



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Subdivision, Tentative Plan / Class 2 Adjustment / UGA Modification Case No. SUB-ADJ19-08 & UGA17-03MOD1
HEARING INFORMATION:	<u>City Council, Monday, January 13, 2020 6:00 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	4700 Battle Creek Road SE, Salem OR 97302
SUMMARY:	City Council review of a consolidated application to create 209-lots for single family development (Coburn Grand View Estates).
CASE MANAGER:	Olivia Glantz, Case Manager, 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:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> 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.
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 205.010(d), 205.015(d), 250.005(d)(2), 200.030(d) Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode. Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Boulder Hill, LLC (Robert W. Nunn)
APPLICANT / AGENT(S):	Westwood Homes, LLC (Bill Wagoner, Todd Boyce)
DESCRIPTION of REQUEST:	Council Review of the Planning Administrator's decision on A subdivision tentative plan to divide approximately 52.80 acres into 209-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;
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the City Recorder, 555 Liberty Street SE, Room 205, Salem, OR 97301.
HEARING PROCEDURE:	The hearing will be conducted with the staff presentation first, followed by the proponent's case, neighborhood organization comments persons opposed, other interested persons, rebuttal and surrebuttal. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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. Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-111656-LD
NOTICE MAILING DATE:	December 23, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

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

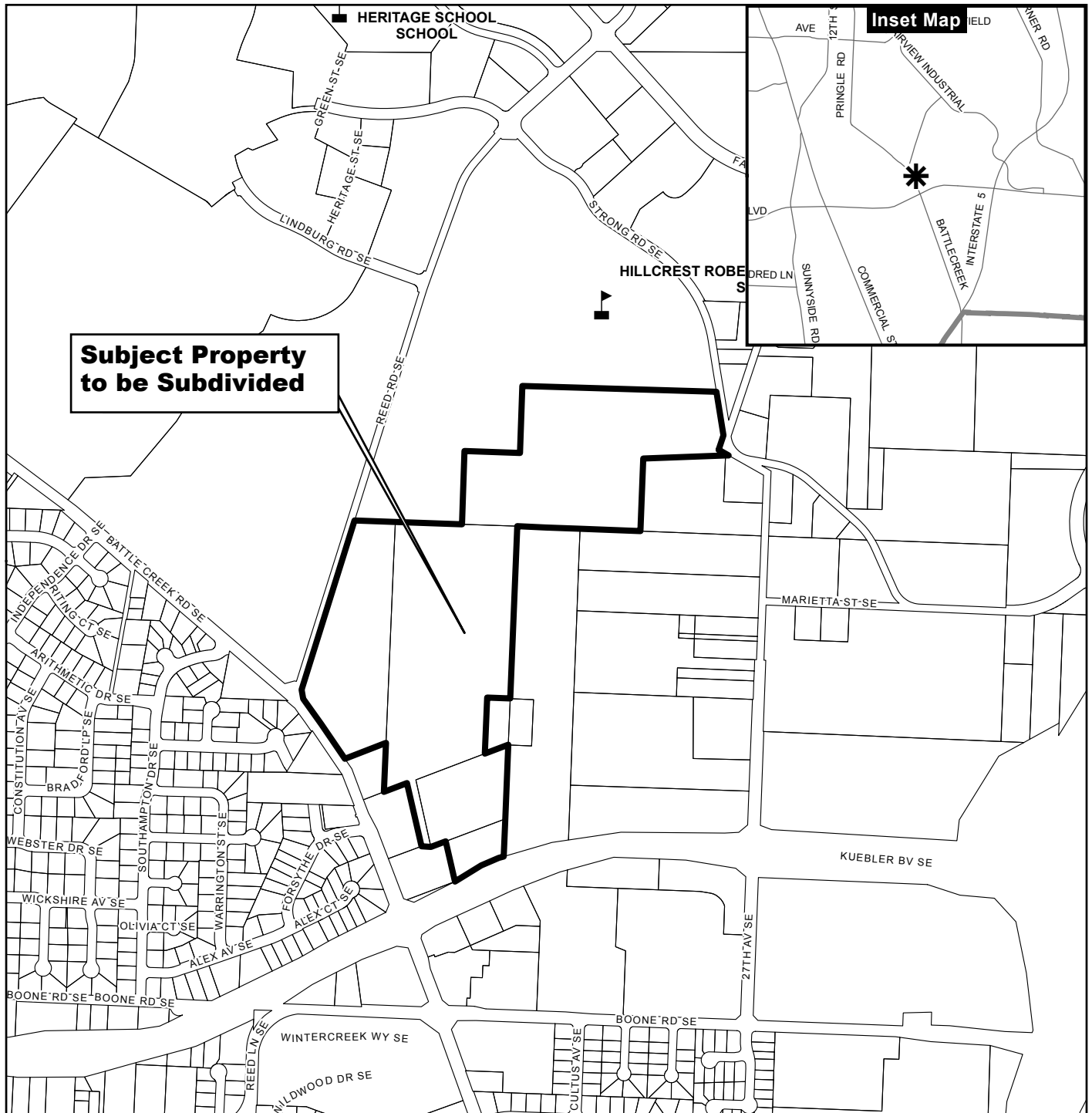
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

