

Olivia Glantz

From: Mark Young <Mark.Young@pgn.com>
Sent: Thursday, September 19, 2019 2:56 PM
To: Olivia Glantz
Cc: Aimee Foster; Don Whitehurst; Mark Young
Subject: PGE Comments 4700 Battle Creek RD SE Salem
Attachments: PGE Comments 4700 Battle Creek RD SE Salem.pdf

Hello Olivia,

Attached PGE comments.

With road improvements at Reed RD SE and Battle Creek RD SE it may be necessary to install self-supporting steel poles with long lead times to relocate our Transmission line.

Public works may want to be involved to have the customer complete their plans for the road improvements in advance of the subdivision work.

Thanks,

Mark

Mark Young
503/463-4365
Mark.Young@pgn.com

PGE Project Manager





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 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.

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: _____

X 3. Other: THE STREET IMPROVEMENTS/P&E FACILITY RELOCATIONS
WILL BE BILLED TO THE DEVELOPER AND WILL NEED
TO BE COMPLETED PRIOR TO SERVING THE SUBDIVISION.

Name: MARK YOUNG

Address: 4245 KALE ST NE SALEM, OR 97305

Agency: P&E

Phone: 503.463.4365

Date: 09.19.2019

IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM