



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.

CASE NUMBER:	Subdivision Modification / Class 2 Adjustment Case No. SUB07-13AMOD4-ADJ21-01
PROPERTY LOCATION:	4400 Kale St NE, Salem OR 97305
NOTICE MAILING DATE:	March 31, 2021
PROPOSAL SUMMARY:	A Modification to tentative subdivision plan SUB07-13A (Northstar subdivision).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, April 14, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.070(d) – Modification; 250.005(d)(2) – Class 2 Adjustment 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.

PROPERTY OWNER(S):	Granada Land Co., LLC (Michael Compton)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering, on behalf of Karl Ivanov
PROPOSAL REQUEST:	A Modification of the amended approval of tentative subdivision plan SUB07-13A (Northstar subdivision) to reconfigure several lots and request an adjustment to the lot width to depth ratio (Table 511-2) for Lots 587-589. Urban Growth Preliminary Declaration UGA07-01 was granted in association with the subdivision and, pursuant to SRC 200.025(g)(1), remains in effect as long as SUB07-13A remains valid. The original subject property is approximately 148.74 acres in size, zoned RS (Single Family Residential) and RM-1 and RM-2 (Multiple Family Residential) and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map and Tax Lot Numbers 062W32C / 1200; and 62W32CC / 5700).
APPLICATION PROCESS:	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. 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.
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://permits.cityofsalem.net. Just enter the permit number listed here: 21 104867, 21 104869

***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 Modification / Class 2 Adjustment Case No. SUB07-13AMOD4-ADJ21-01

PROJECT ADDRESS: 4400 Kale St NE, Salem OR 97305

AMANDA Application No.: 21-104867-LD, 21-104869-ZO

COMMENT PERIOD ENDS: April 14, 2021

SUMMARY: A Modification to tentative subdivision plan SUB07-13A (Northstar subdivision).

REQUEST: A Modification of the amended approval of tentative subdivision plan SUB07-13A (Northstar subdivision) to reconfigure several lots and request an adjustment to the lot width to depth ratio (Table 511-2) for Lots 587-589.

Urban Growth Preliminary Declaration UGA07-01 was granted in association with the subdivision and, pursuant to SRC 200.025(g)(1), remains in effect as long as SUB07-13A remains valid.

The original subject property is approximately 148.74 acres in size, zoned RS (Single Family Residential) and RM-1 and RM-2 (Multiple Family Residential) and located in the 4400-5200 blocks of Kale Road NE (Marion County Assessor's Map and Tax Lot Numbers 062W32C / 1200; and 62W32CC / 5700).

The Planning Division 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. Wednesday, April 14, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Olivia Dias, Current Planning Manager, Phone: 503-540-2343; E-Mail: 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

