



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

REVISED

Audiencia Pública

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

CASE NUMBER:	City Council Review of Planning Administrator's Decision on Subdivision / Class 1 Adjustment Case No. SUB-ADJ19-02
AMANDA SEQUENCE NO.:	18-125034-LD & 18-125035-ZO
HEARING INFORMATION:	City Council, Monday, July 22, 2019 at 6:00 p.m., in the Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
PROPERTY LOCATION:	500-600 Blocks of Salem Heights Avenue S / 97302
OWNER(S):	Harmon Harvey, Jane Ann Harvey Rev. Living Trust, Mary Inez Harvey
APPLICANT:	Thomas Kay Co. & Project Delivery Group
REPRESENTATIVE(S):	Jeff Tross, Tross Consulting Inc.
DESCRIPTION of REQUEST	<p>City Council review of the Planning Administrator's June 6, 2019 decision approving a consolidated application for a proposed 34-lot subdivision (Wren Heights) that the division of approximately 8 acres into 34 lots ranging in size from approximately 5,251 square feet to approximately 22,034 square feet. The applicant is requesting an alternative street standard for Earhart Street S and Felton Street S; in addition, a Class 1 Adjustment to reduce the minimum lot depth for Lot 7 from 120 feet, as required for double frontage lots under SRC 511.010(a), Table 511-2, to approximately 106-feet.</p> <p>The subject property is approximately 8 acres in size, zoned RS (Single Family Residential), and located in the 500 to 600 blocks of Salem Heights Avenue S (Marion County Assessor Map and Tax Lot Numbers: 083W04AA10400, 10600, 10601, 10700, 10800).</p>
CRITERIA TO BE CONSIDERED:	<p><u>SUBDIVISIONS</u></p> <p>Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met:</p> <ol style="list-style-type: none">(1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:<ol style="list-style-type: none">(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.(B) City infrastructure standards.(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.(2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.(3) Development within the tentative subdivision plan can be adequately served by

City infrastructure.

- (4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.
- (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
- (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
- (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
- (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
- (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
- (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

CLASS 1 ADJUSTMENT

Pursuant to SRC 250.005(d)(1), an application for a *CLASS 1 ADJUSTMENT* shall be granted if all the following criteria are met:

- A. The purpose underlying the specific development standard proposed for adjustment is:
 1. Clearly inapplicable to the proposed development; or
 2. Clearly satisfied by the proposed development;
- B. The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the City Recorder, 555 Liberty Street SE, Room 205, Salem, OR 97301.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the proponent's case, neighborhood organization comments, persons opposed, other interested persons, rebuttal and surrebuttal. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria.

Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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.

Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated

in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER

Olivia Glantz, Planner III, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301; Telephone: 503-540-2343; E-mail: OGlantz@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION

Southwest Association of Neighbors (SWAN), Leonard Nelson, Chair; Phone: 503-581-5195; Email: nelsonl@willamette.edu.

DOCUMENTATION AND STAFF REPORT

Copies of the application and all documents and evidence submitted as part of the proceeding are available for inspection at no cost at the Planning Division office during regular business hours. Copies can be obtained at a reasonable cost.

The Staff Report with recommendation to City Council will be available for inspection at no cost, and copies will be provided at reasonable cost, at least 7 days prior to the hearing at the Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301.

The staff report will be posted on the City Council agenda website no later than 5:00 p.m. on ~~June 21, 2019~~ **July 15, 2019** at: <https://salem.legistar.com/Calendar.aspx>

ACCESS

The Americans with Disabilities Act (ADA) accommodations will be provided on request upon 48 hours notice.

