

BRAND

Notice of Land Use Application Submittal

July 11, 2022

Sunnyslope Neighborhood Association

Co-Chair

Alan Alexander

awa8025@aol.com

Co-Chair

Sally Cook

sally.cook@gmail.com

Land Use Chair

Evan White

epwhitehouse@comcast.net

Southwest Association of Neighbors (SWAN)

Chair

Ted Burney

burney.ted.tb@gmail.com

Land Use Chair

John Lattimer

jlattimer@gmail.com

RE: Tentative Subdivision Plan and Tree Conservation Plan – 4120 Kurth Street S, Salem 97302

Dear Sunnyslope and SWAN Chairs and Land Use Chairs,

We are reaching out to you regarding a project within the Sunnyslope Neighborhood Association and adjacent to SWAN.

The property owner is seeking land use approval for a six-lot subdivision and associated tree conservation plan, for property located at the corner of Kurth Street S and Browning Avenue S. The properties can also be identified as Marion County Map and Tax Lot Numbers 083W09BB / 1600 and 083W09BB 300.



The applicant is seeking to remove all existing structures on site and divide the property into six-lots for the future development of single-family dwellings. The applicant is also seeking approval of their tree conservation plan which proposes preservation of approximately 43 percent of the trees on site. The applicant is demonstrating compliance with all applicable criteria within the UDC. Frontage dedication and improvements are proposed for both Kurth Street S and Browning Avenue S. Mesa Street S is proposed to be extended from its current terminus at the east side of the site to a new cul-de-sac meeting standards for safe vehicular turnaround. To provide better pedestrian connections within the area, the applicant is proposing to construct a bicycle and pedestrian path from the end of the cul-de-sac for Mesa Street S to Kurth Street S. The pedestrian connection will allow a better flow for persons on foot or bicycle to access the public park less than half a mile southwest of the site. The tentative plans being submitted to the city for review and approval are attached to this letter to better demonstrate what is being proposed.

The property is zoned RS (Single Family Residential), and future single-family dwellings are outright permitted within the RS zone. The subdivision and tree conservation plan will be processed using Type II procedures, as outlined by Salem Revised Code (SRC) Chapter 300. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

We hope that you find this letter and attached conceptual plans informative. If you have any questions regarding this notice, please feel free to contact the applicant's representative.

Thank you.

Applicant Information

MMH LLC | Charles Weathers
orreoproperties@gmail.com

Applicant Representative Information

BRAND Land Use, LLC | Britany Randall
Britany@brandlanduse.com
503-680-0949

Applicant Representative Information

Westech Engineering, Inc | Josh Wells
jwells@westech-eng.com
503-585-2474

Britany

From: Britany
Sent: Monday, July 11, 2022 10:42 AM
To: awa8025@aol.com; 'sally.cook@gmail.com'; epwhitehouse@comcast.net; 'burney.ted.tb@gmail.com'; 'jnlattimer@gmail.com'
Cc: Josh Wells; 'orreoproperties@gmail.com'
Subject: Notice of Land Use Application Submittal in Sunnyslope - Adjacent to SWAN
Attachments: Neighborhood Contact.pdf

Dear Sunnyslope and SWAN Chairs and Land Use Chairs,

We are reaching out to you regarding a project within the Sunnyslope Neighborhood Association and adjacent to SWAN. A letter containing information and conceptual drawings is attached. Please do not hesitate to reach out to me with any questions you may have.

