



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
www.cityofsalem.net/planning • www.cityofsalem.net

March 21, 2022

Owner(s):
BRONCO HEIGHTS LLC
PO BOX 4582
SALEM OR 97301

Applicant(s):
REECE AND ASSOCIATES LLC
321 1ST AV E SUITE 3A
ALBANY OR 9732

- I. TYPE OF LAND USE CASE: Subdivision / Urban Growth Preliminary Declaration; Case No. SUB-UGA22-03; Application No. 21-123203-LD / 21-123204-LD
- II. DATE APPLICATION DEEMED COMPLETE: March 21, 2022
- III. LOCATION OF SUBJECT PROPERTY: 1374 Crowley Avenue SE, Salem OR 97302
- IV. SUMMARY: A Tentative Subdivision Plan (Jackson Ridge) to divide approximately 14.5 acres, creating 46 lots.

REQUEST: A Tentative Subdivision Plan (Jackson Ridge) and Urban Growth Preliminary Declaration to divide approximately 14.5 acres into 46 lots ranging in size from 4,629 square feet to 7,803 square feet. The subject properties are zoned RA (Residential Agriculture), and located at 1374 Crowley Avenue SE (Marion County Assessor Map and Tax Lot Numbers: 083W11CC / 100 and 2800).
- V. REVIEW PROCESS: Your completed application has been received. The following are key dates you should consider during the continuing review process.

After your application is deemed complete, a Notice of Filing outlining your proposal along with a Request for Comments form advising that comments will be received for a period of 14 days will be mailed to the list of property owners within the notification area.
- VI. POSTING PROCEDURE: The subject property must be POSTED no sooner than Monday, March 21 and no later than Friday, March 25.
 - a. Please pick up _3_ POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Notice) and Attachment B (Site Plan or Photo), must be inserted into the plastic sleeve on each sign. **Please use tape at the bottom of the plastic sleeve to keep the paper in.**
 - b. The SIGNED AND NOTARIZED AFFIDAVIT must be returned to the Civic Center, Room 305 within five days of the date of original posting. Posting SIGNS MUST BE RETURNED within seven days after the close of the Public Hearing or comment period.
 - a. Posting is required on each street frontage. This is your responsibility as the applicant in this case. IF THE SUBJECT PROPERTY IS NOT PROPERLY POSTED YOUR DECISION MAY BE DELAYED.

If you have any questions, please contact Jamie Donaldson, Planner II at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2328, E-mail: jdonaldson@cityofsalem.net

SUB-UGA22-03 / Jamie Donaldson, Planner II**AFFIDAVIT OF POSTING NOTICE**

I, _____, being first duly sworn; say that I am over 21 years of age and that I posted the notice(s) as follows: (Describe location of notice(s)).

That I posted said notice in the manner at the place above stated on the ____ day of ____, 20____, and in a conspicuous place.

That I have personal knowledge of all facts set forth and all statements herein are just and true.

Applicant's Signature

-----NOTARY PUBLIC-----

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on this ____ day of _____, 20____, by _____.

Notary Public for Oregon
My Commission Expires: _____

Correct Sign Set-Up:

- Attachment "A" and "B" are placed in the correct location
- The plan/photo was printed in color
- The papers were inserted into the plastic sleeves and taped at the bottom.
- The sign(s) were posted on each street frontage abutting the property
- The *notarized* Affidavit of Posting was returned to the Case Manager (notaries are available in the Planning office)
- The sign(s) were returned to the PAC desk within seven days after the public hearing or the close of the comment period



Attachment A
(Hearing or
Filing Notice)

Attachment B
(Site Plan or
Photo)



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.

