



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:	Planned Unit Development Final Plan Case No. PUD22-01
PROPERTY LOCATION:	255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE, Salem OR 97301
NOTICE MAILING DATE:	January 10, 2022
PROPOSAL SUMMARY:	A Planned Unit Development Final Plan for Phase 2 of East Park Estates including 79 lots and an open space area. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., MONDAY, JANUARY 24, 2022</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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 210.030(d) – Planned Unit Development Final Plan 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):	East Park LLC (Kiril Ivanov, Randy Myers)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of East Park LLC
PROPOSAL REQUEST:	An application for a Planned Unit Development Final Plan for Phase 2 of East Park Estates which includes 79 units and an open space area, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).
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 122254

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: Planned Unit Development Final Plan Case No. PUD22-01

PROJECT ADDRESS: 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE, Salem OR 97301

AMANDA Application No.: 21-122254-LD

COMMENT PERIOD ENDS: Monday, January 24, 2022 at 5:00 P.M.

SUMMARY: A Planned Unit Development Final Plan for Phase 2 of East Park Estates including 79 lots and an open space area. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.

REQUEST: An application for a Planned Unit Development Final Plan for Phase 2 of East Park Estates which includes 79 units and an open space area, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

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., MONDAY, JANUARY 24, 2022, 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: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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

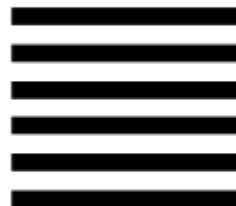
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