Vicinity Map

4700 Block Battle Creek Road SE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

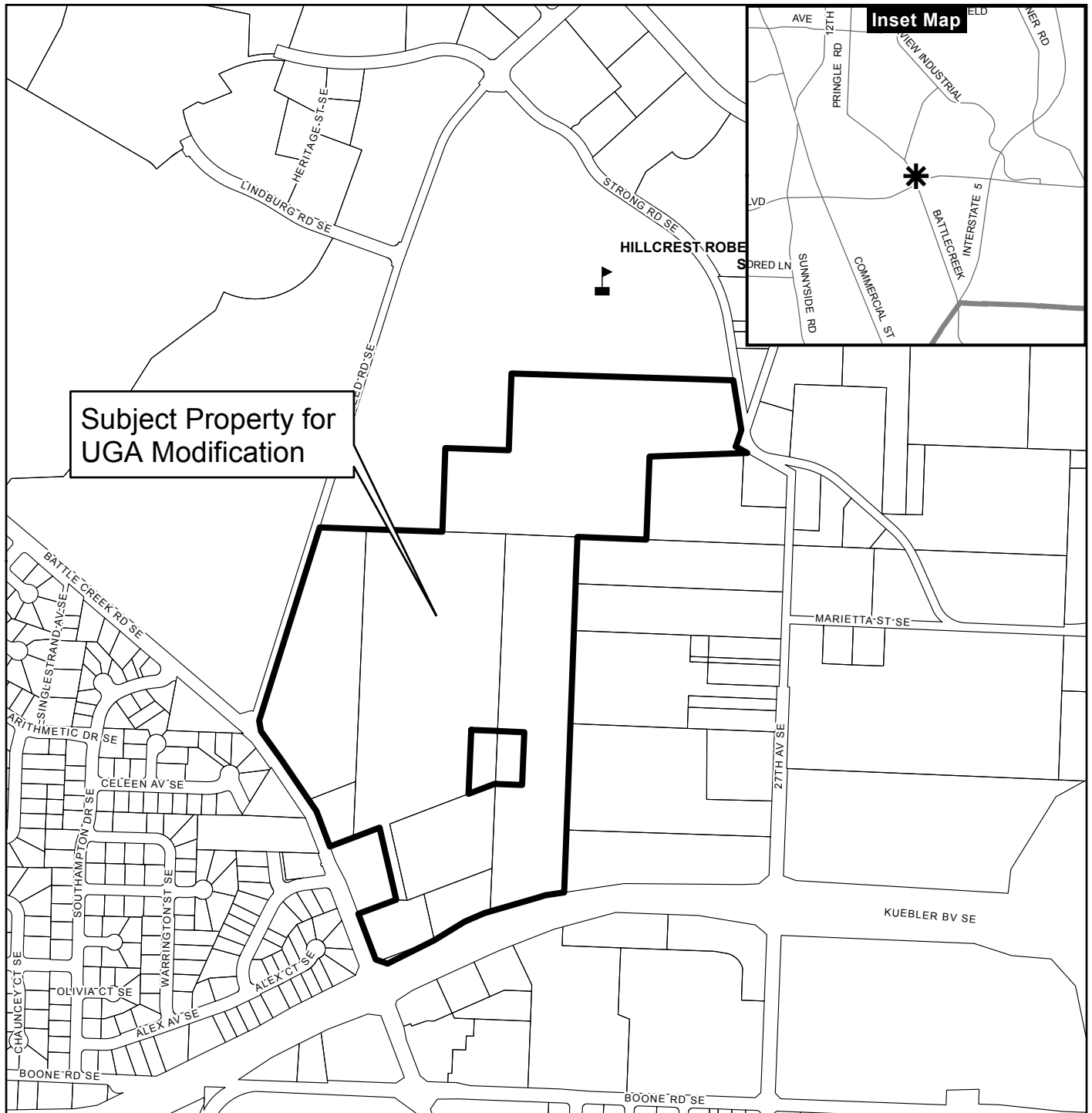
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0 100 200 400 Feet