\\Allcity\amanda\AmandaForms\4400Type2RequestComments.doc

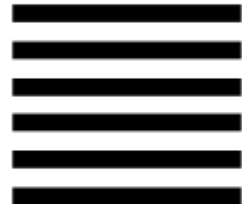


POSTAGE WILL BE PAID BY ADDRESSEE

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

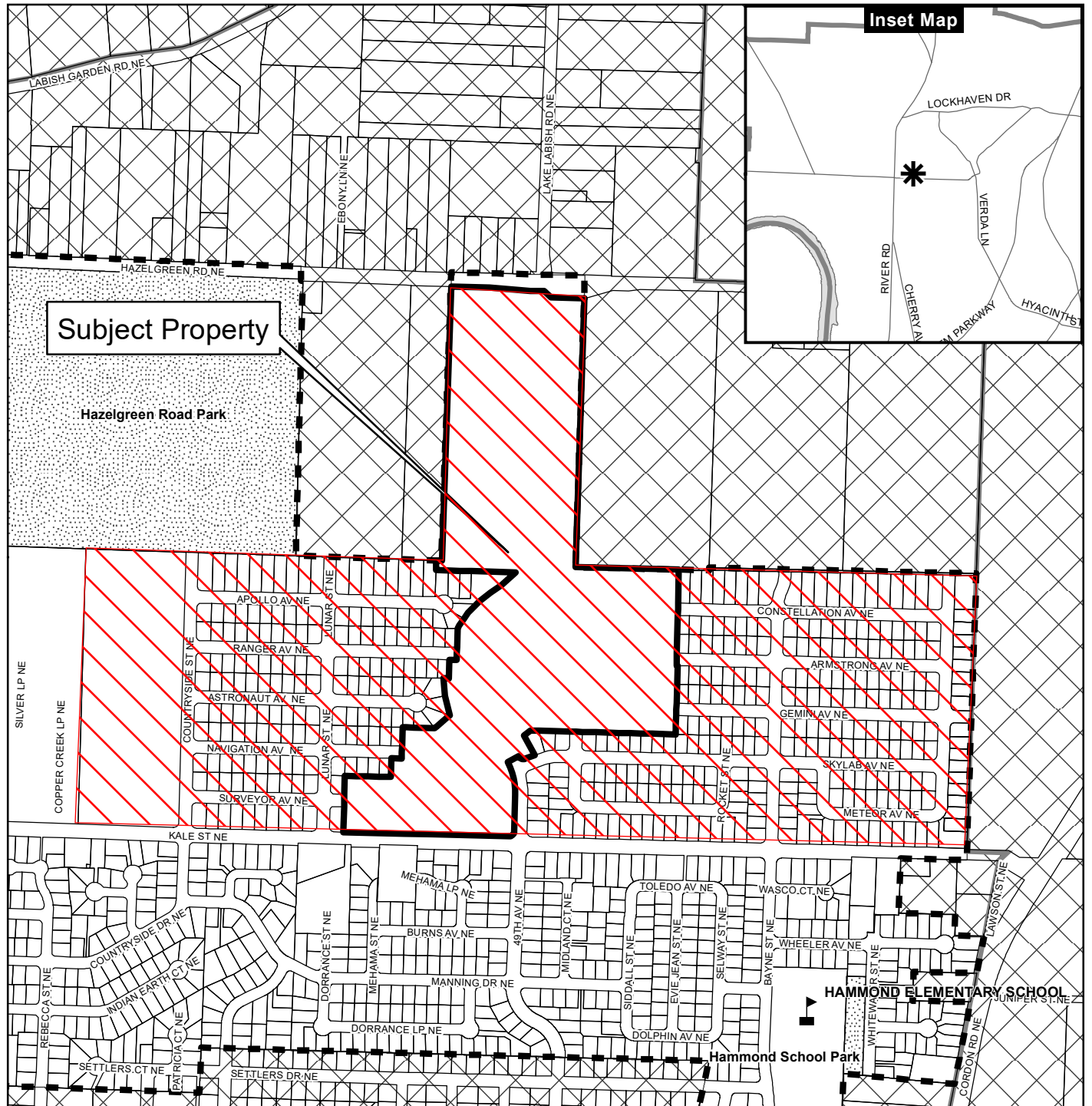


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Vicinity Map