NOTICE MAILING DATE

July 2, 2019

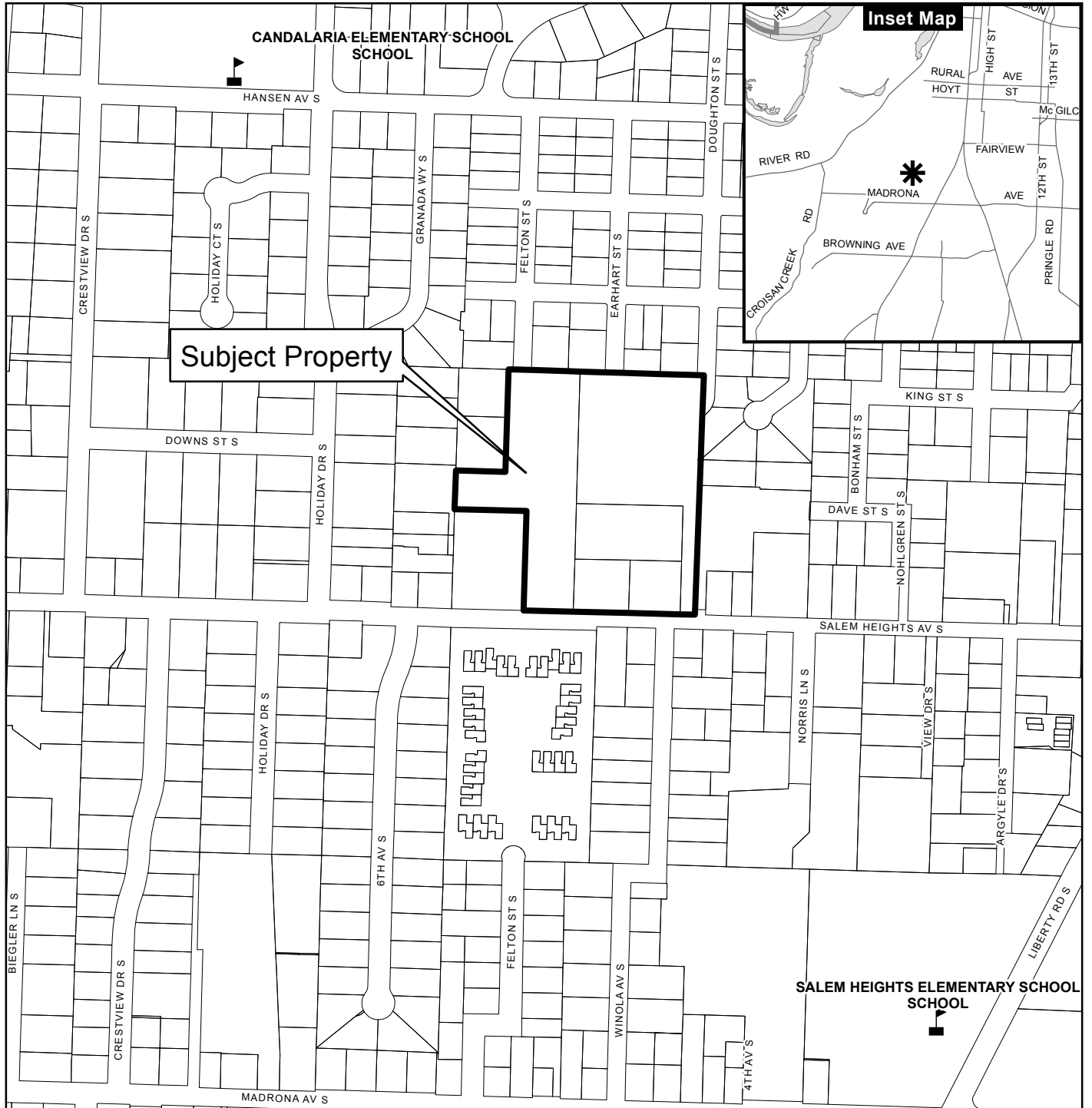
***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>***

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, the Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities. Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request such an accommodation or services, please call 503-588-6173 at least two business days in advance.

