



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

August 27, 2019

Owner(s):
Jeremy Stephan
Pictsweet Co.
10 Pictsweet Dr
Bells TN 38006

Robert and Lila Grinbert
4790 Auburn Rd NE
Salem OR 97301

Jarrell and Tania Rysavy
4810 Auburn Rd NE
Salem OR 97301

Michael Souza
15508 J Place
Long Beach WA 98631

Applicant:
Randy Myers
East Park LLC
9550 SE Clackamas RD
Clackamas OR 97015

Representative:
Mark Grenz
Multi-Tech Engineering
1155 13th St SE
Salem OR 97302

- I. TYPE OF LAND USE CASE: Comprehensive Plan Change / Zone Change / Planning Unit Development / Subdivision / Class 2 Adjustment Case No. CPC-ZC-PUD-SUB-TCP19-08; Application No. 18-124473-ZO / 18-124474-ZO / 18-124468-LD / 18-124472-LD / 19-118029-ZO
- II. DATE APPLICATION DEEMED COMPLETE:
 - Comprehensive Plan Change / Zone Change / Planning Unit Development / Subdivision Deemed Complete June 12, 2019
 - Class 2 Adjustment Deemed Complete August 23, 2019
- III. LOCATION OF SUBJECT PROPERTY: 255 Cordon Rd NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE, Salem OR 97301
- IV. SUMMARY: An application for a Planned Unit Development and Subdivision for 659 single family units and a 36-unit multi-family residential use, for a total of 695 units, for property approximately 122 acres in size.

REQUEST: An application for a 695-unit Planned Unit Development and Subdivision to be completed in six phases, a Minor Comprehensive Plan Map Amendment and Zone Change from CR (Retail Commercial) to RM-II (Multi-Family Residential) for approximately 2.11 acres, and from IP (Industrial Park) to RS (Single Family Residential) for approximately 3.25 acres, and a Class 2 Adjustment to reduce the amount of required off-street parking spaces for the 36-unit multi-family portion of the PUD from 77 spaces (2.14 per unit) to 64 spaces (1.77 spaces per unit).

For property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential), CR (Retail Commercial), and IP (Industrial Park), and located at 255 Cordon Road NE, 4800-4900 Block of State Street, and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300, and 00400, 072W29C / 00100, 00101, 00199, 00200, 00300, and 00400).

- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
 - a. Approximately twenty (20) days prior to the public hearing, the notices, stating your request and the date of the public hearing, will be mailed to the list of property owners within the notification area.
 - b. The PUBLIC HEARING is scheduled for September 17, 2019 at 5:30 PM, in the Council Chambers, Room 240, Civic Center. This is your opportunity to appear and testify before the Planning Commission who will make the decision on your request.



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- c. The subject property must be POSTED no sooner than September 3, 2019 and no later than September 7, 2019. Posting is required on each street frontage. This is your responsibility as the applicant in this case.
- d. The POSTING NOTICES/SIGNS and the AFFIDAVIT can be obtained in Room 305, Civic Center. **A \$25.00 DEPOSIT (CASH OR CHECK ONLY) FOR EACH POSTING SIGN IS REQUIRED. CONTACT THE CASE PLANNER BEFORE COMING TO THE CIVIC CENTER TO PICK UP THE POSTING SIGNS.**
- e. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing. The deposit will be refunded if posting signs are returned on time and in reusable condition.

If you have any questions, please contact Aaron Panko, Planner III at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2356, E-mail: APanko@cityofsalem.net