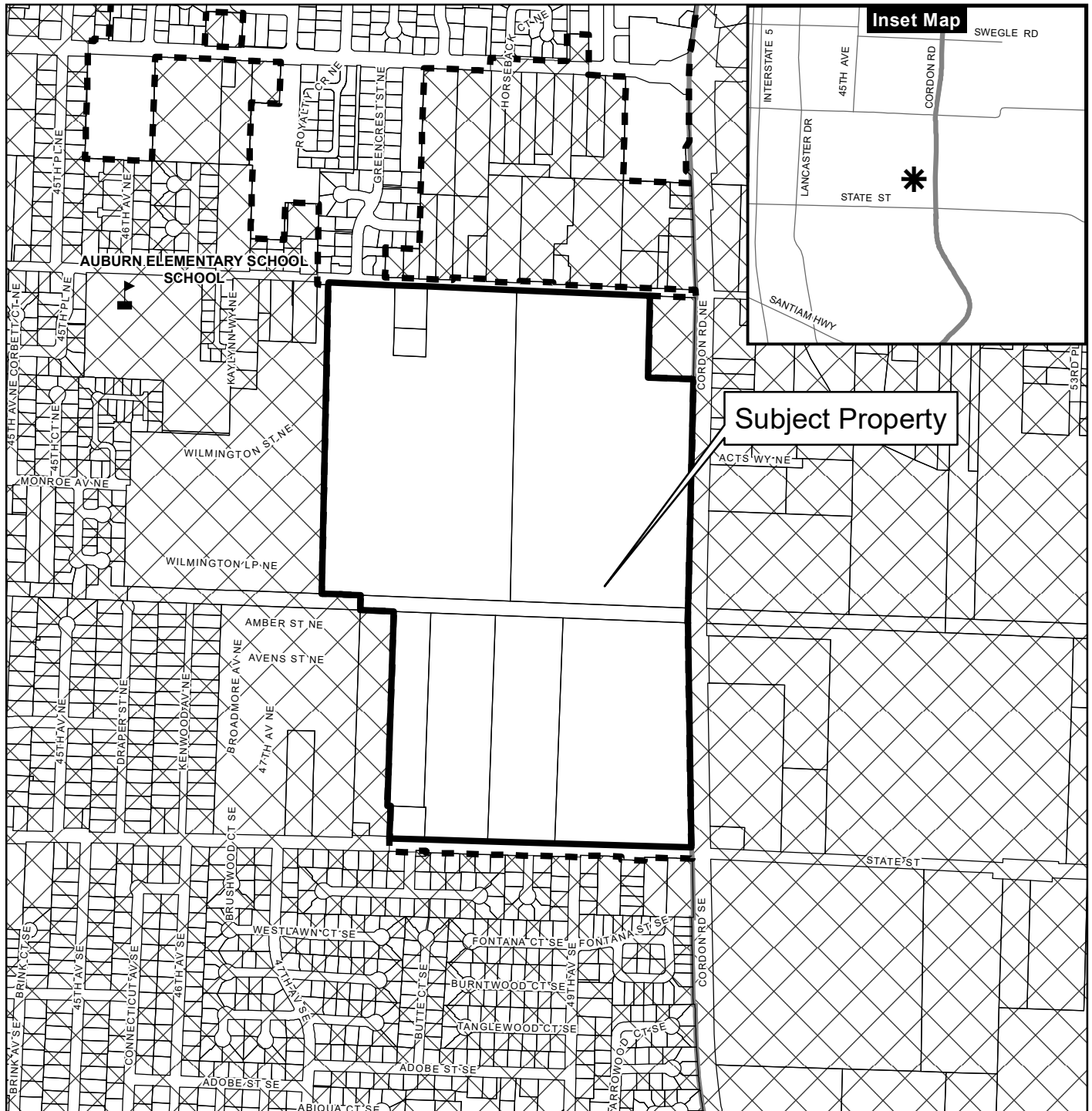


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



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