



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:	Modification of Phased Subdivision Case No. FRP-PAR-SUB14-01MOD1
PROPERTY LOCATION:	2250 Strong Rd SE, Salem OR 97302
NOTICE MAILING DATE:	November 3, 2021
PROPOSAL SUMMARY:	An application to modify phases T, UA, UB, and V of the approved Fairview Addition West subdivision. The proposed modification reconfigures the exiting phase boundaries, establishes an additional phase, and renumbers the phases. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision except for a minor change to the configuration of U Street adjacent to the former Laundry Building to make it wider to accommodate on-street parking. In order to accommodate the increased width of U Street, two lots are proposed to be eliminated.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, November 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) 205.070(d) – Modification of Approval of Land Division or Reconfiguration 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):	Fairview Addition LLC (Eric Olsen, Caleb Williams)
APPLICANT(S):	Eric Olsen, Olsen Design and Development
PROPOSAL REQUEST:	<p>An application to modify the tentative phased subdivision approval for the Fairview Addition West subdivision (Case No. FRP-PAR-SUB14-01). The proposed modification:</p> <ol style="list-style-type: none"> a) Reconfigures the boundaries of existing phases T, UA, UB, and V, adds an additional phase, and renumbers the phases; b) Reconfigures U Street adjacent to the former Laundry Building to make it wider to accommodate on-street parking; and c) Correspondingly eliminates two lots in order to accommodate the proposed increased width of U Street. <p>The subject property totals approximately 32.98 acres in size, is zoned FMU (Fairview Mixed Use) within the Fairview Addition West Refinement Plan, and located at 2250 Strong Road SE (Marion County Assessors Map and Tax Lot Number(s): 083W1100200 & 00203; and 083W11BA08700)."</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 112013</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: Modification of Phased Subdivision Case No. FRP-PAR-SUB14-01MOD1
PROJECT ADDRESS: 2250 Strong Rd SE, Salem OR 97302
AMANDA Application No.: 21-112013-LD
COMMENT PERIOD ENDS: November 17, 2021

SUMMARY: An application to modify phases T, UA, UB, and V of the approved Fairview Addition West subdivision. The proposed modification reconfigures the exiting phase boundaries, establishes an additional phase, and renumbers the phases. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision except for a minor change to the configuration of U Street adjacent to the former Laundry Building to make it wider to accommodate on-street parking. In order to accommodate the increased width of U Street, two lots are proposed to be eliminated.

REQUEST: An application to modify the tentative phased subdivision approval for the Fairview Addition West subdivision (Case No. FRP-PAR-SUB14-01). The proposed modification:

- a) Reconfigures the boundaries of existing phases T, UA, UB, and V, adds an additional phase, and renumbers the phases;
- b) Reconfigures U Street adjacent to the former Laundry Building to make it wider to accommodate on-street parking; and
- c) Correspondingly eliminates two lots in order to accommodate the proposed increased width of U Street.

The subject property totals approximately 32.98 acres in size, is zoned FMU (Fairview Mixed Use) within the Fairview Addition West Refinement Plan, and located at 2250 Strong Road SE (Marion County Assessors Map and Tax Lot Number(s): 083W1100200 & 00203; and 083W11BA08700).

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, November 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

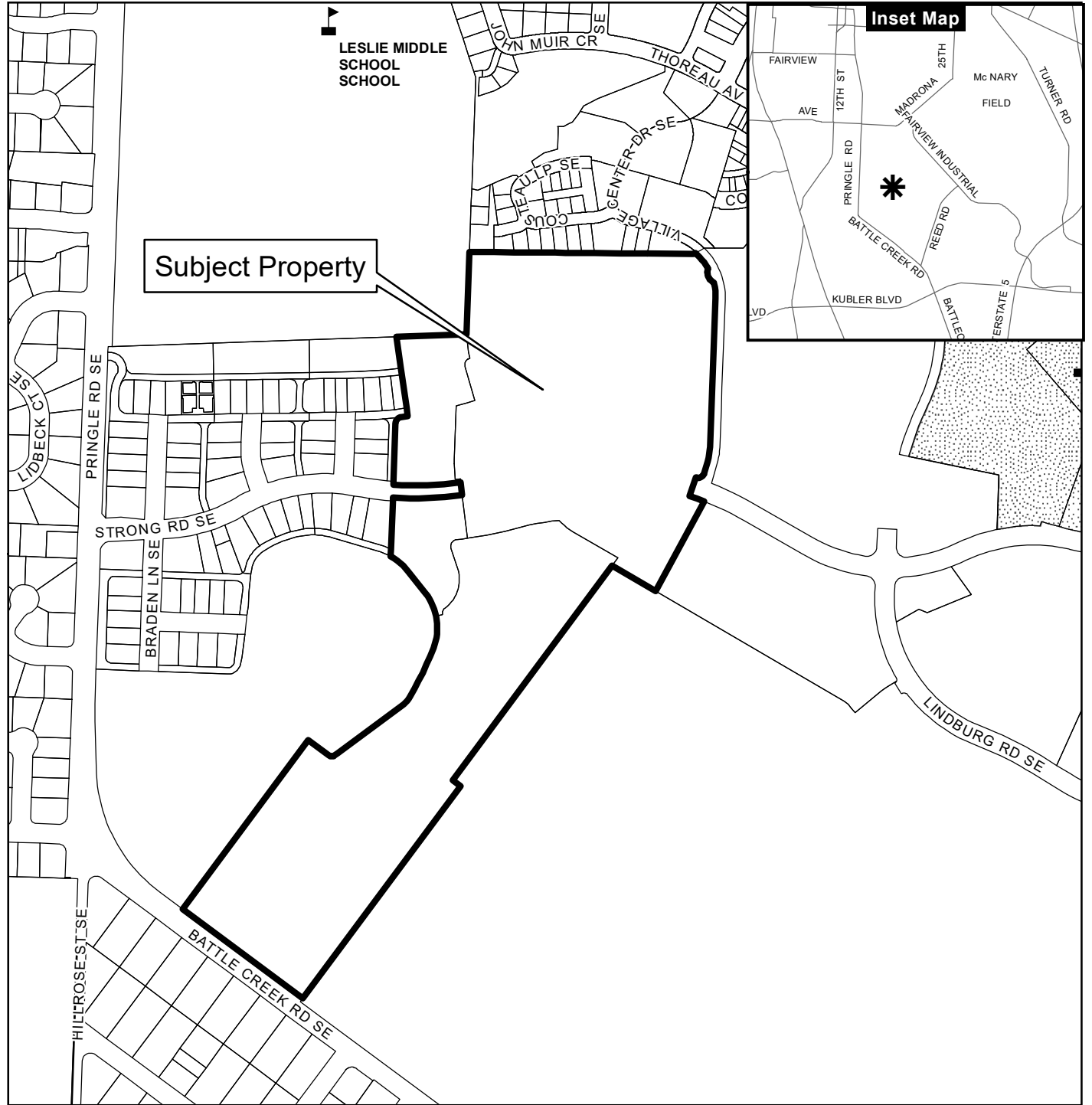
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



