



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:	Modification of Phased Subdivision Case No. CPC-ZC-PUD-SUB-ADJ19-08MOD1
PROPERTY LOCATION:	255 Cordon Road NE, Salem OR 97301
NOTICE MAILING DATE:	November 25, 2020
PROPOSAL SUMMARY:	A modification to the East Park Estates Planned Unit Development Subdivision resulting in an adjustment to the northwestern property boundary.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, December 9, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 205.070(d) – Modification of Subdivision Approval 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.

PROPERTY OWNER(S):	East Park LLC (Kiril Ivanov, Randy Myers)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc., on behalf of East Park LLC
PROPOSAL REQUEST:	A modification to a previously approved phased Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08), resulting in an adjustment to the northwestern property boundary, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 117240

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

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

REGARDING: Modification of Phased Subdivision Case No. CPC-ZC-PUD-SUB-ADJ19-08MOD1

PROJECT ADDRESS: 255 Cordon Road NE, Salem OR 97301

AMANDA Application No.: 20-117240-LD

COMMENT PERIOD ENDS: Wednesday, December 9, 2020 at 5:00 P.M.

SUMMARY: A modification to the East Park Estates Planned Unit Development Subdivision resulting in an adjustment to the northwestern property boundary.

REQUEST: A modification to a previously approved phased Subdivision (Case No. CPC-ZC-PUD-SUB-ADJ19-08), resulting in an adjustment to the northwestern property boundary, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

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., Wednesday, December 9, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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, Phone: 503-540-2356; E-Mail: 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: _____

Address: _____

Phone: _____

Email: _____

Date: _____

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

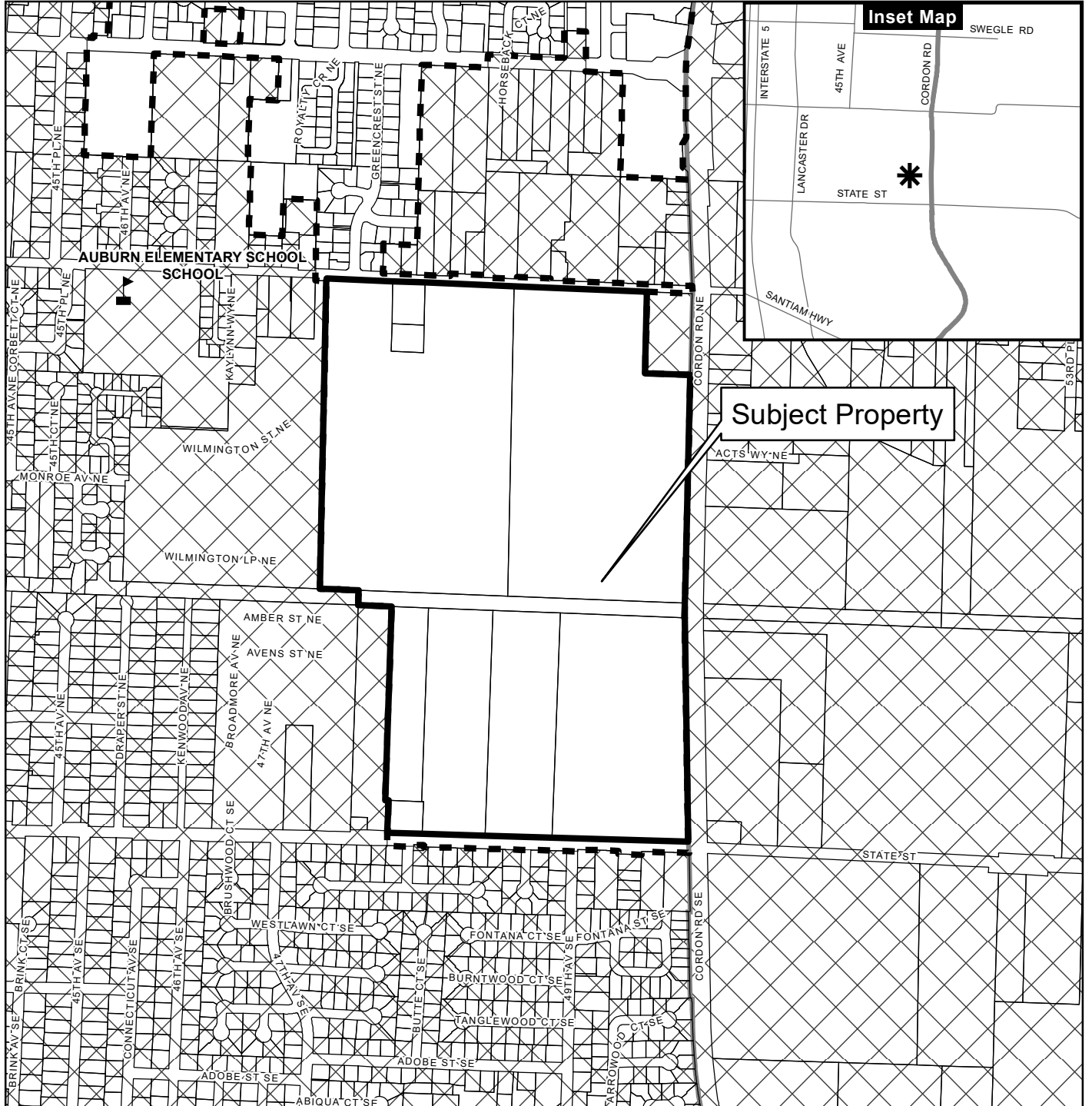
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet

