



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 / Class 1 Adjustment Case No. SUB-ADJ21-04
PROPERTY LOCATION:	5826 Battle Creek Rd SE, Salem OR 97306
NOTICE MAILING DATE:	April 1, 2021
PROPOSAL SUMMARY:	An application for the development of a proposed 60-lot subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, April 15, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<p><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></p> <p>South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net.</p> <p>Adjacent Neighborhood Association: Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com.</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	<p>Salem Revised Code (SRC) Chapter(s) 205.010(d) – Subdivision Tentative Plan; 250.005(d)(1) – Class 1 Adjustments</p> <p>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.</p>

PROPERTY OWNER(S):	State Street Homes, Inc.
APPLICANT(S):	State Street Homes, Inc. (Mark Wilde)
PROPOSAL REQUEST:	<p>An application for a Subdivision to divide property located at 5826 Battle Creek Road SE into 60 lots ranging in size from 4,000 square feet to approximately 11,912 square feet; together with a Class 1 Adjustment to:</p> <ul style="list-style-type: none"> a) Allow the maximum lot depth of Lots 1-8 and Lots 49-51 to exceed 300% of their average lot width (SRC 511.010(a)); b) Reduce the minimum required 120-foot double frontage lot depth for Lots 1-10 in order to accommodate the potential for a future sound wall along the eastern boundary of the property abutting Interstate-5 (SRC 511.010(a)); and c) Reduce the minimum required lot width at the front setback line for proposed Lot 49 from 40 feet to 32 feet (SRC 511.010(a)). <p>The property is zoned RS (Single Family Residential), approximately 11.14 acres in size, and located at 5826 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W13C00900).</p>
APPLICATION PROCESS:	<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>
MORE INFORMATION:	<p>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: 20 117944, 21 105659</p>

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 / Class 1 Adjustment Case No. SUB-ADJ21-04

PROJECT ADDRESS: 5826 Battle Creek Rd SE, Salem OR 97306

AMANDA Application No.: 20-117944-LD, 21-105659-ZO

COMMENT PERIOD ENDS: April 15, 2021

SUMMARY: An application for the development of a proposed 60-lot subdivision.

REQUEST: An application for a Subdivision to divide property located at 5826 Battle Creek Road SE into 60 lots ranging in size from 4,000 square feet to approximately 11,912 square feet; together with a Class 1 Adjustment to:

- a) Allow the maximum lot depth of Lots 1-8 and Lots 49-51 to exceed 300% of their average lot width (SRC 511.010(a));
- b) Reduce the minimum required 120-foot double frontage lot depth for Lots 1-10 in order to accommodate the potential for a future sound wall along the eastern boundary of the property abutting Interstate-5 (SRC 511.010(a)); and
- c) Reduce the minimum required lot width at the front setback line for proposed Lot 49 from 40 feet to 32 feet (SRC 511.010(a)).

The property is zoned RS (Single Family Residential), approximately 11.14 acres in size, and located at 5826 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W13C00900).

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. Thursday, April 15, 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: Bryce Bishop, Planner III, Phone: 503-540-2399; E-Mail: bbishop@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