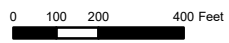
Vicinity Map 2250 Strong Road SE



Legend

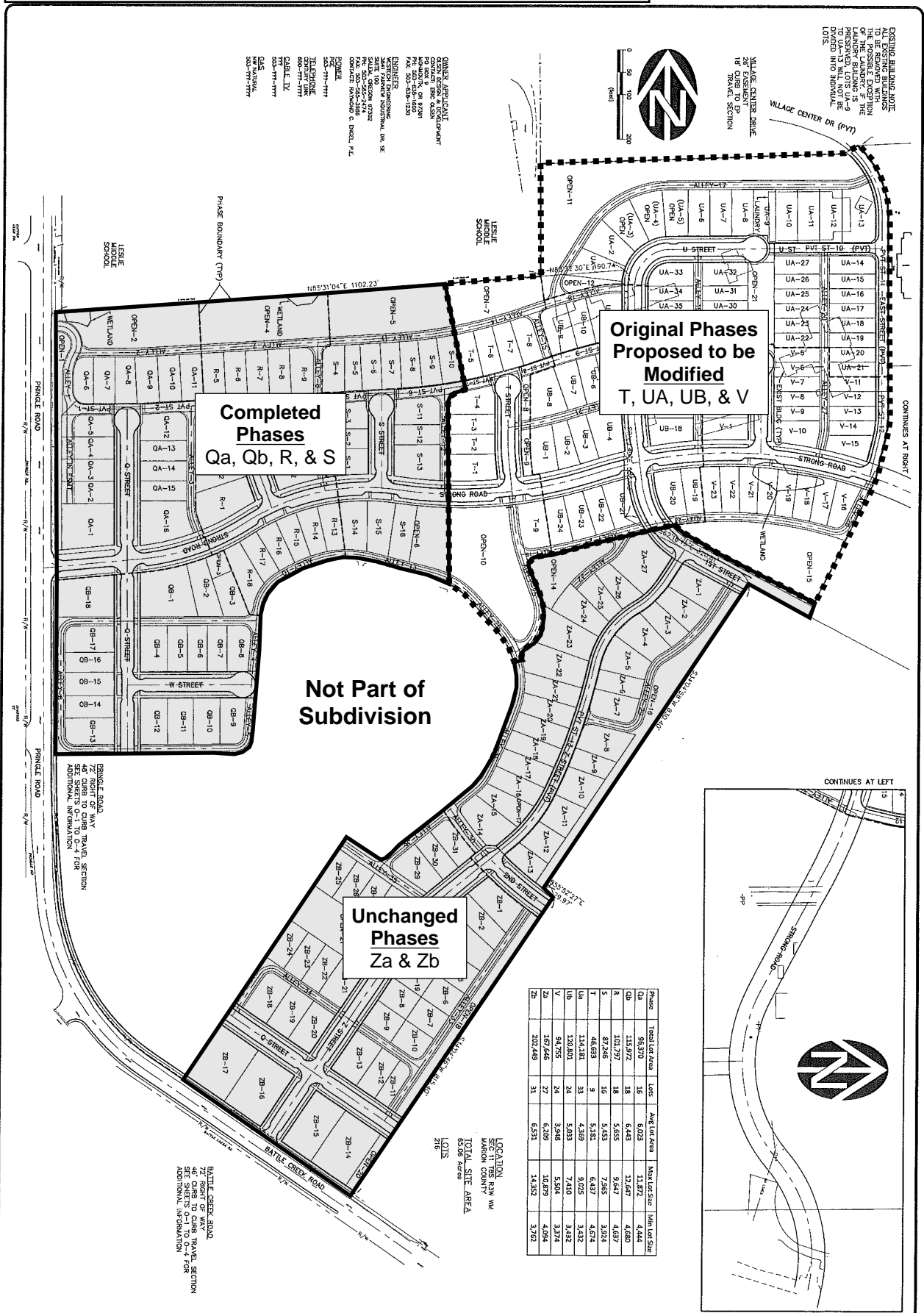
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



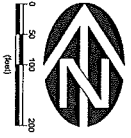
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Original Approved Subdivision Phasing Plan



EXISTING BUILDING NOT TO BE REMOVED WITH THE POSSIBLE EXCEPTION OF LAUNDRY BUILDING. THE PROPOSED LOTS U-3 THROUGH U-13 ARE TO BE DIVIDED INTO INDIVIDUAL LOTS.

