

REQUEST FOR COMMENTS

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

REGARDING: Subdivision Case No. SUB21-09
PROJECT ADDRESS: 4540 Pringle Rd SE, Salem OR 97302
AMANDA Application No.: 21-113071-LD
COMMENT PERIOD ENDS: October 1, 2021

SUMMARY: A proposal to develop 29.68 acres into 138 single family lots in two phases of development.

REQUEST: A phased subdivision tentative plan to divide approximately 29.68 acres into 138 single family lots ranging in size from 4,000 square feet to 3.64 acres in two phases of development. The applicant is requesting alternative street standards to:

- 1) Increase the maximum grade for Hilfiker Lane SE (Type B Collector Street) from 8 percent to 9.3 percent;
- 2) Increase the maximum grade for 12th Street SE (Local Street) from 12 percent to 17.9 percent; and
- 3) Increase the street spacing and connectivity standards in SRC Chapter 803 to allow proposed Hilfiker Lane SE, Ramsay Road SE and Hillrose Street SE to exceed the 600-foot block length and 600-foot street connectivity standards in SRC Chapter 803.

The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).

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, October 1, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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: 1) INSTALL SPEED BUMPS OR TRAFFIC CIRCLE ON DEVELOPER'S 12TH ST. ALREADY DANGEROUS SPEEDERS ON BLIND HILL.
2) WEST SIDE 12TH ST. DEVELOPMENT - IF SIDEWALKS - PLACE NEXT TO CURB - NO GREEN SPACE BETWEEN CURB & SIDEWALK. HOUSE FRONT TOO CLOSE TO STREET.

Name/Agency: Jill DeVries
Address: 4383 12th St. SE.
Phone: 503-569-4326
Email: devries47@netzero.net
Date: 9/21/2021

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM