



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:	Phased Subdivision / Class 2 Adjustment Case No. SUB-ADJ21-06
PROPERTY LOCATION:	4400 Block of Battle Creek Road SE, Salem OR 97302
NOTICE MAILING DATE:	May 5, 2021
PROPOSAL SUMMARY:	A consolidated application to create 177-lots for single family development, including 34 townhouses (Coburn Grand View Estates).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, May 19, 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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net. Adjacent Neighborhood Association: 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.
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) – Phased Subdivision; 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):	Douglas Drager
APPLICANT(S):	Westwood Homes LLC (Todd Boyce, Bill Wagoner)
PROPOSAL REQUEST:	A consolidated application for a 177-lot phased subdivision (Coburn Grand View Estates) northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE, containing the following requests: 1) A subdivision tentative plan to divide approximately 32.55 acres into 177 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 nine street intervals less than 200-feet long and 52-foot right-of-way, where 60-feet is required for three proposed street; 2) Zoning Adjustment application to increase the Maximum Lot Depth standard of 300% the width for, Lots 34-53, Lots 55-62 and Lots 75-77 to approximately 700%, adjust Lot Depth for double frontage lots 75, 89-93 and 101-103 from 120-feet to 118-feet ; reduce the minimum lot width in the RM-II zone from 20-feet to 16.50-feet for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59, 62 & 77, adjust the Lot Depth of Lot 27 from 70-feet to 30-feet and adjust the minimum Lot Width for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59 and 62 from 20-feet to 16.5-feet. The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600, 083W12C / 700 and 083W11D / 200, 400, 601).
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 103682

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: Phased Subdivision / Class 2 Adjustment Case No. SUB-ADJ21-06

PROJECT ADDRESS: 4400 Block of Battle Creek Road SE, Salem OR 97302

AMANDA Application No.: 21-103682-LD / 21-103366-ZO

COMMENT PERIOD ENDS: Wednesday, May 19, 2021 at 5:00 P.M.

REQUEST: A consolidated application for a 177-lot phased subdivision (Coburn Grand View Estates) northeast of the intersection of Kuebler Boulevard SE and Battle Creek Road SE, containing the following requests:

- 1) A subdivision tentative plan to divide approximately 32.55 acres into 177 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 nine street intervals less than 200-feet long and 52-foot right-of-way, where 60-feet is required for three proposed street;
- 2) Zoning Adjustment application to increase the Maximum Lot Depth standard of 300% the width for, Lots 34-53, Lots 55-62 and Lots 75-77 to approximately 700%, adjust Lot Depth for double frontage lots 75, 89-93 and 101-103 from 120-feet to 118-feet ; reduce the minimum lot width in the RM-II zone from 20-feet to 16.50-feet for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59, 62 & 77, adjust the Lot Depth of Lot 27 from 70-feet to 30-feet and adjust the minimum Lot Width for Lots 35, 38, 41, 44, 47, 48, 51, 52, 56, 59 and 62 from 20-feet to 16.5-feet.

The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600, 083W12C / 700 and 083W11D / 200, 400, 601).

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, May 19, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have limited staffing due to COVID-19. To ensure that comments are received by the deadline, we recommend e-mailing comments to the Case Manager 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

