



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:	Fairview Refinement Plan Minor Amendment / Subdivision / Class 2 Driveway Approach Permit Case No. FRPA-SUB-DAP21-03
PROPERTY LOCATION:	3990 Old Strong Rd SE, Salem OR 97302
NOTICE MAILING DATE:	September 3, 2021
PROPOSAL SUMMARY:	An application for a 29-lot residential subdivision of approximately 4.46 acres of the former Fairview Training Center site, together with a minor amendment to the Fairview Refinement Plan II refinement plan and a driveway approach permit for the proposed private street access onto Strong Road SE.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, September 17, 2021</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
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:	<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 .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 530.035(e)(1) – Amendments to refinement plans; 205.010(d) – Subdivision Tentative Plan; 804.025(d) – Class 2 Driveway Approach Permit 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):	Ward Development LLC (Steve Ward, Marcus Ward, Kyle Ward, Travis Ward, Ryan Ward)
APPLICANT(S):	Steve Ward
PROPOSAL REQUEST:	<p>A consolidated application for a proposed 29-lot residential subdivision of approximately 4.46 acres of the former Fairview Training Center site. The application includes the following:</p> <ol style="list-style-type: none"> 1) A Tentative Subdivision to divide the approximate 4.46-acre property into 29 residential lots ranging in size from approximately 2,590 square feet to 5,370 square feet. 2) A Minor Amendment to the Fairview Refinement Plan II refinement plan to: <ol style="list-style-type: none"> a) Increase the number of dwelling units allowed within the refinement plan from 457 to 465; and b) Increase the maximum allowed driveway depth from 20 feet to 24 feet. 3) A Class 2 Driveway Approach Permit for the proposed private street access onto Strong Road SE. <p>The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).</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: 21 108635, 21 106892, 21 116632</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: Fairview Refinement Plan Minor Amendment / Subdivision / Class 2
Driveway Approach Permit Case No. FRPA-SUB-DAP21-03

PROJECT ADDRESS: 3990 Old Strong Rd SE, Salem OR 97302

AMANDA Application No.: 21-108635-ZO, 21-106892-LD, 21-116632-ZO

COMMENT PERIOD ENDS: September 17, 2021

SUMMARY: An application for a 29-lot residential subdivision of approximately 4.46 acres of the former Fairview Training Center site, together with a minor amendment to the Fairview Refinement Plan II refinement plan and a driveway approach permit for the proposed private street access onto Strong Road SE.

REQUEST: A consolidated application for a proposed 29-lot residential subdivision of approximately 4.46 acres of the former Fairview Training Center site. The application includes the following:

- 1) A Tentative Subdivision to divide the approximate 4.46-acre property into 29 residential lots ranging in size from approximately 2,590 square feet to 5,370 square feet.
- 2) A Minor Amendment to the Fairview Refinement Plan II refinement plan to:
 - a) Increase the number of dwelling units allowed within the refinement plan from 457 to 465; and
 - b) Increase the maximum allowed driveway depth from 20 feet to 24 feet.
- 3) A Class 2 Driveway Approach Permit for the proposed private street access onto Strong Road SE.

The property is zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan and is located at 3990 Old Strong Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W11A00100, 00200, and 00300).

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. Friday, September 17, 2021, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; 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

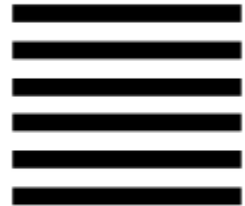


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



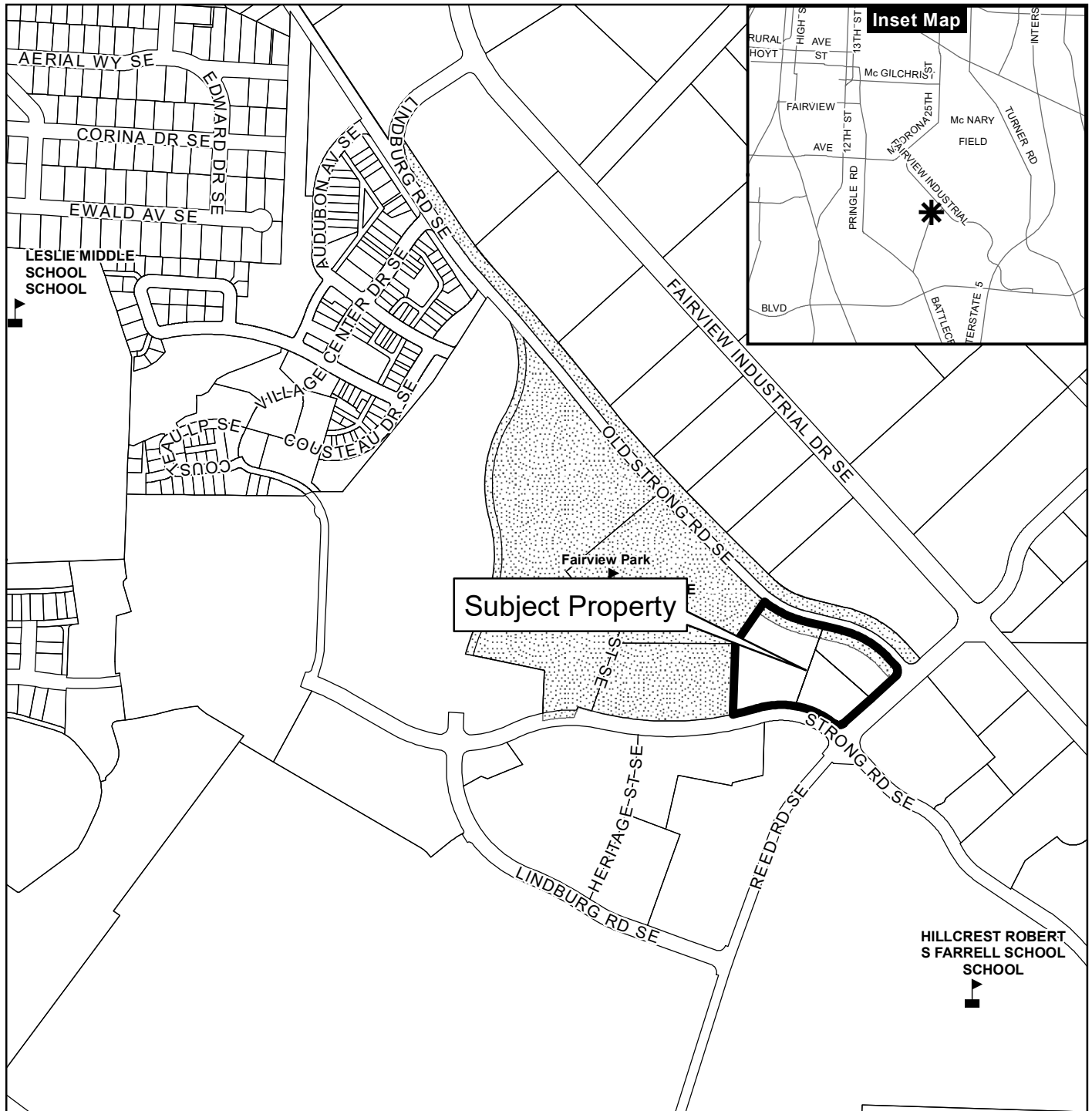
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

3990 Old Strong Road SE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

DRAWINGS FOR: STRONG HEIGHTS SUBDIVISION

TAX LOTS: 083W11A00100
083W11A00200
083W11A00300

FOR:

WARD DEVELOPMENT, LLC
6998 Chakarun Lane SE
Salem, OR 97306

Steve Ward
503-931-3460
sward@westech-eng.com

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EC-2	EROSION CONTROL NOTES & DETAILS
EC-3	EROSION CONTROL NOTES & DETAILS
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EC-5	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
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D-1	CIVIL DETAILS
D-2	CIVIL DETAILS



Know what's below.
Call before you dig.

