



COMMUNITY DEVELOPMENT DEPARTMENT

555 Liberty St. SE / Room 305 • Salem, OR 97301-3503 • (503) 588-6173 • (503) TTY 588-6353 • (503) Fax 588-6005

<http://www.cityofsalem.net/planning>

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

September 19, 2019

OWNER(S):
BOULDER HILL LLC
0841 GAINES ST 606
PORTLAND OR 97239

APPLICANT(S):
WESTWOOD HOMES LLC
12700 CORNELL RD
PORTLAND OR 97229

HOBBS FAM PROPERTY TR &
HOBBS, CRAIG S TRE & HOBBS, JANIS D TRE
9711 BIG FIR LN NE
BAINBRIDGE ISLAND, WA 98110

REPRESENTATIVE:
BRANDIE DALTON
MULTI TECH ENGINEERING
1155 13TH ST SE
SALEM OR 97302

PRINGLE CREEK LLC & SHEEP TRAIL LLC &
MARGALOU LLC
0841 SW GAINES ST #606
PORTLAND, OR 97239

DRAGER, DOUGLAS M
4700 BATTLE CREEK RD SE
SALEM, OR 97302

DRAGER LLC
4700 BATTLE CREEK RD SE
SALEM, OR 97302

BATTLE CREEK LLC
C/O JULIE A SINGER
5450 ZENA RD NW
SALEM, OR 97304

- I. TYPE OF LAND USE CASE: Subdivision; Case No. SUB-ADJ19-08 & UGA17-03MOD1; Application No. 19-111656-LD, 19-111658-ZO, 19-118114-LD
- II. DATE APPLICATION DEEMED COMPLETE: July 18, 2019
- III. LOCATION OF SUBJECT PROPERTY: 4700 BATTLE CREEK RD SE, SALEM OR 97302
- IV. 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 212 lots 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.



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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).

- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.
- A. After your application is deemed complete, a Notice of Filing outlining your proposal along with a Request for Comments form advising that comments will be received for a period of 14 days will be mailed to the list of property owners within the notification area.
 - B. The subject property must be POSTED no sooner than September 19, 2019 and no later than September 23, 2019. Posting is required on each street frontage. This is your responsibility as the applicant in this case.
 - C. 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.**
 - D. 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 date the decision is issued. The deposit will be refunded if posting signs are returned on time and in reusable condition.

If you have any questions, please contact Olivia Glantz, Planner III at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2343, E-mail: OGlantz@cityofsalem.net