



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

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

CASE NUMBER:	Subdivision, Tentative Plan / Class 2 Adjustment / UGA Modification Case No. SUB-ADJ19-08 & UGA17-03MOD1
AMANDA APPLICATION NO:	19-111656-LD / 19-111658-ZO / 19-118114-LD
NOTICE MAILING DATE:	September 19, 2019
PROPERTY LOCATION:	4700 Battle Creek Rd SE / 97302
PROPERTY OWNER(S):	Boulder Hill, LLC (Robert Nunn), Hobbs Family Property Trust & Craig S Hobbs, TRE & Janis D Hobbs, Pringle Creek, LLC (Robert Nunn) & Sheep Trail, LLC (Robert Nunn, Kathryn Young) & Margalou, LLC (Linda Nunn Schaefer), Douglas M Drager, Drager, LLC (Seth Drager, John Drager), Battle Creek, LLC (Julie Singer, Roberta Strausbaugh)
APPLICANT:	Westwood Homes, LLC (Todd Boyce, Bill Wagoner)
REPRESENTATIVE:	Brandie Dalton, MultiTech Engineering
DESCRIPTION OF REQUEST:	Summary: A consolidated application to create 212-lots for single family development (Coburn Grand View Estates). Request: A consolidated application for a 212-lot phased subdivision (Coburn Grand View Estates) northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE, containing the following requests: A subdivision tentative plan to divide approximately 52.80 acres into 212lots ranging in size from approximately 4,400 square feet to approximately 13,500 square feet, including Alternative Street Standards request to increase the street grade from 12% to 15% for five street intervals and 52-foot right-of-way, where 60-feet is required and removal of street trees along Reed Road, Battle Creek Road and Strong Road; Zoning Adjustment application to reduce lot width for Lot 89 from 70-feet to 59-feet; and Urban Growth Preliminary Declaration Modification (UGA17-03) to re-evaluate the location of off-site water mains that provide City water to the development. The subject properties are approximately 68.14 acres (52.80 acres for subdivision), zoned RA (Residential Agriculture), and located on the 4700 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600, 083W12C / 700 and 083W11D /100, 200, 400, 500, 601, 602).
CRITERIA TO BE CONSIDERED:	<u>TENTATIVE SUBDIVISION</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.

PHASED SUBDIVISION TENTATIVE PLAN

Pursuant to SRC205.015(d) A tentative phased subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative phased subdivision plan meets all of the criteria for tentative subdivision plan approval set forth in SRC 205.010(d).
- (2) Connectivity for streets and City utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.
- (3) Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.
- (4) Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole.

CLASS 2 ZONING ADJUSTMENT

Pursuant to SRC 250.005(d)(2), an application for a *CLASS 2 ADJUSTMENT* shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for adjustment is:
 - (i) Clearly inapplicable to the proposed development; or
 - (ii) Equally or better met by the proposed development.
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the

zone.

AMENDMENT TO URBAN GROWTH PRELIMINARY DECLARATION

Pursuant to SRC200.030(d), an amendment to an Urban Growth Preliminary Declaration shall be granted if:

- (1) A change in the circumstances has occurred which has the effect of making the list of required public facilities inappropriate or inadequate.
- (2) The proposed amendment does not simply reduce the developer's costs by shifting construction to later phases or to another developer or the public, unless the benefits received by such other developer and the public are significantly increased.
- (3) The change does not result in a development that does not otherwise meet all requirements of this chapter.

PUBLIC COMMENT PERIOD: **All written comments must be submitted to City Staff no later than 5:00 p.m., October 3, 2019.** 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: **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: Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: 503-931-4120; Email: geoffreyjames@comcast.net; South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; South Gateway Neighborhood Association, TJ Sullivan, Land Use Co-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.

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: Subdivision, Tentative Plan / Class 2 Adjustment / UGA
Modification Case No. SUB-ADJ19-08 & UGA17-03MOD1

PROJECT ADDRESS: 4700 Battle Creek Rd SE / 97302

AMANDA Application No. 19-111656-LD / 19-111658-ZO / 19-118114-LD

COMMENT PERIOD ENDS: Thursday, October 3, 2019 at 5:00 PM

SUMMARY: A consolidated application to create 212-lots for single family development (Coburn Grand View Estates).

