



HEARING NOTICE

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 / Class 2 Adjustment / UGA Modification Case No. SUB-ADJ19-08 & UGA17-03MOD1
HEARING INFORMATION:	<u>City Council, Monday, January 13, 2020 6:00 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	4700 Battle Creek Road SE, Salem OR 97302
SUMMARY:	City Council review of a consolidated application to create 209-lots for single family development (Coburn Grand View Estates).
CASE MANAGER:	Olivia Glantz, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: oqlantz@cityofsalem.net
NEIGHBORHOOD ORGANIZATION:	<p><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></p> <p>Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: 503-931-4120; Email: geoffreyjames@comcast.net; South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com; South Gateway Neighborhood Association, TJ Sullivan, Land Use Co-Chair; Phone: 503-585-2211; Email: tj@huggins.com.</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 205.010(d), 205.015(d), 250.005(d)(2), 200.030(d) 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(S):	Boulder Hill, LLC (Robert W. Nunn)
APPLICANT / AGENT(S):	Westwood Homes, LLC (Bill Wagoner, Todd Boyce)
DESCRIPTION of REQUEST:	Council Review of the Planning Administrator's decision on A subdivision tentative plan to divide approximately 52.80 acres into 209-lots ranging in size from approximately 4,400 square feet to approximately 13,500 square feet, including Alternative Street Standards request to increase the street grade from 12% to 15% for five street intervals and 52-foot right-of-way, where 60-feet is required and removal of street trees along Reed Road, Battle Creek Road and Strong Road;
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:	<p>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.</p> <p>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.</p> <p>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.</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://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-111656-LD
NOTICE MAILING DATE:	December 23, 2019

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

For more information about Planning in Salem:

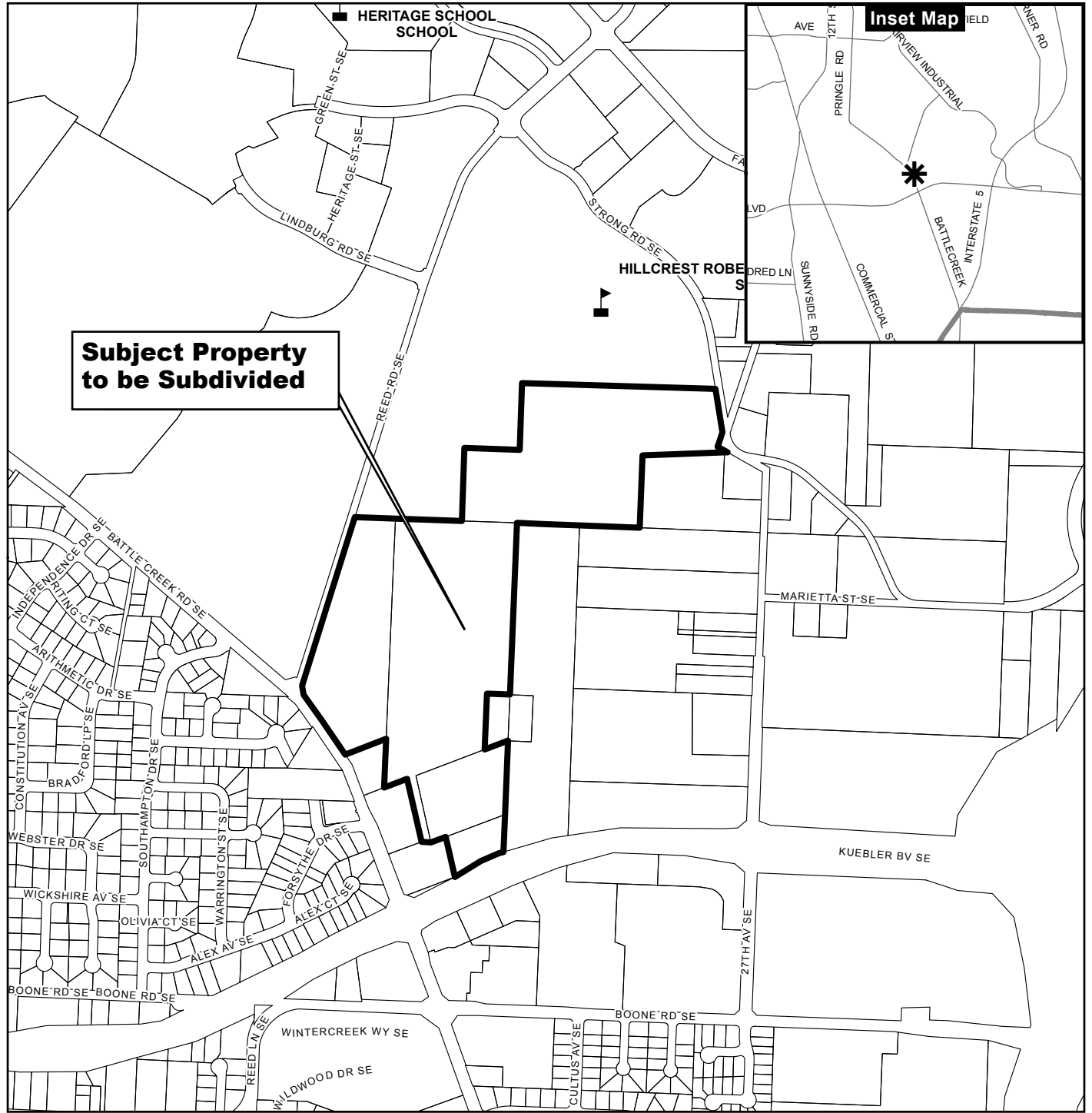
<http://www.cityofsalem.net/planning>

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, 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








Vicinity Map

