

## Olivia Dias

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**From:** SHEILA CASE-HOWELL <CASEHOWELL@msn.com>  
**Sent:** Saturday, April 3, 2021 1:06 PM  
**To:** Olivia Dias  
**Subject:** RE: 21-104867-LD, 21-104869-ZO

I oppose this modification! The traffic on Kale street is awful as of right now. This will just add to the problem. The back of my home sits on Kale and I hear the busy traffic day and night and the occupants of apartments haven't even moved in. Please contact me if you have any questions. My phone is 503-463-6362.

Sheila cases Howell  
4532 Summer Wind Ct. NE  
Salem, OR. 97305

## 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](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: A modification to tentative subdivision plan must consider the fact that there is a large population here that needs green areas and parks.

Name/Agency: Pedro Espinosa Gomez

Address: 4925 Skylab Ave. NE Salem OR 97305

Phone: 47 503 602 1166

Email: peeg\_reesgo90@gmail.com

Date: 04/10/2021

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APR 09 2021

COMMUNITY DEVELOPMENT

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☒ 2. I have reviewed the proposal and have the following comments: NO SPECIFIC OBJECTIONS.  
BUT PLEASE HAVE CENTURYLINK COMPLETE THEIR FIBER ROLLOUT SO I CAN GET OFF  
CRAPCAST AND THEIR 1.2 TB DATA CASH GRAB CAP. I LOVE YOU. THANKS!

😊

Name/Agency: RESIDENT IN NORTHSTAR

Address: MY STREET

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

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

Date: 4-8-2021

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- ☒ 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: C Goodman  
Address: 4617 Manning Dr. N.E  
Phone: Salem OR 97305 503-507-8264  
Email: \_\_\_\_\_  
Date: 4/15/21

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COMMUNITY DEVELOPMENT

## REQUEST FOR COMMENTS

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

**REGARDING:** Partition / Class 2 Adjustment Case No. PAR-ADJ21-06

**PROJECT ADDRESS:** 4200 Block of Strong Road SE, Salem OR 97302

**AMANDA Application No.:** 21-103358-LD / 21-105797-ZO

**COMMENT PERIOD ENDS:** Thursday, April 15, 2021 at 5:00 PM

**REQUEST:** A tentative partition plan to divide approximately 17 acres into three parcels, with Parcel 1 consisting of approximately 6.83 acres, Parcel 2 consisting of 6.15 acres and Parcel 3 consisting of 4.71 acres. The applicant is requesting a Class 2 Adjustment to allow Parcel 2 and Parcel 3 to not have street frontage.

The subject property is approximately 17.69 acres in size, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located at 4200 Block of Strong Road SE (Marion County Assessor Map and Tax Lot Number 083W12B / 1600).

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.

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### 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:

*27th Ave between  
Merritt and Strong Road will not  
support this kind of traffic with also the  
new Costco going in. Just the Groove Apartment*

*on reed road  
have created  
a lot more  
traffic.*

Name/Agency: *Don DeTong*  
Address: *4310 27th Ave SE.*  
Phone: *503-931-1599*  
Email: *angel@masullohomes.com*  
Date: *4/6/21*

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APR 19 2021  
COMMUNITY DEVELOPMENT

## REQUEST FOR COMMENTS

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

**REGARDING:** Partition / Class 2 Adjustment Case No. PAR-ADJ21-07

**PROJECT ADDRESS:** 4700 Block of Battle Creek Road SE, Salem OR 97302

**AMANDA Application No.:** 21-103362-LD / 21-105795-ZO

**COMMENT PERIOD ENDS:** Thursday, April 15, 2021 at 5:00 PM

**REQUEST:** A tentative partition plan to divide approximately 15 acres into three parcels, with Parcel 1 consisting of 6.07 acres, and Parcel 2 consisting of 8.78 acres. The applicant is requesting a Class 2 Adjustment to allow Parcel 2 to not have street frontage.

The subject property is approximately 15 acres in size, zoned RA (Residential Agriculture) and located at 4700 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number 083W11D / 400).

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.

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- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: Due To The Conditions on 27th Ave. with the Blind corner at Strong and 27th. more traffic flow on this road with also Costco going in is Not Acceptable.

Name/Agency: Dore DeTong  
Address: 4310 27th Ave  
Phone: 503-931-1599  
Email: Angela @ Masullo Homes.com  
Date: 4/6/21

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APR 12 2021  
COMMUNITY DEVELOPMENT

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☒ 2. I have reviewed the proposal and have the following comments: *NO, NO, NO TOO much traffic - eliminate habitat for wildlife no old growth. NO MORE*

Name/Agency: *JANICE WHITSCHICK*  
Address: *5243 SILVERLOD NE*  
Phone: *503 269 9921*  
Email: *whitschickjanice@gmail.com*  
Date: *4/7/21*

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- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: Connie Currence

Address: 4833 Ranger Ave. NE, Salem, OR 97305

Phone: 504 488 6382

Email: conniecurrence@gmail.com

Date: 4/10/21

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APR 14 2021

COMMUNITY DEVELOPMENT



## Olivia Dias

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**From:** Sami Gibson <samigibson7@gmail.com>  
**Sent:** Wednesday, April 14, 2021 4:20 PM  
**To:** Olivia Dias  
**Subject:** Comments regarding case SUB07-13AMOD4-ADJ21-01

Good afternoon,

I am one of the residents impacted by the build proposed. My concerns are the build will really take away from the scenery of the area, add more through traffic from hazel green rd to kale and vice versa, added light pollution, and possible trespassing. I live in one of the houses with a cyclone fence and non buildable land behind it. We already have a lot of people walking behind our house. If more houses are added next to the game land, we will have even more foot traffic. This also could impact the integrity of the land behind us as well. I am not opposed to the houses built up to Apollo Ave. I am opposed to the houses built parallel to hazel green road park and behind the current houses.

Please let me know if you have any questions or concerns

Best,  
Samantha sgibson