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

Vicinity Map

575 Salem Heights Avenue S



Legend

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

CITY OF Salem

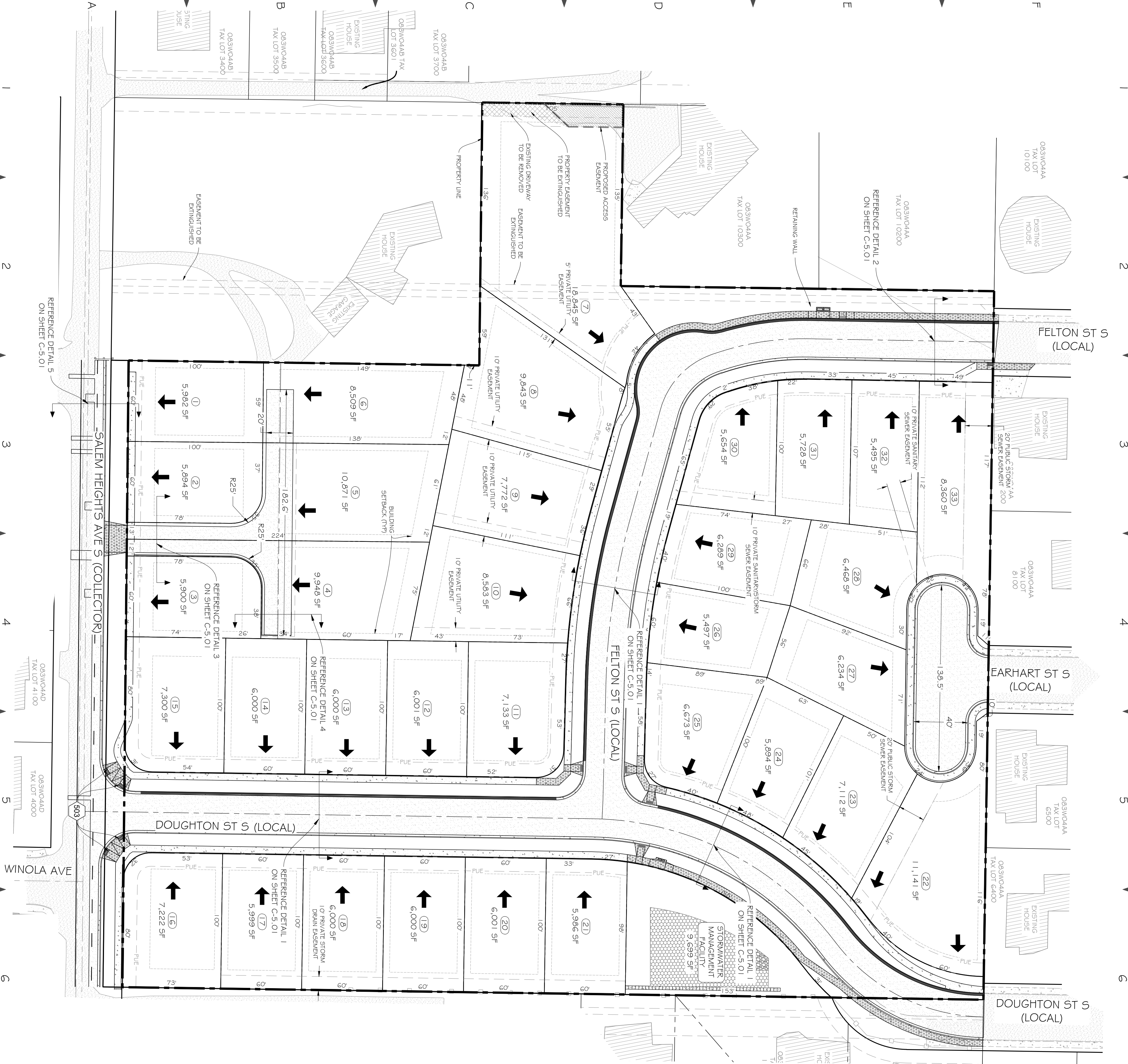
 AT YOUR SERVICE

 Community Development Dept.

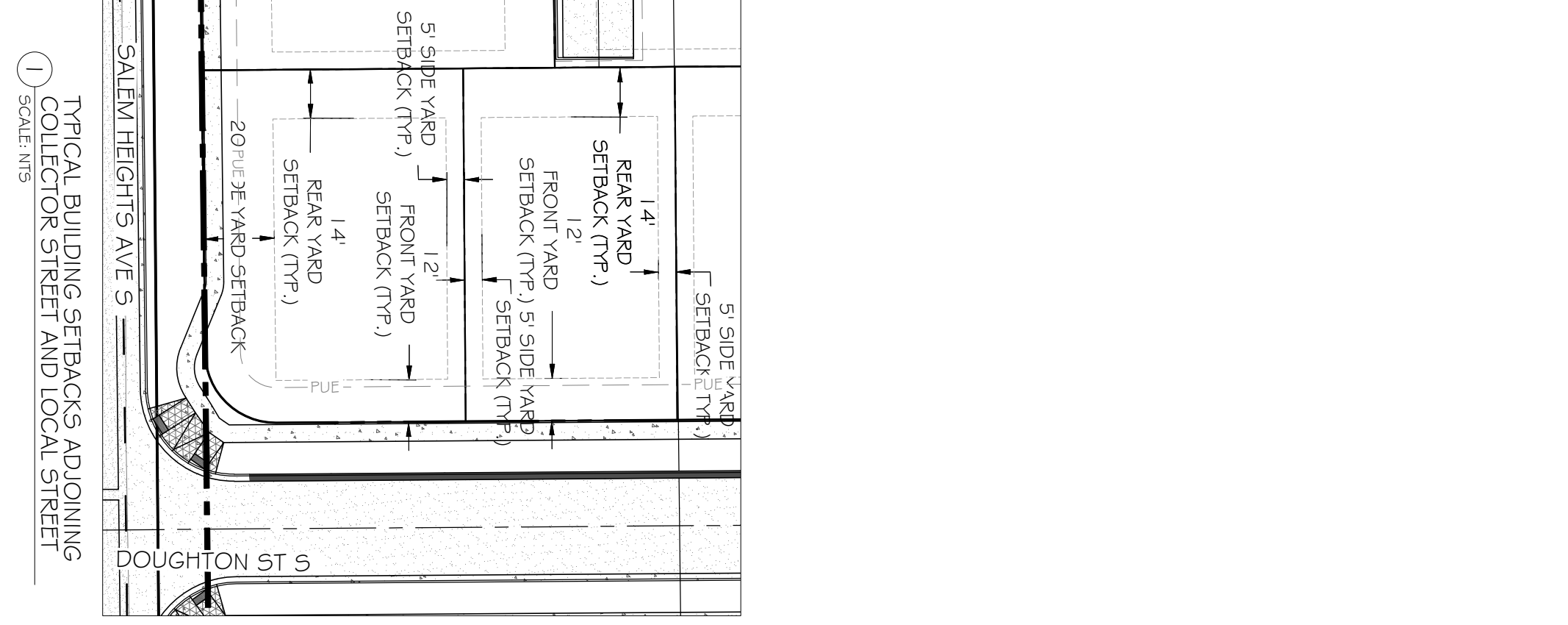
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- GENERAL NOTES**
- REFERENCE SHEET C-5.01 FOR TYPICAL STREET SECTIONS.
 - LOT 34 TO BE DEDICATED TO THE CITY OF SALEM FOR STORMWATER MANAGEMENT PURPOSES.
 - TOTAL SITE ACREAGE: 7.69 AC
LANDSCAPE: 0.22 AC = 3639 SF
OTHER: 7.46 AC



- LEGEND**
- PROPOSED FCC
 - PROPOSED AC
 - EXISTING FCC
 - EXISTING AC
 - REMOVE EXISTING PAVEMENT
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - SANITARY SEWER CLEANOUT
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED BLOW-OFF VALVE
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - HOSE BIB
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - FINISH GRADE
 - EXISTING GRASS
 - EVERGREEN TREE
 - DECIDUOUS TREE
 - STORMWATER INFRASTRUCTURE
 - REPRESENT'S DRIVEWAY ACCESS
 - EXISTING COMMUNICATION LINE
 - EXISTING POWER LINE
 - EXISTING GAS LINE
 - EXISTING POWER POLE
 - EXISTING GUY ANCHOR
 - EXISTING TELECOMMUNICATIONS PEDESTAL
 - EXISTING GAS STAND PIPE



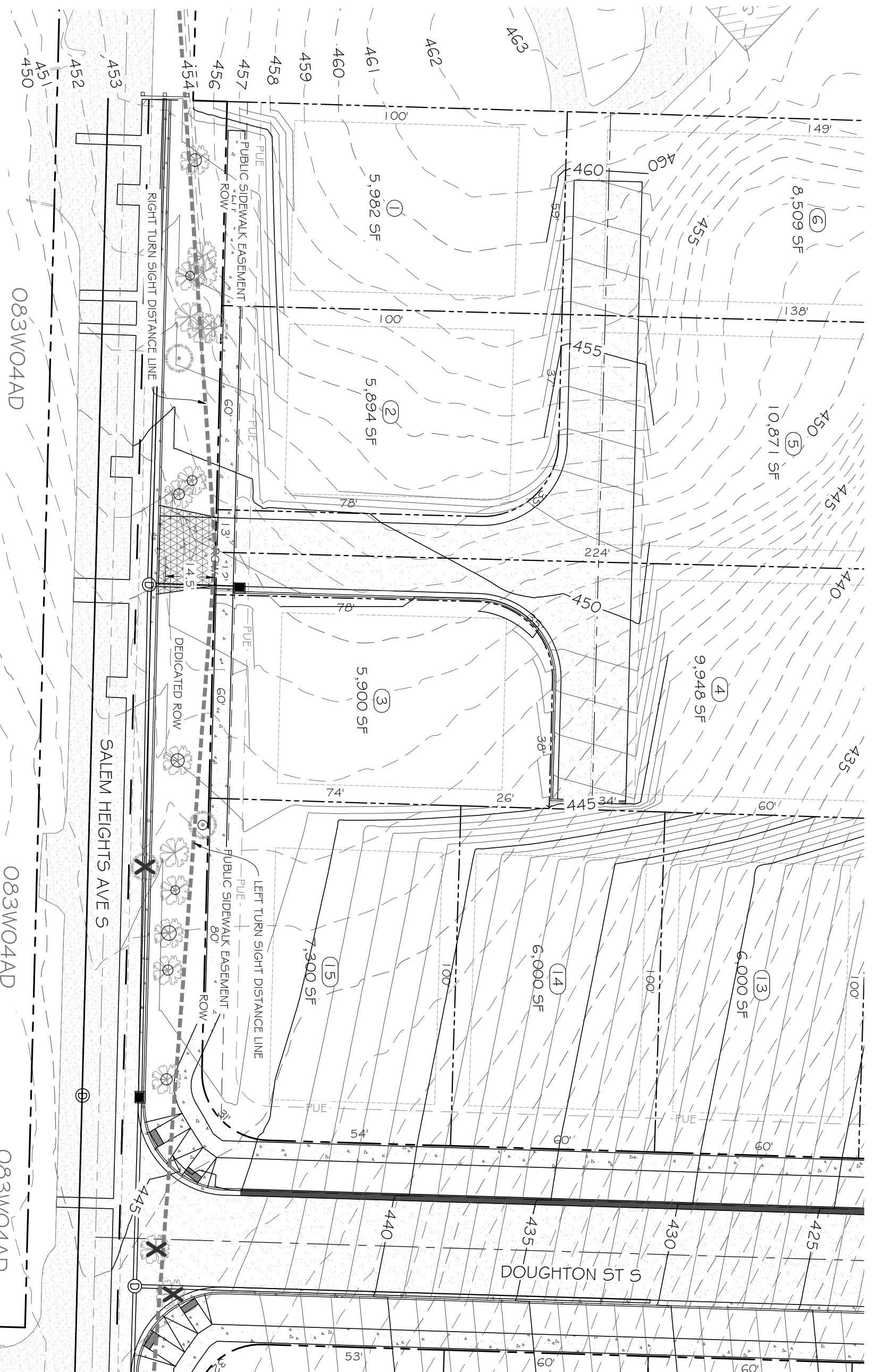
PROJECT NO: 15126
 PROJECT DATE: 05/29/2019
 TITLE: WREN HEIGHTS SUBDIVISION
 VERT SCALE: AS SHOWN
 DESIGN: JMW
 CHECKED: JMW
 APPROVED: _____