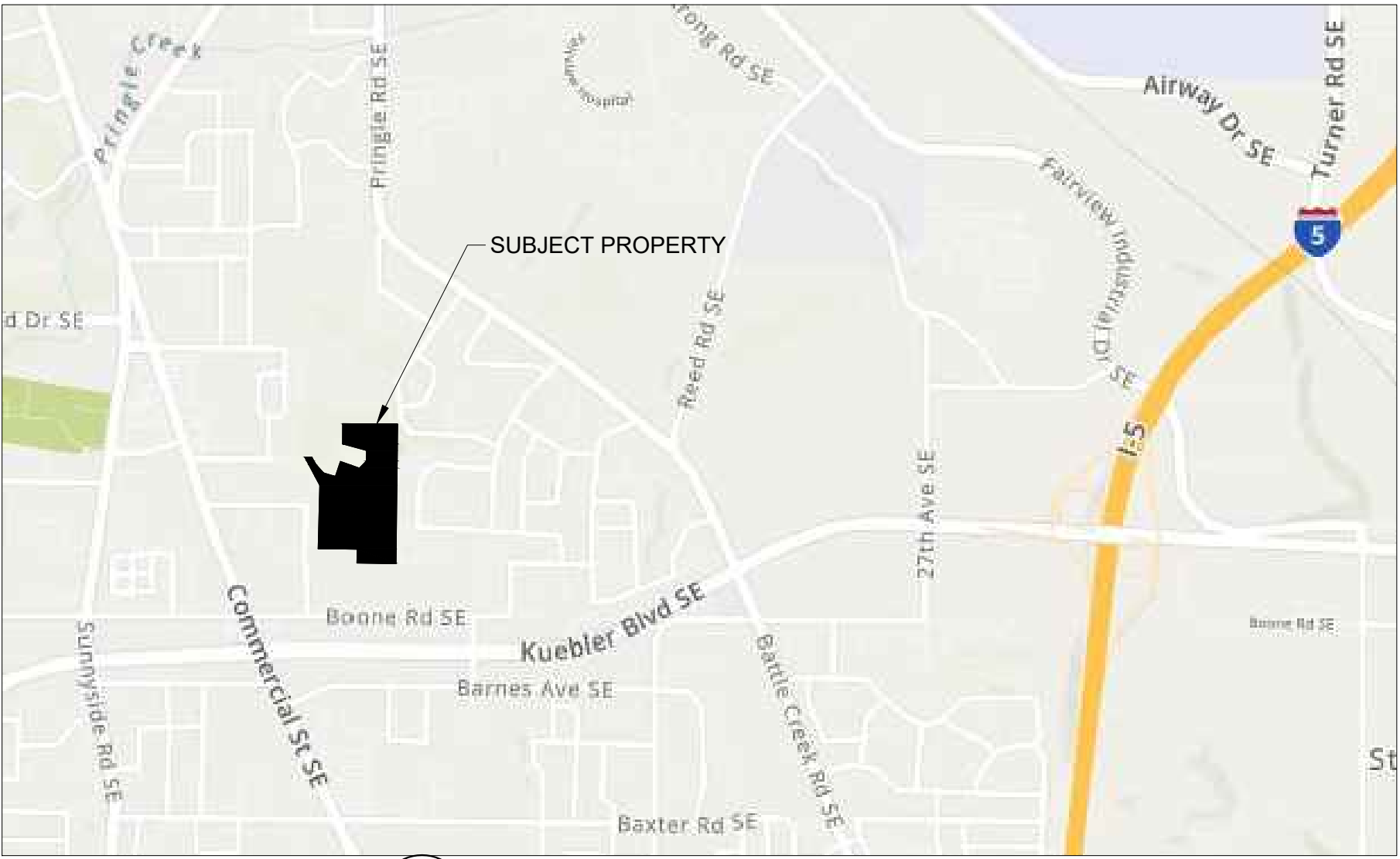
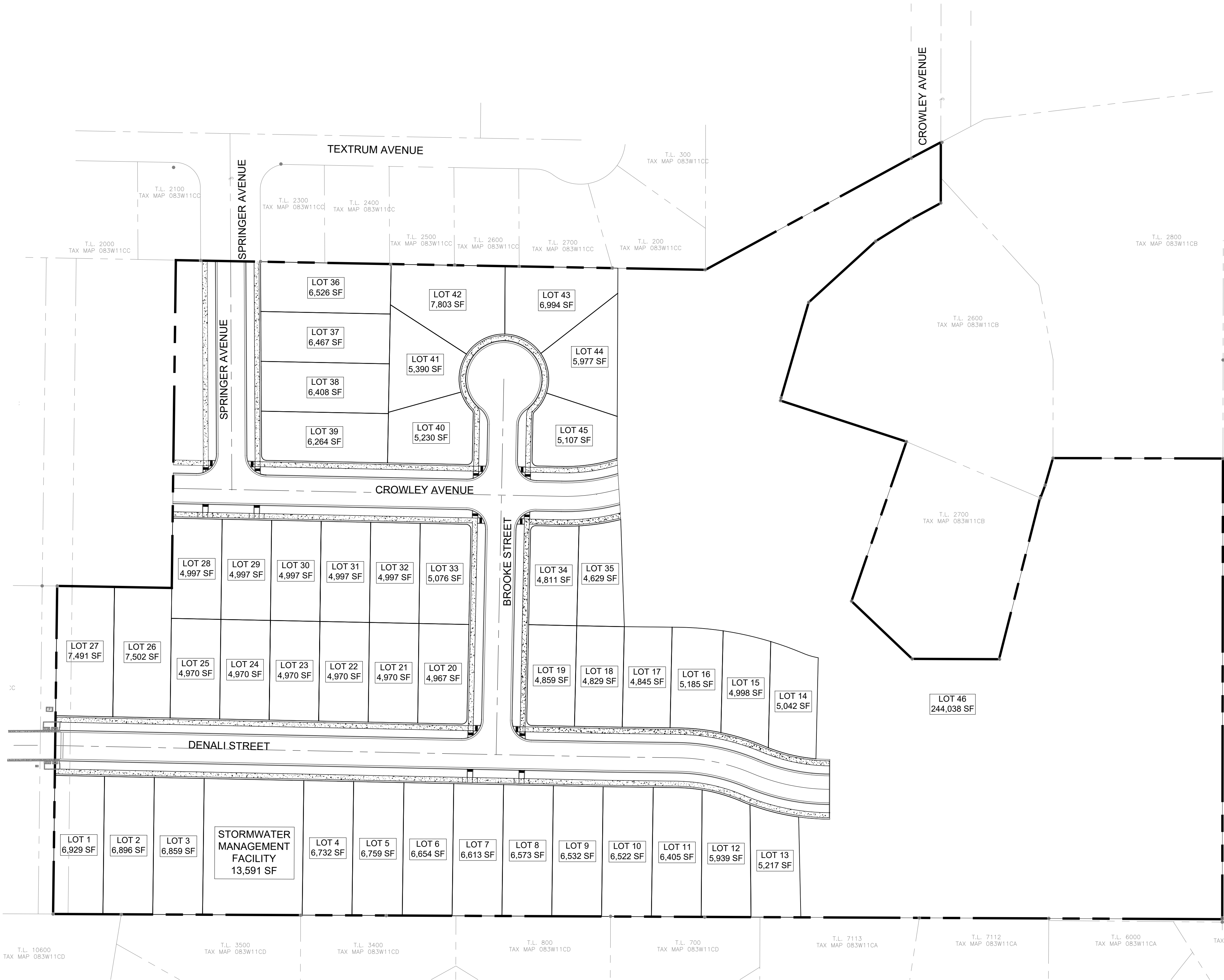
Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Subdivision / Urban Growth Preliminary Declaration Case No. SUB-UGA22-03
PROPERTY LOCATION:	1374 Crowley Avenue SE, Salem OR 97302
NOTICE MAILING DATE:	March 21, 2022
PROPOSAL SUMMARY:	A Tentative Subdivision Plan (Jackson Ridge) to divide approximately 14.5 acres, creating 46 lots.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., MONDAY, APRIL 4, 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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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) 205.010(d) – Tentative Subdivision; 200.030(d) – Urban Growth Preliminary Declaration 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.