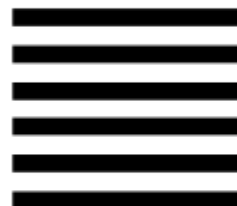


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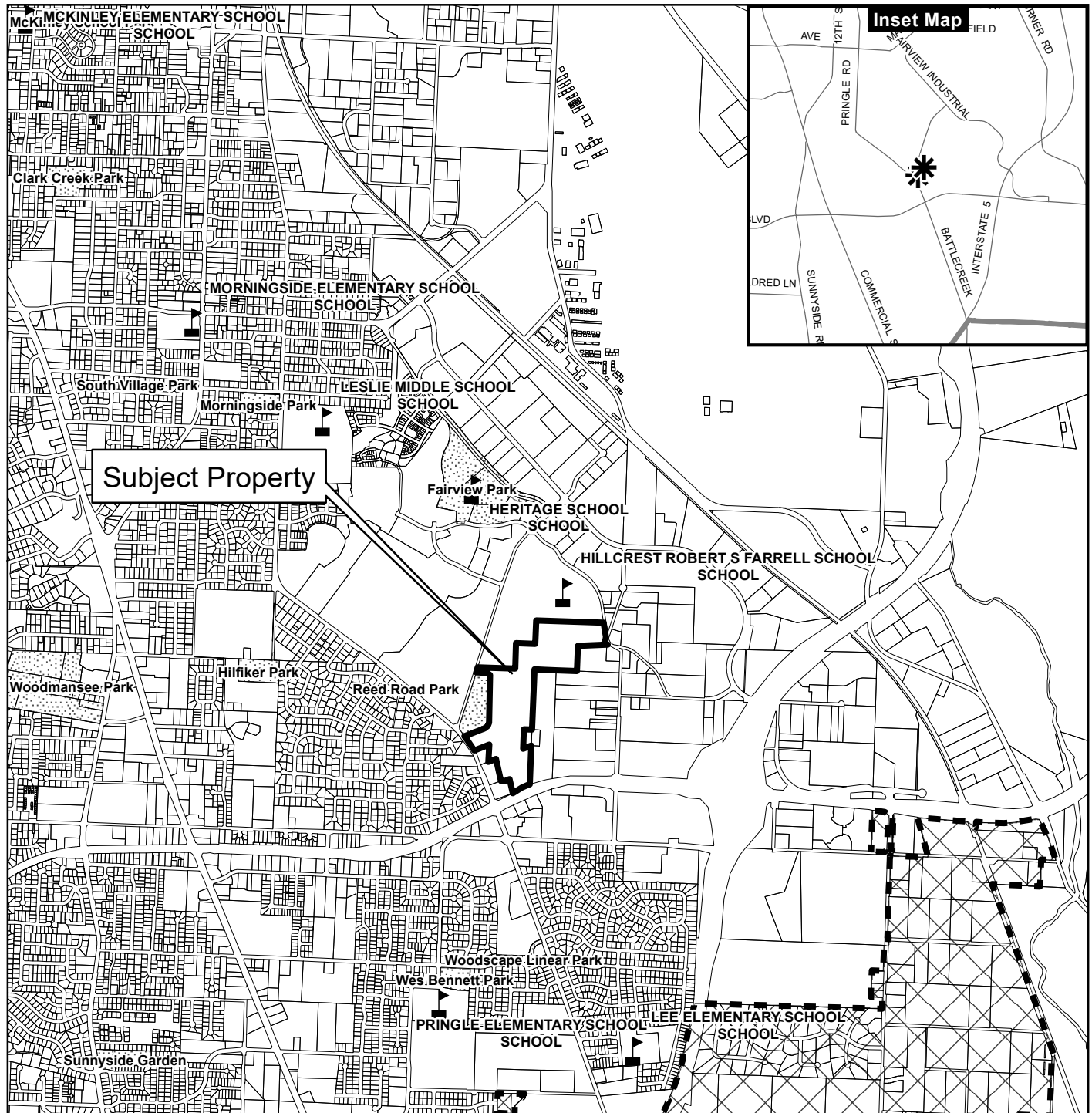
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

4400 Battle Creek Road SE



TOTAL PARCEL SIZE:
DEVELOPABLE AREA — 32.545 Ac.
NUMBER OF UNITS — 177
DENSITY — 5.439 UNITS/AC.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 5,545 S.F.

SECTION A:
DEVELOPABLE AREA — 13.492 Ac.
NUMBER OF UNITS — 82
DENSITY — 6.078 UNITS/AC.
LARGEST LOT — 10,658 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 4,682 S.F.

SECTION B:
DEVELOPABLE AREA — 6.068 Ac.
NUMBER OF UNITS — 24
DENSITY — 3.96 UNITS/AC.
LARGEST LOT — 17,940 S.F.
SMALLEST LOT — 5,941 S.F.
AVERAGE — 5,941 S.F.

SECTION C:
DEVELOPABLE AREA — 6.828 Ac.
NUMBER OF UNITS — 37
DENSITY — 5.419 UNITS/AC.
LARGEST LOT — 8,579 S.F.
SMALLEST LOT — 4,001 S.F.
AVERAGE — 5,548 S.F.

SECTION D:
DEVELOPABLE AREA — 6.155 Ac.
NUMBER OF UNITS — 34
DENSITY — 5.52 UNITS/AC.
LARGEST LOT — 8,353 S.F.
SMALLEST LOT — 4,470 S.F.
AVERAGE — 5,480 S.F.