TRAFFIC CENTER DRIVE 18' C&B TO TRAVEL SECTION



OWNER REPRESENTATIVE
 FAIRVIEW DEVELOPMENT
 1000 S. 10TH AVE.
 PORTLAND, OR 97214
 TEL: 503-255-7274
 FAX: 503-255-1230

ENGINEER
 WESTECH ENGINEERING, INC.
 3641 FAIRVIEW INDUSTRIAL DR. SE.
 SUITE 100
 PORTLAND, OR 97217
 TEL: 503-255-7274
 FAX: 503-255-1230

PLANNER
 WILSON JENSEN
 1000 S. 10TH AVE.
 PORTLAND, OR 97214
 TEL: 503-255-7274
 FAX: 503-255-1230

Completed Phases
 Qa, Qb, R, & S

Original Phases Proposed to be Modified
 T, UA, UB, & V

Not Part of Subdivision

Unchanged Phases
 Za & Zb

Phase	Total Lot Area	Lot	Avg Lot Area	Max Lot Area	Min Lot Area
Qa	98,370	16	6,148	11,872	4,444
Qb	115,972	18	6,443	12,647	4,880
R	101,797	18	5,655	9,647	4,837
S	87,216	16	5,453	7,955	3,574
T	46,683	9	5,187	6,437	4,674
UA	114,481	33	4,389	9,025	3,432
UB	130,801	24	5,453	7,410	3,432
V	94,795	24	3,948	5,594	3,734
Za	187,646	27	6,209	10,870	4,084
Zb	202,449	31	6,531	14,382	3,782

75' RIGHT OF WAY TRAVEL SECTION SEE SHEETS C-1 TO C-4 FOR ADDITIONAL INFORMATION

BATTLE CREEK ROAD 46' C&B TO TRAVEL SECTION SEE SHEETS O-1 TO O-4 FOR ADDITIONAL INFORMATION

Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision Refinement Plan & Preliminary Plat

Overall Site Plan

DRAWING S-1

JOB NUMBER 2834-0001.0

WE WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3641 Fairview Industrial Dr. SE, Suite 100, Salem, OR 97305
 Phone: (503) 585-2474 Fax: (503) 585-3366
 E-mail: westech@westech-eng.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
 LICENSE NO. 12797/2013

VERIFY SCALE

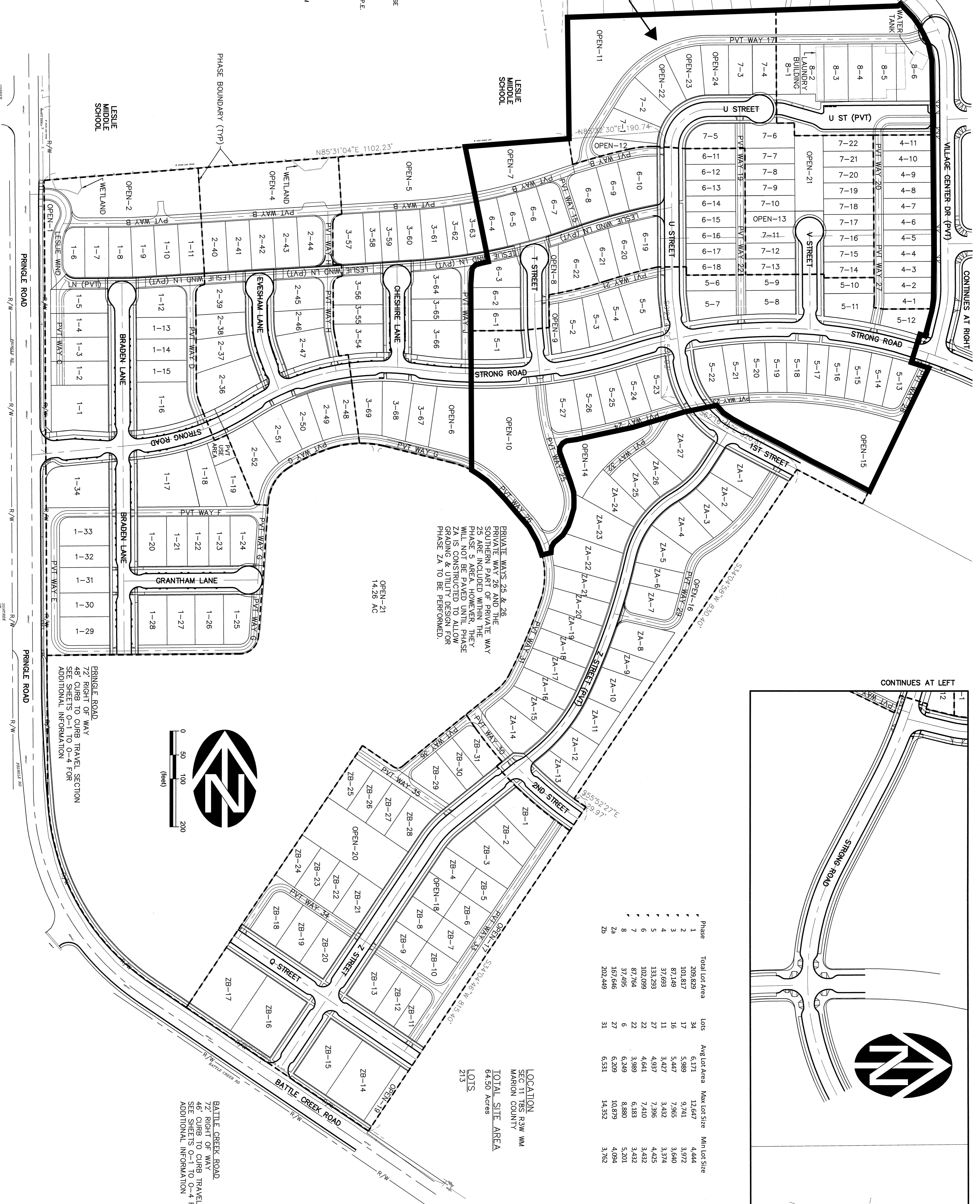
DATE: JUN 2014	DESIGN: RCE	2	10-0-11	ADD S-14, 15, 16, Ua-3, 4, 5 to open	RCE
	DRN: RCE	1	03-08-11	U, V, R, V, S Area Changes	RCE
	CKD: RCE	NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

Modified Subdivision Phasing Plan

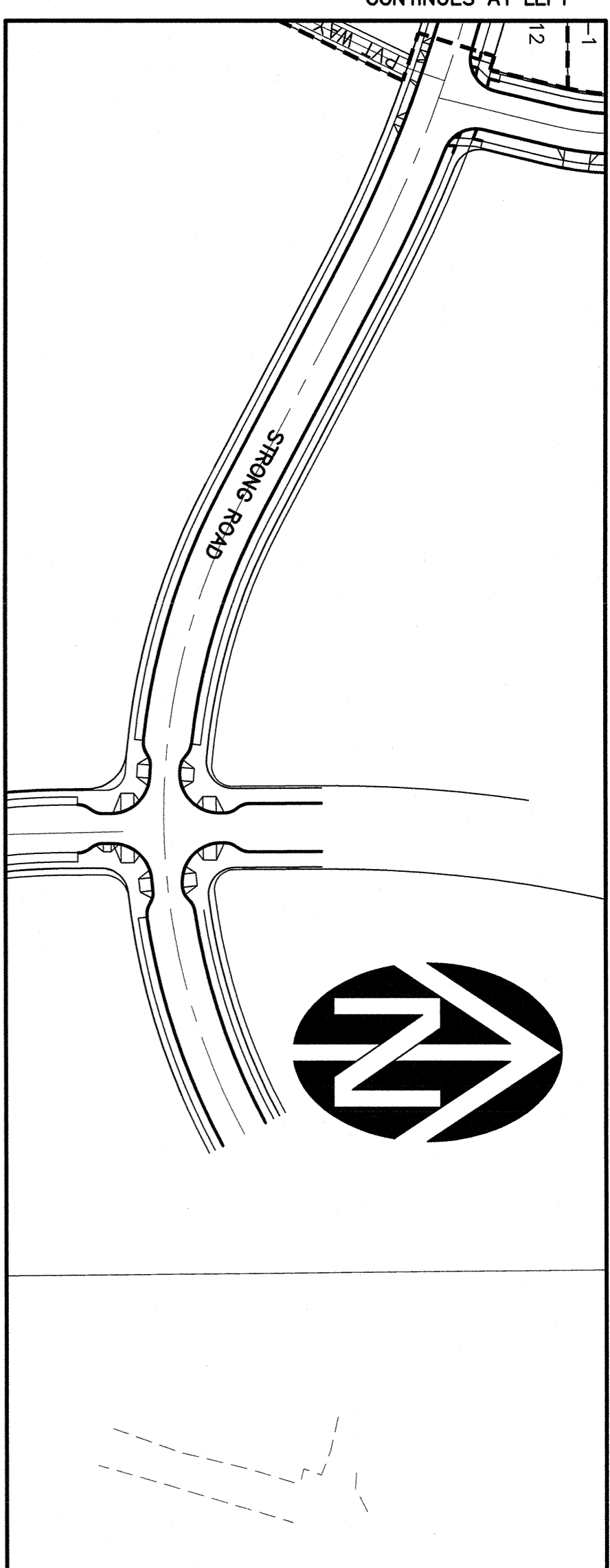
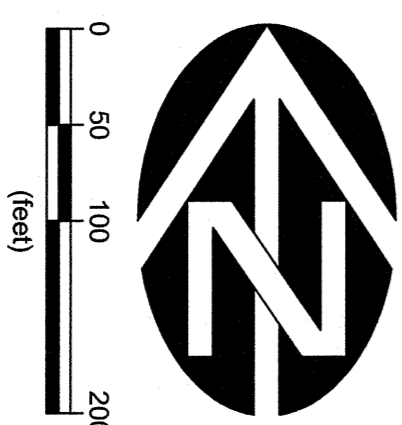
PHASING NOTE:
 PHASE 8 INVOLVES THE REDEVELOPMENT OF THE EXISTING LAUNDRY BUILDING. THIS WORK IS SEPARATE FROM THE SUBDIVISION PHASING AND MAY OCCUR ANYTIME AFTER PHASE 4, AS SUCH IT MAY OCCUR PRIOR TO PHASES 5, 6, OR 7.
 EXISTING BUILDINGS WITH ALL EXISTING BUILDINGS HAVE BEEN REMOVED WITH THE EXCEPTION OF THE LAUNDRY. IF THE LAUNDRY BUILDING IS PRESERVED, LOTS 8-1 TO 8-6 WILL NOT BE DIVIDED INTO INDIVIDUAL LOTS.