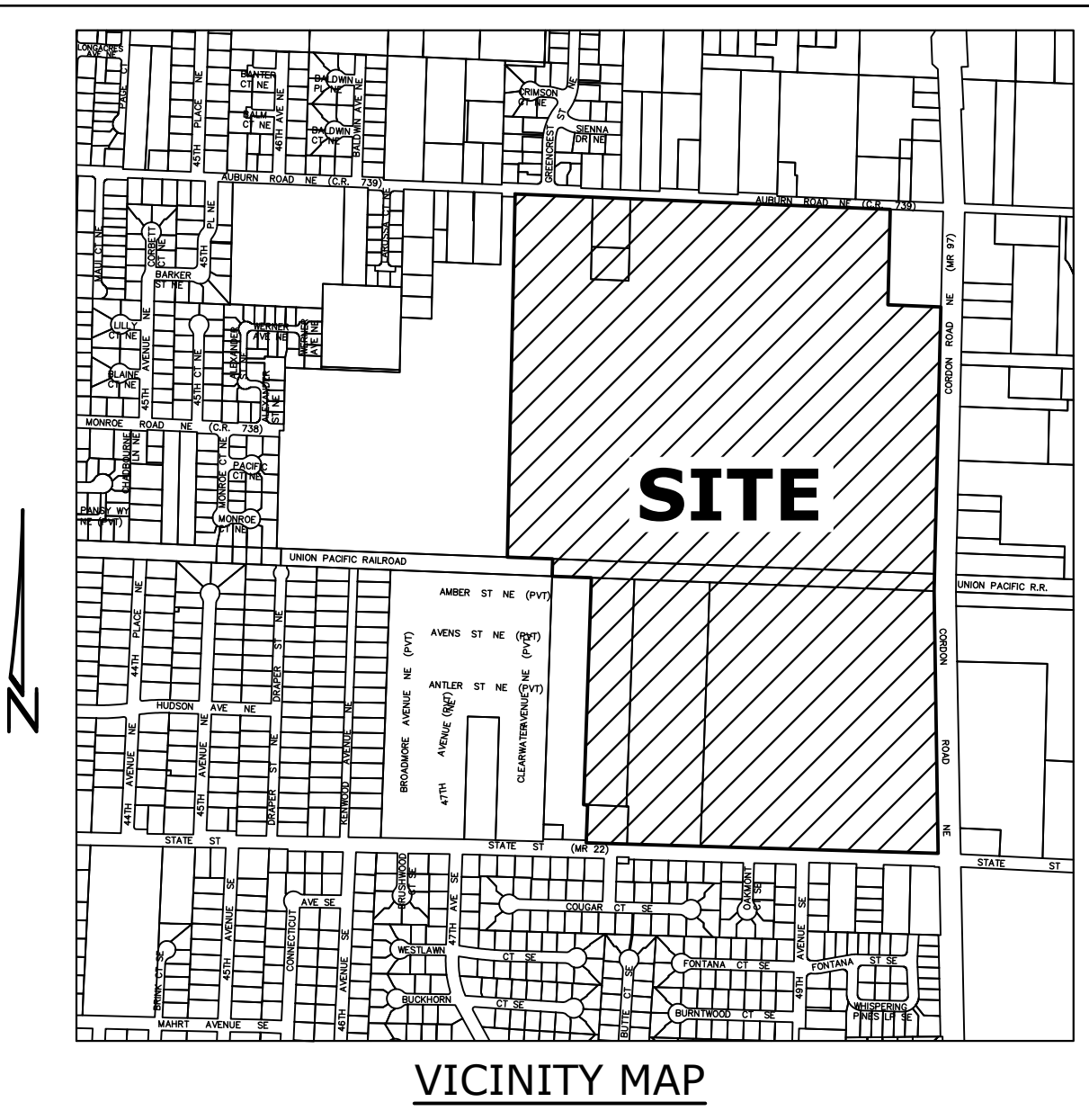


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



SHEET INDEX

P101	COVER SHEET
P102	SITE PLAN - PHASE 1 & 2
P103	SITE PLAN - PHASE 3
P104	SITE PLAN - PHASE 4



EAST PARK ESTATES

A PLANNED UNIT DEVELOPMENT

SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:
EAST PARK L.L.C.
27375 SW PARKWAY AVE
WILSONVILLE, OREGON 97070

UTILITIES:	EXISTING ZONE:
CABLE _____ COMCAST CABLE SERVICES	RS, RM-I, RM-II, CR
POWER _____ P.G.E.	
PHONE _____ CENTURY LINK	
GAS _____ N.W. NATURAL	
SANITARY SEWER _____	
STORM DRAIN & _____	
WATER _____ CITY OF SALEM	
	COMPREHENSIVE DESG.:
	SINGLE FAMILY RESIDENTIAL,
	MULTI-FAMILY RESIDENTIAL &
	COMMERCIAL

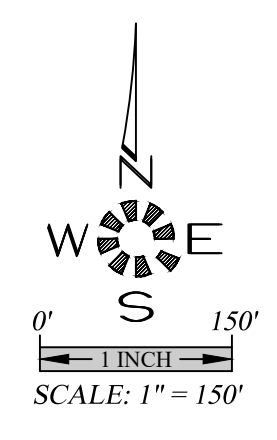
AREA TABLE:

BOUNDARY:	5,340,008 S.F.	122.59 Ac.	100.00%
LOT AREA:	2,728,279 S.F.	62.63 Ac.	51.01%
TRACT AREA:	387,211 S.F.	8.89 Ac.	7.25%
CITY PARK:	323,884 S.F.	7.44 Ac.	6.06%
COMMERCIAL:	574,966 S.F.	13.20 Ac.	10.77%

PARCEL SIZE:		
PHASE 1		PHASE 4
TOTAL AREA _____ 21.57 AC.		TOTAL AREA _____ 13.48 AC.
TRACTS _____ 0.47 AC.		TRACTS _____ 0.26 AC.
LOTS _____ 14.61 AC.		LOTS _____ 9.03 AC.
NUMBER OF UNITS _____ 147		NUMBER OF UNITS _____ 99
DENSITY _____ 10.06 UNITS/AC.		DENSITY _____ 10.96 UNITS/AC.
LARGEST _____ 9,282 S.F.		LARGEST _____ 4,738 S.F.
SMALLEST _____ 3,115 S.F.		SMALLEST _____ 3,465 S.F.
AVERAGE _____ 4,329 S.F.		AVERAGE _____ 3,973 S.F.