THOMAS KAY COMPANY
 SALEM, OREGON

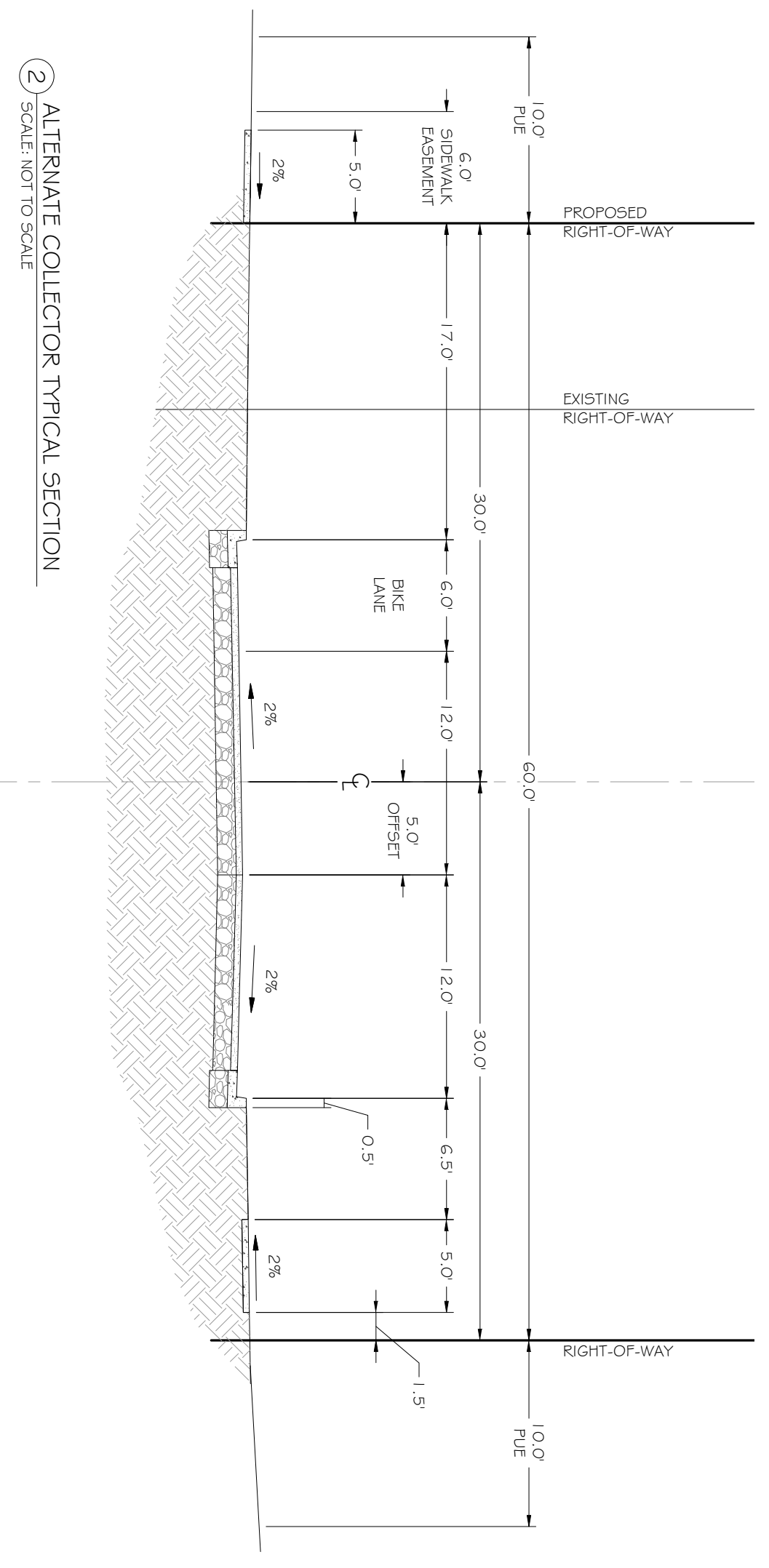
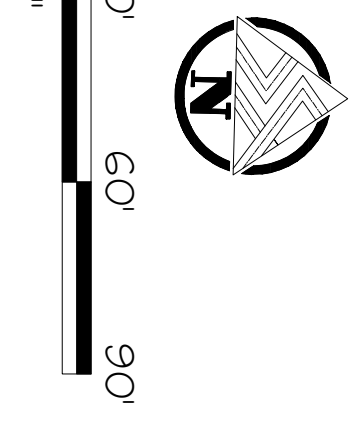
WREN HEIGHTS SUBDIVISION
 SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
 NO. 62679 PE
 NOV. 9, 1998
 KEITH WHESEMUNT
 EXPIRES 6/30/2018
 DATE SIGNED: _____