Proposed Modified Phase Boundaries Phases 4, 5, 6, 7, & 8



PRIVATE WAYS 25 & 26
 PRIVATE WAY 28 AND THE SOUTHERN PART OF PRIVATE WAY 29 ARE RESERVED FOR THE PHASE 5 BASED OWNERS. PHASE 5A IS CONSTRUCTED TO ALLOW GRADING & UTILITY DESIGN FOR PHASE ZA TO BE PERFORMED.

OPEN-21
 14.26 AC



Phase	Total Lot Area	Lots	Avg Lot Area	Max Lot Size	Min Lot Size
1	209,829	34	6,171	12,647	4,444
2	101,817	17	5,989	9,741	3,972
3	87,149	16	5,447	7,965	3,640
4	37,693	11	3,427	3,432	3,374
5	133,293	27	4,937	7,396	4,425
6	102,099	22	4,641	7,410	3,432
7	87,764	22	3,989	6,183	3,432
8	37,495	6	6,249	8,880	5,201
Za	167,646	27	6,209	10,879	4,094
Zb	202,449	31	6,531	14,352	3,762

LOCATION:
 SEC 17 T8S R3W WM
 MARION COUNTY
 TOTAL SITE AREA
 64.50 Acres
 LOTS
 213

BATTLE CREEK ROAD
 72' RIGHT OF WAY
 46' CURB TO CURB TRAVEL SECTION
 SEE SHEETS O-1 TO O-4 FOR
 ADDITIONAL INFORMATION

PRINGLE ROAD
 72' RIGHT OF WAY
 48' CURB TO CURB TRAVEL SECTION
 SEE SHEETS O-1 TO O-4 FOR
 ADDITIONAL INFORMATION

OWNER APPLICANT
 OLSEN DESIGN & DEVELOPMENT
 CONTACT: ERIC OLSEN
 PO BOX 9
 MONMOUTH, OR 97361
 PH: 503-585-2474
 FAX: 503-585-1230

ENGINEER
 WESTECH ENGINEERING
 3841 FAIRVIEW INDUSTRIAL DR. SE
 SUITE 100
 SALEM, OREGON 97302
 PH: 503-585-2474
 FAX: 503-585-3886
 RAYMOND C. ENGEL, P.E.
 RENGEL@WESTECH-ENG.COM