ENGINEER:

WESTECH ENGINEERING, INC.
3841 Fairview Industrial Dr SE, Suite 100
Salem, Oregon 97302

Steve Ward, PE
Phone: (503) 585-2474
Email: sward@westech-eng.com

SURVEYOR:

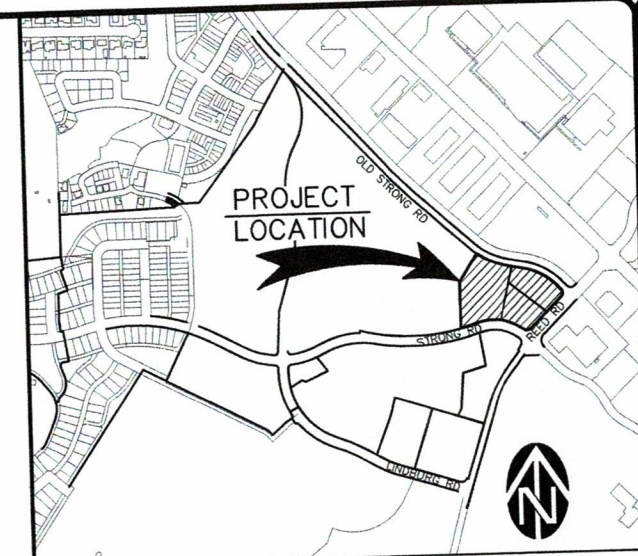
BARKER SURVEYING
3657 Kashmir Way SE
Salem, Oregon 97317

Greg Wilson, PLS
Phone: (503) 588-8800
Email: greg@barkerwilson.com

GEOTECHNICAL ENGINEER:

GEO ENGINEERS
333 High Street NE Suite 102
Salem, Oregon 97301

Julio Vela, PE
Phone: (971) 304-3078
jvela@geoengineers.com

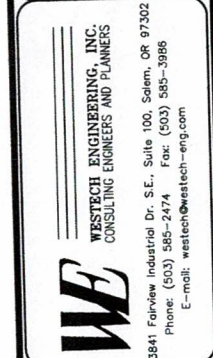
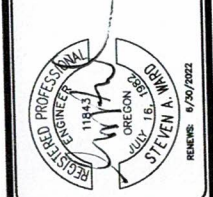


VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	—X—X—	—X—X—
BARRICADE	—B—	—B—
TELEPHONE MANHOLE	—TM—	—TM—
TELEPHONE PEDESTAL	—TP—	—TP—
SANITARY SEWER MANHOLE	—SM—	—SM—
STORM DRAIN MANHOLE	—SDM—	—SDM—
CATCH BASIN	—CB—	—CB—
FIRE HYDRANT AND VALVE	—FH—	—FH—
WATER METER	—WM—	—WM—
WATER VALVE	—WV—	—WV—
POWER POLE	—PP—	—PP—
POWER POLE W/ANCHOR	—PPA—	—PPA—
POLE W/LUMINARE	—PL—	—PL—
LIGHT POLE	—LP—	—LP—
SIGN POST	—SP—	—SP—
MAILBOX	—MB—	—MB—
HEDGE OR BRUSH	—HB—	—HB—
TREES	—T—	—T—

NO.	DATE	DESCRIPTION	BY
1	NOV 2021	ISSUED FOR PERMIT	SW
2	FEB 2022	REVISED	SW

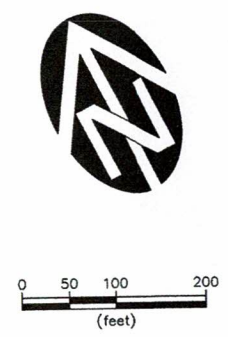
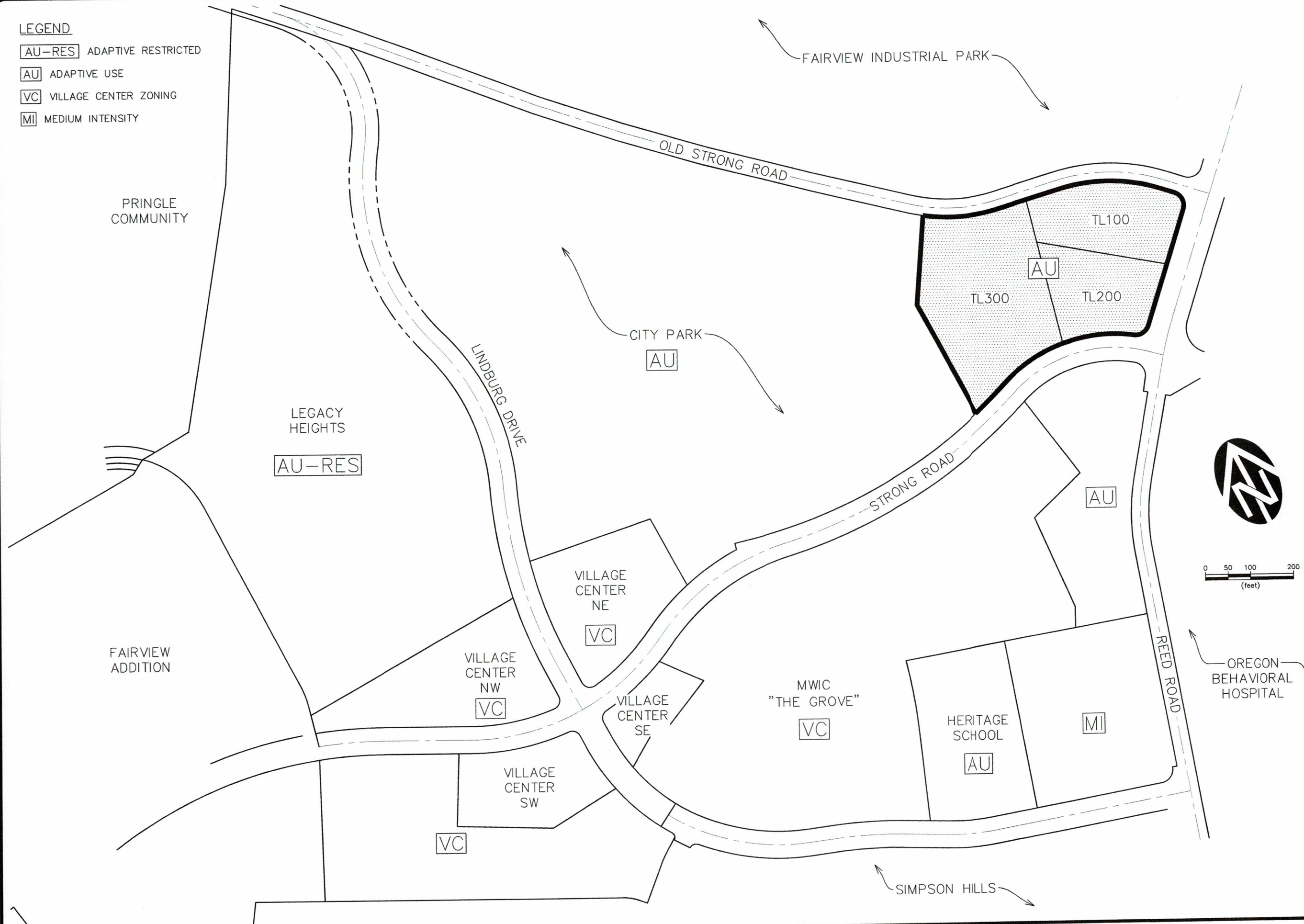


WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
COVER SHEET,
VICINITY & LOCATION MAPS,
DRAWING INDEX

DRAWING
G-1
JOB NUMBER
2720.7000.0

LEGEND

- AU-RES ADAPTIVE RESTRICTED
- AU ADAPTIVE USE
- VC VILLAGE CENTER ZONING
- MI MEDIUM INTENSITY



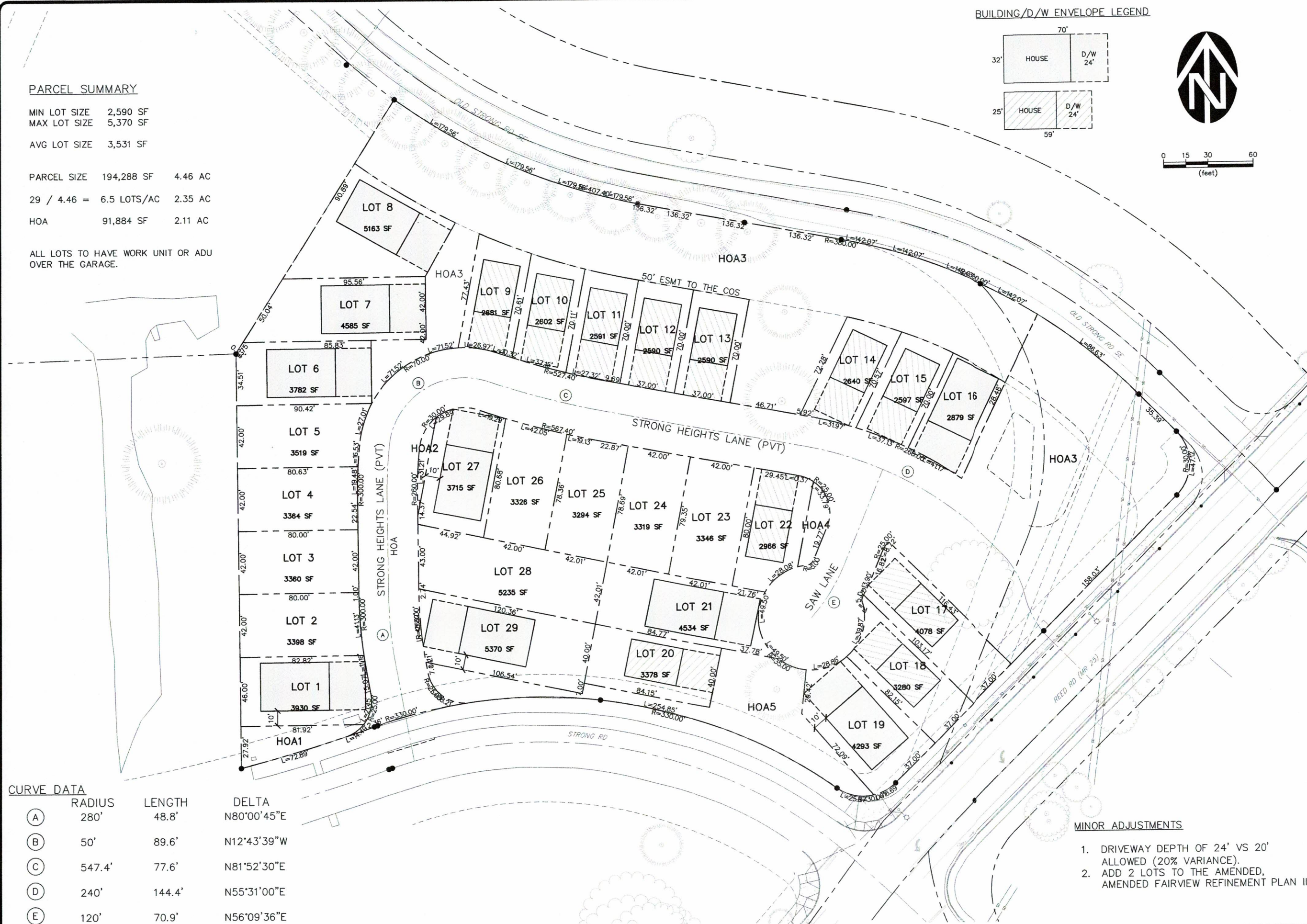
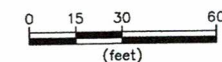
7/20/2021 1:27:35 PM
R:\Dwg\WARD Property\Strong Heights Subdivision\Civil\Plots\G-2 Zoning Map.dwg (Layout1 tab)

WESTTECH 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: westtech@westtech-eng.com	
WARD DEVELOPMENT, LLC STRONG HEIGHTS SUBDIVISION OVERALL ZONING MAP	
DRAWING G-2	
JOB NUMBER 2720.7000.0	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING MUST BE ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DSN. SAW DRN. AR CKD. SAW DATE: FEB 2021
REVISIONS NO. DATE DESCRIPTION 1 	

MIN LOT SIZE	2,590 SF
MAX LOT SIZE	5,370 SF
AVG LOT SIZE	3,531 SF

PARCEL SIZE	194,288 SF	4.46 AC
29 / 4.46 =	6.5 LOTS/AC	2.35 AC
HOA	91,884 SF	2.11 AC

ALL LOTS TO HAVE WORK UNIT OR ADU
OVER THE GARAGE.



	RADIUS	LENGTH	DELTA
(A)	280'	48.8'	N80°00'45"E
(B)	50'	89.6'	N12°43'39"W
(C)	547.4'	77.6'	N81°52'30"E
(D)	240'	144.4'	N55°31'00"E
(E)	120'	70.9'	N56°09'36"E

1. DRIVEWAY DEPTH OF 24' VS 20' ALLOWED (20% VARIANCE).
2. ADD 2 LOTS TO THE AMENDED, AMENDED FAIRVIEW REFINEMENT PLAN II.