COBURN GRAND VIEW ESTATES

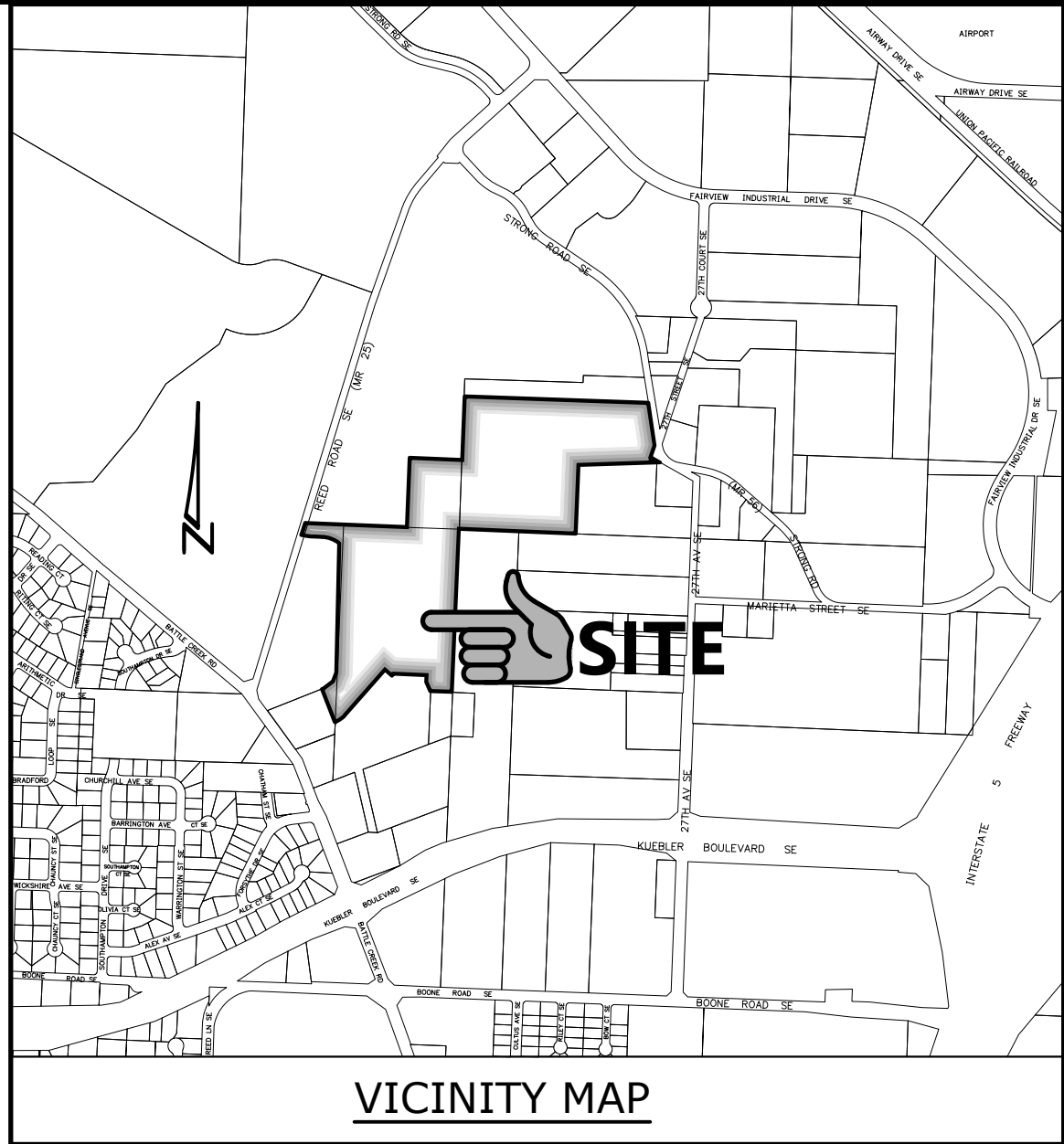
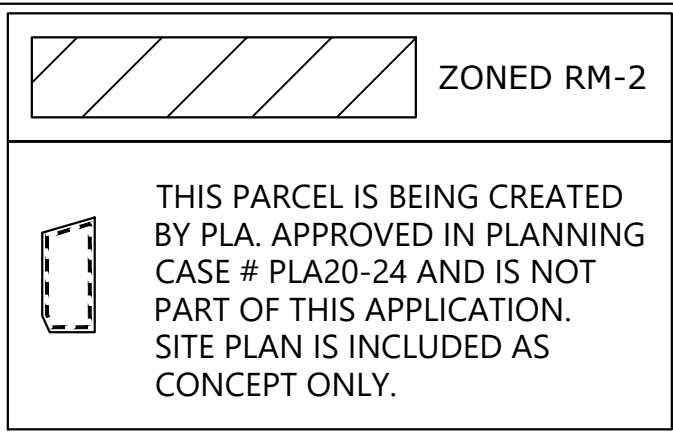
T. 8 S., R. 3 W., Willamette Meridian
Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
City Of Salem, Marion County, Oregon