JACKSON RIDGE SUBDIVISION

SALEM, OREGON

ATTACHMENT B



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT:

MICHAEL SMITH
BRONCO HEIGHTS, LLC
P.O. BOX 4582
SALEM, OREGON 97301

CIVIL ENGINEERING:

REECE & ASSOCIATES, INC
C/O DAVID J. REECE, PE
321 FIRST AVENUE EAST SUITE 3A
ALBANY, OR 97321
TELEPHONE: 541-926-2428
EMAIL: dave@r-a-engineering.com

SURVEYOR:

TROY PETERSON
LAND MARKERS SURVEYING, LLC
4068 HUDSON AVE NE
SALEM, OR 97301
TELEPHONE: 503-581-0911

VERTICAL/HORIZONTAL DATA:

VERTICAL AND HORIZONTAL DATA PROVIDED BY
BARKER SURVEYING.

SUBJECT PROPERTY:

MARION COUNTY ASSESSOR'S MAP: 083W11CB & 083W11CC
TAX LOTS: 100 & 2800
SIZE: 14.47 ACRES

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF SALEM

SANITARY SEWER:

SANITARY SEWER IS BY THE CITY OF SALEM

ZONING:

RA - RESIDENTIAL AGRICULTURE

FLOOD PLAIN NOTE:

THIS SITE IS LOCATED FULLY WITHIN ZONE "X",
OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP (FIRM) NUMBER
41043C0195H, LAST REVISED DECEMBER 8TH, 2016.

SHEET INDEX

- 1.0 COVER SHEET
- 1.1 LEGEND AND SECTIONS
- 2.0 EXISTING CONDITIONS
- 3.0 LOT AND UTILITY LAYOUT
- 3.1 LOT AND UTILITY LAYOUT - SHADOW PLAT
- 3.2 TENTATIVE PLAN
- 3.3 SHADOW PLAT
- 4.0 DENALI STREET PROFILE STA 0+00 - 6+00
- 4.1 DENALI STREET PROFILE STA 6+00 - 11+76
- 4.2 CROWLEY AVENUE PROFILE STA 0+00 - 5+50
- 4.3 CROWLEY AVENUE PROFILE 5+50 - 10+90
- 4.4 BROOKE STREET PLAN AND PROFILE
- 4.5 SPRINGER AND STREET A PLAN AND PROFILES
- 5.0 TREE CONSERVATION PLAN
- 5.1 TREE CONSERVATION PLAN
- 5.2 TREE INVENTORY TABLE

AREA RATIONALE:

GROSS AREA: 630,785 SQ. FT. (14.5 ACRES)
AREA IN LOTS: 525,135 SQ. FT. (12.1 ACRES)
AREA IN R/W: 105,650 SQ. FT. (2.4 ACRES)
OF LOTS: 46 LOTS
DENSITY: 7 UNITS / ACRE

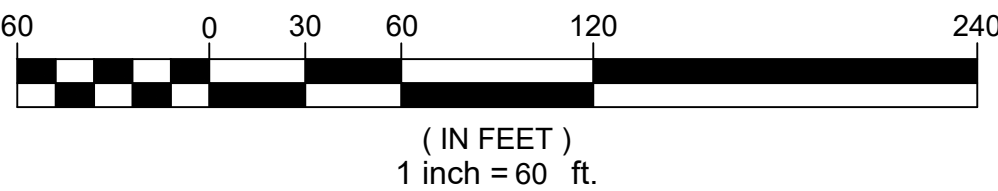
ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED
BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE
RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR
952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY
CALLING THE CENTER. YOU MUST NOTIFY THE CENTER AT
LEAST TWO BUSINESS DAYS BUT NOT MORE THAN TEN
BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION.
CALL: 800-668-4001

SITE PLAN

SCALE: 1" = 60'

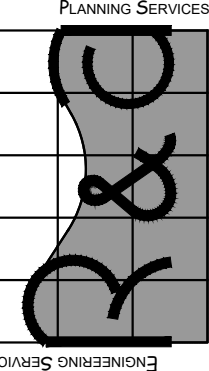
GRAPHIC SCALE



Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
Phone: 541-926-2428
Fax: 541-926-2456



JACKSON RIDGE SUBDIVISION

COVER SHEET

BRONCO HEIGHTS, LLC
SALEM, OREGON

PLAN REVISIONS	DATE	BY
No.		

PROJECT NO.	BHL2101
DATE	02/04/2022
DESIGNED	A. HERRMANN
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER

1.0