4400 Kale Street NE



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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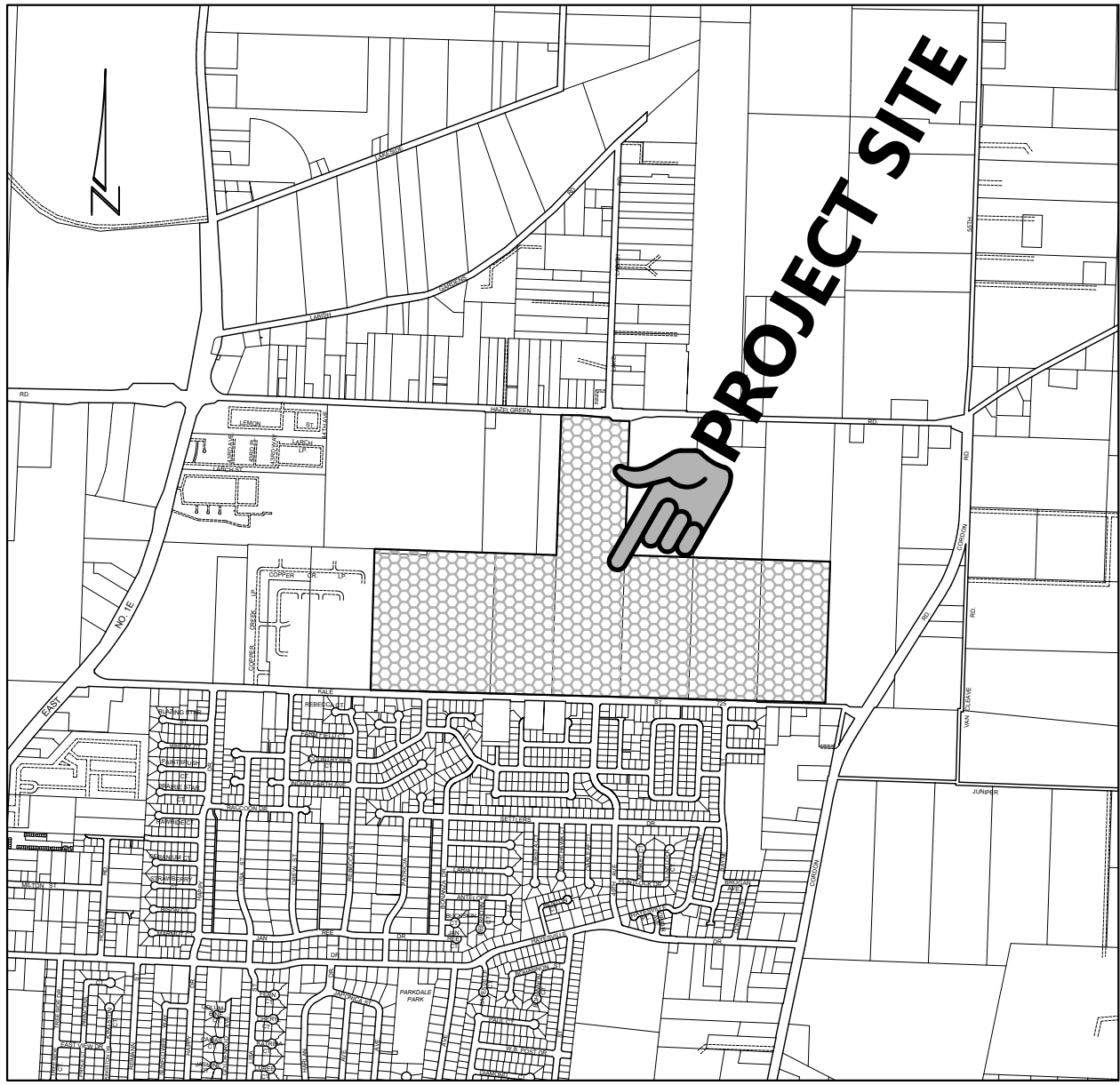
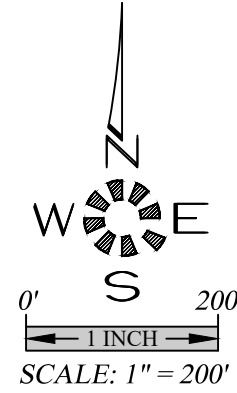
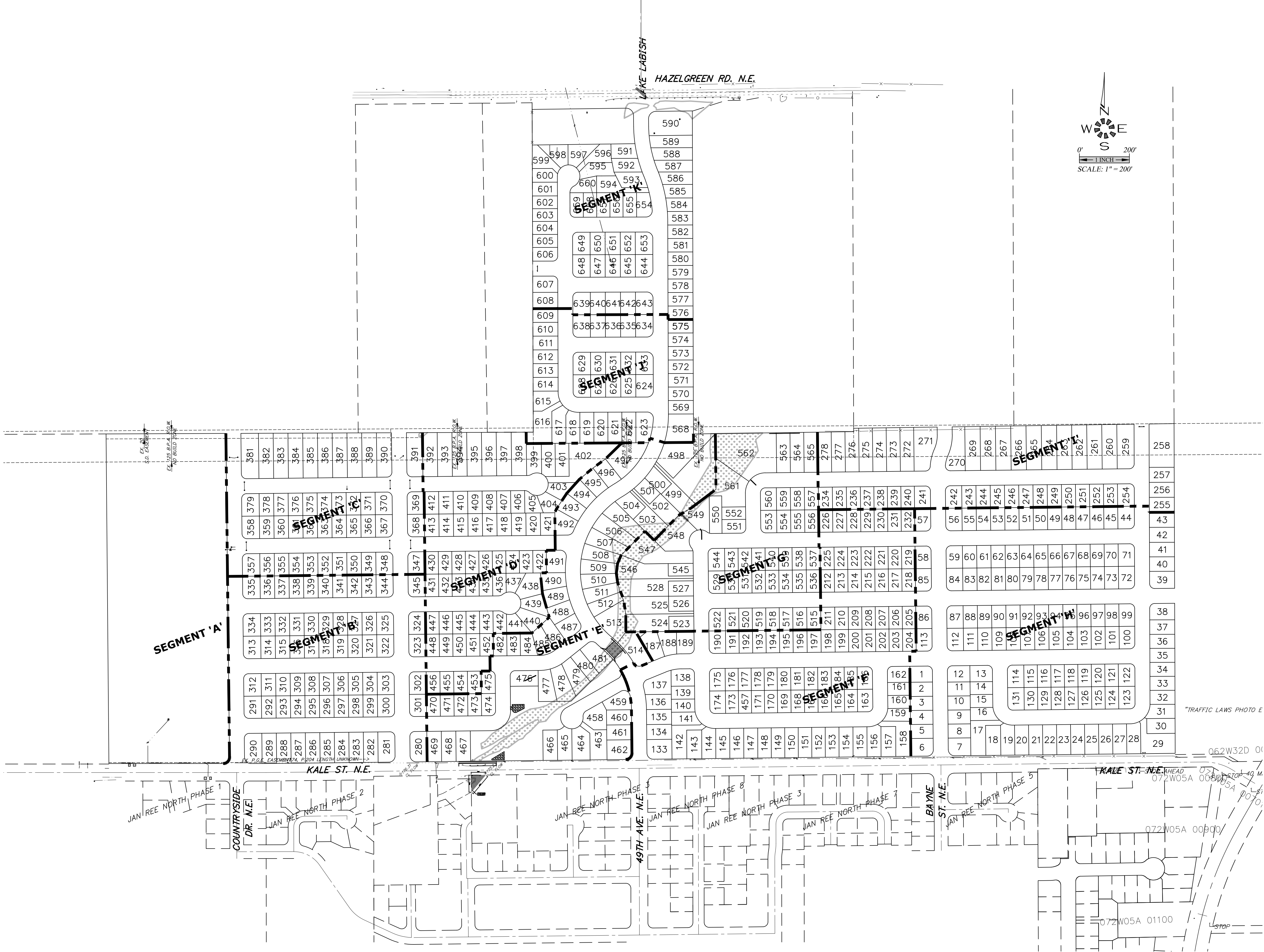
Owner / Developer:

