



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6005
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February 24, 2023

Owner/ Applicant:
TITAN HILL PROPERTY LLC
3425 BOONE SE
SALEM OR 97317

Contact:
MULTI-TECH ENGINEERING SERVICES INC.
BRANDIE DALTON
1155 13TH ST SE
SALEM OR 97302

- I. TYPE OF LAND USE CASE: Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review; Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02; Application No. 22-119071-PLN
- II. DATE APPLICATION DEEMED COMPLETE: January 26, 2023
- III. LOCATION OF SUBJECT PROPERTY: 2100 Block of Doaks Ferry Road NW, Salem OR 97304
- IV. SUMMARY: A proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.

REQUEST: A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:

- (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south;
- (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development;
- (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping;
- (4) Four Class 2 Adjustment requests to:
 - (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010);
 - (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));
 - (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and
 - (d) Increase the maximum allowed parking spaces throughout the development by 19 spaces (SRC 806.015(e)); and
- (5) A Tree Regulation Variance request for removal of 46 significant trees on site.

The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).

- V. REVIEW PROCESS: Your completed application has 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 February 24 and no later than February 27.

- a. Please pick up **3** POSTING SIGNS at the PAC Desk, Room 320, Civic Center. Attachment A (Notice of Filing) 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.
- c. 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

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 Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02
PROPERTY LOCATION:	2100 Block of Doaks Ferry Road NW, Salem OR 97304
NOTICE MAILING DATE:	February 24, 2023
PROPOSAL SUMMARY:	A proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, MARCH 10, 2023</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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) - Subdivision; 200.030(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Variance; 225.005(e)(1) – Class 1 Design Review 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.

Owner / Developer:

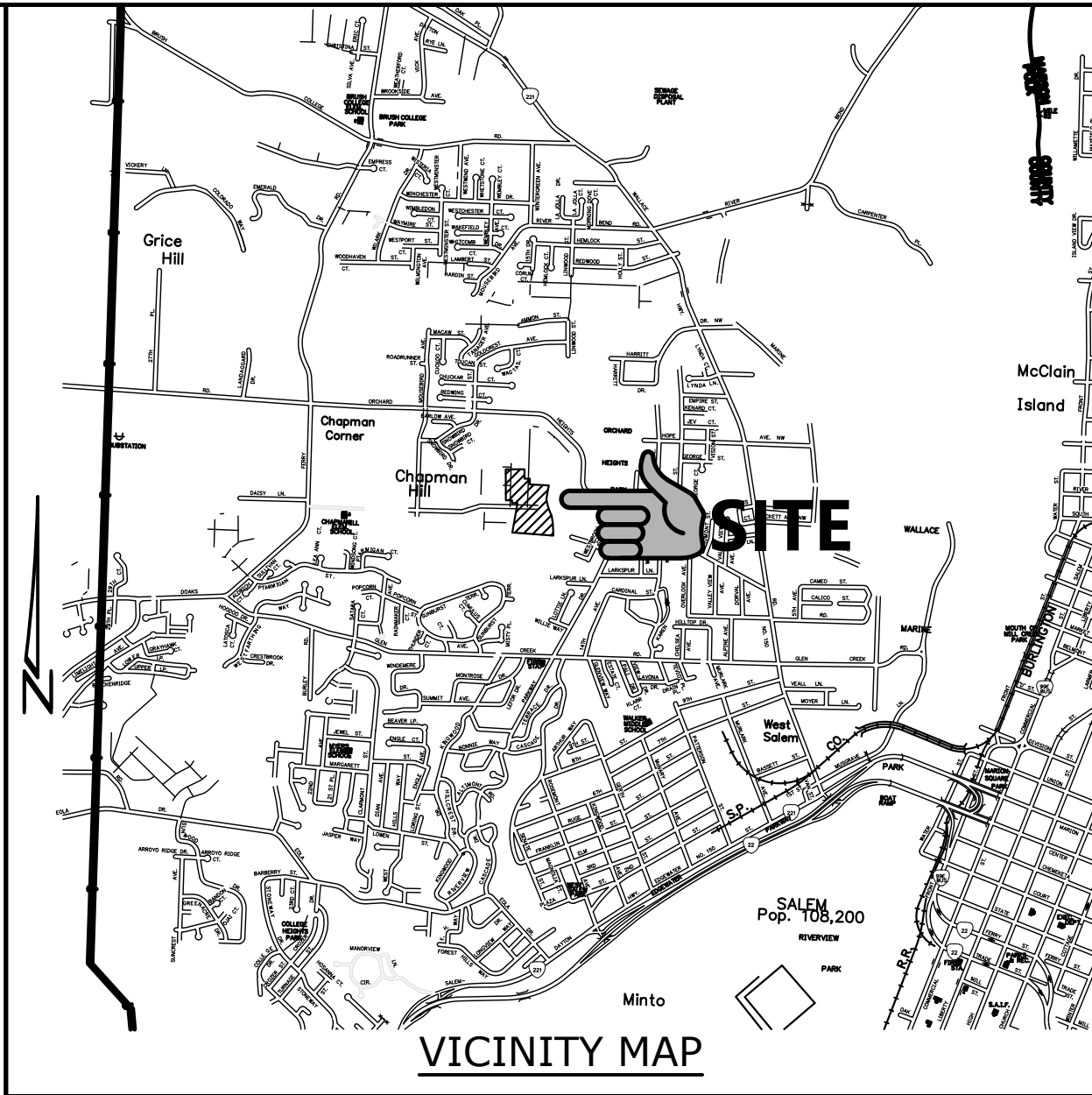
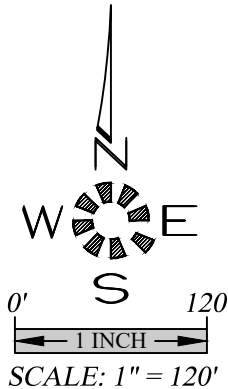
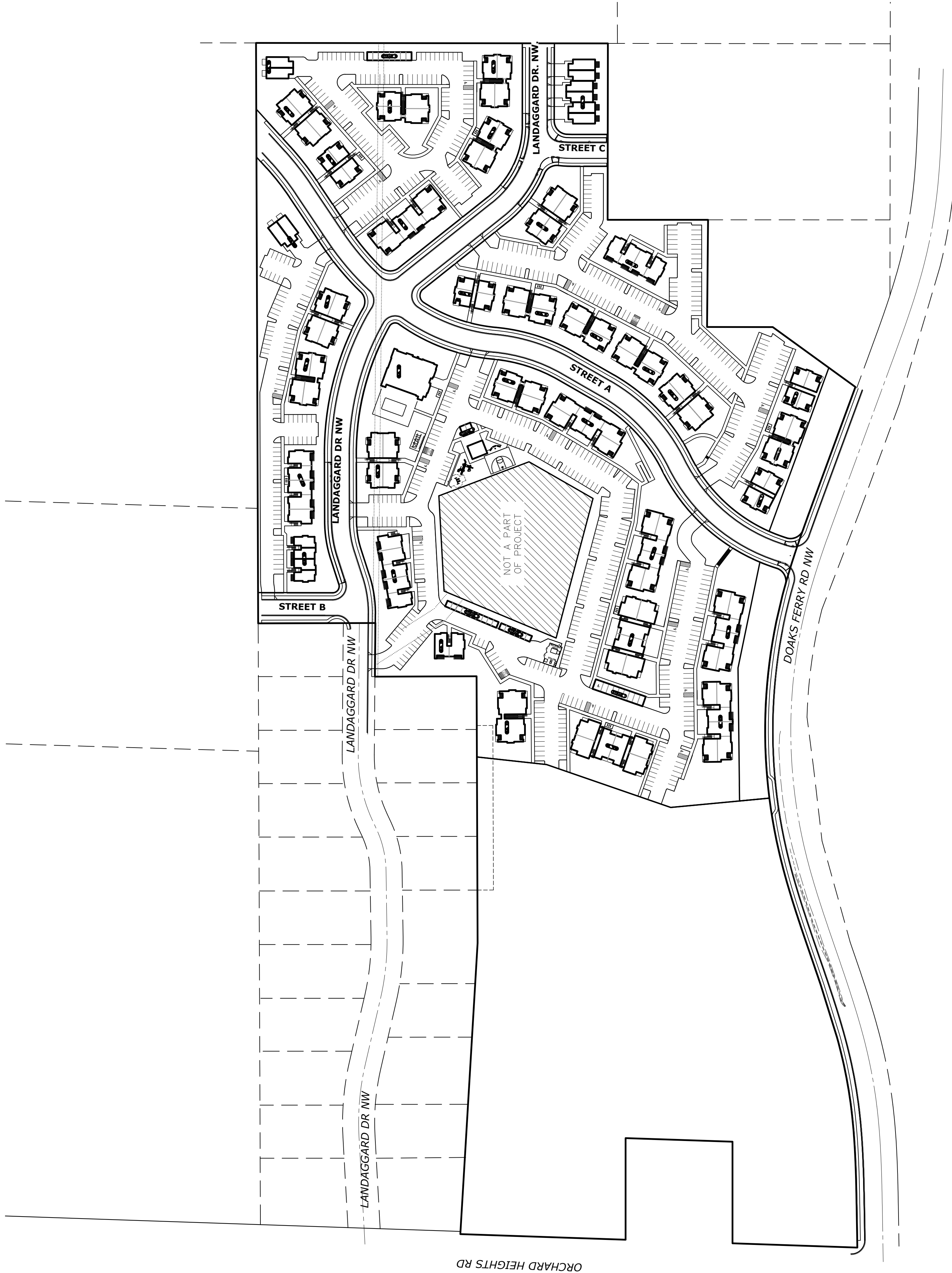
TITAN HILL PROPERTY LLC.