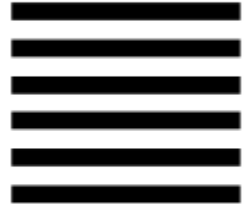


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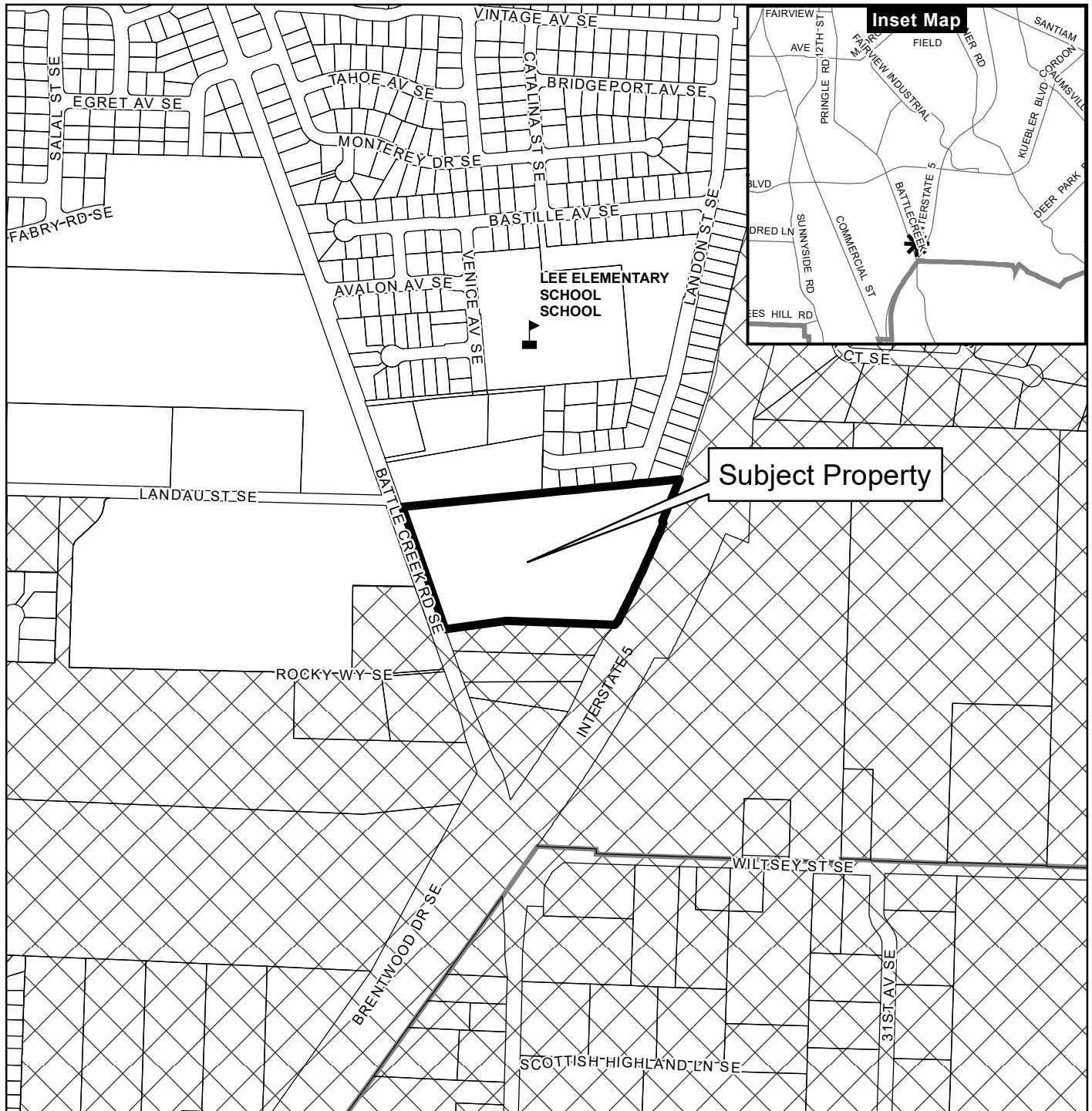
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

5826 Battle Creek Road SE



Legend

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

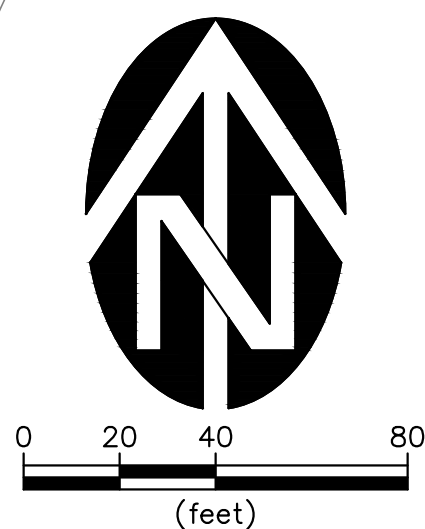
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CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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3/17/2021 2:44:24 PM
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STATE ST HOMES INC

THE RESERVE AT BATTLECREEK

OA SUBDIVISION PLAN

DRAWING
G-4

JOB NUMBER
3063.0000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

PROFESSIONAL
ENGINEER
REVIEW

WILLIAM J. KELLS
REG. NO. 12345
RENEW: 6/30/2022

VERIFY SCALE
BAR IS ONE INCH ON
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DATE: 02/2021