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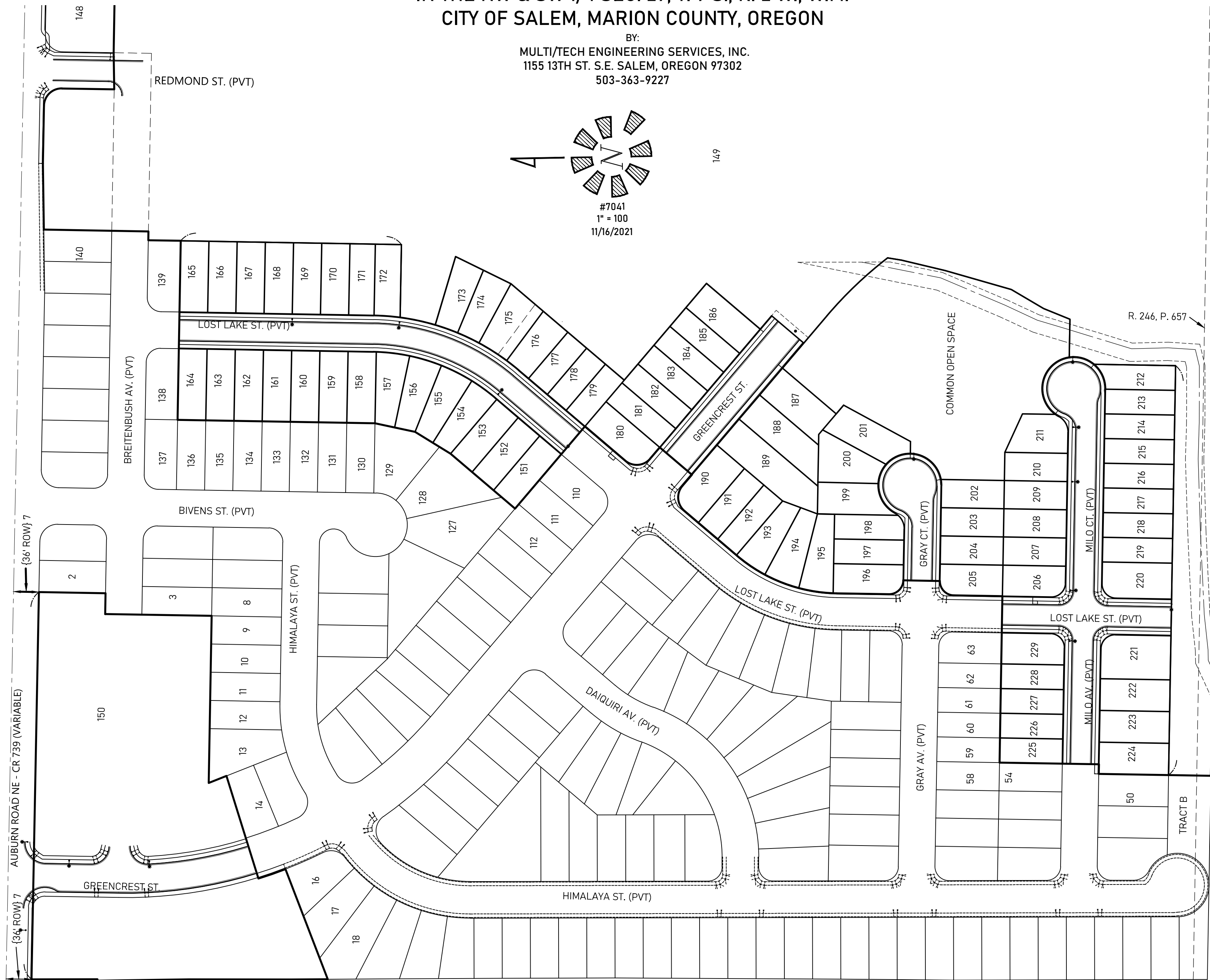
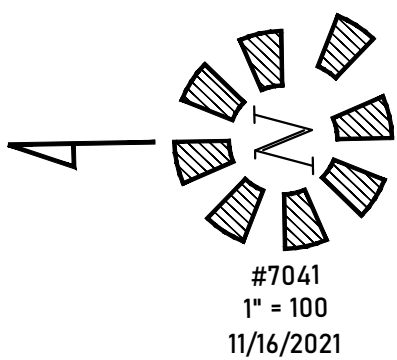
0 100 200 400 Feet



EAST PARK ESTATES P.U.D. PHASE 2

A REPLAT OF LOT 149, EAST PARK ESTATES P.U.D.
IN THE NW & SW 1/4 SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

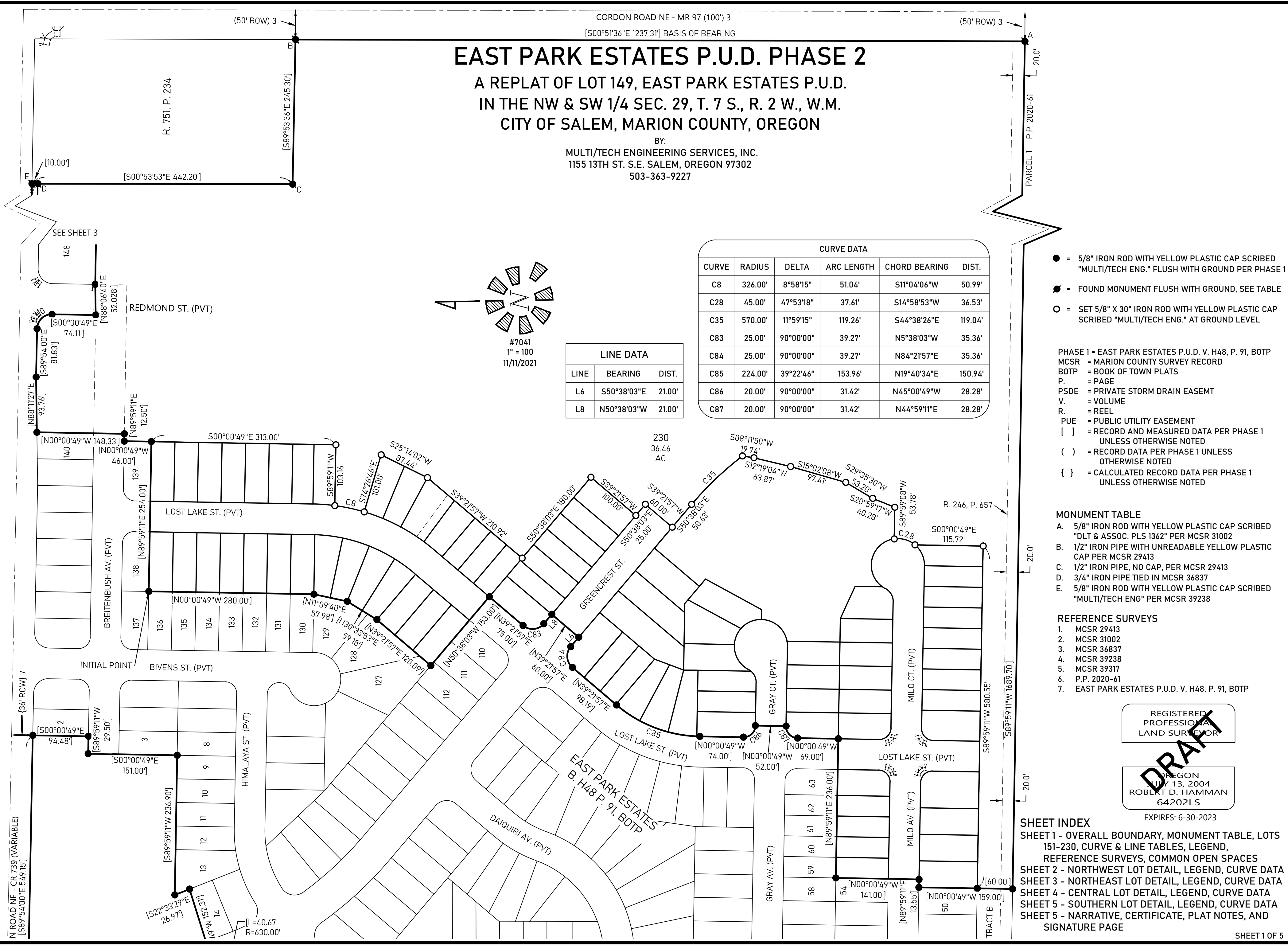


REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

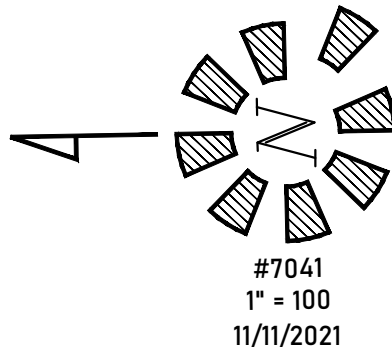
EXPIRES: 6-30-2023

DRAFT



EAST PARK ESTATES P.U.D. PHASE 2
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BY:
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503-363-9227



LINE DATA		
LINE	BEARING	DIST.
L6	S50°38'03"E	21.00'
L8	N50°38'03"W	21.00'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C8	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'
C28	45.00'	47°53'18"	37.61'	S14°58'53"W	36.53'
C35	570.00'	11°59'15"	119.26'	S44°38'26"E	119.04'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'

- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." FLUSH WITH GROUND PER PHASE 1
- = FOUND MONUMENT FLUSH WITH GROUND, SEE TABLE
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL

PHASE 1 = EAST PARK ESTATES P.U.D. V. H48, P. 91, BOTP
MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
P. = PAGE
PSDE = PRIVATE STORM DRAIN EASEMT
V. = VOLUME
R. = REEL
PUE = PUBLIC UTILITY EASEMENT
[] = RECORD AND MEASURED DATA PER PHASE 1 UNLESS OTHERWISE NOTED
() = RECORD DATA PER PHASE 1 UNLESS OTHERWISE NOTED
{ } = CALCULATED RECORD DATA PER PHASE 1 UNLESS OTHERWISE NOTED

- MONUMENT TABLE**
- A. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
 - B. 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
 - C. 1/2" IRON PIPE, NO CAP, PER MCSR 29413
 - D. 3/4" IRON PIPE TIED IN MCSR 36837
 - E. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG" PER MCSR 39238

- REFERENCE SURVEYS**
1. MCSR 29413
 2. MCSR 31002
 3. MCSR 36837
 4. MCSR 39238
 5. MCSR 39317
 6. P.P. 2020-61
 7. EAST PARK ESTATES P.U.D. V. H48, P. 91, BOTP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2023