PHASE 2		PHASE 5
TOTAL AREA _____ 12.88 AC.		TOTAL AREA _____ 13.41 AC.
TRACTS _____ 1.68 AC.		TRACTS _____ 0.80 AC.
LOTS _____ 8.49 AC.		LOTS _____ 9.33 AC.
NUMBER OF UNITS _____ 90		NUMBER OF UNITS _____ 101
DENSITY _____ 10.60 UNITS/AC.		DENSITY _____ 10.83 UNITS/AC.
LARGEST _____ 6,988 S.F.		LARGEST _____ 5,780 S.F.
SMALLEST _____ 3,010 S.F.		SMALLEST _____ 3,115 S.F.
AVERAGE _____ 4,109 S.F.		AVERAGE _____ 4,022 S.F.

PHASE 3		PHASE 6
TOTAL AREA _____ 16.93 AC.		TOTAL AREA _____ 18.69 AC.
TRACTS _____ 2.28 AC.		TRACTS _____ 3.27 AC.
LOTS _____ 8.79 AC.		LOTS _____ 10.43 AC.
NUMBER OF UNITS _____ 94		NUMBER OF UNITS _____ 111
DENSITY _____ 10.69 UNITS/AC.		DENSITY _____ 10.64 UNITS/AC.
LARGEST _____ 8,487 S.F.		LARGEST _____ 8,989 S.F.
SMALLEST _____ 3,115 S.F.		SMALLEST _____ 3,115 S.F.
AVERAGE _____ 4,073 S.F.		AVERAGE _____ 4,095 S.F.



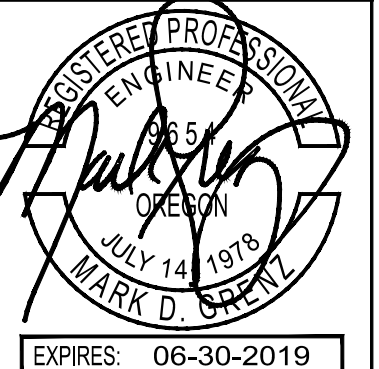
MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST., S.E. SALEM, OR. 97302
PH. (503) 385-9927 FAX (503) 384-1280
www.multitechinc.com info@multitechinc.com

**PLANNED UNIT DEVELOPMENT
TENTATIVE PLAN
COVER SHEET**

EAST PARK ESTATES

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.

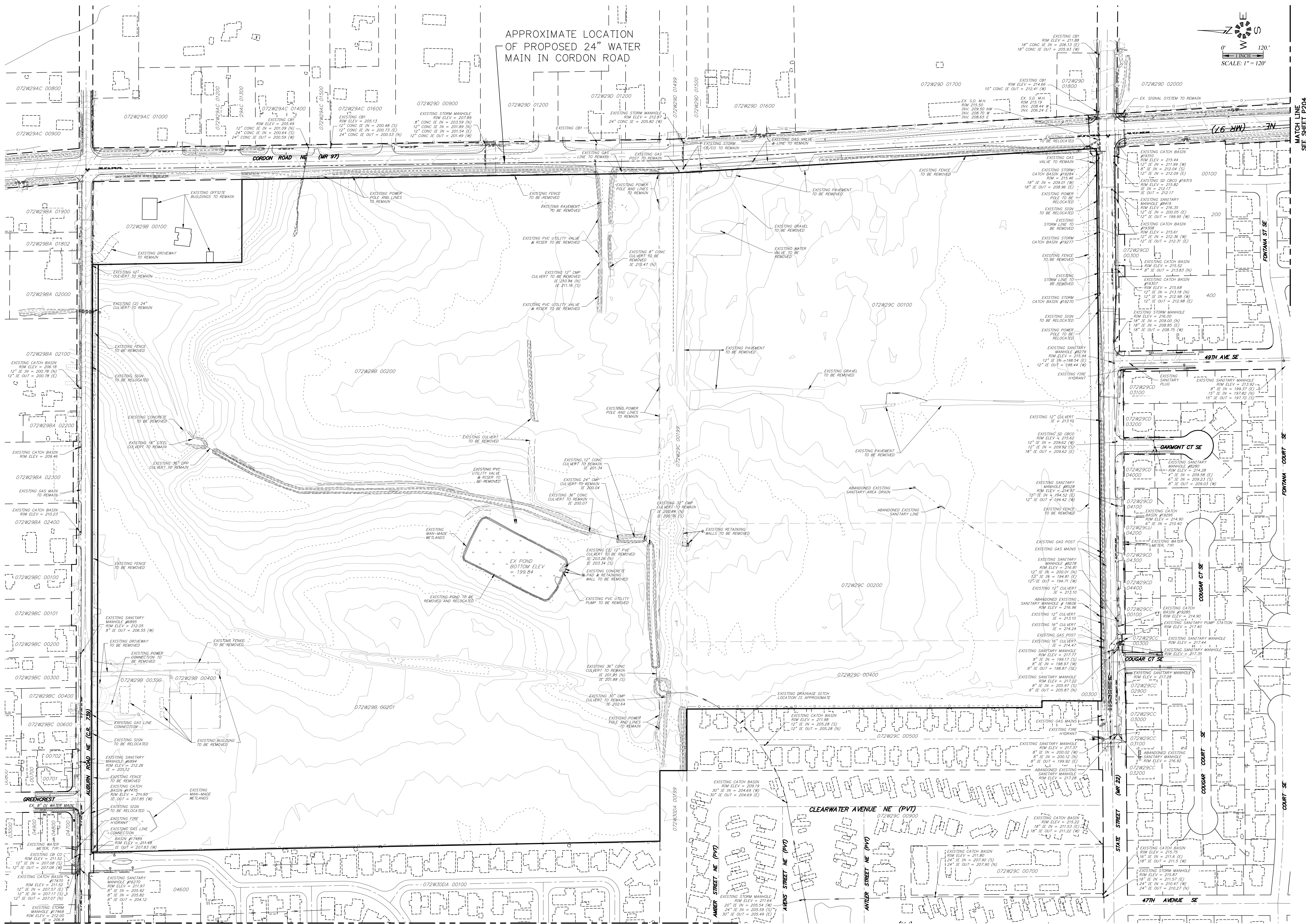
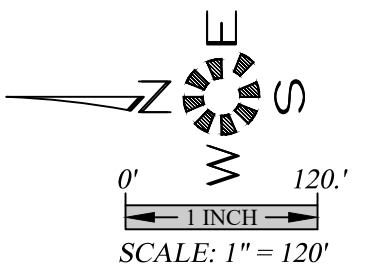
Design: M.D.G.
Drawn: L.J.L.
Checked: J.G.
Date: OCT. 2020
Scale: AS SHOWN



