

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>

RECEIVED

SEP 30 2019

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: _____

COMMUNITY DEVELOPMENT

____ 3. Other: _____

Name: J. H. Johnson
Address: 4345 27th SE
Agency: Owner
Phone: 503-399-7011
Date: 23 Sep '19

IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

REQUEST FOR COMMENTS

See attached

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PROJECT ADDRESS: 4700 Battle Creek Rd SE / 97302

SEP 27 2019

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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: Objections!
See attached letter.

3. Other: _____

Name: Gace Schupporeit
Address: 445 27th Ave SE
Agency: Salem OR 97302
Phone: 503 378 1723
Date: 09-26-2019

IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

**E. Harold Schipporeit & Grace E. Schipporeit
4455 27th Avenue S. E., Salem, OR 97302
Phone: 503-378-1723 FAX: 503-378-7102**

September 23, 2019

**Olivia Glantz
Planner III City of Salem
Planning Division
555 Liberty St. SE
Room 305
Salem, OR 97301**

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

Project Address: 4700 Battle Creek Road SE/97302

AMANDA Application No. 19-111656-LD /19-111658-ZO /19118114-LD

Comments in Opposition:

We live on the adjoining property, approximately ten acres and have lived here approximately 30 years: 4455 27th Ave. S. E.

There is more to approving a subdivision than planning lot lines, sewer lines and streets. There is a human factor that should also be considered:

- 1. When we purchased this property over 30 years ago, there were signs on the adjoining property on Strong Road stating it was a Game Refuge. What happened to that? *(The game refuge)***
- 2. Has the City of Salem considered what this subdivision will do to the wildlife in the proposed subdivision? There are very few areas nearby for them to live and thrive. Additionally, there are many coyotes living there and future residents with small animals and small children would be endangered by the coyotes, deer, fox and other predators that have nowhere else to go.**

3. There are at least two Yew Trees on this property. Is care being taken to preserve these trees?
4. Hillcrest Youth Correctional Institution located on Strong Road will have a boundary line next to the proposed subdivision. Please consider the danger of escapees to the new residents of the proposed subdivision. We have, in the past, had escapees hide in the shrubbery while Sheriff's Deputies and Staff searched for them from our upper deck.
5. Kuebler Blvd. is now so crowded that an additional 250 vehicles and more would create a traffic jam at all hours. Earlier this year an application by Costco to build on the site of 27th Avenue and Kuebler was denied because of concerns of traffic congestion. This new application for a subdivision is in direct conflict with the decision to deny Costco's application.
6. Finally, we request that IF this subdivision is approved in spite of the objections, that a restriction be placed on height of homes next to our property which would negatively affect our view of the city and surrounding area which we have enjoyed for the past 30 years.

Sincerely,

A handwritten signature in cursive script, appearing to read "Grace Schipowitz".