Northstar Communities L.L.C.

9550 S.E. CLACKAMAS Rd.
CLACKAMAS, OREGON 97015

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



VICINITY MAP

NUMBER OF LOTS BY SEGMENT

SEGMENT	PROPOSED	ORIGINAL
A	1	50
B	66	66
C	44	44
D	65	70
E	60	67
F	100	100
G	51	55
H	130	131
I	45	46
J	38	38
K	56	62
TOTALS	656	729
CHANGE	-73	



COVER SHEET

PROPOSED
MODIFICATION

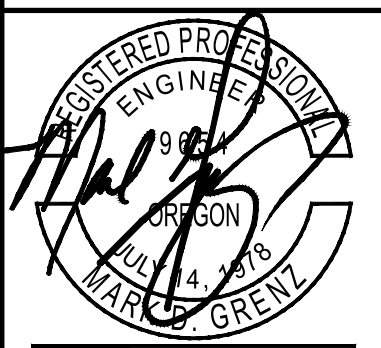
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6616-Submittal 1 of 7-20V
Design: M.D.G. C.E.S.
Drawn: J.L.G.
ProjMgr: J.L.G.
Date: FEB. 2019
Scale: AS SHOWN
As-Built: ----



EXPIRES: 06-30-2021

JOB # 6610

Owner / Developer:

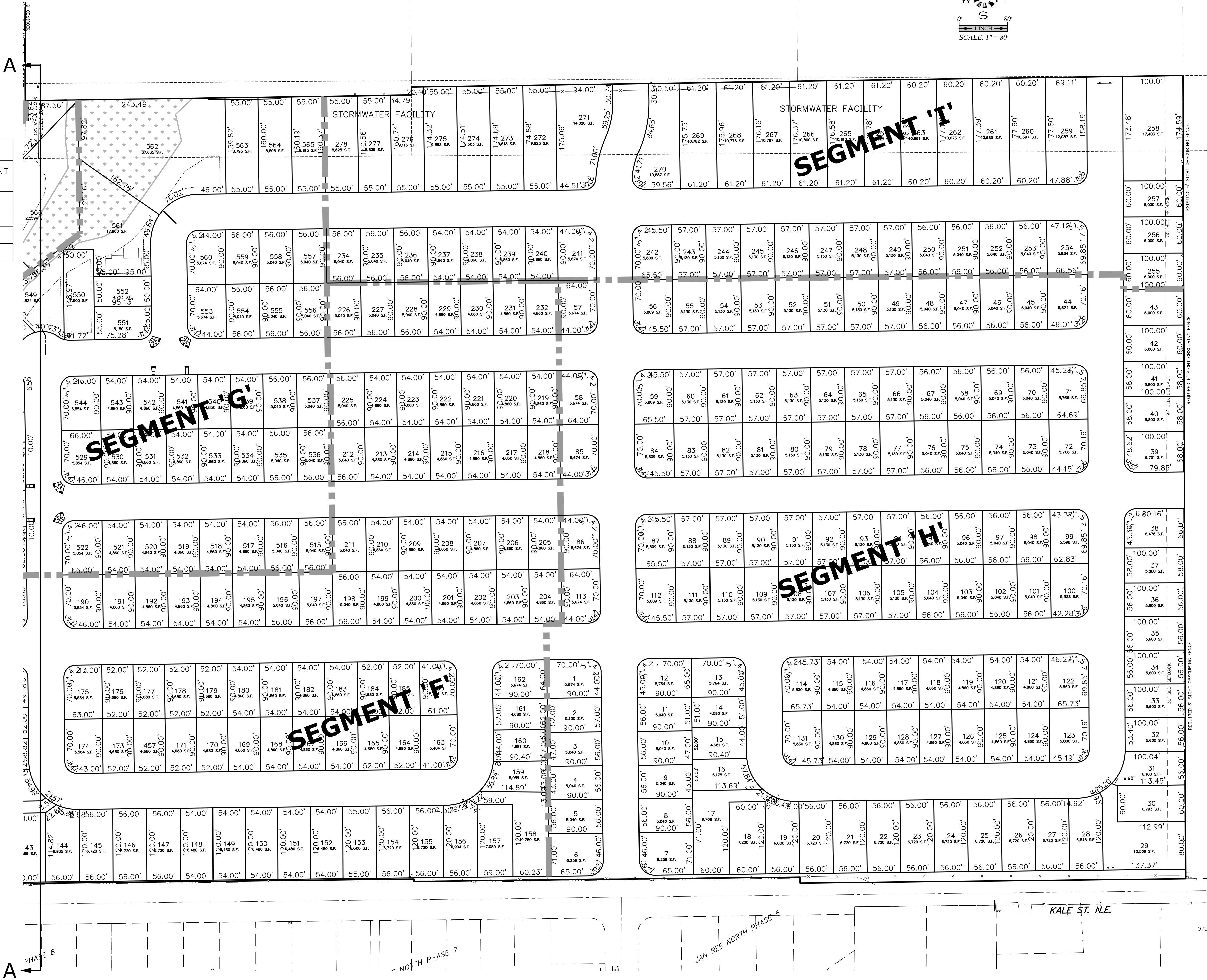
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CLACKAMAS, OREGON 97015

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

LOT AREAS		
LOT NO.	BUILDABLE AREA S.Q. F.T.	BUILDING FOOTPRINT S.Q. F.T.
554	2828	1705
555	4449	NA
566	4362	1963
567	2885	NA



PRELIMINARY PLAN

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ProjMgr: J.J.G.
Date: FEB. 2019
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As-Built: ----



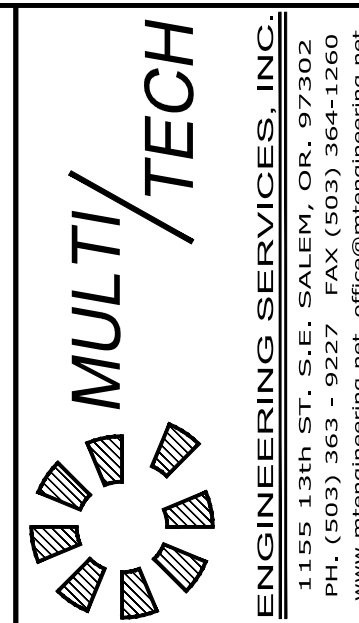
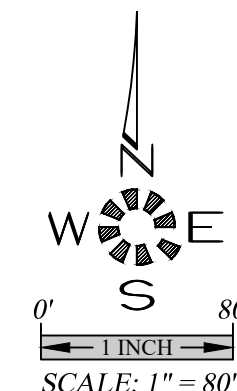
Owner / Developer:

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**9550 S.E. CLACKAMAS Rd.
CLACKAMAS, OREGON 97015**

NORTHSTAR

**SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON**



PRELIMINARY PLAN

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As-Built: ----



EXPIRES: 06-30-2021
JOB # 6610

3 of 7

LOT AREAS		
LOT NO.	BUILDABLE AREA S.Q. F.T.	BUILDING FOOTPRINT S.Q. F.T.
479	4785	NA
480	4365	NA
481	3669	NA
482	3032	NA
483	2287	1800
501	7309	NA
502	3326	NA
505	4778	NA
506	2074	2292
516	2433	1670
517	3628	2590
553	2155	1579

SEGMENT 'A'

J:\6610-6610\6610-NorthstarCommL.L.C\9550 S.E. Clackamas Rd. 3 of 7, 12/14/2019 4:17:46 PM, C:\Program Files\Autodesk\AutoCAD 2019\AutoCAD.exe

Owner / Developer:

Northstar Communities L.L.C.