VERIFY SCALE		1"	
BAR IS ONE INCH ON ORIGINAL DRAWING			
D [REDACTED]			
IF NOT ONE INCH ON ORIGINAL DRAWING, SCALE FOLLOWING			
DSN.	SAW	NO.	DATE
DRN.	AR		
CKD.	SAW		
DATE: FEB 2021		REVISIONS	
			BY



WE

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97301
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
OVERALL LOT LAYOUT

DRAWING
G-3

JOB NUMBER

2720.7000.0

NOTES:

1. AFTER REMOVAL OF ALL TREES, STUMPS, & DEBRIS FINE GRADE ALL LOTS TO FORM A SMOOTH, FREE DRAINING, MOBILE SURFACE.

2. SEE DWG EC-5 FOR TREE REMOVAL/PROTECTION SUMMARY

✕ REMOVE TREE

EROSION CONTROL LEGEND

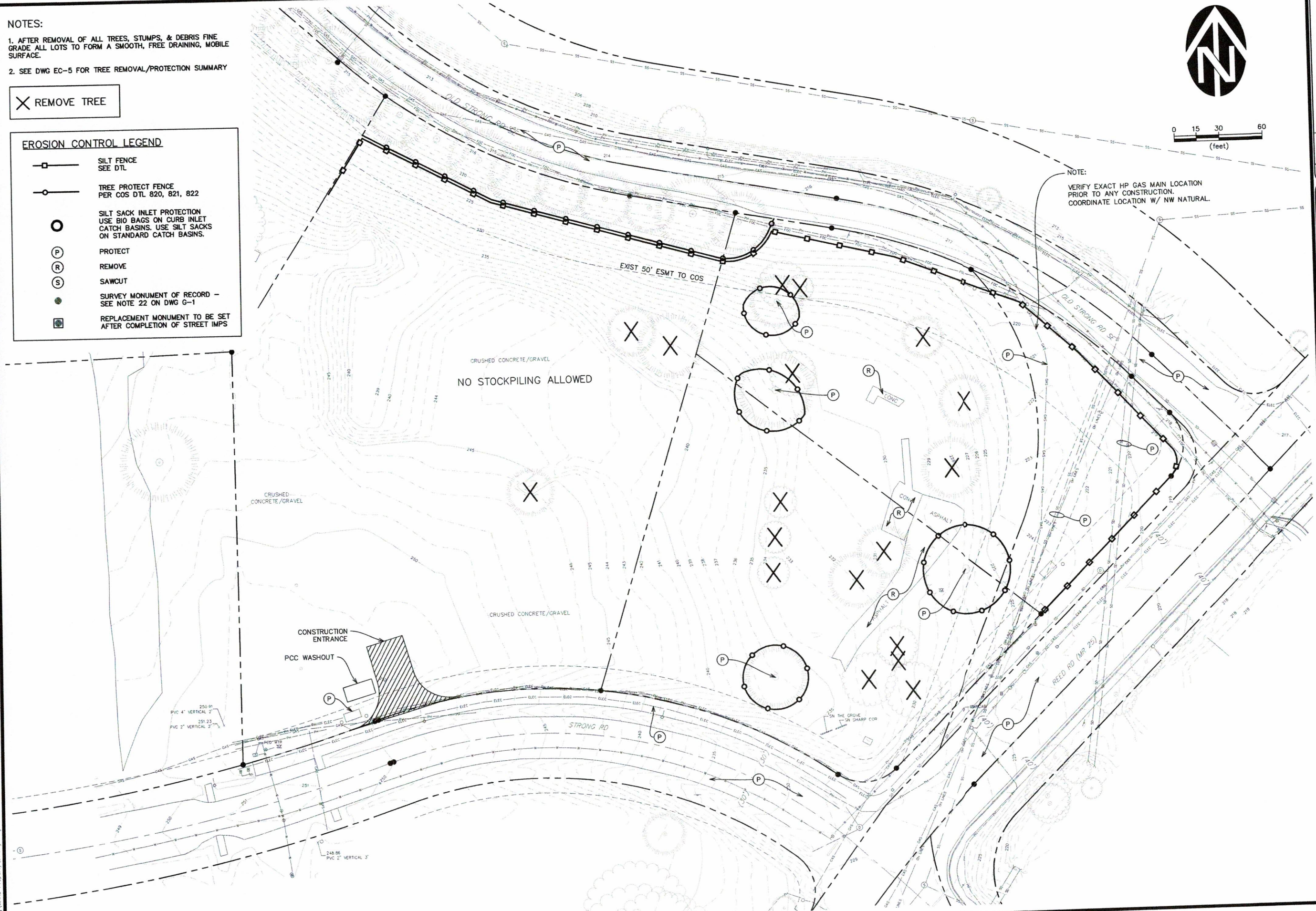
- SILT FENCE
SEE DTL
- TREE PROTECT FENCE
PER COS DTL 820, 821, 822
- SILT SACK INLET PROTECTION
USE BIO BAGS ON CURB INLET
CATCH BASINS. USE SILT SACKS
ON STANDARD CATCH BASINS.
- (P) PROTECT
- (R) REMOVE
- (S) SAWCUT
- SURVEY MONUMENT OF RECORD —
SEE NOTE 22 ON DWG G-1
- REPLACEMENT MONUMENT TO BE SET
AFTER COMPLETION OF STREET IMPS



0 15 30 60
(feet)

NOTE:

VERIFY EXACT HP GAS MAIN LOCATION
PRIOR TO ANY CONSTRUCTION.
COORDINATE LOCATION W/ NW NATURAL.



