

## REQUEST FOR COMMENTS

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

**REGARDING:** Planned Unit Development Modification / Tentative Partition /  
Property Line Adjustment Case No. PUD71-5MOD1-PAR-PLA22-03

**PROJECT ADDRESS:** 1320 Orchard Heights Rd NW, Salem OR 97304

RECEIVED

**AMANDA Application No.:** 22-109523-LD, 22-109524-LD, 22-113374-LD

**COMMENT PERIOD ENDS:** July 28, 2022

JUL 22 2022

**SUMMARY:** A request to modify an approved Planned Unit Development Final Plan, to remove an existing lot line, and to partition the subject property into two parcels.

COMMUNITY DEVELOPMENT

**REQUEST:** A request to modify an approved Planned Unit Development Final Plan, a Property Line Adjustment to remove an existing lot line, and a Tentative Partition to divide the subject property into two parcels for the purpose of creating a new conservation parcel to be dedicated to the City of Salem, for property approximately 7.73 acres in size, zoned RA (Residential Agriculture), and located at 1320 Orchard Heights Road NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W16CD / 01600 and 01800).

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. Thursday, July 28, 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](mailto: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: Robert Black  
Address: 1335 Ravenna Loop NW Salem  
Phone: (503) 851-8216  
Email: blackaa@comcast.net  
Date: 7-19-2022

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

**Aaron Panko**

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**From:** HOLLACE D MILES <hdmiles1@comcast.net>  
**Sent:** Monday, July 18, 2022 9:50 AM  
**To:** Aaron Panko  
**Cc:** Susan Lee  
**Subject:** PUD71-5MOD-PAR-PLA22-03

Your land use request for comments is extremely confusing. Is the changing of the property line moving from the middle of Glen Creek Village to the conservation section along Glen Creek the change identified OR is there a change in the number of units in Glen Creek Village?

As a homeowner on the east side of the creek (1437 Westbrook Dr. NW) will the conservation section apply to homes on the east side. I understood from my home title, that the west side of my property is the middle of the creek. Is that changing?

Once a conservation section is declared, who will be overseeing that piece of property and what does it mean?

Thank you for your assistance.

Hollace Miles 503-373-3585

## Aaron Panko

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**From:** Greg <gregmal@comcast.net>  
**Sent:** Monday, July 18, 2022 9:01 AM  
**To:** Aaron Panko  
**Cc:** andersonriskanalysis@comcast.net; Greg Malkasian; Doug Austin; westHill Estate  
**Subject:** City of Salem - Adjustment Case no. PUD71-5MOD1-PAR-PLA22-03

Aaron Panko,

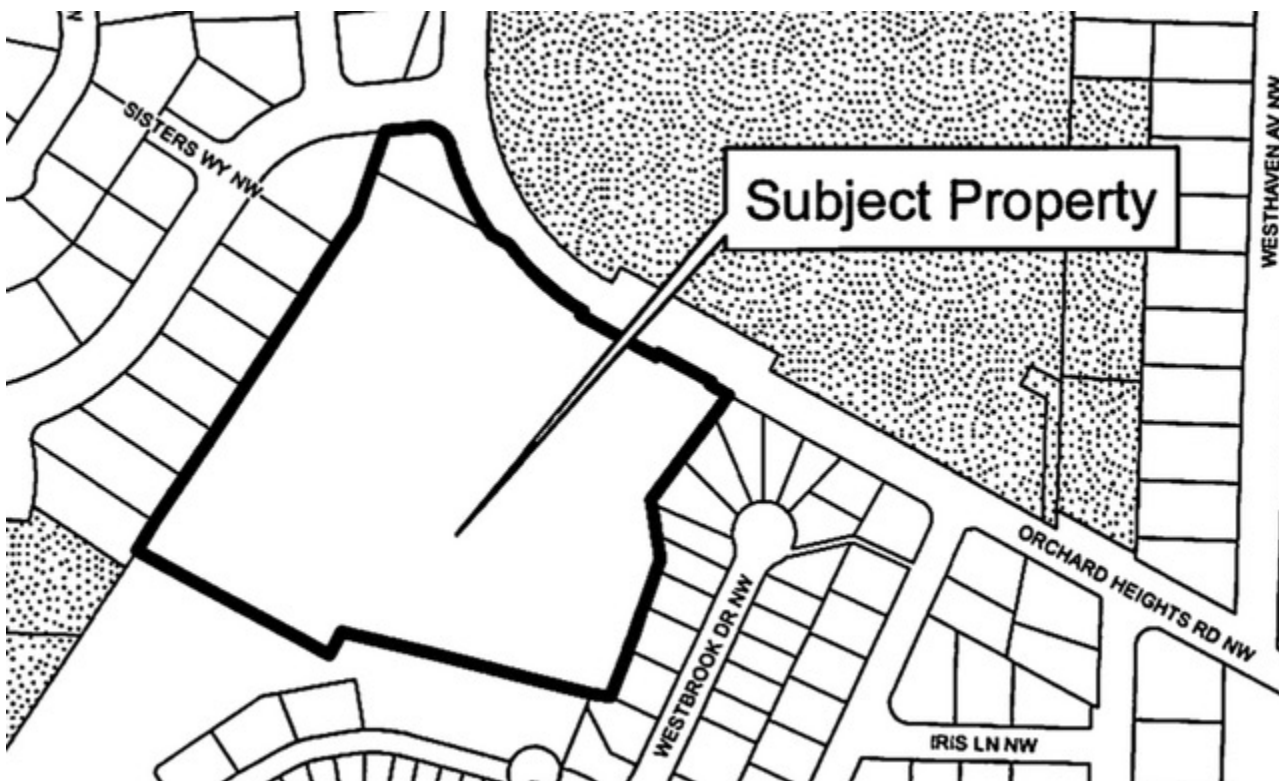
Thank you for the Notice of Filing in Subject above.