SHEET TITLE: C-1.05
 TENTATIVE SUBDIVISION PLAN



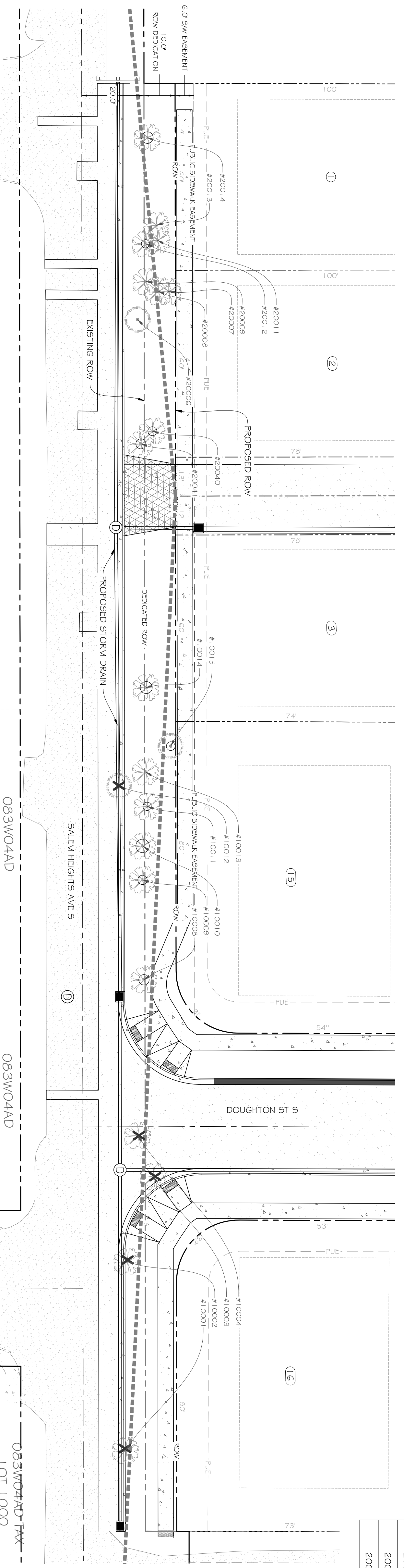
1 ALTERNATE FLAG LOT GRADING PLAN
SCALE: 1" = 30'



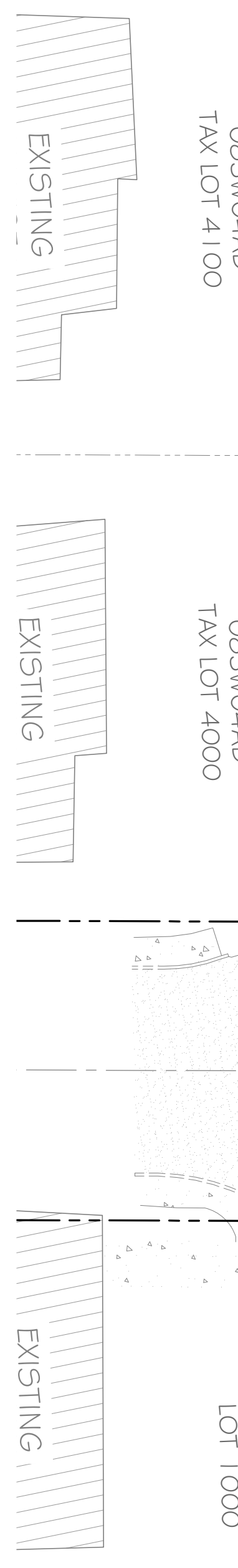
2 ALTERNATE COLLECTOR TYPICAL SECTION
SCALE: NOT TO SCALE

POINT NO.	DESCRIPTION
10001	DTR 32 WHITE OAK
10002	DTR 32 WHITE OAK
10004	DTR 15 12 & LOCUS 3 TRUNKS
10006	DTR 28 MAPLE
10009	DTR 24 WHITE OAK
10010	ETR 40 DOUGLAS FIR
10012	ETR 12 DOUGLAS FIR
20006	ETR 22 FIR
20041	DTR 27 WHITEOAK

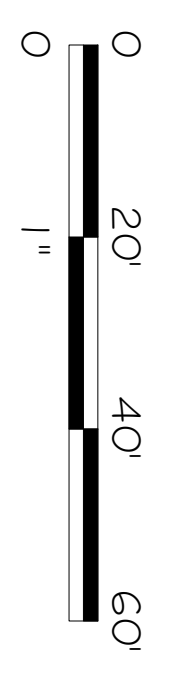
POINT NO.	DESCRIPTION
10003	DTR 15 LOCUS
10011	DTR 20 WHITE OAK
10013	DTR 22 WHITE OAK
10014	ETR 35 DOUGLAS FIR
10015	ETR 22 DOUGLAS FIR
20007	DTR 14 WHITEOAK
20008	DTR 14 WHITEOAK
20009	DTR 20 WHITEOAK
20011	DTR 10 WHITEOAK
20012	DTR 20 WHITEOAK
20013	DTR 15 WHITEOAK
20014	DTR 33 WHITEOAK
20040	DTR 23 WHITEOAK



3 ALTERNATIVE #2
ALT COLLECTOR PLAN VIEW
SCALE: 1" = 20'



DIAMETER OF TREE TRUNK
TREE LEGEND
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
TREE IDENTIFICATION
TREE TYPE, DIAMETER IN INCHES, SPECIES
DTR = DECIDUOUS TREE
ETR = EVERGREEN TREE