JOB # 6437

P101

APPROXIMATE LOCATION OF PROPOSED 24" WATER MAIN IN CORDON ROAD



MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St. S.E. Salem, OR, 97302
 PH: (503) 363-9227 FAX: (503) 364-1260
 www.mtengineering.net office@mtengineering.net

EXISTING CONDITIONS PLAN - SITE

EAST PARK ESTATES P.U.D.

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.

Design: M.D.G.
 Drawn: D.S.G.
 Checked: M.D.G.
 Date: NOV. 2018
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 JULY 14, 1978
 MARK D. GREY

EXPIRES: 06-30-2019
 JOB # 6437

PHASE 1

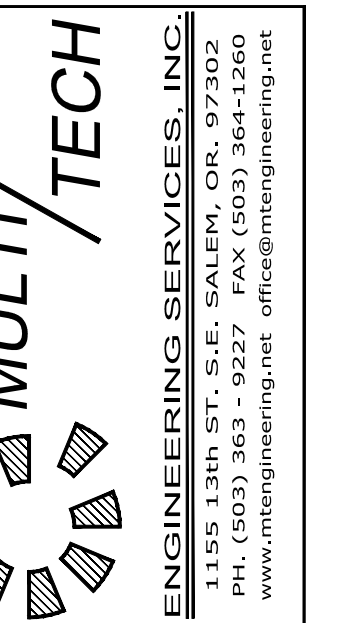
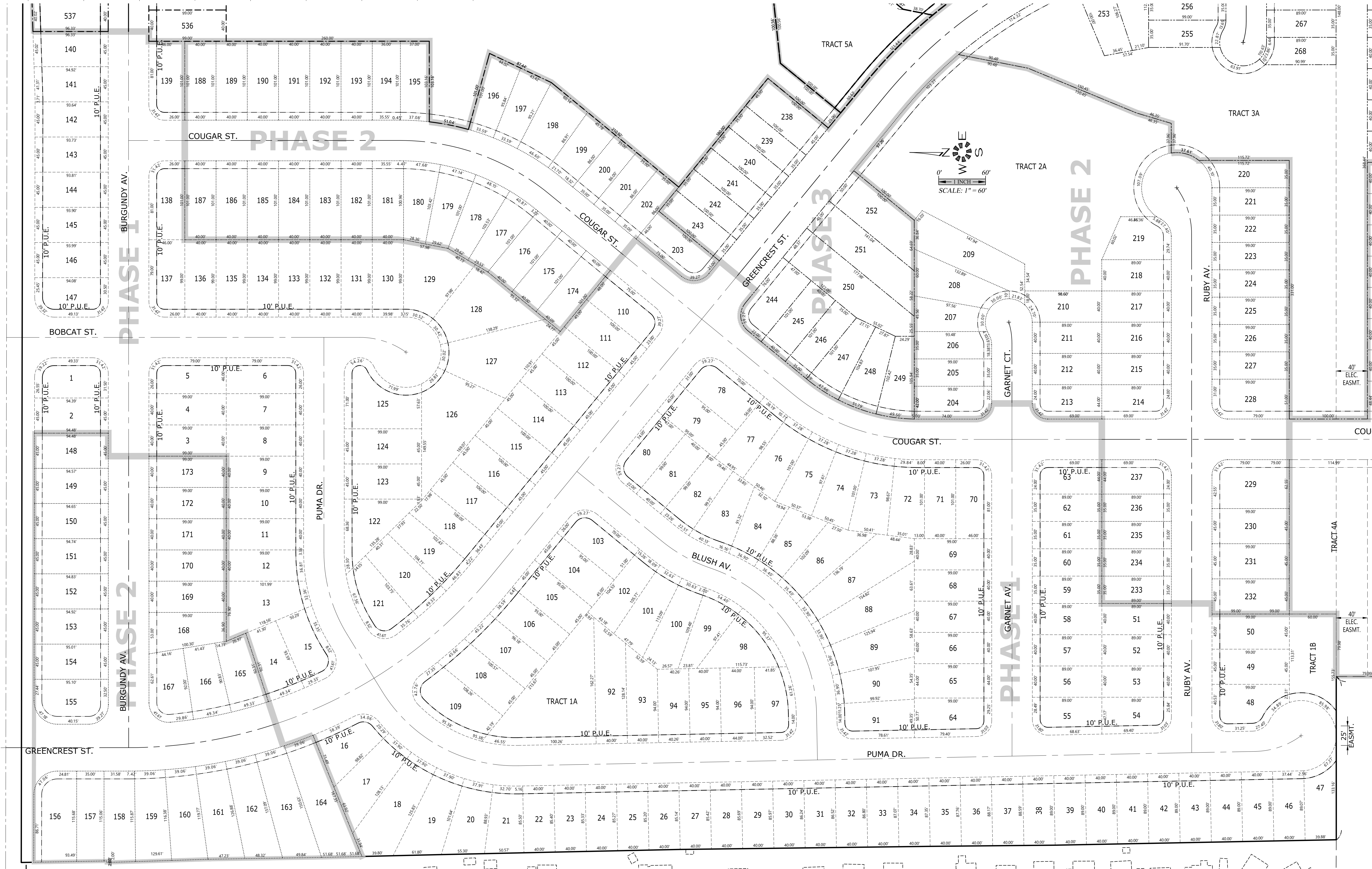
Table with 15 columns (LOT, S.F., LOT, S.F., ...) listing lot numbers and square footages for Phase 1.