- SHEET INDEX**
- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 151-230, CURVE & LINE TABLES, LEGEND, REFERENCE SURVEYS, COMMON OPEN SPACES
 - SHEET 2 - NORTHWEST LOT DETAIL, LEGEND, CURVE DATA
 - SHEET 3 - NORTHEAST LOT DETAIL, LEGEND, CURVE DATA
 - SHEET 4 - CENTRAL LOT DETAIL, LEGEND, CURVE DATA
 - SHEET 5 - SOUTHERN LOT DETAIL, LEGEND, CURVE DATA
 - SHEET 5 - NARRATIVE, CERTIFICATE, PLAT NOTES, AND SIGNATURE PAGE

EAST PARK ESTATES P.U.D. PHASE 2

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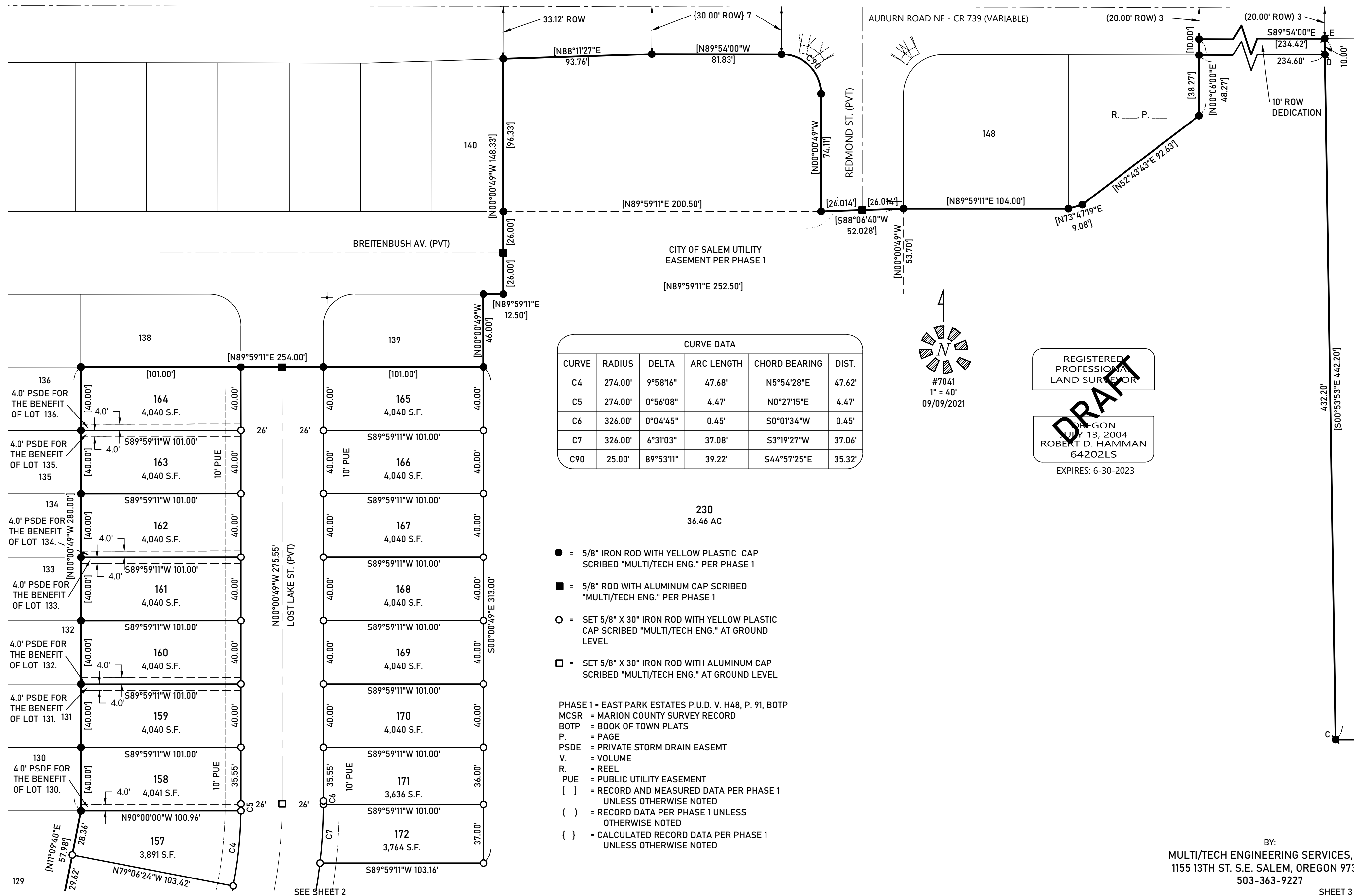
CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	274.00'	8°32'47"	40.87'	N35°05'33"E	40.83'
C2	274.00'	10°04'07"	48.15'	N25°47'06"E	48.09'
C3	274.00'	9°51'27"	47.14'	N15°49'19"E	47.08'
C4	274.00'	9°58'16"	47.68'	N5°54'28"E	47.62'
C5	274.00'	0°56'08"	4.47'	N0°27'15"E	4.47'
C6	326.00'	0°04'45"	0.45'	S0°01'34"W	0.45'
C7	326.00'	6°31'03"	37.08'	S3°19'27"W	37.06'
C8	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'
C9	326.00'	5°54'14"	33.59'	S18°30'21"W	33.58'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C10	326.00'	5°54'14"	33.59'	S24°24'35"W	33.58'
C11	326.00'	8°11'27"	46.60'	S31°27'26"W	46.57'
C12	326.00'	3°48'48"	21.70'	S37°27'33"W	21.69'
C13	224.00'	12°11'30"	47.66'	S33°16'12"W	47.57'
C14	224.00'	13°14'51"	51.79'	S20°33'01"W	51.68'
C15	224.00'	12°39'40"	49.50'	S7°35'46"W	49.40'
C16	224.00'	1°16'45"	5.00'	S0°37'33"W	5.00'
C17	25.00'	50°43'51"	22.14'	N64°37'16"E	21.42'
C18	25.00'	12°03'59"	5.26'	N33°13'21"E	5.26'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C19	45.00'	64°56'23"	51.00'	N59°39'33"E	48.32'
C20	45.00'	38°11'50"	30.00'	S68°46'20"E	29.45'
C21	45.00'	49°39'36"	39.00'	S24°50'37"E	37.79'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'