POWER
 PGE
 AMIE FOSTER
 (503) 463-8596
 AMIE.FOSTER@PGE.COM
 SERVICE.COORDINATOR@PGE.COM

TELEPHONE
 LUMEN
 LORI HALL
 503-598-4831
 503-798-1009 (CELL)
 JOSH.FALLIN@LUMEN.COM

CABLE TV
 COMCAST
 PHILIP CURTIS
 971-777-0933
 PHILIP_CURTIS@COMCAST.COM

GAS
 WATCO
 BRIAN KEILEY
 503-220-2427
 BRIAN.KEILEY@WATCO.NATURAL.COM
 NCPRO@WATCO.NATURAL.COM

Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Phasing Update October 2021

Overall Site Plan

DRAWING
 S-1

JOB NUMBER
 2834.0001.0

WE 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

REGISTERED PROFESSIONAL
 ENGINEER
 18176
 OREGON
 JULY 15, 1991
 RAYMOND C. ENGEL

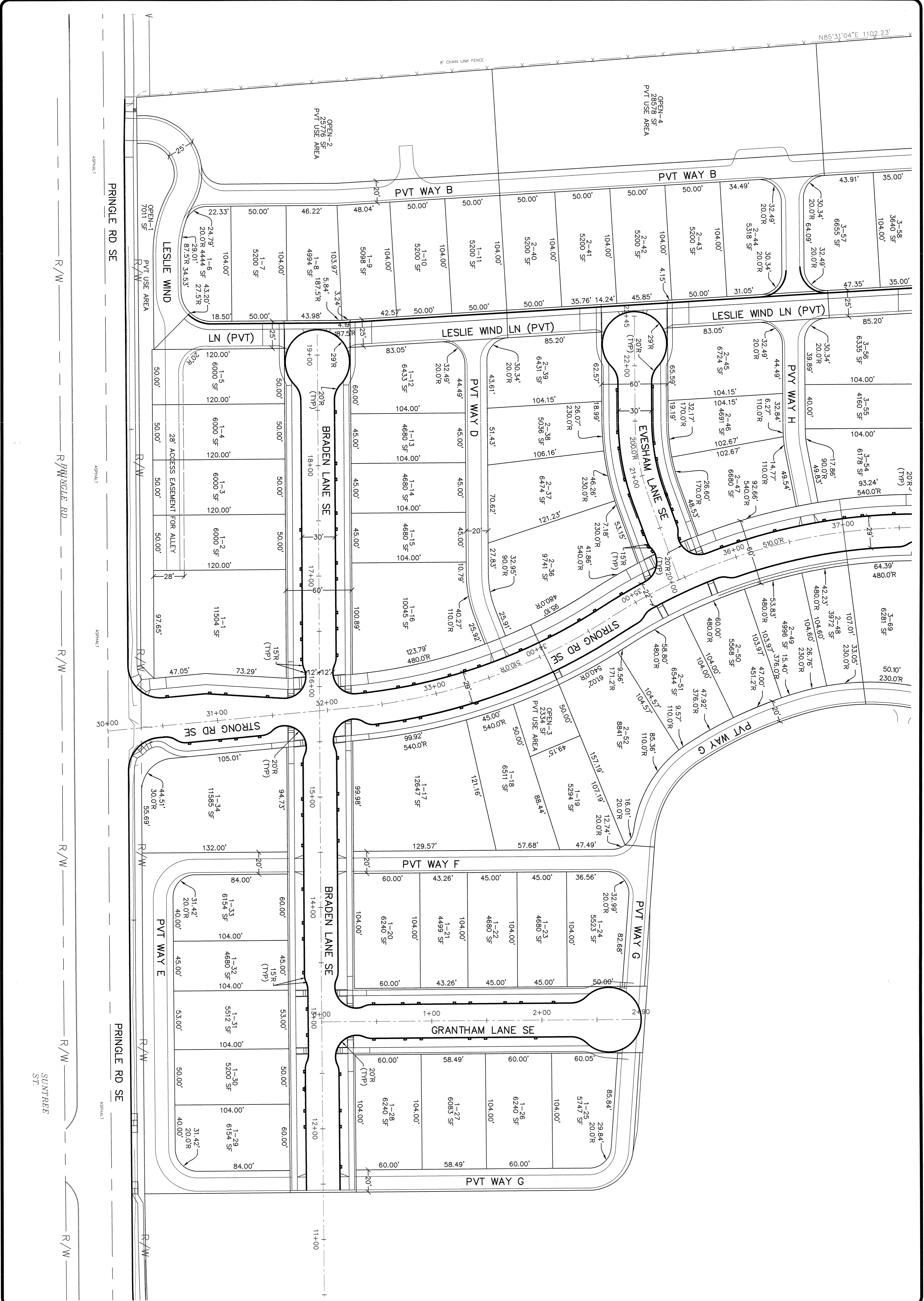
RENEWS: 12/31/2021

VERIFY SCALE
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DATE: OCT 2021



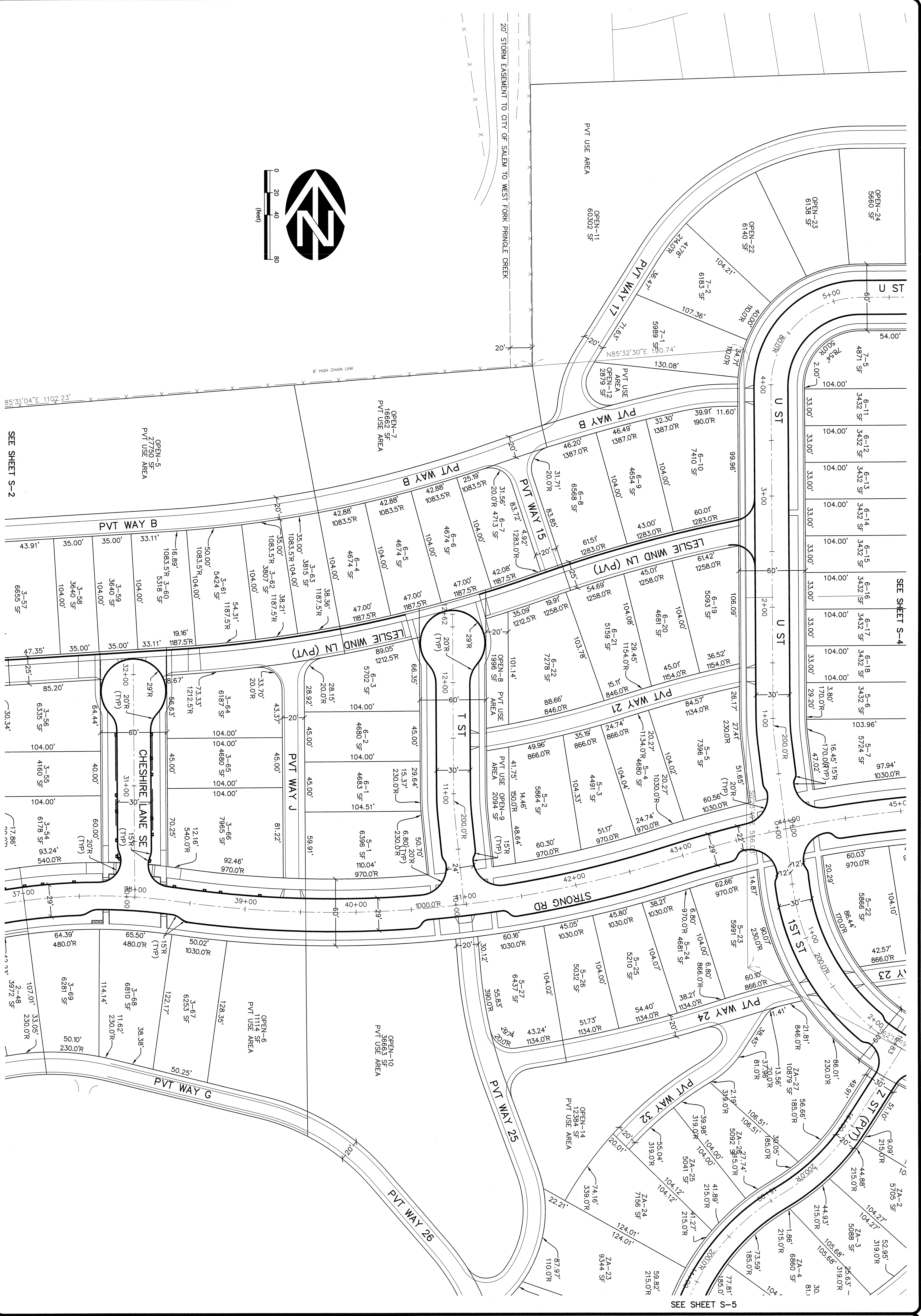
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 2834.0001.0

Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision Refinement Plan & Preliminary Plat Phasing Update October 2021
 Northwest Site Plan

WE
 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

REGISTERED PROFESSIONAL ENGINEER
 OREGON
 JULY 15, 1989
 RAYMOND C. ENGEL
 RENEWS: 12/31/2021

VERIFICATION SCALE	BAR IS ONE INCH ON ORIGINAL DRAWING	1"
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CKD.	RCE	
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		REVISIONS
		BY



Olsen Design & Development Monmouth, Oregon

Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Phasing Update October 2021

North Central Site Plan

DRAWING S-3
 JOB NUMBER 2834.0001.0

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

REGISTERED PROFESSIONAL ENGINEER
 19476
 OREGON
 JULY 15, 1997
RAYMOND C. ENGEL

RENEW: 12/31/2021

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DATE: OCT 2021

PHASE 4 PRIVATE WAY 20 & PRIVATE WAY 27
 AND TEMPORARY ACCESS DRIVEWAY
 PRIVATE WAY 20 AND PRIVATE WAY 27 WILL
 BE CONSTRUCTED AS PERVIOUS PAVING TO
 MEET GSI STANDARDS. A TEMPORARY PAVED
 ACCESS FROM VILLAGE CENTER DRIVE THROUGH
 U STREET TO PRIVATE WAY 20 WILL BE
 CONSTRUCTED TO SERVE PHASE 4 UNTIL
 STREET U IS CONSTRUCTED WITH PHASE 8.



JOB NUMBER
 2834.0001.0

Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Phasing Update October 2021
 Northeastl Site Plan

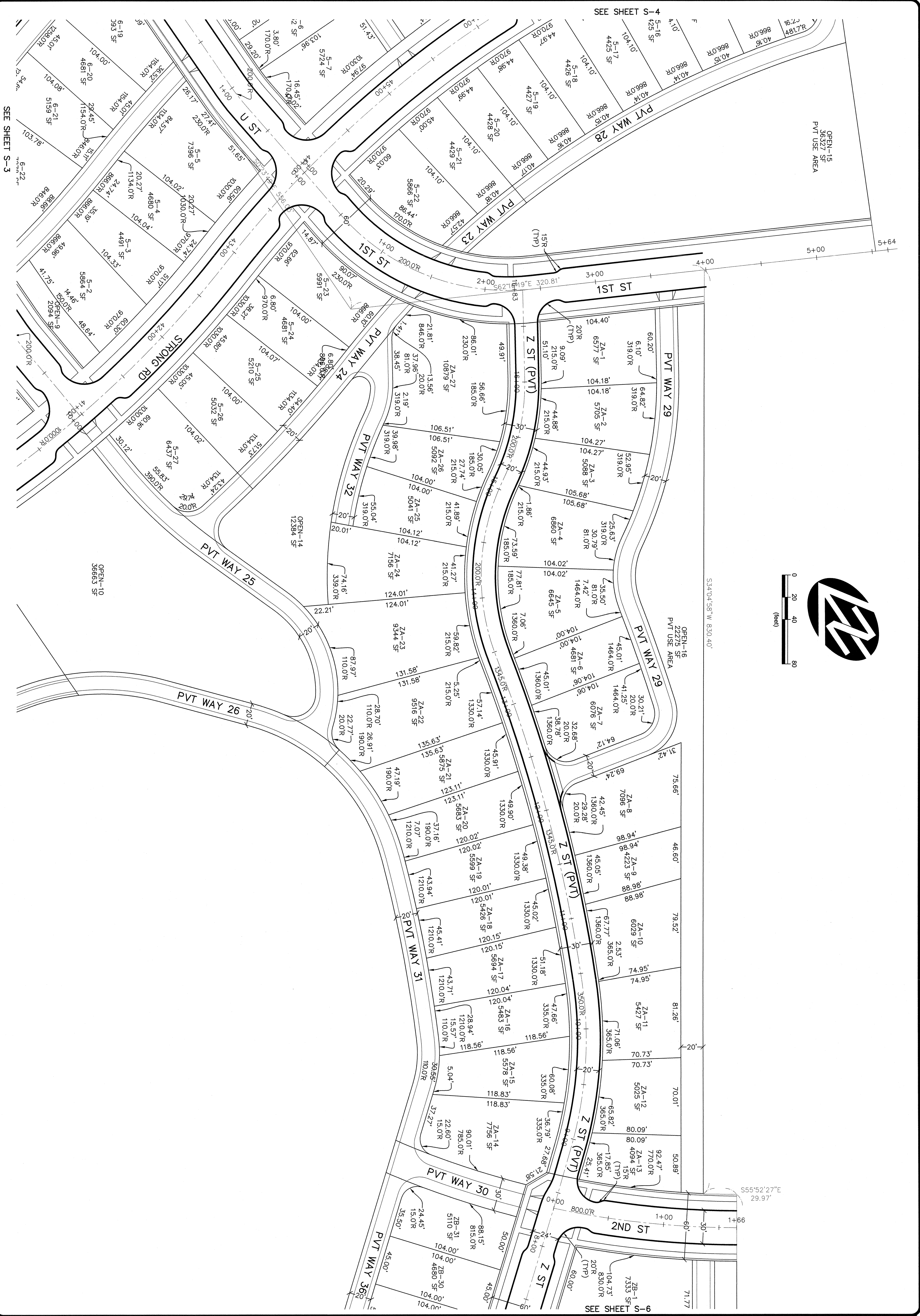
WE
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 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