PHASE 2

Table with 15 columns (LOT, S.F., LOT, S.F., ...) listing lot numbers and square footages for Phase 2.

Parcel Table with columns TRACT, S.F., listing Tract 1A (13,286) and Tract 1B (7,092).

Parcel Table with columns TRACT, S.F., listing Tract 2A (73,059).



TENTATIVE SITE PLAN
PHASE 1 & 2

EAST PARK ESTATES

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.

Design: M.D.G.
Drawn: L.J.L.
Checked: J.G.
Date: AUG. 2020
Scale: AS SHOWN

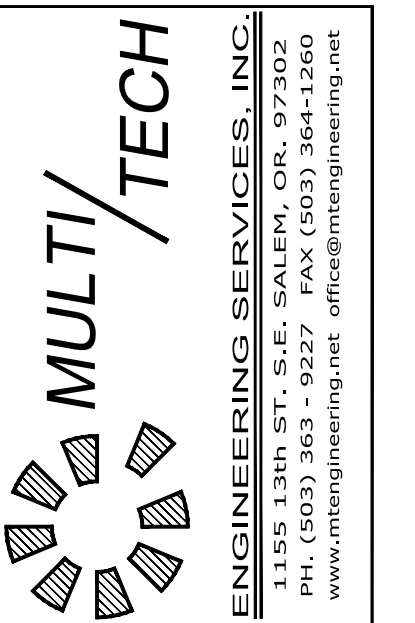
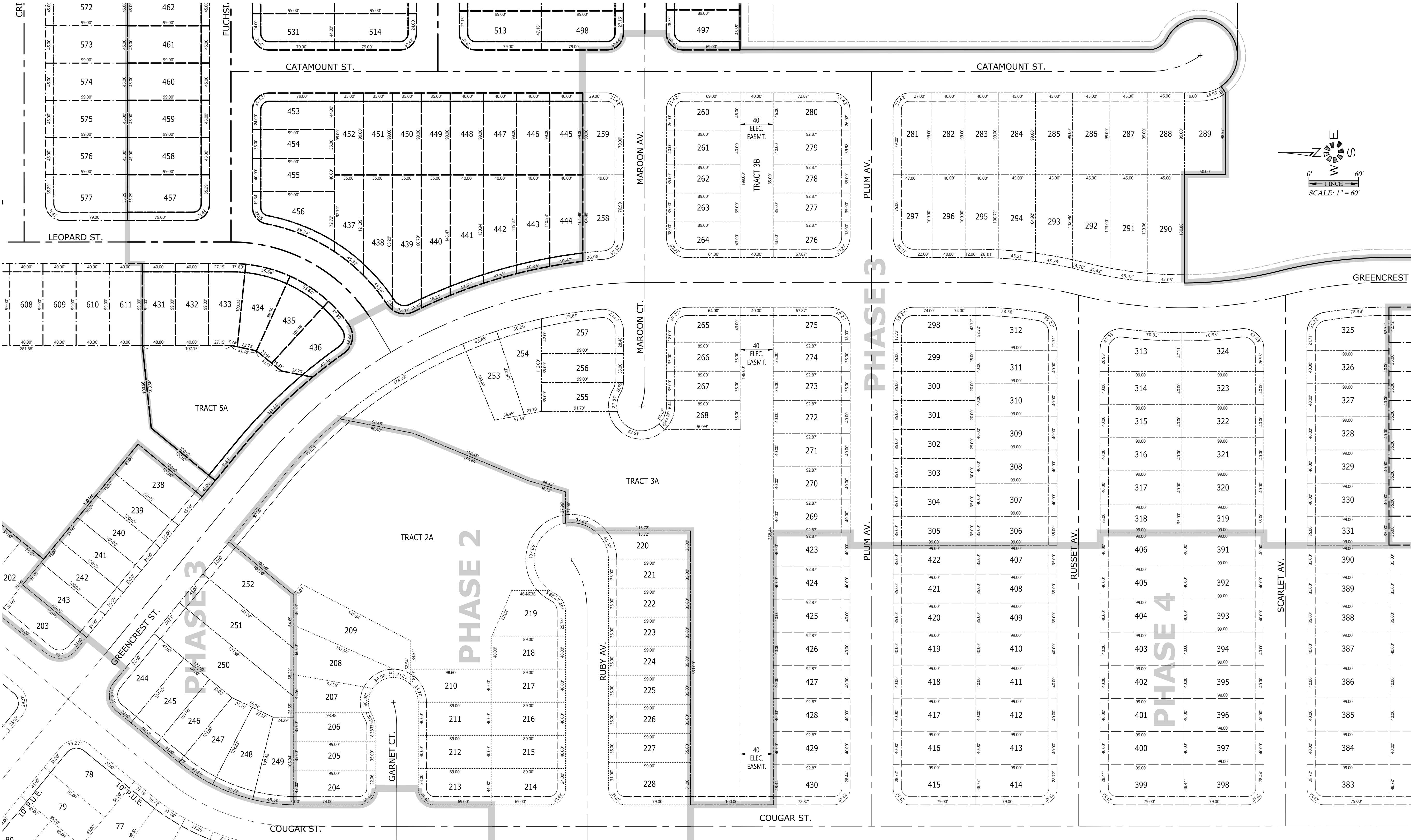