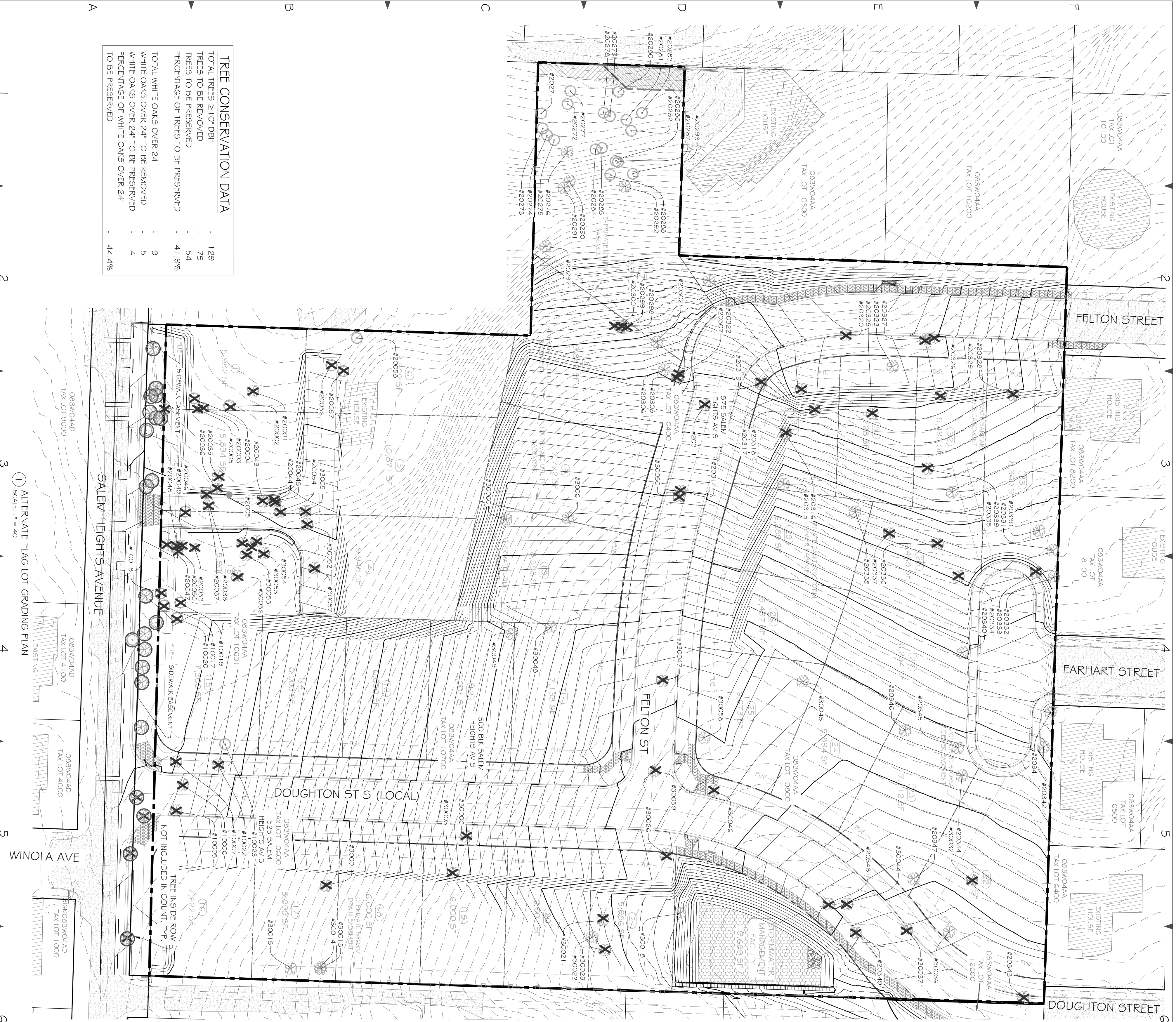


NO.	DESCRIPTION	DATE	BY
1	SUBMITTED TO COS	5/7/19	MF

THOMAS KAY COMPANY
**WREN HEIGHTS
SUBDIVISION**
SALEM, OREGON

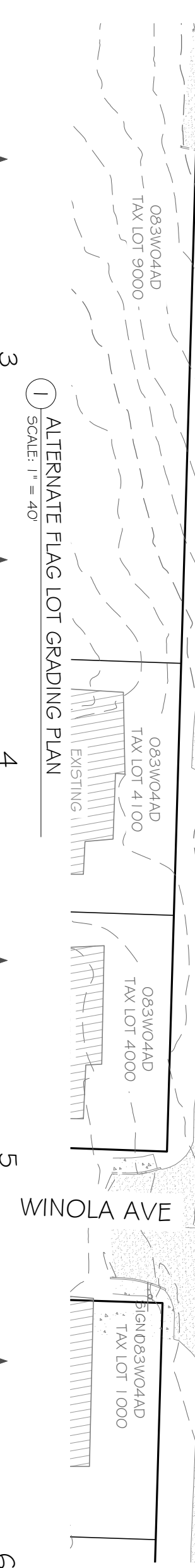
DATE SIGNED:
REGISTERED PROFESSIONAL ENGINEER
NOV 9 2018
KEITH WHITNER
EXPIRES JUNE 30 2020

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
www.pdginc.com



TREE CONSERVATION DATA

TOTAL TREES ≥ 10" DBH	129
TREES TO BE REMOVED	75
TREES TO BE PRESERVED	54
PERCENTAGE OF TREES TO BE PRESERVED	41.9%
TOTAL WHITE OAKS OVER 24"	9
WHITE OAKS OVER 24" TO BE REMOVED	5
WHITE OAKS OVER 24" TO BE PRESERVED	4
PERCENTAGE OF WHITE OAKS OVER 24" TO BE PRESERVED	44.4%



