



# NOTICE of FILING

## 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.*

<b>CASE NUMBER:</b>	Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment Case No. SUB-UGA-ADJ20-04
<b>PROPERTY LOCATION:</b>	3200 Eagle Ridge Avenue NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	June 9, 2020
<b>PROPOSAL SUMMARY:</b>	A subdivision tentative plan and urban growth preliminary area declaration to divide approximately 14.17 acres into 31 lots.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 P.M., Tuesday, June 23, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.</b>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapters 205.010(d)(1) – Subdivision, 200.025(e) – Urban Growth Preliminary Declaration, 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Comfort Homes LLC (Andre Makarenko and Sergei Makarenko)
<b>APPLICANT(S):</b>	Andre Makarenko, Comfort Homes LLC
<b>PROPOSAL REQUEST:</b>	<p>A subdivision tentative plan and urban growth preliminary area declaration to divide approximately 14.17 acres into 31 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot and to increase the block length of Eagle Claw Avenue NW from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow Lot 7 to be 553 percent and Lot 8 to be 769 percent.</p> <p>The subject property is approximately 15 acres in size, zoned RA (Residential Agriculture), and located on the 500 Block of Doaks Ferry Road NW and 3100 Block of Eagle Ridge Avenue NW (Polk County Assessor Map and Tax Lot Number: 073W3 / 100).</p>
<b>APPLICATION PROCESS:</b>	<p>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.</p> <p>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.</p>
<b>MORE INFORMATION:</b>	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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 101578

***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*

# REQUEST FOR COMMENTS

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

**REGARDING:** Subdivision / Urban Growth Preliminary Declaration / Class 2  
Adjustment Case No. SUB-UGA-ADJ20-04

**PROJECT ADDRESS:** 3200 Eagle Ridge Avenue NW, Salem OR 97304

**AMANDA Application No.:** 20-101578-LD / 20-101577-LD / 20-109249-ZO

**COMMENT PERIOD ENDS:** Tuesday, June 23, 2020 by 5:00 P.M.

**REQUEST:** A subdivision tentative plan and urban growth preliminary area declaration to divide approximately 14.17 acres into 31 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot and to and increase the block length of Eagle Claw Avenue NW from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow Lot 7 to be 553 percent and Lot 8 to be 769 percent. The subject property is approximately 15 acres in size, zoned RA (Residential Agriculture), and located on the 500 Block of Doaks Ferry Road NW and 3100 Block of Eagle Ridge Avenue NW (Polk County Assessor Map and Tax Lot Number: 073W3 / 100).

The Planning Department is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. 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.

**Comments received by 5:00 P.M., Tuesday, June 23, 2020,** will be considered in the decision process. Comments received after this date will be not considered. **\*\*\*PLEASE NOTE: While City offices are closed to the public in response to the COVID-19 pandemic, Staff encourages you to e-mail your comments directly to the Case Manager listed below. Mailed comments will still be accepted but Staff cannot guarantee they will be received before the comment deadline. \*\*\***

**CASE MANAGER:** Olivia Dias, Planner III, Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@cityofsalem.net).

For information about Planning in Salem, please visit: <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: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

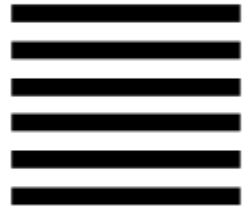


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907

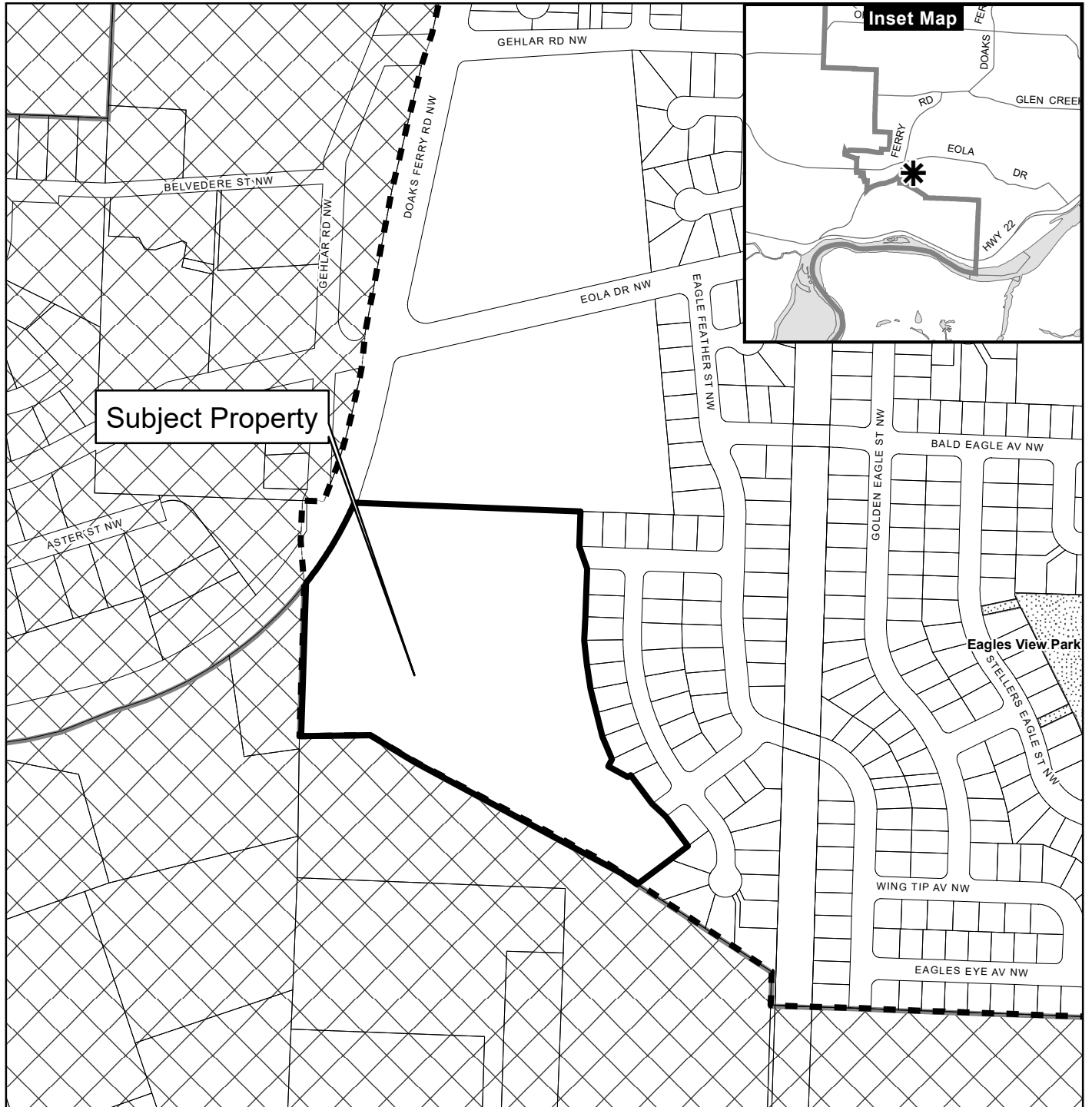


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



# Vicinity Map

## 3200 Eagles Ridge Avenue NW



### Legend

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

- Parks

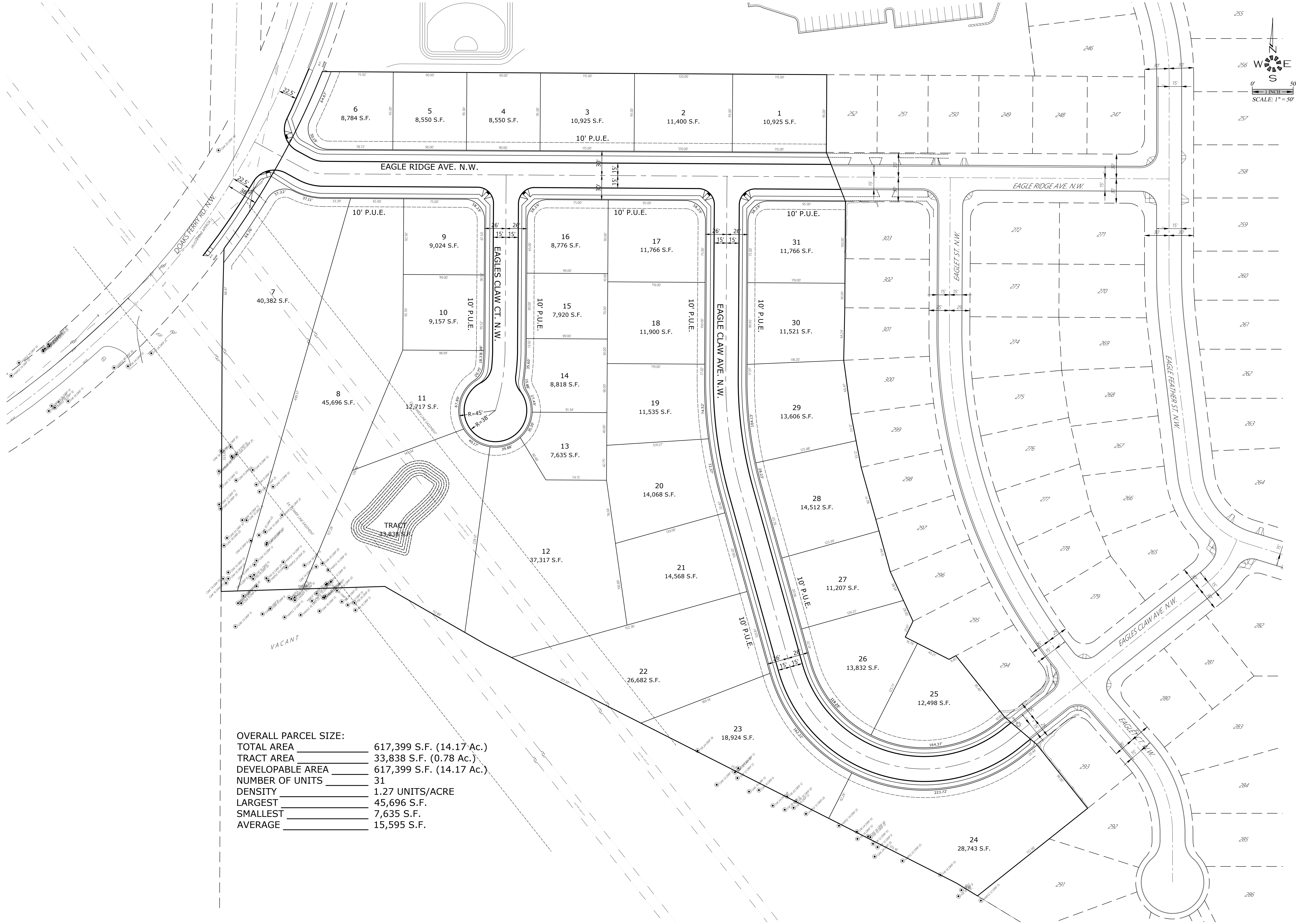
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet



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OVERALL PARCEL SIZE:  
TOTAL AREA 617,399 S.F. (14.17 Ac.)  
TRACT AREA 33,838 S.F. (0.78 Ac.)  
DEVELOPABLE AREA 617,399 S.F. (14.17 Ac.)  
NUMBER OF UNITS 31  
DENSITY 1.27 UNITS/ACRE  
LARGEST 45,696 S.F.  
SMALLEST 7,635 S.F.  
AVERAGE 15,595 S.F.

PRELIMINARY SITE PLAN

EAGLES VIEW PHASE 6

NO CHANGES, MODIFICATIONS  
OR REPRODUCTIONS TO BE  
MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

Design: M.D.G.  
Drawn: C.D.S.  
Checked: B.M.G.  
Date: JUNE 2019  
Scale: AS SHOWN

REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GREGG  
EXPIRES: 06-30-2021

JOB # 6846

SDR3