NO.	DATE	DESCRIPTION	BY
1			

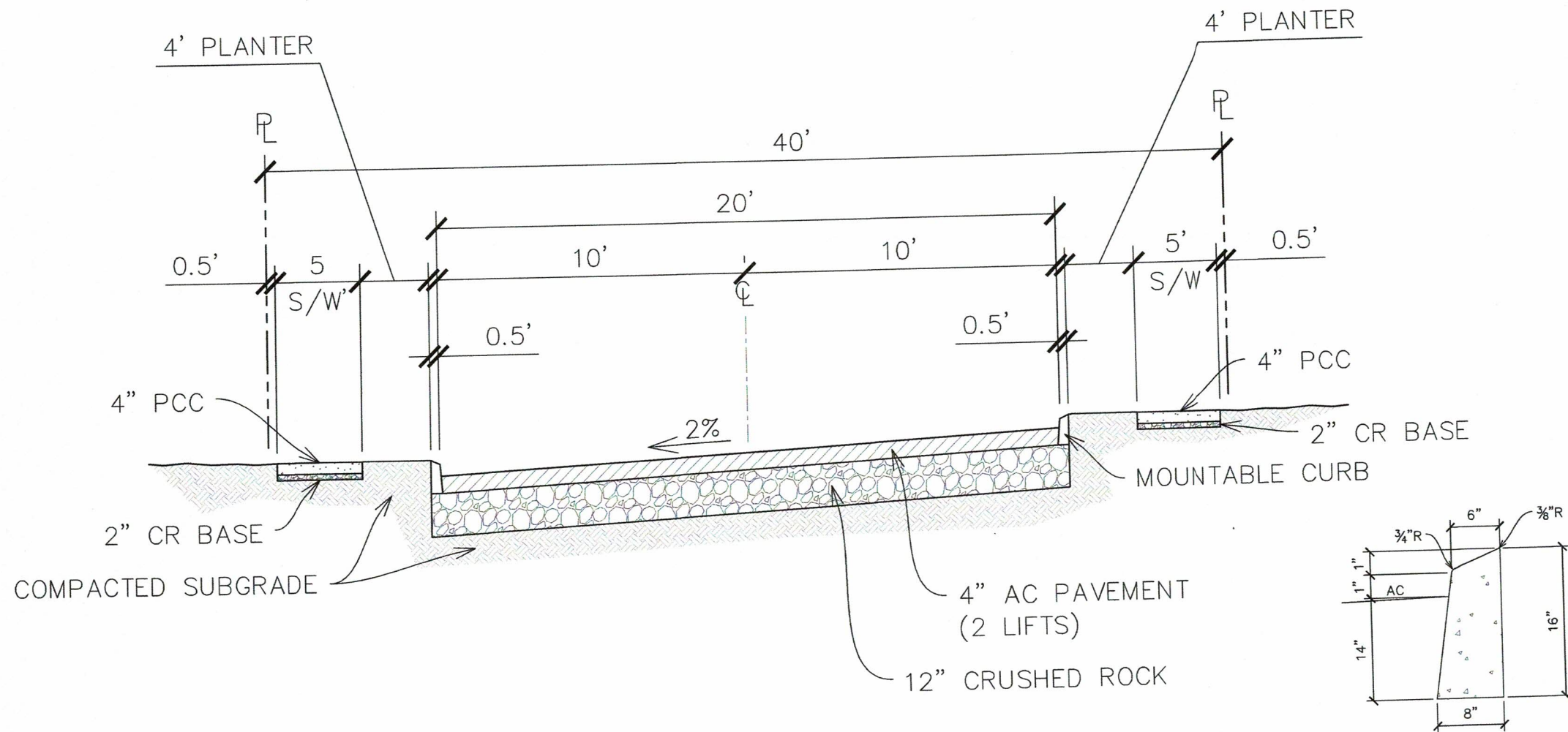
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 15 30 60 FEET	1"
DSN	SAW
DPN	AR
CKD	SAW
DATE: FEB 2021	



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
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E-mail: westech@westech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
EXISTING CONDITIONS,
EROSION CONTROL,
& DEMOLITION PLAN

DRAWING
EC-5
JOB NUMBER
2720.7000.0



TYPICAL STREET SECTION

N.T.S.

MOUNTABLE CURB

N.T.S.