REGISTERED PROFESSIONAL ENGINEER
 18178
 OREGON
 JULY 15, 1997
RAYMOND C. ENGEL
 RENEWS: 12/31/2021

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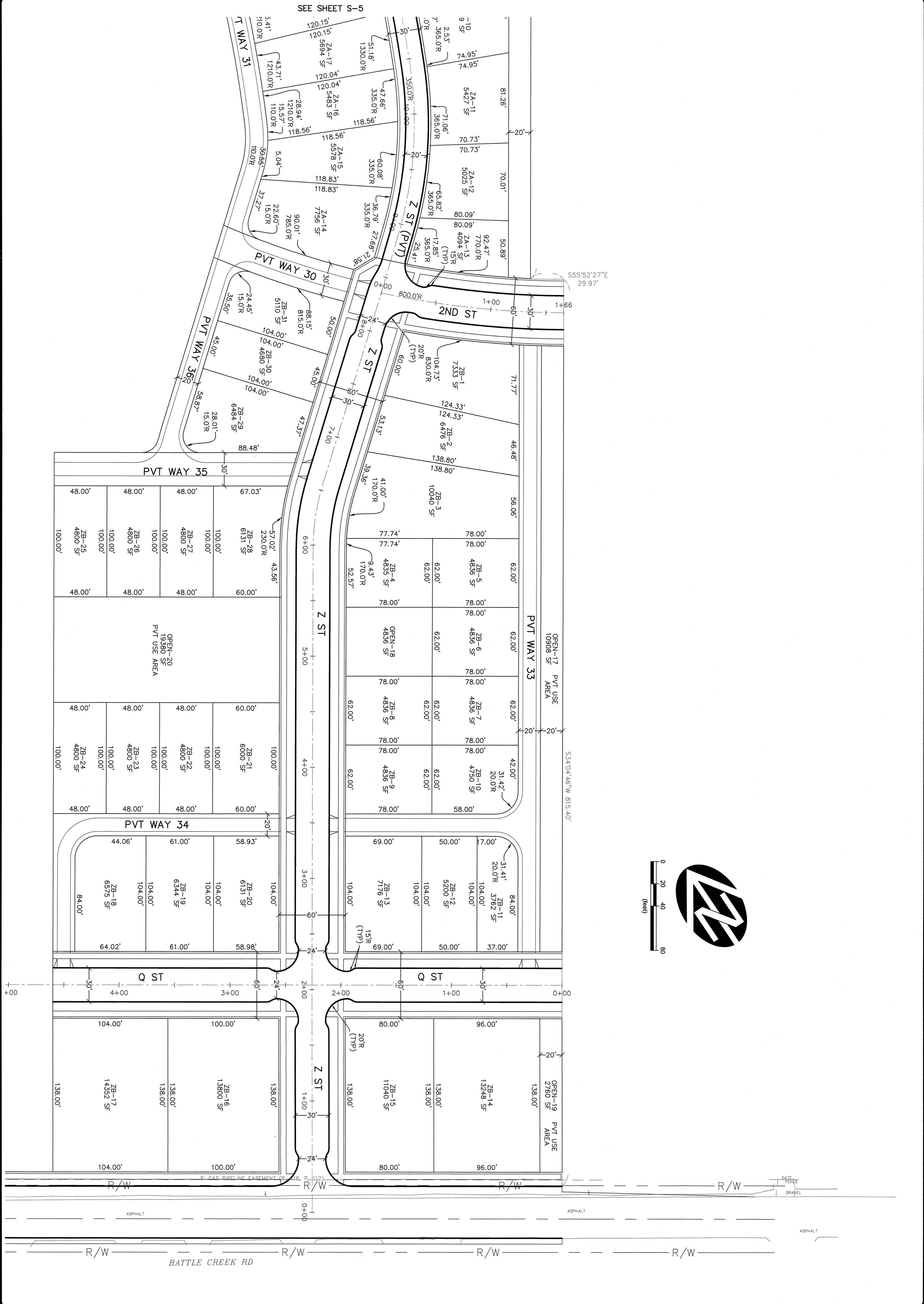
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S-5
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Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Phasing Update October 2021
South Central Site Plan

WE
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

REGISTERED PROFESSIONAL
 ENGINEER
 10176
 OREGON
 JULY 15, 1991
RAYMOND C. ENGEL
 RENEWS: 12/31/2021

VERIFY SCALE		BAR IS ONE INCH ON ORIGINAL DRAWING	
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2834.0001.0
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 S-6
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Olsen Design & Development Monmouth, Oregon
 Fairview Site Subdivision
 Refinement Plan & Preliminary Plat
 Phasing Update October 2021
South Site Plan

WE
 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

REGISTERED PROFESSIONAL ENGINEER
 12176
 OREGON
 JULY 15, 1984
RAYMOND C. ENGEL
 RENEWS: 12/31/2021

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