4700 Block Battle Creek Road SE

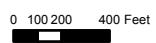


**Subject Property
to be Subdivided**

Legend

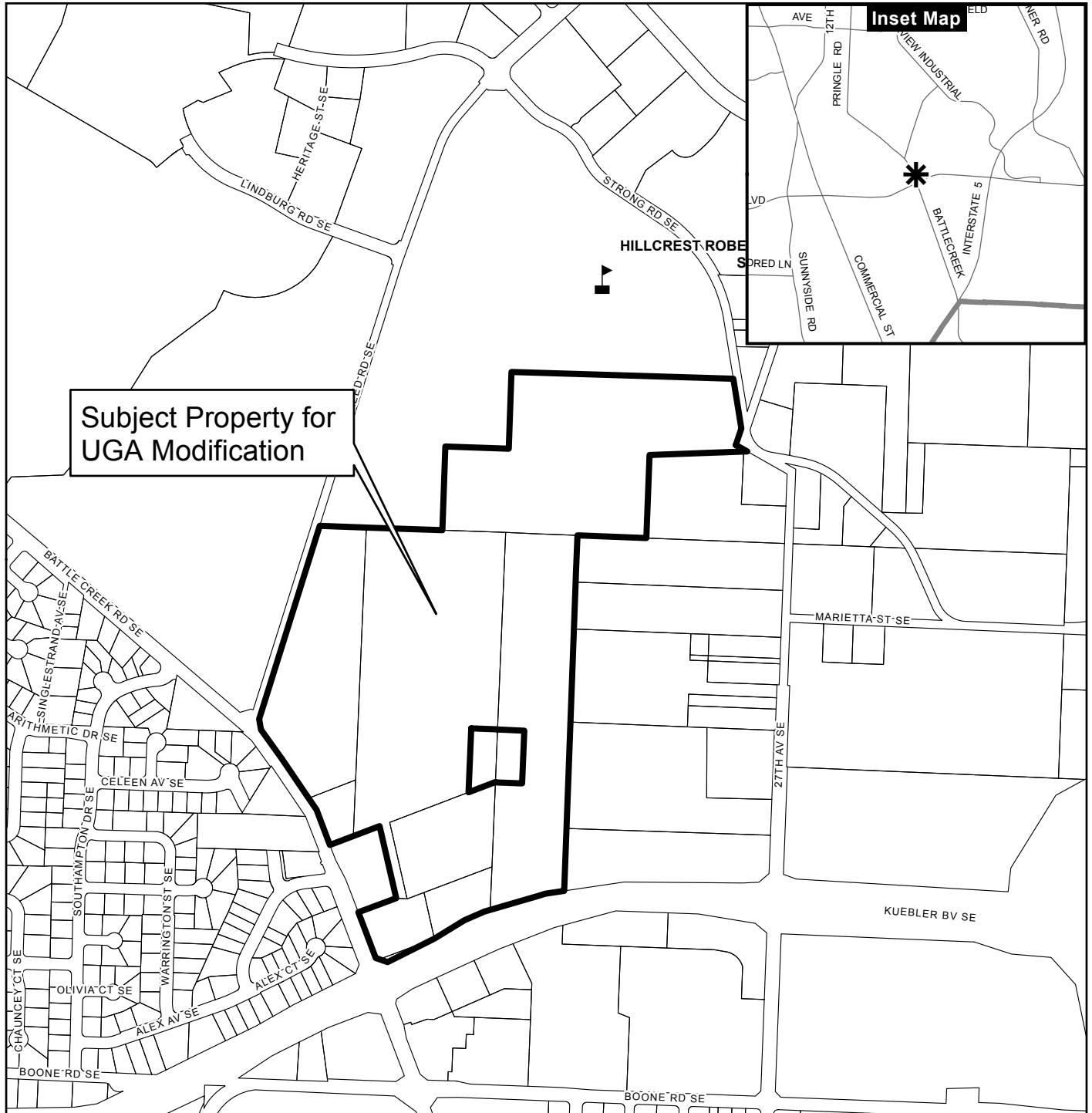
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.