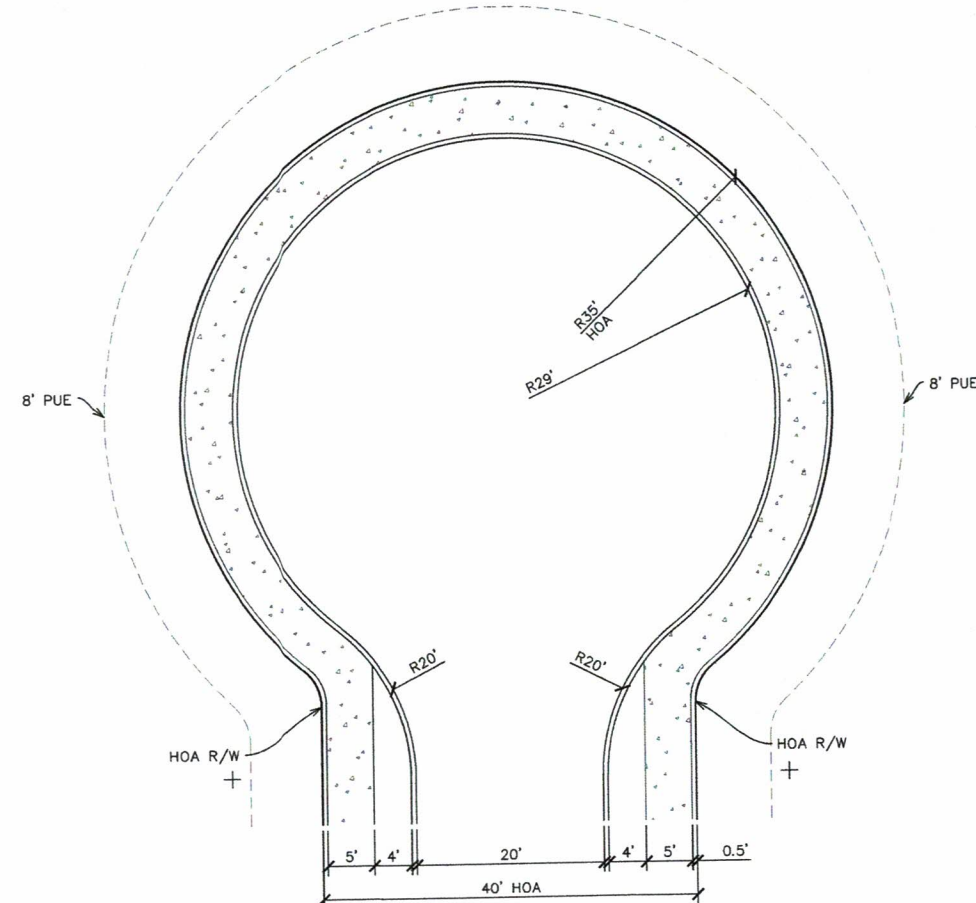
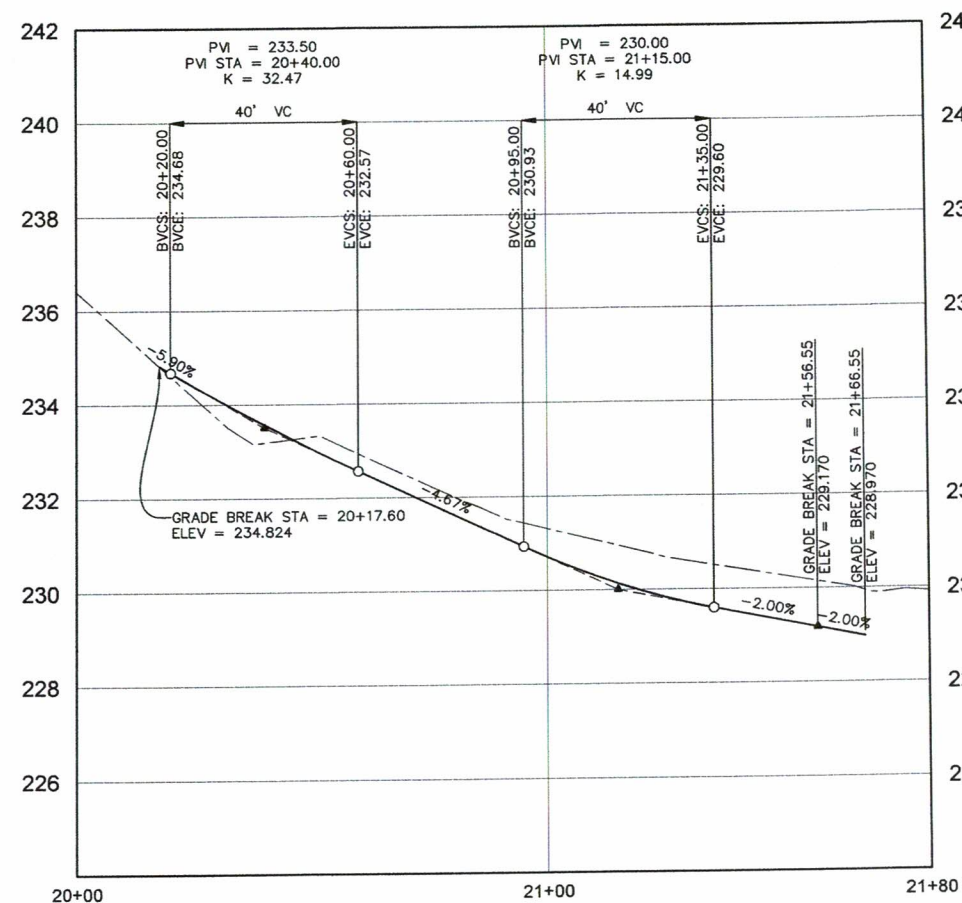
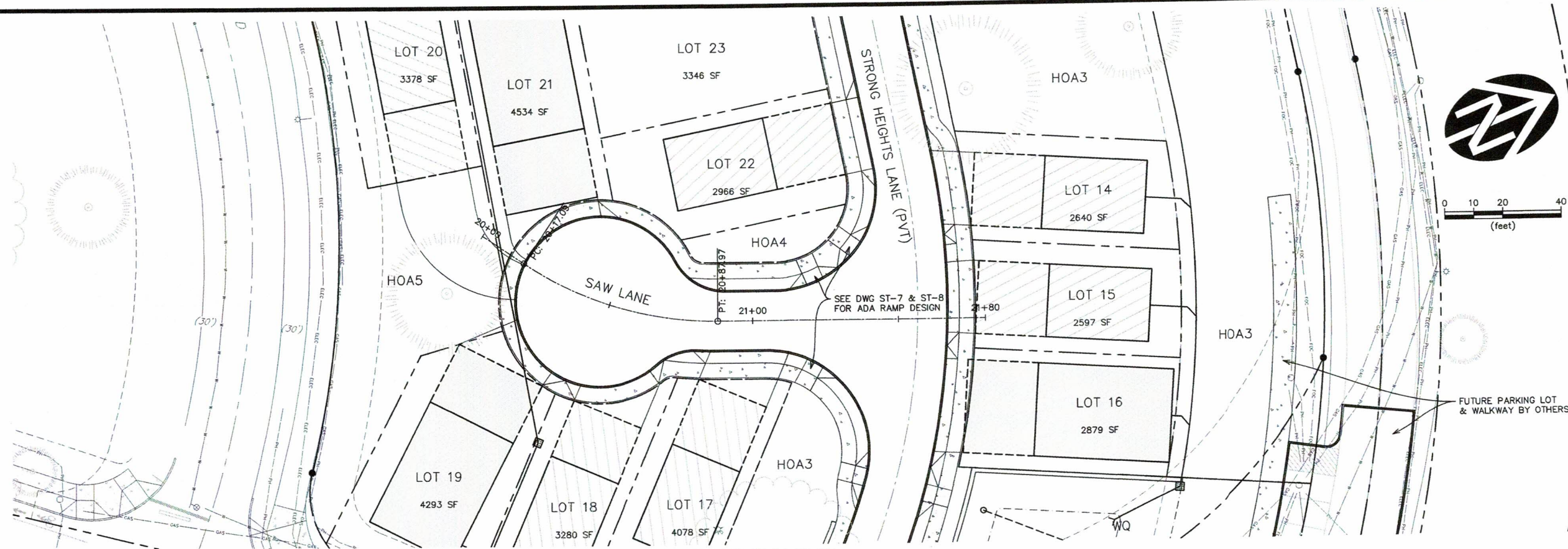
NOTES:

1. STREETS CLASSIFIED AS PRIVATE STREETS WITH CURBS IN ACCORDANCE WITH THE APPROVED AMENDED REFINEMENT PLAN.
2. NO PARALLEL STREET PARKING ALLOWED.
3. STREET MAINTAINED BY HOA.

DESIGN EXCEPTION REQUESTED FOR PRIVATE STREETS:

1. VERTICAL CURVE K VALUES.
2. HORIZONTAL CURVE RADIUS AT STRONG HEIGHTS 90° CORNER.
3. DRIVEWAY APRON VS CURB RETURN AT STRONG ROAD.
4. MOUNTABLE CURB FOR PCC CURBS.
5. 2% CROSS SLOPE IN LIEU OF A NORMAL CROWNED STREET.

7/20/2021 1:29:09 PM
R:\DWG\WARD Property\Strong Heights Subdivision\Drawings\ST-6.dwg (ST-6 tab)



VERIFY SCALE		DATE: FEB 2021	
DATE	DESCRIPTION	NO.	BY
11/13/2020	SAW	1	STEFEN A. WEST
11/13/2020	DRN.		
11/13/2020	CKD.		

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

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

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
SAW LANE (PVT)
PLAN-PROFILE

DRAWING
ST-6

JOB NUMBER
2720.7000.0

7/20/2021 1:29:36 PM
R:\03\WARD\Property\Strong Heights Subdivision\Civil\Plots\ST-9 Surfacing.dwg (Layout1 Tab)

LEGEND

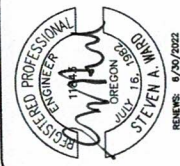
- AC PAVEMENT
4" AC OVER 12" CR BASE
OVER COMPACTED SUBGRADE
- HEAVY DUTY PCC
6" PCC OVER 2" CR BASE
OVER COMPACTED SUBGRADE
- LIGHT DUTY PCC
4" PCC OVER 2" CR BASE
OVER COMPACTED SUBGRADE
- (W) RETAINING WALL (DTL 8310A)
- (C) CURB (SEE DWG ST-2)
- (E) END CURB
- (S) SAWCUT
- (M) MATCH



0 15 30 60
(feet)