In the notice there is a Vicinity Map (see below). You will note the upper left portion of the "Subject Property" shows the corner of Orchard Heights and Chapman Hill. This apparently is being considered as an inclusion in the lot line adjustment and partition of the two parcels in this filing.

I have included a photo (see below) of that same corner which shows "West Hill Estates" entrance monument. This entrance monument on this corner is on West Hill Estates common property, yet it seems to be included in this filing. Can you provide information related to this or correct the portion that is within the West Hill Estates boundary from this filing?

Also, the filing proposal request state "the purpose of creating a new conservation parcel to be dedicated to the City of Salem. Is the use of the term "conservation" mean the area will be designated for no development to safeguard habitat? So, there would be no change to the existing area and that parcel would be protected from any changes?

If the portion within the boundary of the West Hill Estates HOA is include in that area, does that mean we would be limited to making any changes to existing structures or landscaping in the area?





If you believe we need to know anything else regarding the proposal, would you please advise?

Thanks for your assistance.

Greg Malkasian  
President, West Hill Estates Homeowners Association  
[gregmal@comcast.net](mailto:gregmal@comcast.net)  
503.551.6393 (call or text)



*Glenn and Gibson Creeks Watershed Council* 2308 Ptarmigan St. NW, Salem, OR 97304

July 15, 2022

Aaron Panko  
City of Salem Planning Division  
555 Liberty Street SE  
Room 305  
Salem, Oregon 97301

RE: Planned Unit Development Modification / Tentative Partition / Property Line Adjustment  
Case No. PUD71-5MOD1-PAR-PLA22-03

Dear Mr. Panko:

The Glenn and Gibson Creeks Watershed Council has long advocated for conservation actions affecting Glenn Creek. The proposed property line adjustment/Tentative Partition to create a conservation lot under the authority of SRC 205.045. - **Special platting standards for conservation lots or parcels** is strongly supported by the Glenn Gibson Creeks Watershed Council. This action will provide both greater flexibility for the City of Salem Housing Authority and greater protection to the riparian area and Glenn Creek.

The Watershed Council is very supportive of the proposed action and urges approval and commends the City Housing Authority for taking the proposed action.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth F. Bierly", with a stylized flourish at the end.

Kenneth F. Bierly, Chair  
Glenn and Gibson Creeks Watershed Council

**Mission:** to foster better understanding and stewardship of watershed resources

**Purpose:** to share information, reduce duplication of activities and to help address watershed management issues in the watershed and to provide a framework for coordination and cooperation among key interests

**Vision:** a balanced ecosystem that supports a healthy watershed and provides for an economic base and viable communities

[GlennGibsonWC.org](http://GlennGibsonWC.org)