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Vicinity Map 4700 Block Battle Creek Road



Subject Property for
UGA Modification

Inset Map

Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet

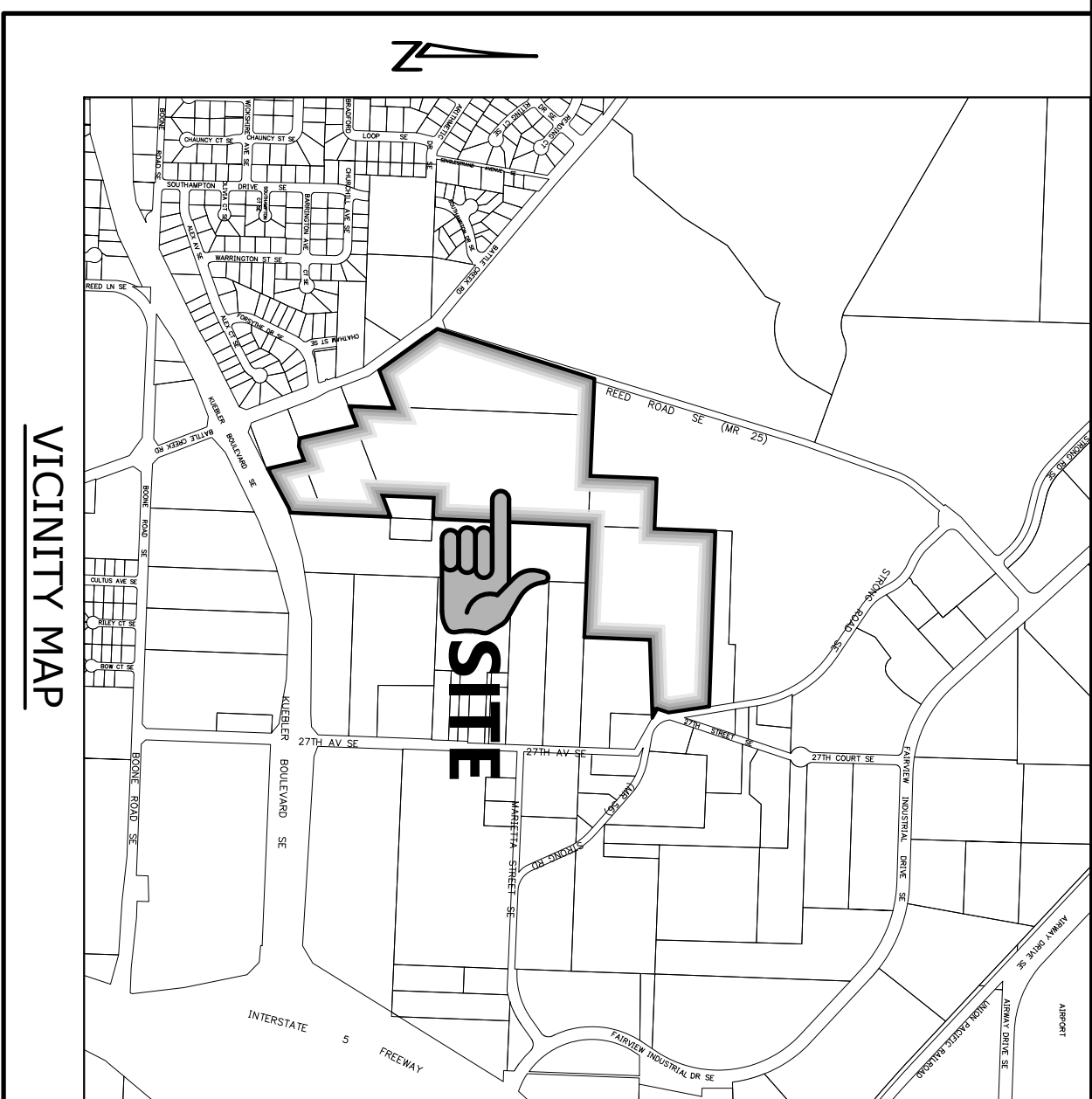


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COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., W.M.
 SEC. 11D Tax Lots 100, 200, 400 & 601
 SEC. 12b Tax Lot 1600
 CITY OF SALEM, MARION COUNTY, OREGON

Owner / Developer:
WESTWOOD HOMES LLC
 12700 NW CORNELL RD.
 PORTLAND, OREGON 97229



PARCEL SIZE:	52.796 AC.
DEVELOPABLE AREA	52.796 AC.
NUMBER OF UNITS	209
DENSITY	4.56 UNITS/AC.
LARGEST	92,734 S.F.
SMALLEST	4,397 S.F.
AVERAGE	6,580 S.F.
EXISTING ZONE	RA
UTILITIES:	
CABLE	COMCAST
POWER	P.G.E.
PHONE	CENTURY LINK
GAS	N.W. NATURAL
STORM DRAIN, SANITARY SEWER, WATER	CITY OF SALEM
LOT COUNT BY SECTION	
SECTION A	1
B	2
C	3
D	4
E	5
F	6
G	7
H	8
I	9
J	10
K	11
PARCELS	24 17 15 23 16 15 22 23 18 17 15