Owner / Developer:

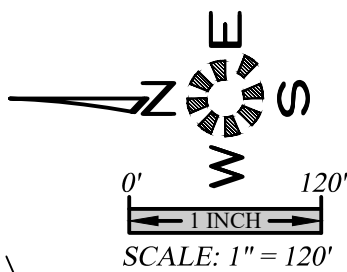
WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229

TOWNHOUSES:
DEVELOPABLE AREA — 2.711 AC.
NUMBER OF UNITS — 34
DENSITY — 12.54 UNITS/AC.
LARGEST LOT — 16,388 S.F.
SMALLEST LOT — 1,635 S.F.
AVERAGE — 3,031 S.F.



T.B.M. 100.00
THIS IS THE DESCRIPTION & LOCATION OF THE T.B.M. ELEVATION MARKER.
THIS IS THE DESCRIPTION & LOCATION OF THE NEAREST B.M. ELEVATION MARKER WITH THE ELEVATION OF THAT B.M.



ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROAD
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN, S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SEWAGE
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST. PROP.		EXIST. PROP.	
⊙	BLOW OFF ASSY.	③	MANHOLE SAN. SEWER
⊠	CATCH BASIN	④	MANHOLE STORM DRAIN
⊡	CATCH BASIN CLEANOUT	②	2' DIA. C.O. / M.H.
⊢	CATCH BASIN INLET	①	MANHOLE TELEPHONE
⊣	CATV PED. / BOX	Ⓜ	MANHOLE WATER
⊤	CLEANOUT	Ⓜ	REDUCER / INCREASER
⊥	ELEC. PED. / BOX	Ⓜ	TEL. PED. / BOX
⊦	FIRE HYDRANT	Ⓜ	TRAFFIC PED. / BOX
⊧	GAS LOCATION MARKER	Ⓜ	UTILITY / POWER POLE
⊨	GAS VALVE	Ⓜ	WATER METER
⊩	MAIL BOX	Ⓜ	WATER VALVE
---		---	SANITARY SEWER EXIST.
---		---	SANITARY SEWER PROP.
---		---	STORM DRAIN EXIST.
---		---	STORM DRAIN PROP.
---		---	WATER MAIN EXIST.
---		---	WATER MAIN PROP.

PRELIMINARY SHEET INDEX

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P102	EXISTING CONDITIONS PLAN
P201	SITE PLAN — NORTH
P202	SITE PLAN — CENTRAL
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 — G ST. & H ST.
P505	PUBLIC STREET IMPROVEMENTS — I AV.
P506	PUBLIC STREET IMPROVEMENTS — J AV.
P507	PUBLIC STREET IMPROVEMENTS — K ST. & E. ACCESS
P508	PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00
P509	PUBLIC STREET IMPROVEMENTS — M ST. 0+00 TO 8+00
P510	PUBLIC STREET IMPROVEMENTS — M ST. 8+00 TO 15+00
P511	PUBLIC STREET IMPROVEMENTS — N ST.
P512	PUBLIC STREET IMPROVEMENTS — O ST.
P513	PUBLIC STREET IMPROVEMENTS — P ST.
P514	PUBLIC STREET IMPROVEMENTS — WALKWAY 1, 2 & 3
P515	TYPICAL STREET SECTIONS
P601	GRADING PLAN — NORTH
P602	GRADING PLAN — CENTRAL
P603	GRADING PLAN — SOUTH