EXPIRES 06-30-2019
JOB # 6437

PHASE 3

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
238	4,500	254	4,168	270	3,715	286	4,455	302	3,465	318	3,465		
239	3,500	255	3,297	271	3,715	287	4,455	303	3,465	319	3,465		
240	3,500	256	3,465	272	3,715	288	4,455	304	3,465	320	3,960		
241	3,500	257	4,801	273	3,250	289	5,035	305	3,465	321	3,960		
242	3,500	258	4,892	274	3,250	290	5,864	306	3,465	322	3,960		
243	3,500	259	4,765	275	3,859	291	5,687	307	3,960	323	3,960		
244	4,613	260	4,008	276	3,859	292	5,318	308	3,960	324	4,775		
245	4,040	261	3,560	277	3,250	293	4,888	309	3,960	325	4,795		
246	3,535	262	3,115	278	3,250	294	4,613	310	3,960	326	3,960		
247	3,914	263	3,115	279	3,714	295	4,007	311	3,960	327	3,960		
248	4,141	264	3,693	280	4,187	296	4,000	312	4,795	328	3,960		
249	3,846	265	3,693	281	4,567	297	4,566	313	4,775	329	3,960		
250	8,487	266	3,115	282	3,960	298	4,095	314	3,960	330	3,960		
251	7,178	267	3,115	283	3,960	299	3,465	315	3,960	331	3,465		
252	6,026	268	3,214	284	4,455	300	3,465	316	3,960				
253	4,122	269	3,715	285	4,455	301	3,465	317	3,960				

Parcel Table	
TRACT	S.F.
TRACT 3A	91,544
TRACT 3B	7,960

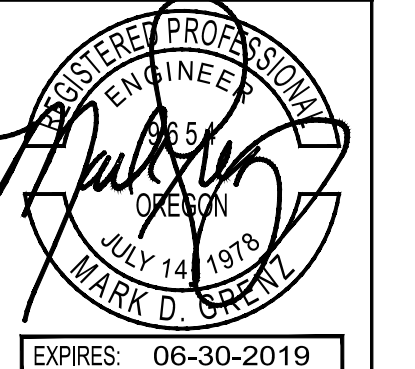


TENTATIVE SITE PLAN
PHASE 3

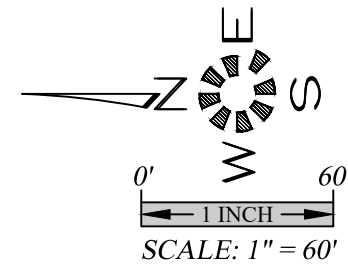
EAST PARK ESTATES

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.

Design: M.D.G.
Drawn: L.J.L.
Checked: J.G.
Date: AUG. 2020
Scale: AS SHOWN



EXPIRES 06-30-2019
JOB # 6437



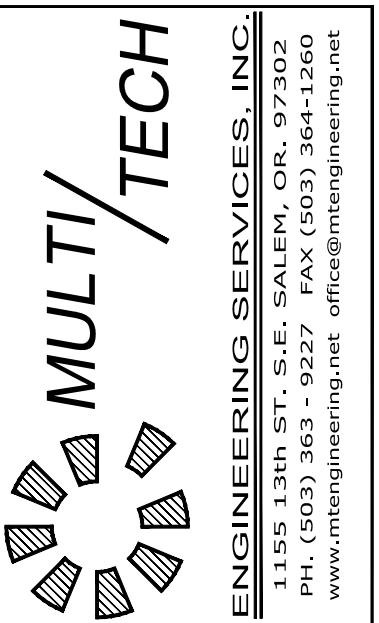
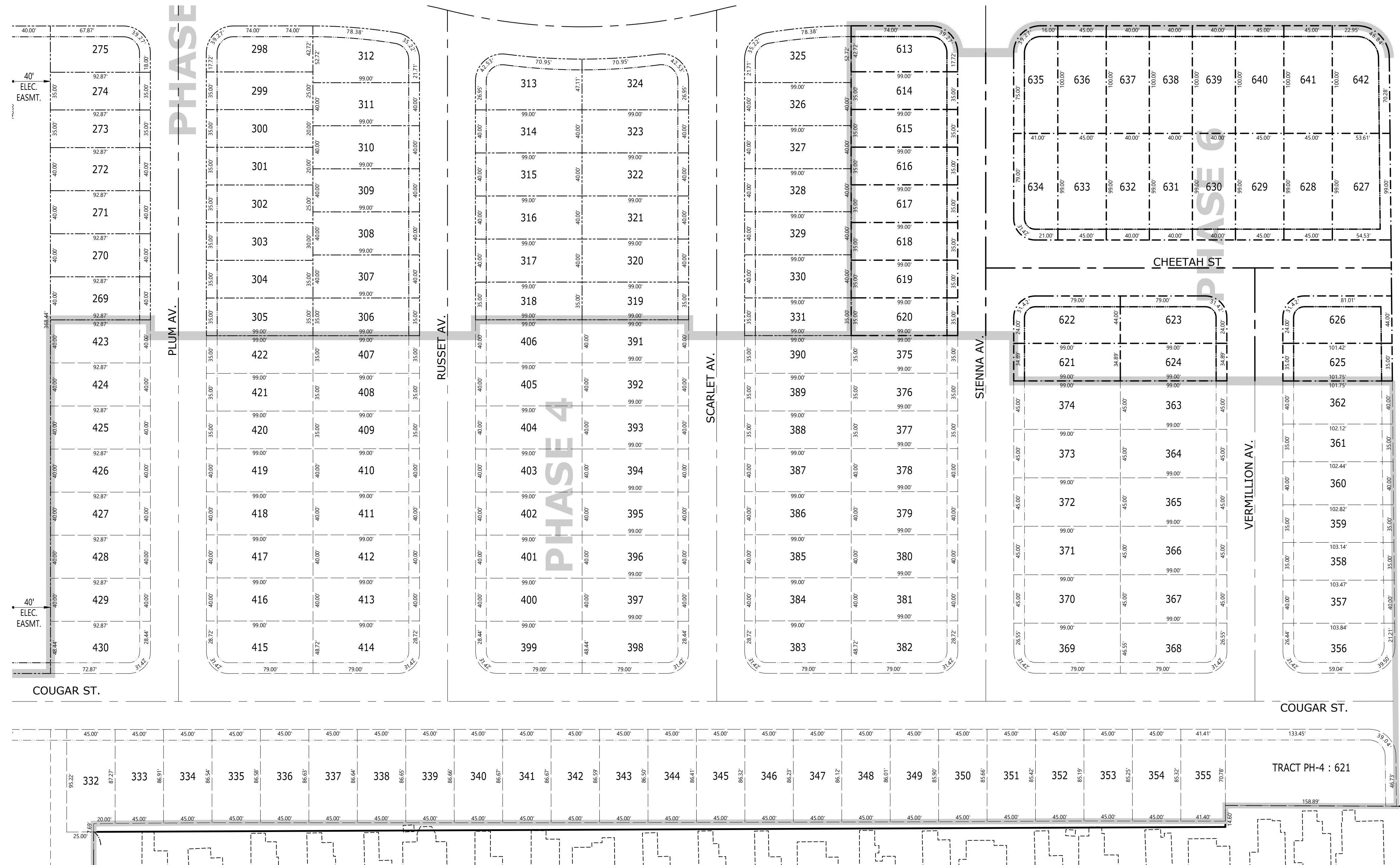
PHASE 4

