



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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October 13, 2022

Owner(s):
RAGHUNANDAN & SANGEETA KAMINENI
2500 GLENEAGLES RD
LAKE OSWEGO OR 97034

Applicant/ Representative:
BRANIE DALTON
MULTI-TECH ENGINEERING
1155 13TH STREET SE
SALEM, OR 97302

- I. TYPE OF LAND USE CASE: Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment / Class 1 Adjustment; Case No. SUB-UGA-ADJ22-09; Application No. 21-122530-LD / 21-122528-LD / 21-122532-ZO
- II. DATE APPLICATION DEEMED COMPLETE: October 13, 2022
- III. LOCATION OF SUBJECT PROPERTY: 5730 Lone Oak Road SE, Salem OR 97306
- IV. SUMMARY: Proposed 57-lot subdivision with associated site improvements.
- V.
- VI. REQUEST: A consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes:
 - 1) A Subdivision Tentative Plan to divide the approximate 12.18-acre property into 57 lots ranging in size from approximately 4,800 square feet to 18,327 square feet;
 - 2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development;
 - 3) A Class 1 Adjustment to reduce the minimum required double frontage lot depth for Lot 16 from 120 ft. to approximately 105 ft. (SRC 510.010(b); SRC 511.010(b)); and
 - 4) A Class 2 Adjustment to:
 - a) Increase the maximum allowed lot depth for Lot 8 from 150 ft. to approximately 207 ft. (SRC 510.010(b); SRC 511.010(b)); and
 - b) Designate the west property line of Lots 9 and 12 abutting the flag lot accessway as the front lot line rather than the south property line abutting the street (SRC 800.020(a)(1)).The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).
- VII. REVIEW PROCESS: Your application has been 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 is being mailed to the list of property owners within the notification area.
- VIII. POSTING PROCEDURE: The subject property must be POSTED no sooner than Type Date and no later than Type Date.
 - a. Please pick up 6 POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (first page of Notice of Filing) and Attachment B (Site Plan or Photo), must be inserted into the plastic sleeve on each sign.

SUB-UGA-ADJ22-09 / Bryce Bishop

- 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 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 Bryce Bishop, Planner III, at this office:

City of Salem Planning Division
Civic Center, 555 Liberty Street SE/Room 305
503-540-2399, E-mail: bbishop@cityofsalem.net

SUB-UGA-ADJ22-09 / Bryce Bishop**AFFIDAVIT OF POSTING NOTICE**

I, Jeremy Grenz, 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)).

on the property frontage of La Cresta Dr. approximately 580' east of Lone Oak Dr, on the property frontage of Sarah Renee Ave. across from Koda St., on the property frontage of Lone Oak Rd. approximately 200', 300', 400' and 525' south of La Cresta Dr.

That I posted said notice in the manner at the place above stated on the 17 day of Oct., 2022, and in a conspicuous place.

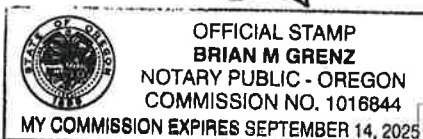
That I have personal knowledge of all facts set forth and all statements herein are just and true.

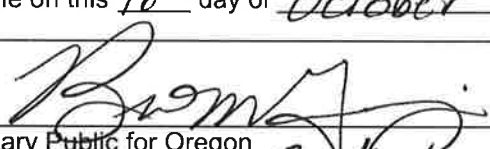

Applicant's Signature

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

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on this 18th day of October, 2022, by Jeremy Grenz




Notary Public for Oregon
My Commission Expires: September 14, 2025

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)

CITY OF Salem
AT YOUR SERVICE

Hay una propuesta de desarrollo para esta propiedad. 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

www.cityofsalem.net/notice





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 / Class 2 Adjustment / Class 1 Adjustment Case No. SUB-UGA-ADJ22-09
PROPERTY LOCATION:	5730 Lone Oak Road SE, Salem OR 97306
NOTICE MAILING DATE:	October 13, 2022
PROPOSAL SUMMARY:	Proposed 57-lot subdivision with associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, October 27, 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:	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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com .
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; 200.025(e) – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 Adjustment 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.