PRELIMINARY PLAN
COVER SHEET

COBURN GRAND VIEW
ESTATES

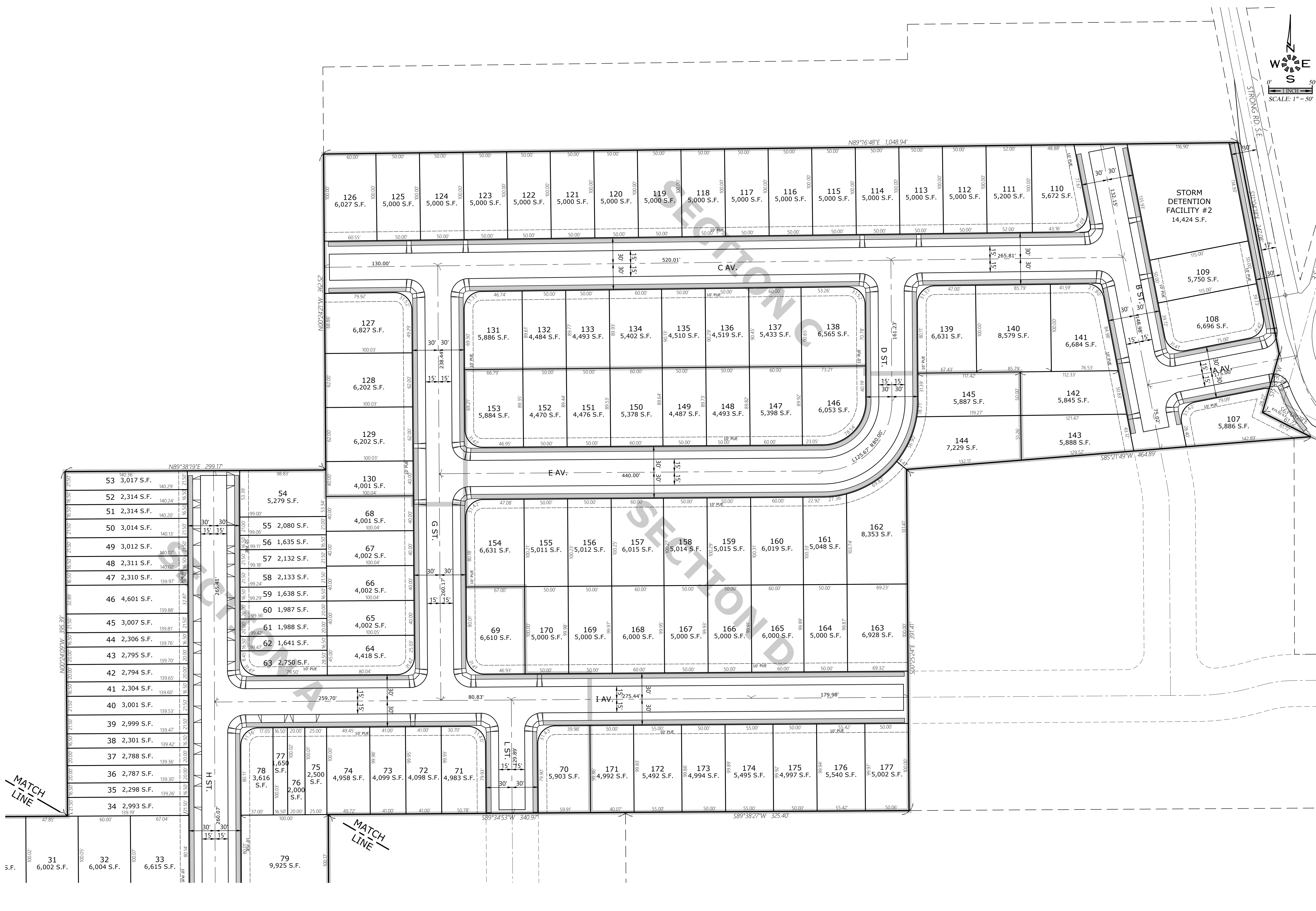
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Drawn: P.H.S.
Checked: J.J.G.
Date: JUNE 2018
Scale: AS SHOWN
As-Built: ---