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CITY OF SALEM, MARION COUNTY, OREGON

SEE SHEET 2

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C16	224.00'	1°16'45"	5.00'	S0°37'33"W	5.00'
C17	25.00'	50°43'51"	22.14'	N64°37'16"E	21.42'
C18	25.00'	12°03'59"	5.26'	N33°13'21"E	5.26'
C19	45.00'	64°56'23"	51.00'	N59°39'33"E	48.32'
C20	45.00'	38°11'50"	30.00'	S68°46'20"E	29.45'
C21	45.00'	49°39'36"	39.00'	S24°50'37"E	37.79'
C22	45.00'	78°24'41"	61.58'	N39°11'31"E	56.89'
C23	45.00'	11°35'19"	9.10'	S84°11'31"W	9.09'
C24	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C25	25.00'	62°47'50"	27.40'	N58°35'16"E	26.05'
C26	45.00'	7°29'35"	5.88'	S30°56'09"W	5.88'
C27	45.00'	136°21'18"	107.09'	N77°08'25"W	83.55'
C28	45.00'	47°53'18"	37.61'	S14°58'53"W	36.53'
C29	45.00'	51°03'41"	40.10'	N64°27'22"E	38.79'
C30	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C31	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C32	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C33	102.34'	35°28'37"	63.37'	N72°14'52"E	62.36'
C34	102.34'	35°28'37"	63.37'	N72°14'52"E	62.36'
C35	570.00'	11°59'15"	119.26'	S44°38'26"E	119.04'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
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- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP
SCRIBED "MULTI/TECH ENG." PER PHASE 1
 - = 5/8" ROD WITH ALUMINUM CAP SCRIBED
"MULTI/TECH ENG." PER PHASE 1
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC
CAP SCRIBED "MULTI/TECH ENG." AT GROUND
LEVEL
 - = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP
SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL
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UNLESS OTHERWISE NOTED
* = PSDE FOR THE BENEFIT OF THE LOT