9550 S.E. CLACKAMAS Rd.
CLACKAMAS, OREGON 97015

NORTHSTAR

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

MULTI/TECH

ENGINEERING SERVICES, INC.
11555 13th St., S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mteengineering.net office@mteengineering.net

PRELIMINARY PLAN

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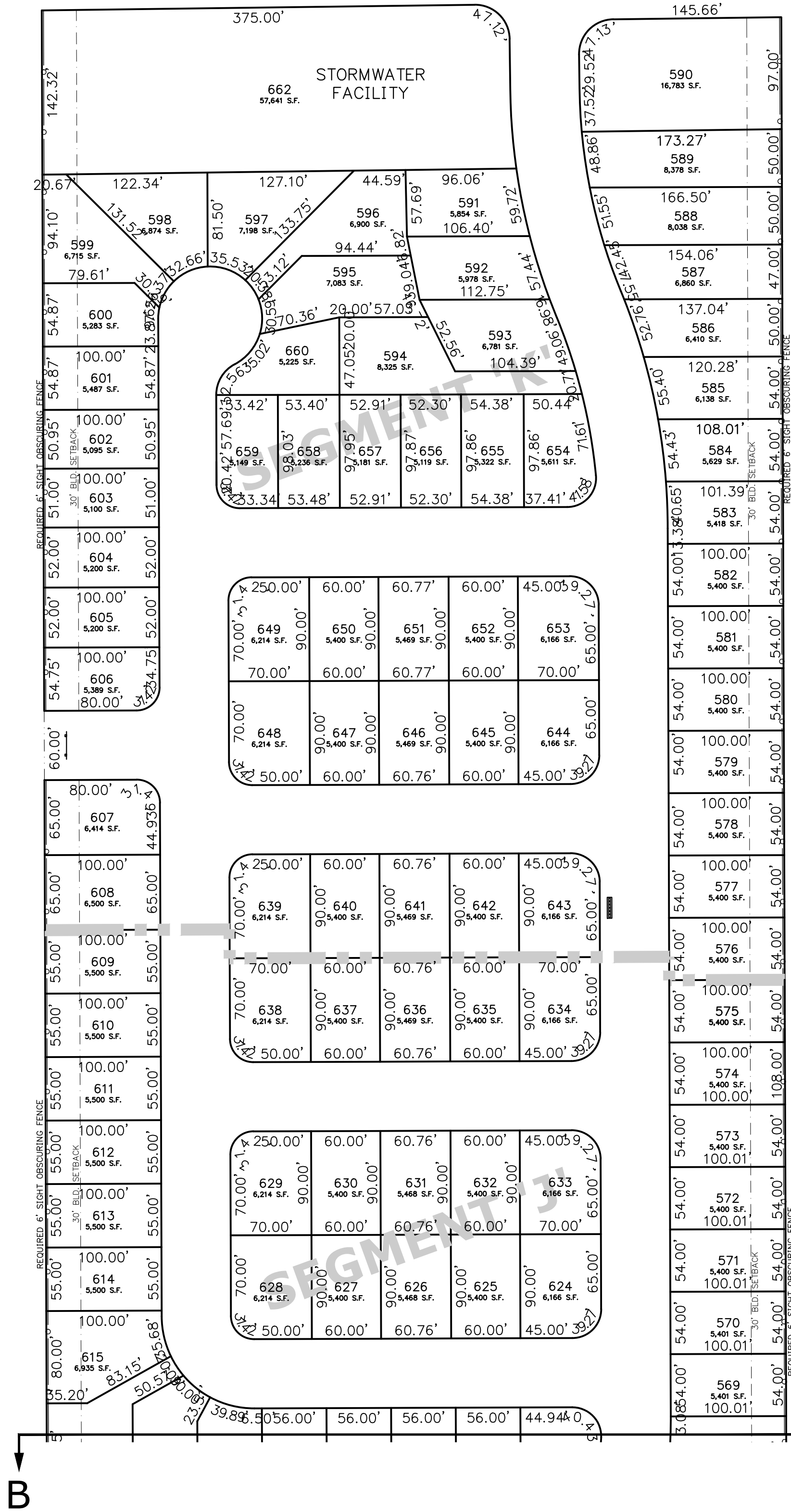
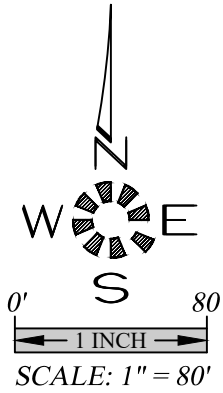
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REGISTERED PROFESSIONAL
ENGINEER
JULY 1998
OREGON
MARK S. GRENFELL