NO. 1

DATE

DESCRIPTION

BY

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.36	800.00	7.19	N33° 35' 40"E	100.29	C34	31.42	20.00	90.00	N23° 41' 48"E	28.28
C2	40.00	800.00	2.87	N28° 34' 05"E	40.00	C35	29.20	230.00	7.27	N17° 39' 58"W	29.18
C3	40.00	800.00	2.87	N25° 42' 11"E	40.00	C36	26.41	230.00	6.58	N10° 44' 23"W	26.39
C4	3.78	800.00	0.27	N24° 08' 07"E	3.78	C37	7.94	80.00	5.69	N4° 36' 27"W	7.94
C5	36.22	5506.54	0.38	N23° 48' 41"E	36.22	C38	30.18	80.00	21.61	N9° 02' 32"E	30.00
C6	40.00	5506.54	0.42	N23° 24' 54"E	40.00	C39	33.33	80.00	23.87	N31° 46' 58"E	33.08
C7	40.00	5506.54	0.42	N22° 59' 55"E	40.00	C40	34.56	80.00	24.75	N56° 05' 31"E	34.29
C8	40.00	5506.54	0.42	N22° 34' 57"E	40.00	C41	19.66	80.00	14.08	N75° 30' 31"E	19.61
C9	40.00	5506.54	0.42	N22° 09' 59"E	40.00	C42	31.42	20.00	90.00	N37° 32' 59"E	28.28
C10	40.00	5506.54	0.42	N21° 45' 00"E	40.00	C43	31.42	20.00	90.00	S52° 27' 01"E	28.28
C11	40.00	5506.54	0.42	N21° 20' 02"E	40.00	C44	29.37	180.00	9.35	N87° 13' 29"E	29.34
C12	40.00	5506.54	0.42	N20° 55' 04"E	40.00	C45	62.55	180.00	19.91	S78° 08' 44"E	62.23
C13	130.00	5506.54	1.35	N20° 02' 00"E	130.00	C46	31.66	20.00	90.71	N66° 27' 24"E	28.46
C14	5.21	5626.54	0.05	S20° 42' 08"W	5.21	C47	57.78	5446.54	0.61	N20° 48' 01"E	57.77
C15	40.88	5626.54	0.42	S20° 56' 13"W	40.88	C48	77.95	5446.54	0.82	N20° 05' 11"E	77.95
C16	40.88	5626.54	0.42	S21° 21' 12"W	40.88	C49	61.28	120.00	29.26	S82° 49' 14"E	60.62
C17	40.88	5626.54	0.42	S21° 46' 11"W	40.88	C50	31.54	20.00	90.35	S23° 00' 56"E	28.37
C18	40.88	5626.54	0.42	S22° 11' 09"W	40.88	C51	94.88	5446.54	1.00	S22° 39' 32"W	94.88
C19	40.88	5626.54	0.42	S22° 36' 08"W	40.88	C52	59.04	5446.54	0.62	S23° 28' 07"W	59.04
C20	40.88	5626.54	0.42	S23° 01' 07"W	40.88	C53	20.99	5446.54	0.22	S23° 53' 22"W	20.99
C21	40.88	5626.54	0.42	S23° 26' 06"W	40.88	C54	54.75	740.00	4.24	S26° 07' 10"W	54.74
C22	40.88	5626.54	0.42	S23° 51' 05"W	40.88	C55	30.14	20.00	86.34	S71° 24' 31"W	27.37
C23	46.13	5626.54	0.47	S24° 17' 40"W	46.13	C56	37.38	260.00	8.24	N69° 32' 27"W	37.35
C24	46.33	5626.54	0.47	S24° 45' 54"W	46.33	C57	43.17	260.00	9.51	N78° 25' 00"W	452.06
C25	12.72	5626.54	0.13	S25° 03' 57"W	12.72	C58	30.50	260.00	6.72	N86° 32' 04"W	451.03
C26	37.32	20.00	106.91	S16° 16' 05"E	32.14	C59	5.30	160.00	1.90	S89° 09' 24"W	5.30
C27	70.41	200.00	20.17	S79° 48' 35"E	70.05	C60	42.61	160.00	15.26	S80° 34' 46"W	42.48
C28	11.87	100.00	6.80	N86° 42' 17"E	11.86	C61	11.88	160.00	4.25	S70° 49' 26"W	11.88
C29	25.50	100.00	14.61	N76° 00' 03"E	25.43	C62	31.42	20.00	90.00	N66° 18' 12"W	28.28
C30	31.42	20.00	90.00	N23° 41' 48"E	28.28	C62	11.88	160.00	4.25	S70° 49' 26"W	11.88
C31	31.42	20.00	90.00	N66° 18' 12"W	28.28	C63	41.10	170.00	13.85	N14° 22' 36"W	41.00
C32	31.42	20.00	90.00	S23° 41' 48"W	28.28	C64	31.42	20.00	90.00	N37° 32' 59"E	28.28
C33	31.42	20.00	90.00	S66° 18' 12"E	28.28						

STATE ST HOMES INC
THE RESERVE AT BATTLECREEK

OA SUBDIVISION CURVE TABLE

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

1 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-enq.com



VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY 1

CKD.	JW
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