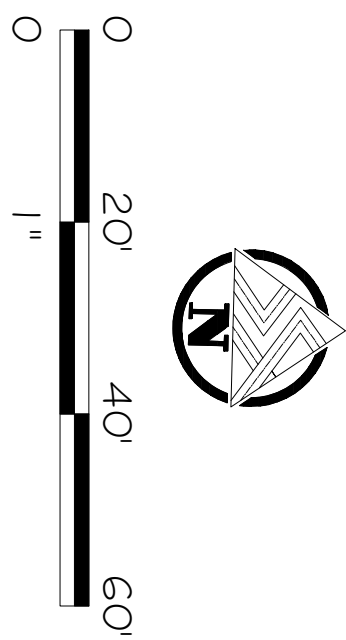
ALTERNATE #2
ALT COLLECTOR PLAN VIEW

SCALE: 1" = 20'

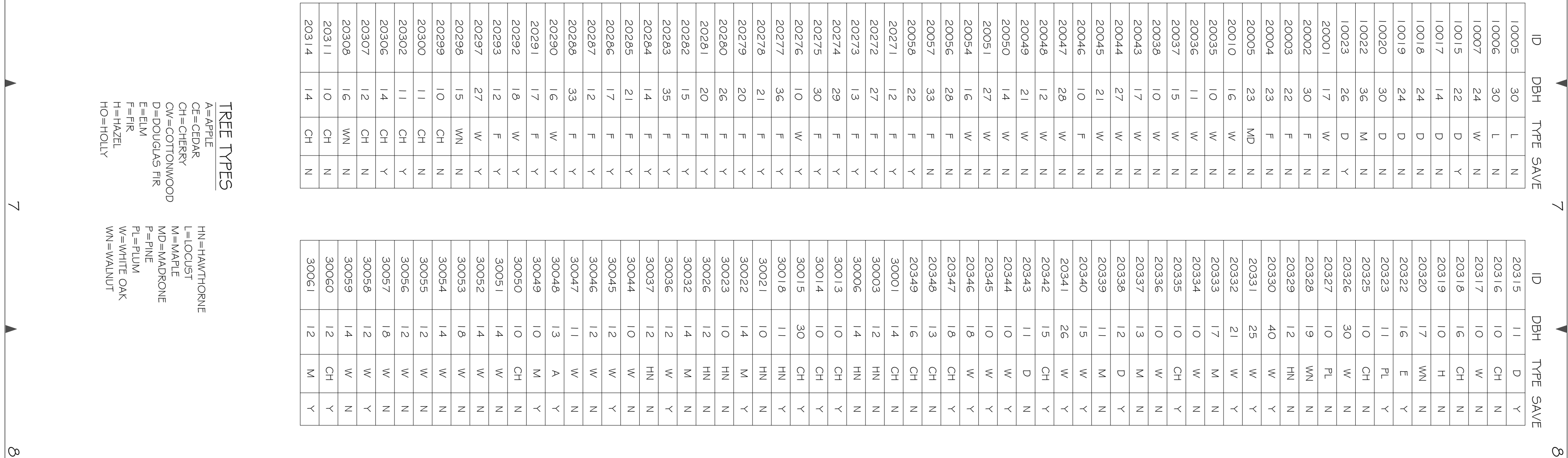
TREE TYPE, DIAMETER IN INCHES, SPECIES
DTR = DECIDUOUS TREE
ETR = EVERGREEN TREE

TREE LEGEND

- EXISTING TREE TO REMAIN
- TREE IDENTIFICATION
- DIAMETER OF TREE TRUNK



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	SUBMITTED TO COS	5/7/19	MF



20315	11	D	Y
20316	10	CH	N
20317	10	W	N
20318	16	CH	N
20319	10	H	N
20320	17	WN	N
20322	16	F	Y
20323	11	PL	Y
20325	10	CH	N
20326	30	W	N
20327	10	PL	N
20328	19	WN	N
20329	12	HN	N
20330	40	W	Y
20331	25	W	Y
20332	21	W	Y
20333	17	M	N
20334	10	W	N
20335	10	CH	Y
20336	10	W	N
20337	13	M	N
20338	12	D	Y
20339	11	M	N
20340	15	W	Y
20341	26	W	Y
20342	15	CH	Y
20343	11	D	N
20344	10	W	Y
20345	10	W	Y
20346	18	W	Y
20347	18	CH	Y
20348	13	CH	N
20349	16	CH	N
30001	14	CH	N
30003	12	HN	N
30006	14	HN	N
30013	10	CH	Y
30014	10	CH	Y
30015	30	CH	Y
30018	11	HN	Y
30021	10	HN	N
30022	14	M	Y
30023	10	HN	N
30026	12	HN	N
30032	14	M	N
30036	12	W	Y
30037	12	HN	N
30044	10	W	N
30045	12	W	Y
30046	12	W	N
30047	11	W	N
30048	13	A	Y
30049	10	M	Y
30050	10	CH	N
30051	14	W	N
30052	14	W	N
30053	18	W	N
30054	14	W	N
30055	12	W	N
30056	12	W	N
30057	18	W	N
30058	12	W	Y
30059	14	W	N
30060	12	CH	Y
30061	12	M	Y

[illegible]

SALEM, OREGON