Thank you,

Britany Randall

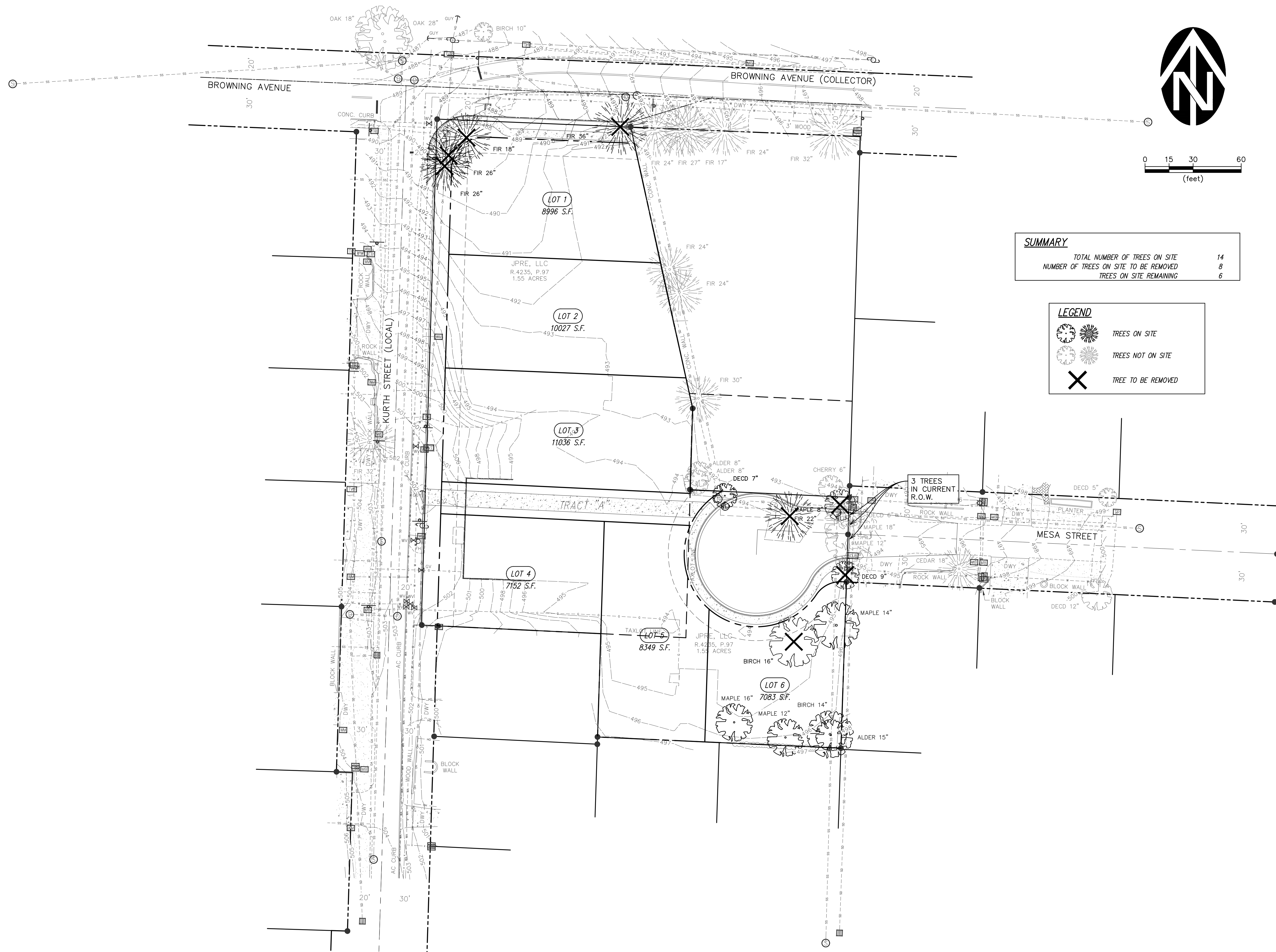
BRAND

Principal Planner

Phone : (503)680-0949


Place : Salem, OR


Web : brandlanduse.com




SUMMARY	
TOTAL NUMBER OF TREES ON SITE	14
NUMBER OF TREES ON SITE TO BE REMOVED	8
TREES ON SITE REMAINING	6

LEGEND

 TREES ON SITE

 TREES NOT ON SITE

 TREE TO BE REMOVED

VERIFY SCALE	
1" = 10'	1"
0	1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY	
DSN.	JW
DRN.	RS
CKD.	JW
NO.	1
DATE	04/2022
DESCRIPTION	REVISIONS
BY	



REVIEW

WILLIAM J. WEST
PROFESSIONAL ENGINEER
NO. 12,000
STATE OF OREGON
RENEW: 6/30/2022



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

CHARLES WEATHERS
KURTH STREET SUBDIVISION
SITE TREE CONSERVATION PLAN

DRAWING
C-2

JOB NUMBER
3362.0000