Vicinity Map

4700 Block Battle Creek Road



Legend

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

 Parks

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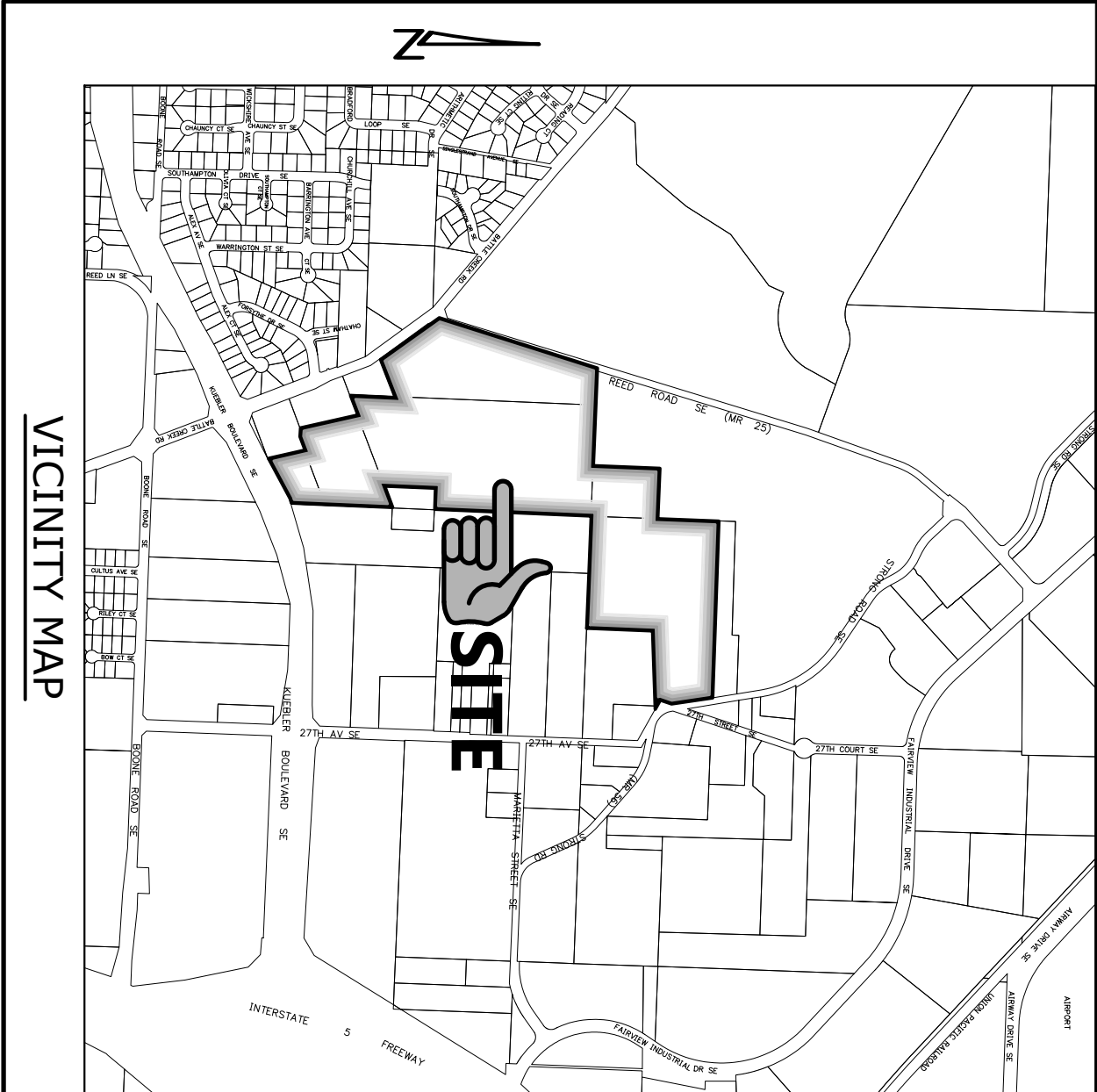