3425 BOONE ROAD SE
SALEM, OREGON 97317

TITAN HILL APARTMENTS

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY
SURVEY MONUMENT NO. 200428 DATED
1984. LOCATED ON CENTERLINE ORCHARD
HEIGHTS ROAD.



SHEET INDEX

- SDR1 COVER SHEET
- SDR2 EXISTING CONDITIONS AND DEMOLITION PLAN
- SDR3 TREE CONSERVATION PLAN
- SDR4 TREE CONSERVATION PLAN
- SDR5 TREE CONSERVATION PLAN
- SRD6 TREE CONSERVATION PLAN
- SDR7 TREE CONSERVATION PLAN
- SDR8 SITE PLAN SOUTH
- SDR9 SITE PLAN NORTH
- SDR10 OPEN SPACE PLAN SOUTH
- SDR11 OPEN SPACE PLAN NORTH
- SDR12 LOT GRADING PLAN SOUTHEAST
- SDR13 LOT GRADING PLAN SOUTHWEST
- SDR14 LOT GRADING PLAN NORTHWEST
- SDR15 LOT GRADING PLAN NORTH EAST
- SDR16 UTILITY PLAN SOUTHEAST
- SDR17 UTILITY PLAN SOUTHEAST
- SDR18 UTILITY PLAN SOUTHWEST
- SDR19 UTILITY PLAN NORTHWEST
- SDR20 UTILITY PLAN NORTH EAST
- SDR21 UTILITY PLAN SOUTH
- SDR22 DETAIL SHEET



COVER SHEET

TITAN HILL APARTMENTS

MULTI/TECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED

NOT FOR
CONSTRUCTION
UNLESS STAMPED
APPROVED HERE

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6/7/19 SDR1-COV
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----



JOB # 6773

SDR1