VERIFY SCALE
BASED ON 1" = 30'
IF NOT ONE INCH ON
DRAWING, SCALE
SHALL BE ACCORDING
TO THE FOLLOWING

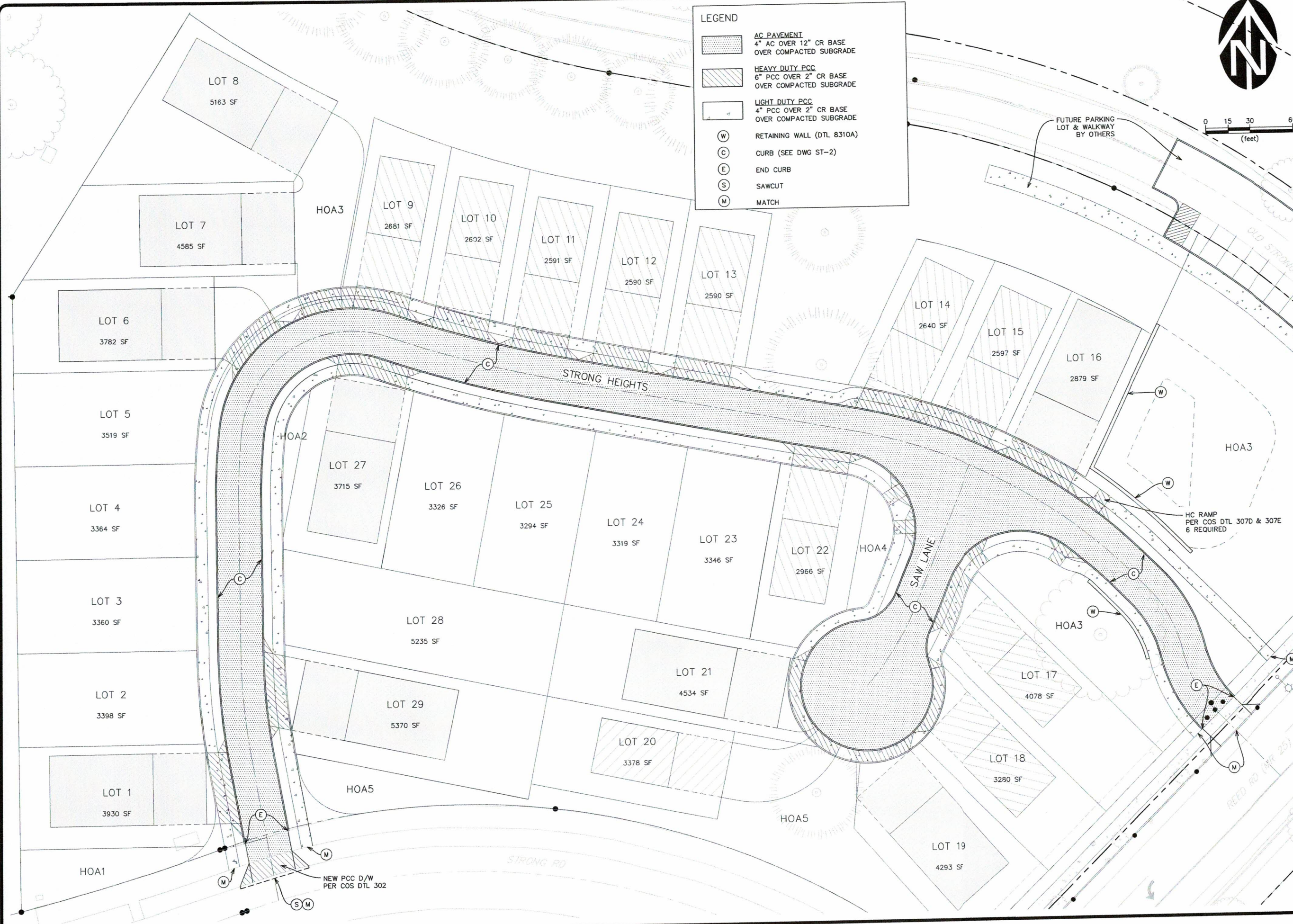
DATE: FEB 2021
NO. 1
DATE
DESCRIPTION
BY



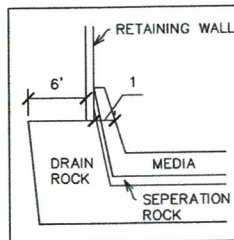
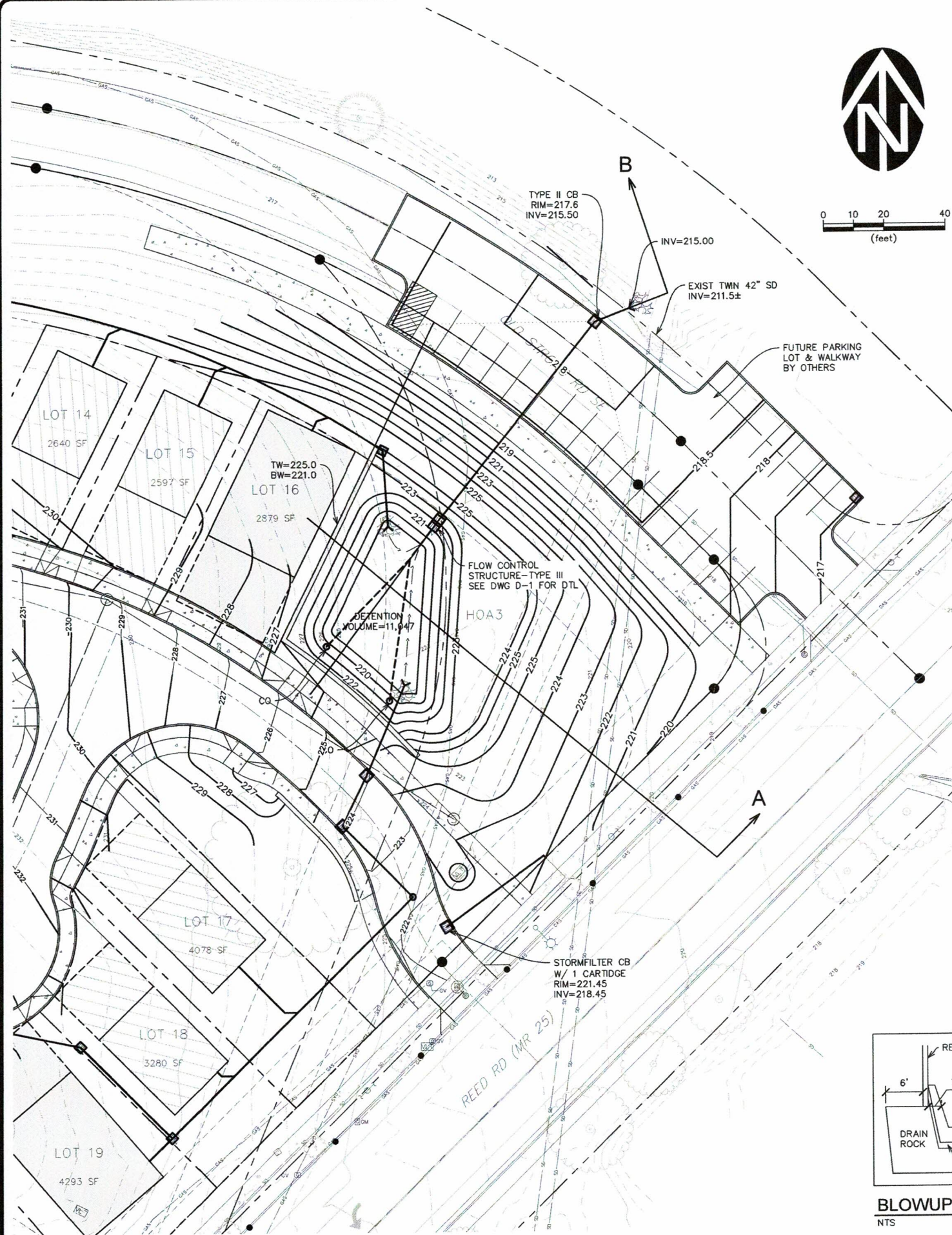
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION
SURFACING PLAN