REQUEST: A consolidated application for a 212-lot phased subdivision (Coburn Grand View Estates) northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE, containing the following requests:

A subdivision tentative plan to divide approximately 52.80 acres into 212lots ranging in size from approximately 4,400 square feet to approximately 13,500 square feet, including Alternative Street Standards request to increase the street grade from 12% to 15% for five street intervals and 52-foot right-of-way, where 60-feet is required and removal of street trees along Reed Road, Battle Creek Road and Strong Road;

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The subject properties are approximately 68.14 acres (52.80 acres for subdivision), zoned RA (Residential Agriculture), and located on the 4700 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600, 083W12C / 700 and 083W11D /100, 200, 400, 500, 601, 602).

Attached is a copy of the proposal and any related maps. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request. A decision for this proposal will be prepared by the planning staff from information available to 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., Thursday, October 3, 2019, 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 QUESTIONS OR COMMENTS TO: Olivia Glantz, Planner III City of Salem,
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343;
Fax: 503-588-6005; E-Mail: OGlantz@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: _____

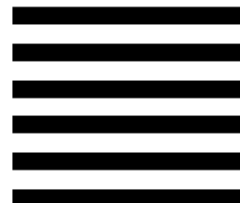
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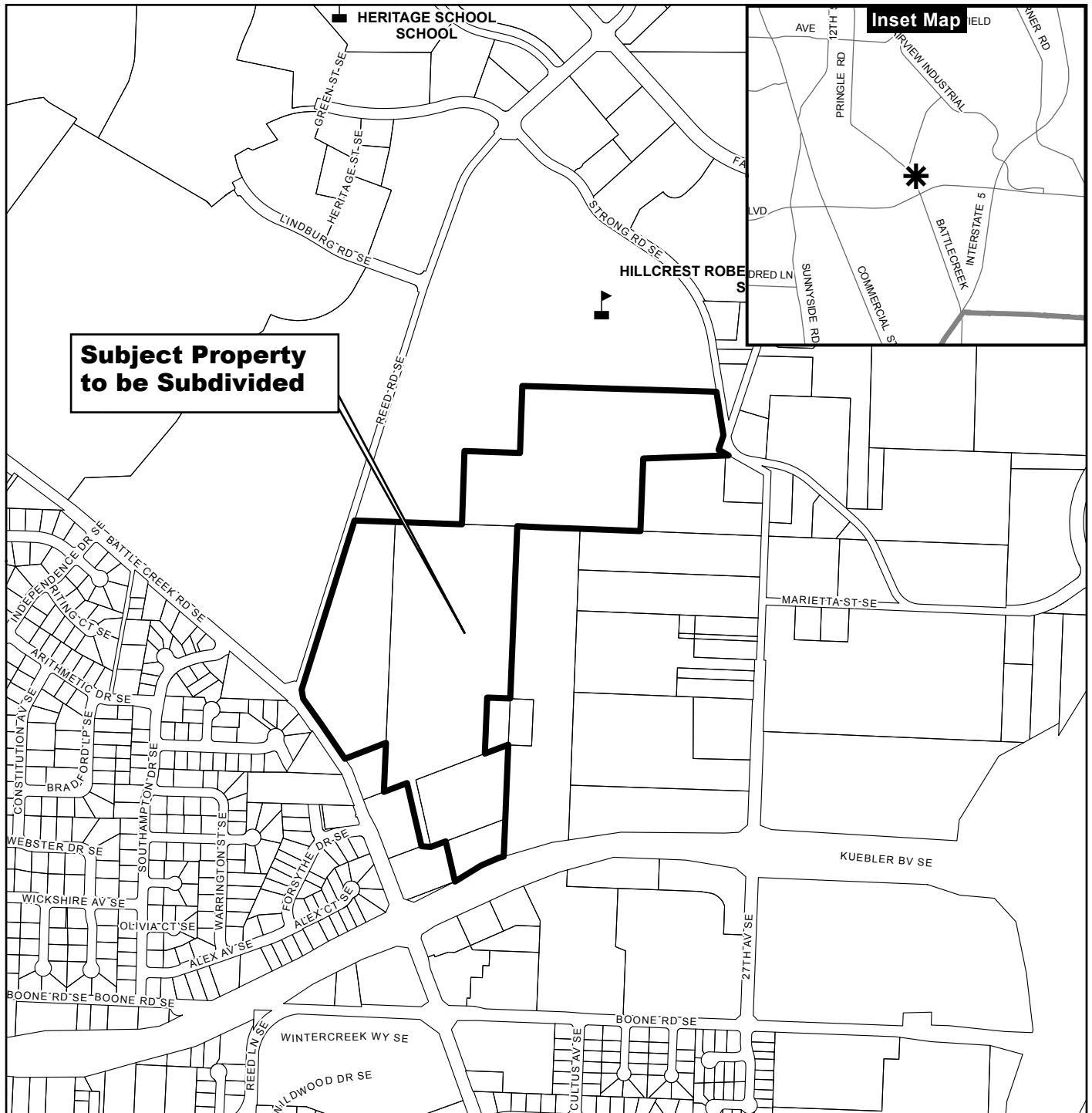