EXPIRES: 06-30-2021
JOB # 6234

P101



**SITE PLAN
- NORTH -**

**COBURN GRAND VIEW
ESTATES**

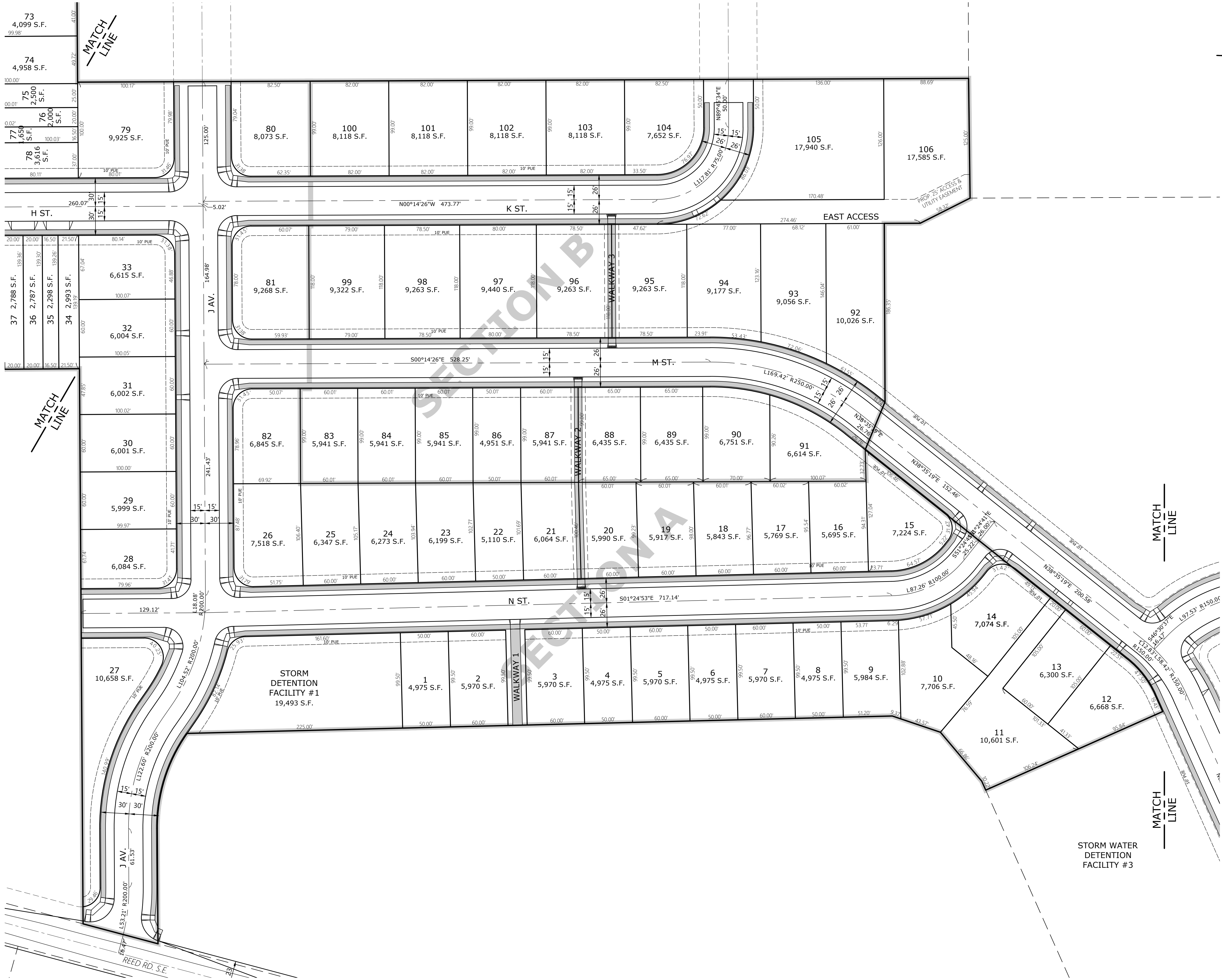
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As-Built: ----

**REGISTERED PROFESSIONAL
ENGINEER**
MARK D. GRAY
JUNE 11, 1978
EXPIRES 06-30-2021
JOB # 6234

P201

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MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. SE SALEM, OR 97302
PH: (503) 363 - 9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

SITE PLAN
- CENTRAL -

COBURN GRAND VIEW
ESTATES

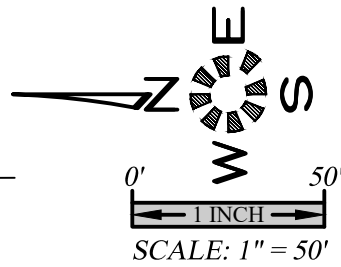
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JOB # 6234

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1155 13th ST. S.E. SALEM, OR 97302
PH: (503) 363 - 9227 FAX: (503) 364-1260
www.mtengineering.net office@mtengineering.net

SITE PLAN
- SOUTH -

COBURN GRAND VIEW
ESTATES

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P203