ID	DBH	TYPE	SAVE
10005	30	L	N
10006	34	L	N
10007	20	W	N
10015	22	D	Y
10017	14	D	N
10018	24	D	N
10019	24	D	N
10020	30	D	N
10022	36	M	N
10023	26	D	Y
20001	17	W	N
20002	30	F	N
20003	22	F	N
20004	23	F	N
20005	23	WD	N
20010	16	W	N
20035	10	W	N
20036	11	W	N
20037	15	W	N
20038	10	W	N
20043	17	W	N
20044	27	W	N
20045	21	W	N
20046	10	F	N
20047	26	W	N
20048	12	W	N
20049	21	W	N
20050	14	W	N
20051	27	W	N
20054	16	W	N
20056	26	F	N
20057	33	F	N
20058	22	F	Y
20271	12	F	Y
20272	27	F	Y
20273	13	F	Y
20274	29	F	Y
20275	30	F	Y
20276	10	W	Y
20277	36	F	Y
20278	21	F	Y
20279	20	F	Y
20280	26	F	Y
20281	20	F	Y
20282	15	F	Y
20283	35	F	Y
20284	14	F	Y
20285	21	F	Y
20286	17	F	Y
20287	12	F	Y
20288	33	F	Y
20290	16	W	Y
20291	17	F	Y
20292	18	W	Y
20293	12	F	Y
20297	27	W	Y
20298	15	WN	N
20299	10	CH	N
20300	11	CH	N
20302	11	CH	Y
20306	14	CH	Y
20307	12	CH	N
20308	16	WN	N
20311	10	CH	N
20314	14	CH	N

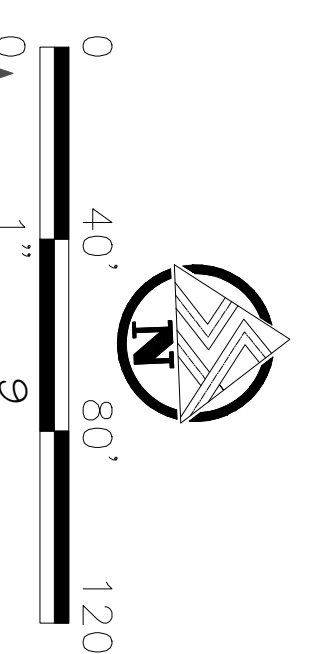
ID	DBH	TYPE	SAVE
20315	11	D	Y
20316	10	CH	N
20317	10	W	N
20318	16	CH	N
20319	10	H	N
20320	17	WN	N
20322	16	E	Y
20323	11	PL	Y
20325	10	CH	N
20326	30	W	N
20327	10	PL	N
20328	19	WN	N
20329	12	HN	N
20330	40	W	Y
20331	25	W	Y
20332	21	W	Y
20333	17	M	N
20334	10	W	N
20335	10	CH	Y
20336	10	W	N
20337	13	M	N
20338	12	D	Y
20339	15	M	N
20340	15	W	Y
20341	26	W	Y
20342	15	CH	Y
20343	11	D	N
20344	10	W	Y
20345	10	W	Y
20346	16	W	Y
20347	18	CH	N
20348	13	CH	N
20349	16	CH	N
30001	14	CH	N
30003	12	HN	N
30006	14	HN	N
30013	10	CH	Y
30014	10	CH	Y
30015	30	CH	Y
30016	11	HN	Y
30021	10	HN	N
30022	14	M	Y
30023	10	HN	N
30026	12	HN	N
30032	14	M	N
30036	12	W	Y
30037	12	HN	N
30044	10	W	N
30045	12	W	Y
30046	12	W	N
30047	11	W	N
30048	13	A	Y
30049	10	M	Y
30050	10	CH	N
30051	14	W	N
30052	14	W	N
30053	18	W	N
30054	14	W	N
30055	12	W	N
30056	12	W	N
30057	18	W	N
30058	12	W	Y
30059	14	W	N
30060	12	CH	Y
30061	12	M	Y

LEGEND

- PROPOSED PCC
- PROPOSED AC
- EXISTING PCC
- EXISTING AC
- REMOVE EXISTING PAVEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED BLOW-OFF VALVE
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- HOSE BIB
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- FINISH GRADE EXISTING GROUND
- EVERGREEN TREE
- DECIDUOUS TREE
- STORMWATER INFRASTRUCTURE
- TREE WITHIN RIGHT-OF-WAY
- TREE TO BE REMOVED

TREE TYPES

A=APPLE	HN=HAWTHORNE
CE=CEDAR	L=LOCUST
CH=CHERRY	M=MAPLE
CW=COTTONWOOD	MD=MAPLE
D=DOUGLAS FIR	F=FLAME
E=ELM	FL=FLAME
F=FR	W=WHITE OAK
H=HAZEL	WN=WALNUT
HO=HOLLY	



THOMAS KAY COMPANY
SALEM, OREGON

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT DELIVERY GROUP
Engineers | Land Surveyors | Project Managers

REGISTERED PROFESSIONAL ENGINEER
NOV 9 1999
KEITH WHESEMONT
EXPIRES 6-30-2018
DATE SIGNED:

WREN HEIGHTS SUBDIVISION

SALEM, OREGON

SHEET TITLE

TREE CONSERVATION PLAN

C-1.15

PROJECT NO.: 15126
 PROJECT DATE: NOV 03 12 (11)
 CLIENT: AS SHOWN
 TITLE: AS SHOWN
 SCALE: AS SHOWN
 DRAWN: JW
 CHECKED: JM