

Shelby Guizar

From: Shelby Guizar
Sent: Monday, July 3, 2023 8:17 AM
To: Copy Center
Subject: SUB-UGA-SPR-ADJ-TRV-DR23-02 CC Hearing Notice - Print and Mail
Attachments: SUB-UGA-SPR-ADJ-TRV-DR23-02 Council Hearing Notice.pdf; SUB-UGA-SPR-ADJ-TRV-DR23-02 Affidavit for CC HN.DOC; SUB-UGA-SPR-ADJ-TRV-DR23-02 Mailing List.xlsx

Good morning,

Please print and mail the attached document to the attached mailing list.

Thank you,
252580
Print 453.06
Mail 452.05

- Shelby Guizar | 503-540-2315

AFFIDAVIT of MAILING

STATE OF OREGON)
CITY OF SALEM)

I, Jeff Springer, do hereby certify that on July 3, 2023, I deposited true and correct copies of the NOTICE OF PUBLIC HEARING in the Salem post office addressed to the attached mailing list, for the application for Subdivision Tentative Plan, Class 3 Site Plan Review, Tree Variance, Class 1 Design Review, Urban Growth Preliminary Declaration, Class 2 Adjustment Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02; Application No. 22-119071-PLN:

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).

A copy of this notification is in the case file. Notifications were addressed to all applicable parties per SRC 300, Procedures Ordinance.

DATED at Salem, Oregon, July 3, 2023.



Jeff Springer, Document Services Supervisor

Shelby Guizar

From: Shelby Guizar
Sent: Monday, July 3, 2023 8:51 AM
To: Shelby Guizar
Cc: Jamie Donaldson
Subject: Council Hearing Notice - Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02 for 2100 Block of Doaks Ferry Road NW
Attachments: SUB-UGA-SPR-ADJ-TRV-DR23-02 Council Hearing Notice.pdf

BCC List: 'bdalton@mtengineering.net'; 'jolynn.franke@cherriots.org';
'FRIDENMAKER_DAVID@salkeiz.k12.or.us'; 'miller.raaphaelle@gmail.com';
'bierlykenneth@gmail.com'; 'ronrhodehamel@hotmail.com';
'Tashapetersen@icloud.com'; 'turtylgyrl@gmail.com'; 'rcreagan23@gmail.com';
'emeasterly@comcast.net'; 'sayheynap@gmail.com'; 'cldalke@gmail.com'; 'RALPH40@COMCAST.NET'; 'DESHON@SALEMELECTRIC.VOM'; 'Dan Gerges'; 'Dorald Stoltz'; 'Evan Sorce'; 'Geoffrey James - Morningside N.A.'; 'Glenn-Gibson Watershed Council'; 'Heather Sorensen'; 'Ingrid (last name not provided)'; Irma Coleman; 'James Clark'; 'Jason Staats (Vice-Chair)'; 'Jim Allhiser'; 'Joe Farrior'; 'Kevin Chambers'; Lisa Anderson-Ogilvie; 'Mark Coutis'; 'Mike Freitas (Chair)'; 'Russell Schutte'; 'Statesman Journal Newsroom'; 'Steve Anderson'; 'Tyson Pruett'; 'Adam Deshon'; Albert Rossi; 'Andrew Wilch'; 'Austin McGuigan, Polk Co. Planning'; 'Bill Lawyer, City of Keizer Public Works'; Brandon Ditto; 'Brandon Pike'; 'Cara Kaser'; 'Cherriots Planning'; 'Christine Stevenson, Dept. of State Lands'; 'Claude Kennedy'; Curtis Pellatz; 'Daniel Kizer'; 'David Hammill, Comcast Cable'; 'David Hughes'; 'Dennis Will (NOLA Land Use Chair)'; 'Gerry Juster'; Hilary Heite; Hilary Leavell; 'Jason Carroll'; 'John Rasmussen, Marion Co. Public Works'; 'Ken Spencer'; Kimberli Fitzgerald; Laurel Christian; 'Lesley Hegewald, Mid-Willamette Valley COG'; 'Marion Co Assessor's Office'; 'Marion County'; 'Marion County Planning'; 'Max Hepburn'; 'Mike Middleton'; 'Nicole Bess'; Olivia Dias; 'Prescott Mann'; 'Robin Dalke (RDalke@cityofsalem.net)'; 'Ryan Slack'; 'Shane Witham'; 'Steve Baldwin, Marion County Assessor's Office'; 'Steve Dickey'; 'Suzanne Nelson'; 'Terry Neal'

Hello,

The Hearing Notice for 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 for 2100 Block of Doaks Ferry Road NW is attached for your information. Hard copies go out in the mail today to those of you who are to receive one. This case will be heard before the City Council on Monday, July 24, 2023.

Application Summary: Appeal of the Planning Administrator's decision to approve a proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.

Please direct questions or comments to the **CASE MANAGER:**

Jamie Donaldson
JDonaldson@cityofsalem.net
503-540-2328

Thank you,

Shelby Guizar (she/her)
Administrative Analyst