NO POSTAGE
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UNITED STATES



Vicinity Map

4700 Block Battle Creek Road SE



Legend

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

0 100 200 400 Feet

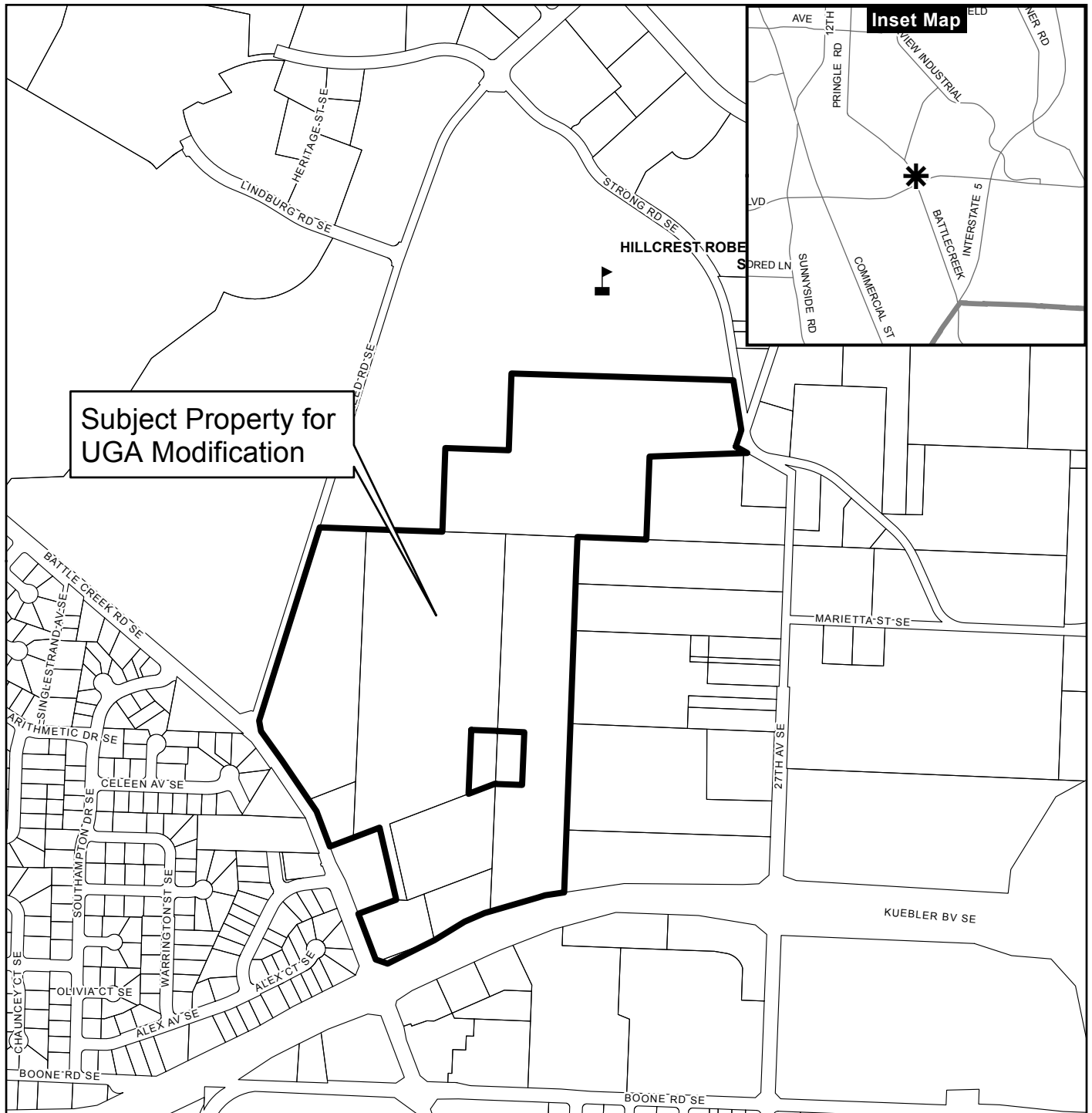


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Community Development Dept.

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Vicinity Map

4700 Block Battle Creek Road



Legend

- Taxlots
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0 100 200 400 Feet