EXPIRES: 06-30-2021

JOB # 6610

4 of 7



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11555 13th St. S.E. Salem, OR 97302
PH: (503) 363 - 9227 FAX: (503) 364-1260
www.mtechengineering.net office@mtechengineering.net

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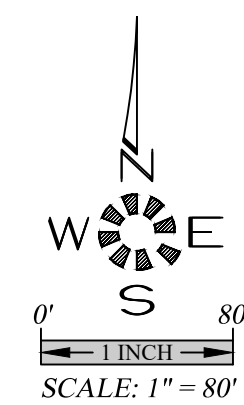
6610_Scaled 3 of 7
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PH: (503) 363-9227 FAX: (503) 364-1260
www.mtengr.com mtengr@mtengr.com

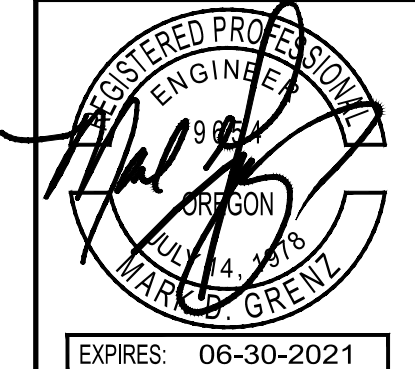
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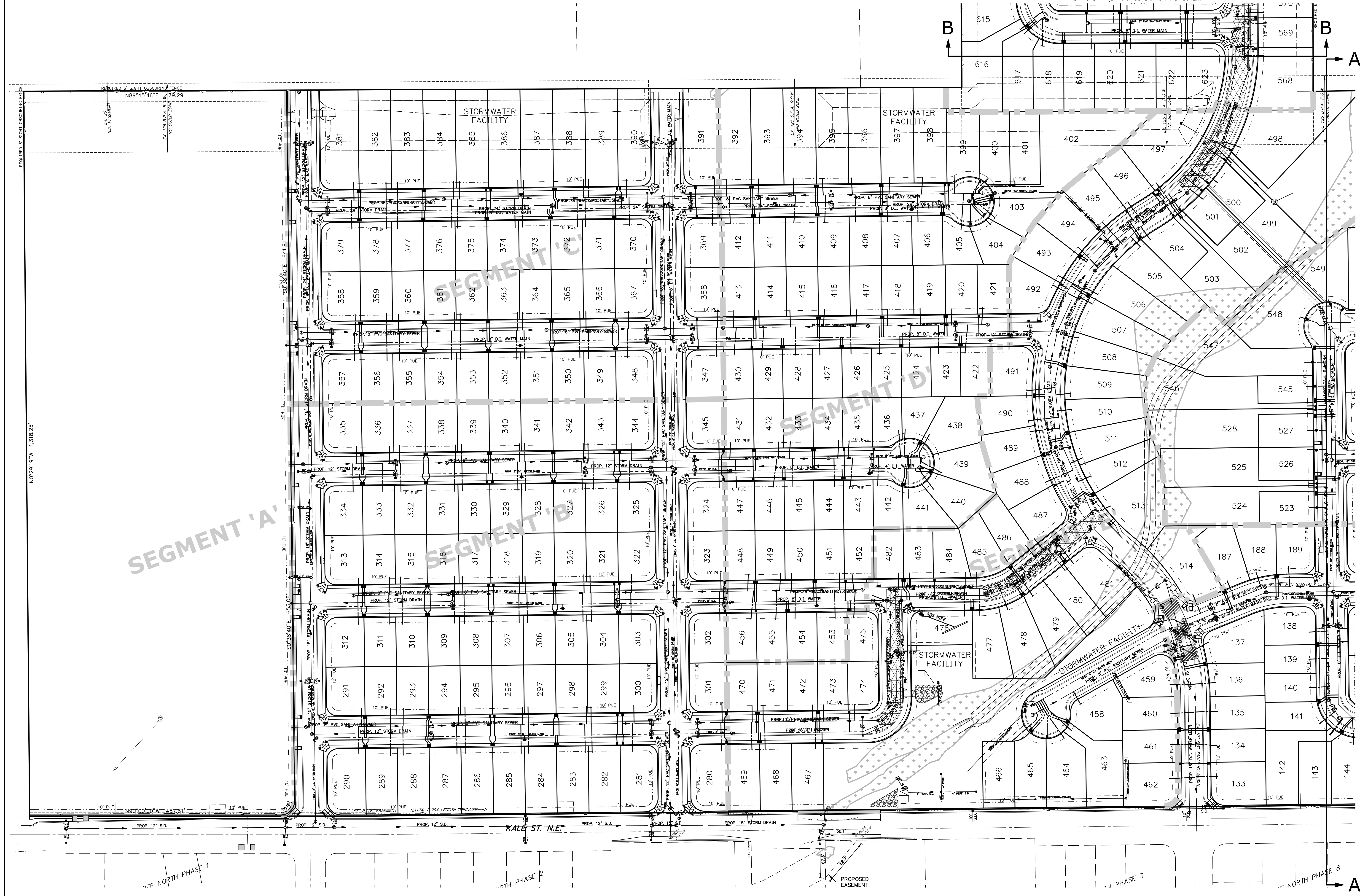
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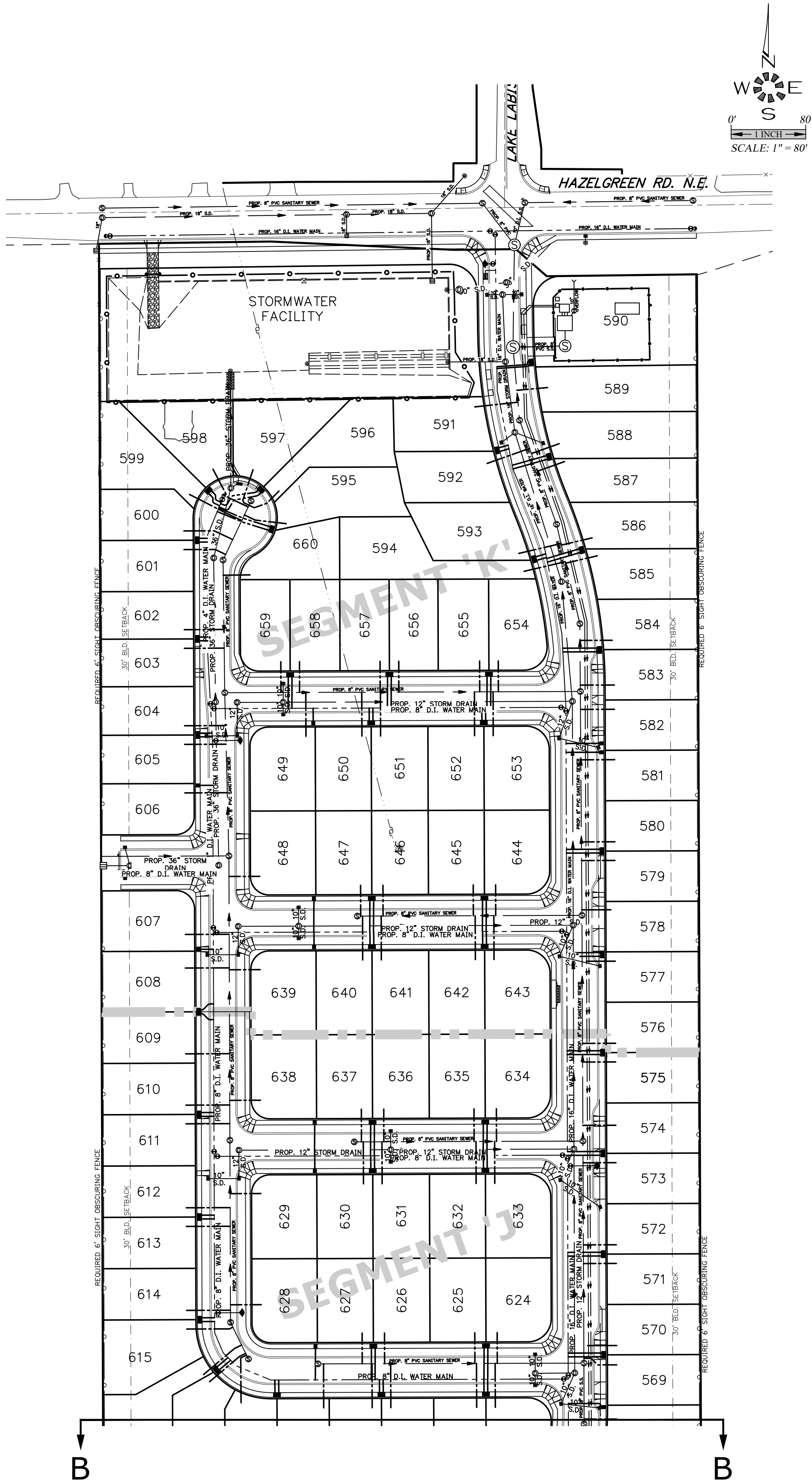


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www.mtengineering.net office@mtengineering.net

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JULY 1998
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