COBURN GRAND VIEW ESTATES

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

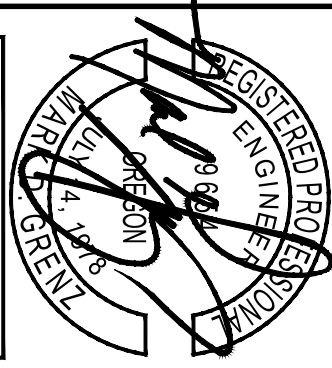
MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
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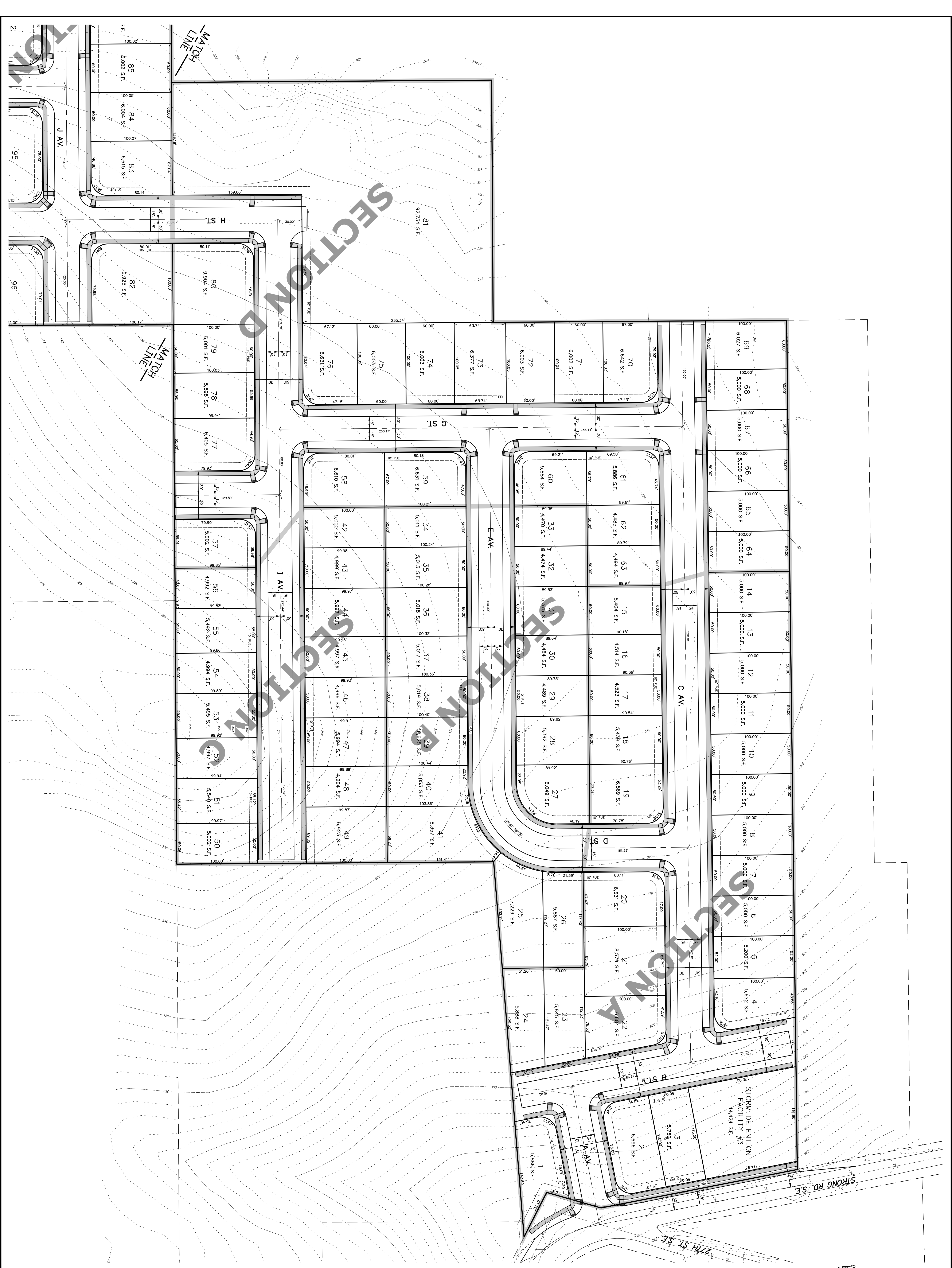
Design: M.D.G.
Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN



P101

PRELIMINARY SHEET INDEX

P101 COVER SHEET	
P102 EXISTING CONDITIONS PLAN	NORTH
P201 SITE PLAN	CENTRAL
P202 SITE PLAN	SOUTH
P203 SITE PLAN	SOUTH
P204 SLOPE EXCEPTION AREAS	
P301 UTILITY PLAN	NORTH
P302 UTILITY PLAN	CENTRAL
P303 UTILITY PLAN	SOUTH
P401 TREE CONSERVATION PLAN	NORTH
P402 TREE CONSERVATION PLAN	CENTRAL
P403 TREE CONSERVATION PLAN	SOUTH
P404 TREE CONSERVATION PLAN	R.O.W. NORTH
P405 TREE CONSERVATION PLAN	R.O.W. SOUTH
P501 PUBLIC STREET IMPROVEMENTS — A AV. & B ST.	
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.	
P506 PUBLIC STREET IMPROVEMENTS — K ST.	
P507 PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00	
P508 PUBLIC STREET IMPROVEMENTS — M ST.	
P509 PUBLIC STREET IMPROVEMENTS — N ST.	
P510 PUBLIC STREET IMPROVEMENTS — O ST.	
P511 PUBLIC STREET IMPROVEMENTS — P AV. & L ST. 12+00 TO 17+50	
P512 PUBLIC STREET IMPROVEMENTS — Q AV.	
P513 PUBLIC STREET IMPROVEMENTS — Q AV.	



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

6234p P201SP

DESIGNED BY
M.D.G.

DRAWN BY
P.H.S.

CHECKED BY
J.J.G.

DATE
JUNE 2018

SCALE
AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
NO. 11973
JAMES D. GRIFFIN

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COBURN GRAND VIEW ESTATES

SITE PLAN - NORTH -

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30"

SCALE: 1" = 50'

N
W
E
S

0°
90°
180°
270°

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P202
JOB # 6234
EXPIRES 06-30-2021

DESIGNER
M.D.G.
DRAWN
P.H.S.
CHECKED
J.J.G.
DATE
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COBURN GRAND VIEW ESTATES

SITE PLAN - CENTRAL -

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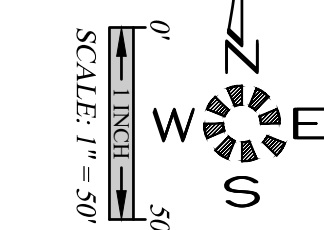
P203

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COBURN GRAND VIEW ESTATES

SITE PLAN - SOUTH -



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