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
332	4,126	347	3,878	362	4,077	377	3,465	392	3,960	407	3,465	422	3,465		
333	3,919	348	3,873	363	4,455	378	3,960	393	3,960	408	3,465	423	3,715		
334	3,903	349	3,868	364	4,455	379	3,960	394	3,960	409	3,465	424	3,715		
335	3,895	350	3,860	365	4,455	380	3,960	395	3,960	410	3,960	425	3,715		
336	3,897	351	3,849	366	4,455	381	3,960	396	3,960	411	3,960	426	3,715		
337	3,898	352	3,839	367	4,455	382	4,738	397	3,960	412	3,960	427	3,715		
338	3,899	353	3,835	368	4,523	383	4,738	398	4,710	413	3,960	428	3,715		
339	3,899	354	3,838	369	4,523	384	3,960	399	4,710	414	4,738	429	3,715		
340	3,900	355	3,534	370	4,455	385	3,960	400	3,960	415	4,738	430	4,413		
341	3,900	356	4,610	371	4,455	386	3,960	401	3,960	416	3,960				
342	3,898	357	4,146	372	4,455	387	3,960	402	3,960	417	3,960				
343	3,894	358	3,616	373	4,455	388	3,465	403	3,960	418	3,960				
344	3,890	359	3,604	374	4,455	389	3,465	404	3,960	419	3,960				
345	3,886	360	4,105	375	3,465	390	3,465	405	3,960	420	3,465				
346	3,882	361	3,580	376	3,465	391	3,960	406	3,960	421	3,465				

TRACT	S.F.
TRACT 4A	31,675

PHASE 6

LOT	S.F.	LOT	S.F.
613	4,095	628	4,455
614	3,465	629	4,455
615	3,465	630	3,960
616	3,465	631	3,960
617	3,465	632	3,960
618	3,465	633	4,455
619	3,465	634	3,973
620	3,465	635	3,966
621	3,454	636	4,500
622	4,271	637	4,000
623	4,271	638	4,000
624	3,454	639	4,000
625	3,555	640	4,500
626	4,368	641	4,500
627	5,353	642	5,125

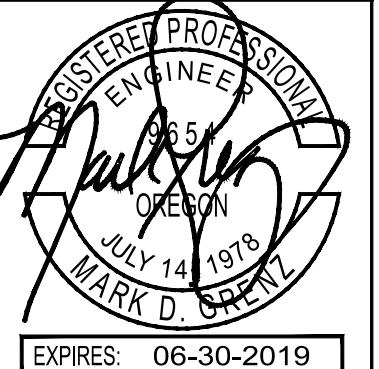


TENTATIVE SITE PLAN
PHASE 4

EAST PARK ESTATES

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.

Design: M.D.G.
Drawn: L.J.L.
Checked: J.G.
Date: AUG. 2020
Scale: AS SHOWN



EXPIRES 06-30-2019
JOB # 6437

PHASE 5

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
431	3,960	445	3,960	459	4,455	473	3,115	487	3,115	501	4,455	515	3,960	529	3,465
432	3,960	446	3,960	460	4,455	474	3,115	488	3,115	502	4,455	516	3,465	530	3,960
433	3,960	447	3,960	461	4,455	475	3,115	489	3,511	503	4,455	517	3,960	531	4,270
434	3,974	448	3,960	462	4,455	476	3,115	490	4,161	504	4,455	518	3,960		
435	3,988	449	3,465	463	4,455	477	3,115	491	4,005	505	4,536	519	3,960		
436	4,711	450	3,465	464	4,455	478	3,115	492	4,005	506	4,397	520	3,465		
437	3,713	451	3,465	465	4,455	479	3,115	493	4,005	507	4,455	521	3,960		
438	4,965	452	3,465	466	4,455	480	3,115	494	4,005	508	4,455	522	4,483		
439	5,800	453	4,270	467	4,455	481	3,115	495	4,005	509	4,455	523	4,344		
440	5,352	454	3,465	468	5,574	482	3,115	496	4,005	510	4,455	524	3,960		
441	5,518	455	3,960	469	3,115	483	3,115	497	4,217	511	4,455	525	3,465		
442	4,997	456	4,909	470	3,115	484	3,115	498	4,583	512	4,455	526	3,960		
443	4,590	457	5,387	471	3,115	485	3,115	499	4,455	513	4,583	527	3,960		
444	4,293	458	4,455	472	3,115	486	3,115	500	4,455	514	4,270	528	3,960		