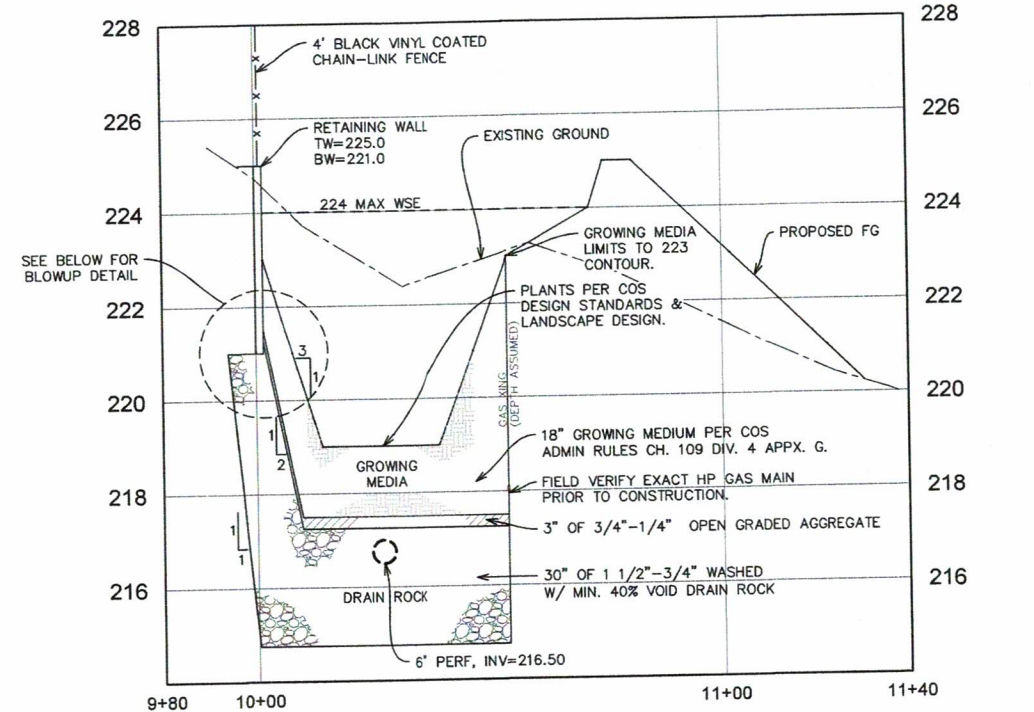
DRAWING
ST-9
JOB NUMBER
2720.7000.0



7/20/2021 1:29:50 PM
R:\04\WARD Property\Strong Heights Subdivision\Coal\ST-10_WQ_Facility.dwg (Lynsay.L) (b)



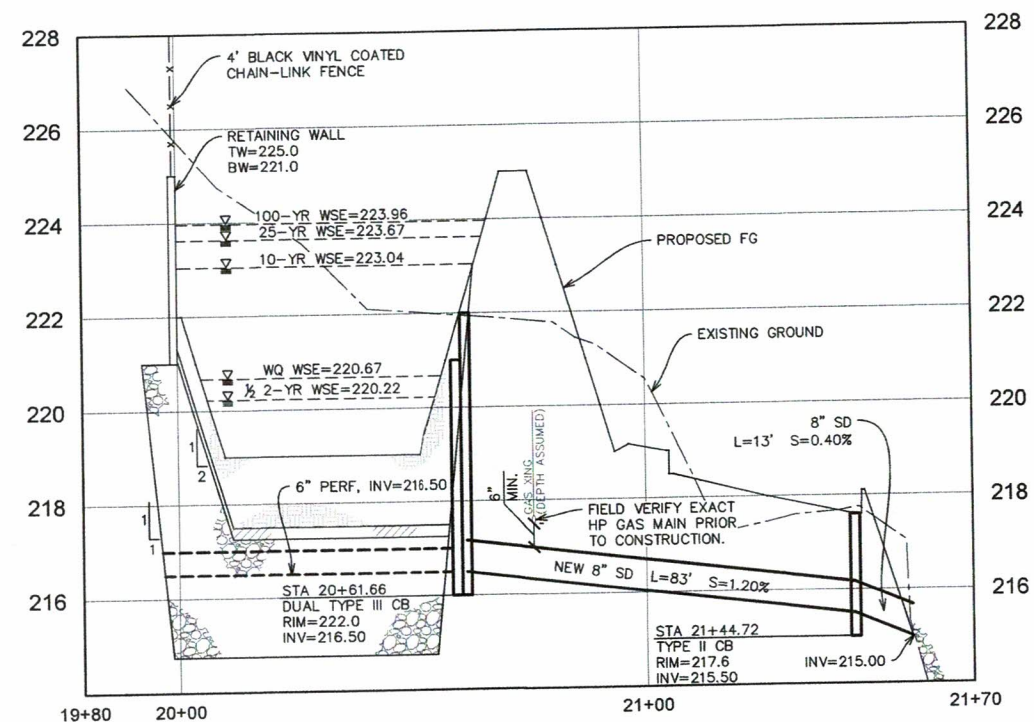
BLOWUP DETAIL
NTS



SECTION A PROFILE
1" = 20' H, 1" = 2' V

NOTES:

1. SCARIFY EXISTING SUBGRADE FOLLOWING THE INITIAL EXCAVATION & BEFORE INSTALLING ROCK OR GROWING MEDIUM.
2. PRIOR TO INSTALLATION OF GROWING MEDIUM CONTRACTOR TO SUBMIT SIEVE ANALYSIS, VERIFY & TEST GROWING MEDIUM FOR MIN. 4" / HR INFILTRATION, AND SUBMIT RESULTS TO ENGINEER.



SECTION B PROFILE
1" = 20' H, 1" = 2' V

NO.	DATE	DESCRIPTION	BY
1	DATE: FEB 2021	REVISIONS	



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
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WARD DEVELOPMENT, LLC
STRONG HEIGHTS SUBDIVISION

WATER QUALITY FACILITY

DRAWING
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