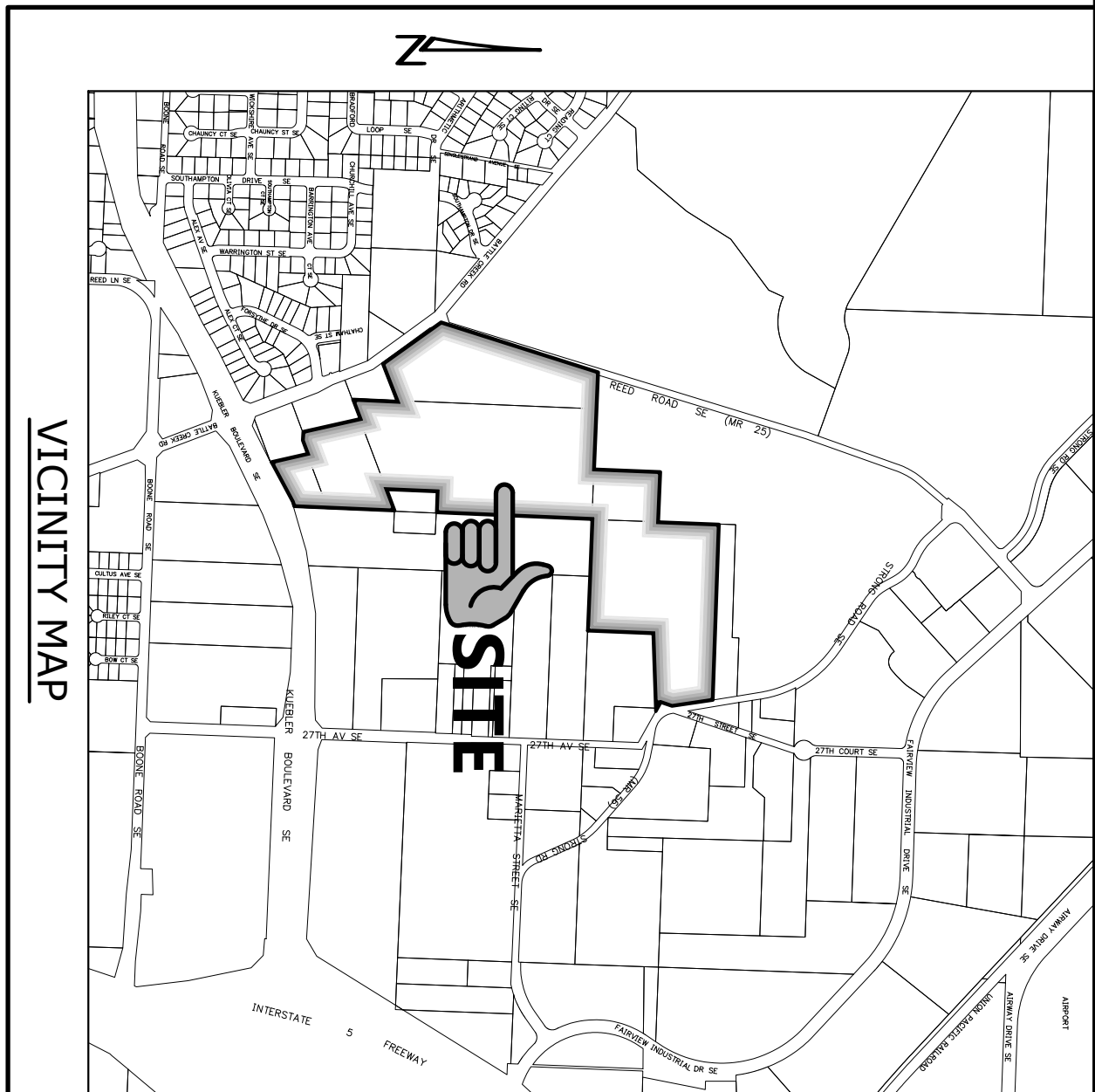


COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., W.M.
SEC. 11D Tax Lots 100, 200, 400 & 601
SEC. 12b Tax Lot 1600
CITY OF SALEM, MARION COUNTY, OREGON

Owner / Developer:

WESTWOOD HOMES LLC
12700 NW CORNELL RD.
PORTLAND, OREGON 97229



7. REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6. REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5. STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4. ADDED NEW STREETS & EX. EASEMENTS.	P.H.S. 06/28/2019
3. UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
2. ADDED PRESSURE REDUCING STATION.	P.H.S. 04/05/2019
1. REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

COBURN GRAND VIEW ESTATES

COVER SHEET

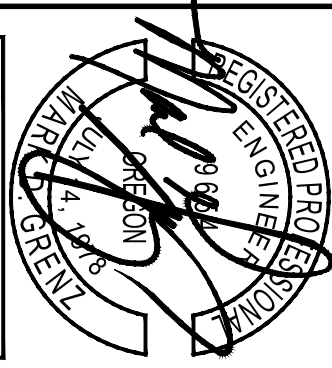
MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

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GRAPHICAL REPRESENTATION.

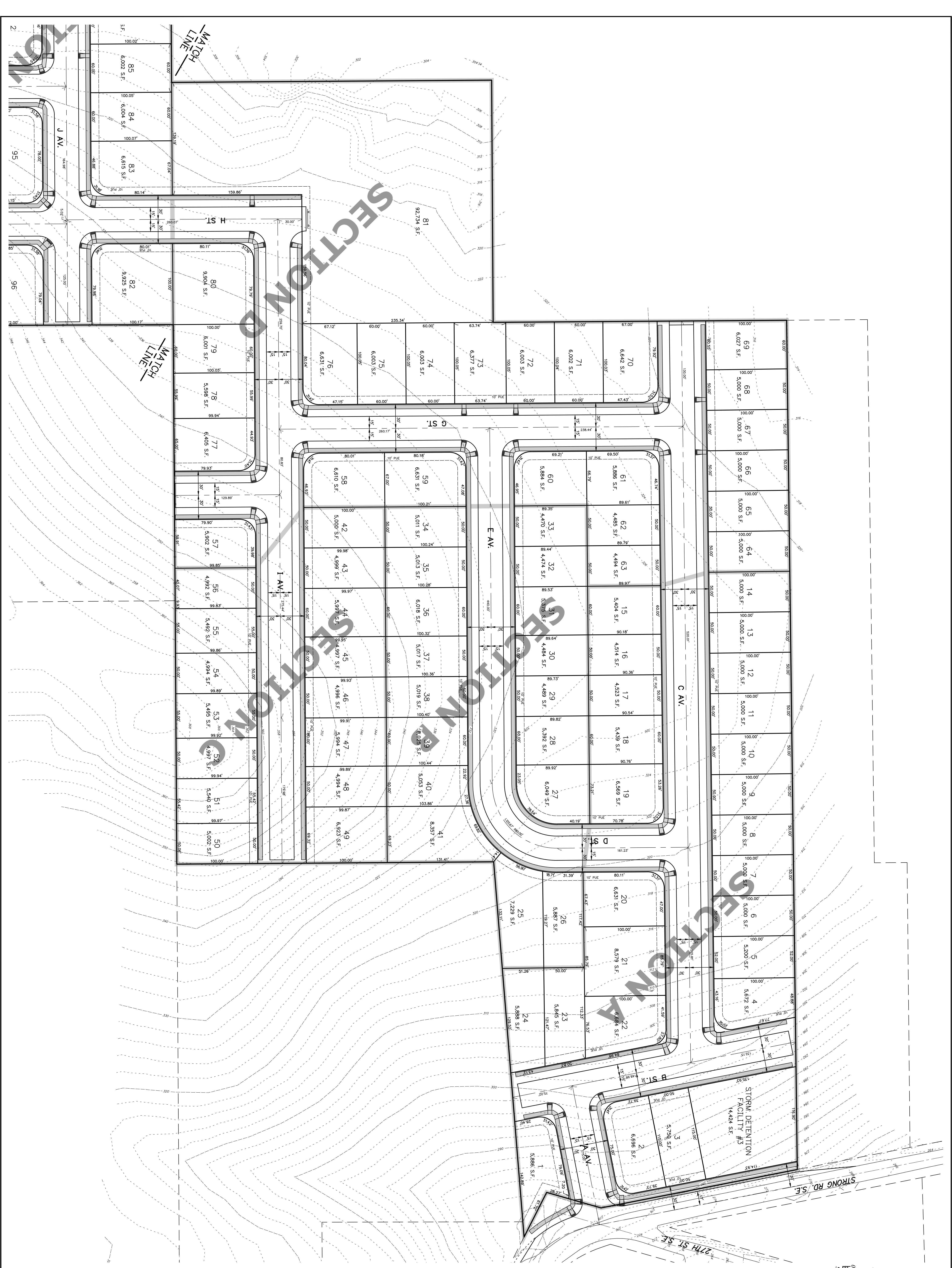
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN



P101

PRELIMINARY SHEET INDEX

P101 COVER SHEET	
P102 EXISTING CONDITIONS PLAN	NORTH
P201 SITE PLAN	CENTRAL
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P303 UTILITY PLAN	SOUTH
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P403 TREE CONSERVATION PLAN	SOUTH
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P405 TREE CONSERVATION PLAN	R.O.W. SOUTH
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P502 PUBLIC STREET IMPROVEMENTS — C ST.	
P503 PUBLIC STREET IMPROVEMENTS — E AV. & D ST.	
P504 PUBLIC STREET IMPROVEMENTS — H ST. & I AV.	
P505 PUBLIC STREET IMPROVEMENTS — J AV. & K ST.	
P506 PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00	
P507 PUBLIC STREET IMPROVEMENTS — M ST.	
P508 PUBLIC STREET IMPROVEMENTS — N ST.	
P509 PUBLIC STREET IMPROVEMENTS — O ST.	
P510 PUBLIC STREET IMPROVEMENTS — P AV. & L ST. 12+00 TO 17+50	
P511 PUBLIC STREET IMPROVEMENTS — Q AV.	
P512 PUBLIC STREET IMPROVEMENTS — R AV.	
P513 PUBLIC STREET IMPROVEMENTS — S AV.	



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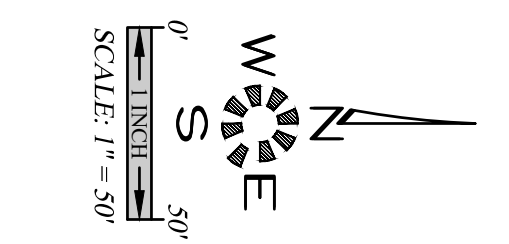
DESIGNED BY
M.D.G.
DRAWN BY
P.H.S.
CHECKED BY
J.J.G.
DATE
JUNE 2018
SCALE
AS SHOWN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

COBURN GRAND VIEW ESTATES

SITE PLAN - NORTH -



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1. REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

P202

EXPIRES: 06-30-2021
JOB # 6234

DESIGN: M.D.G.
DRAWN: P.H.S.
CHECKED: J.J.G.
DATE: JUNE 2018
SCALE: AS SHOWN

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COBURN GRAND VIEW ESTATES

SITE PLAN - CENTRAL -

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DESIGNED BY
M.D.G.

DRAWN BY
P.H.S.

CHECKED BY
J.J.G.

DATE
JUNE 2018

SCALE
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EXP. 06-30-2021

JOB # 6234

P203

ENGINEERING
P203SP

SALEM, OREGON

COBURN GRAND VIEW ESTATES

SITE PLAN - SOUTH -

MULTI/TECH

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0' 1" 2" 3" 4" 5"

SCALE: 1" = 50'

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