Parcel Table

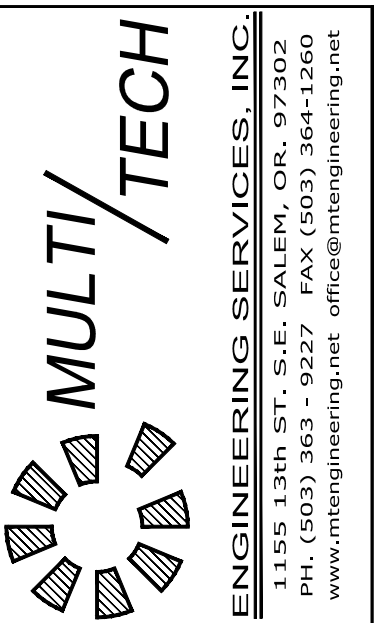
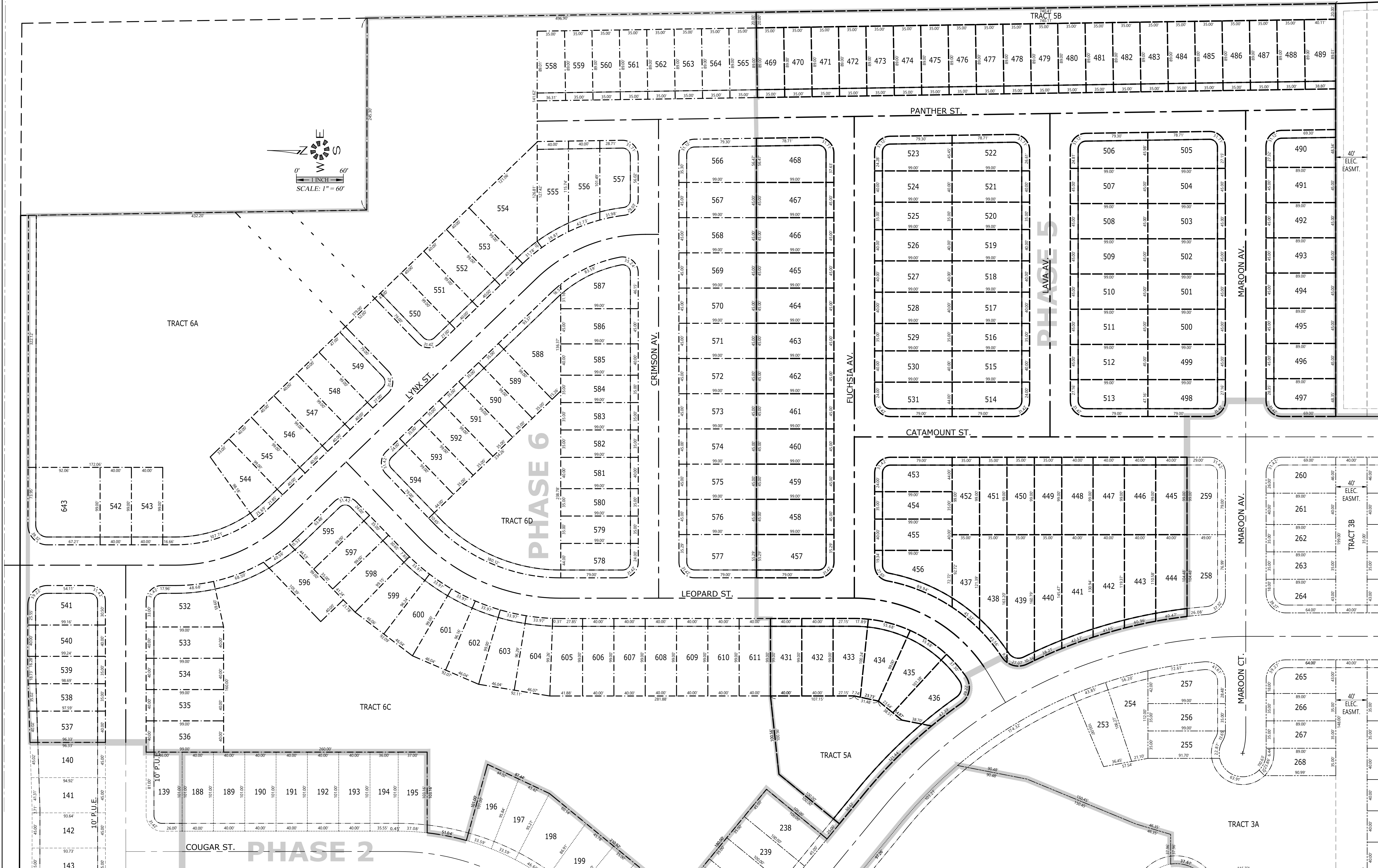
TRACT	S.F.
TRACT SA	20,089

PHASE 6

LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.	LOT	S.F.
532	4,941	546	3,960	560	3,115	574	4,455	588	6,227	602	3,879
533	3,960	547	3,960	561	3,115	575	4,455	589	3,465	603	3,882
534	3,960	548	3,960	562	3,115	576	4,455	590	3,465	604	3,888
535	3,960	549	4,567	563	3,115	577	5,387	591	3,465	605	3,963
536	3,960	550	4,567	564	3,115	578	4,270	592	3,465	606	3,960
537	3,878	551	3,960	565	3,115	579	3,465	593	3,465	607	3,960
538	3,435	552	3,960	566	5,435	580	3,465	594	4,270	608	3,960
539	3,469	553	3,960	567	4,455	581	3,960	595	4,273	609	3,960
540	3,968	554	7,312	568	4,455	582	3,465	596	4,063	610	3,960
541	4,786	555	5,038	569	4,455	583	3,465	597	3,465	611	3,960
542	3,960	556	4,316	570	4,455	584	3,465	598	3,945	643	8,989
543	3,960	557	4,605	571	4,455	585	3,960	599	3,884		
544	3,980	558	3,174	572	4,455	586	4,455	600	3,881		
545	3,960	559	3,115	573	4,455	587	5,410	601	3,879		

Parcel Table

TRACT	S.F.
TRACT 6A	191,090
TRACT 6C	128,562
TRACT 6D	22,613

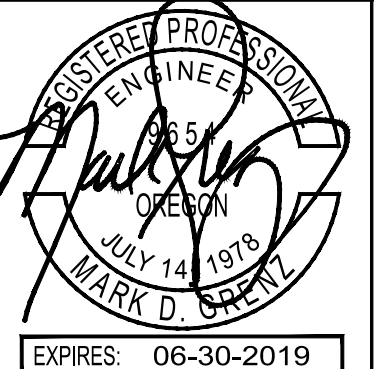


**TENTATIVE SITE PLAN
PHASE 1 & 2**

EAST PARK ESTATES

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.

Design: M.D.G.
 Drawn: L.J.L.
 Checked: J.G.
 Date: AUG. 2020
 Scale: AS SHOWN



JOB # 6437

P105