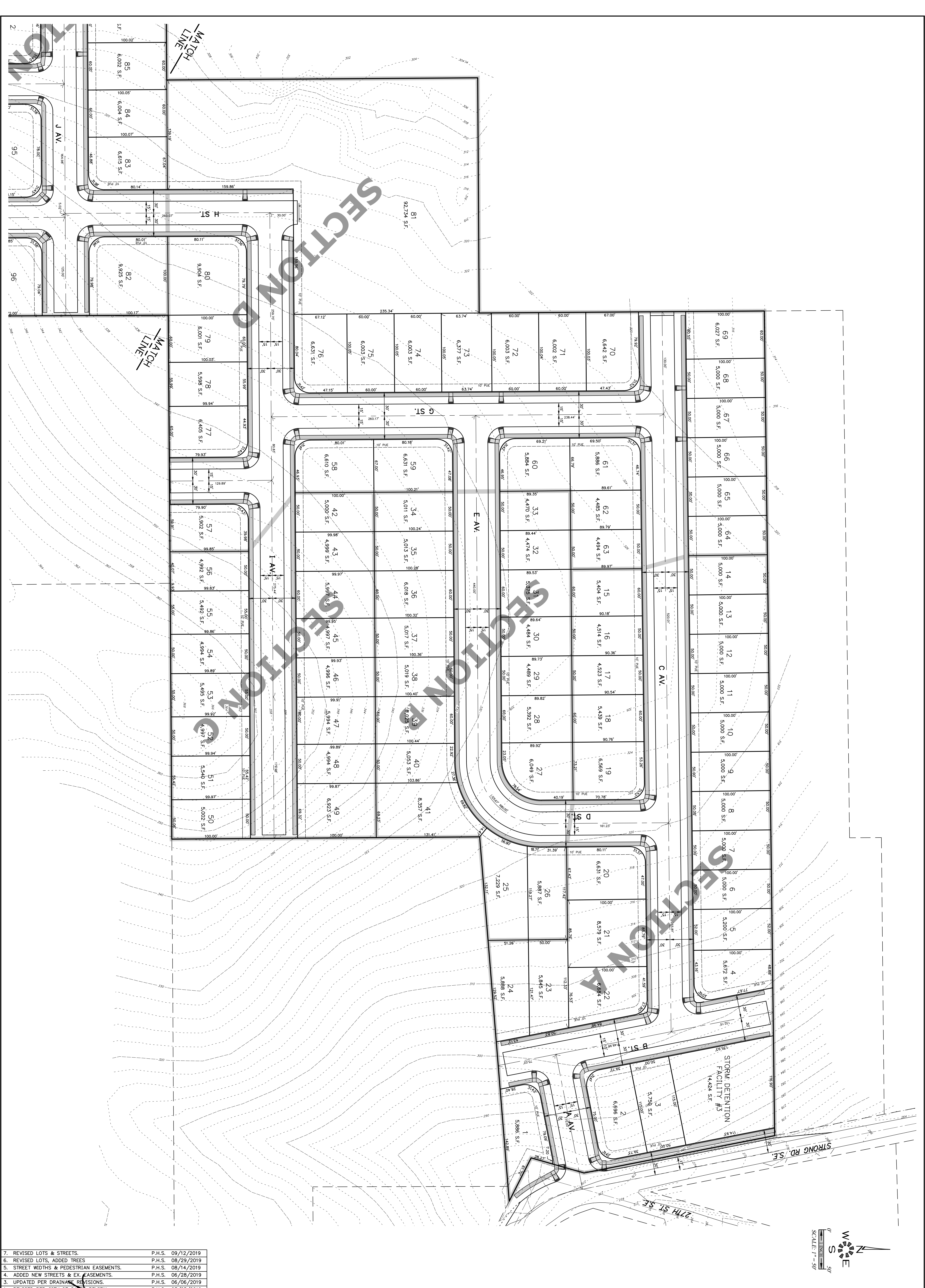
THIS AREA TO BE PLATTED BY PARTITION PLAN CURRENTLY IN LAND USE REVIEW

7. REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6. REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5. STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
4. ADDED NEW STREETS & EASEMENTS.	P.H.S. 06/28/2019
3. UPDATED PER DRAINAGE REVISIONS.	P.H.S. 06/06/2019
2. ADDED PRESSURE REDUCING STATION.	P.H.S. 04/05/2019
1. REVISED PER CITY OF SALEM REVIEW.	P.H.S. 03/25/2019

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P303 UTILITY PLAN	SOUTH
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P403 TREE CONSERVATION PLAN	SOUTH
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P502 PUBLIC STREET IMPROVEMENTS — C ST.	
P503 PUBLIC STREET IMPROVEMENTS — E AV. & D ST.	
P504 PUBLIC STREET IMPROVEMENTS — G ST.	
P505 PUBLIC STREET IMPROVEMENTS — H ST. & I AV.	
P506 PUBLIC STREET IMPROVEMENTS — J AV.	
P507 PUBLIC STREET IMPROVEMENTS — K ST.	
P508 PUBLIC STREET IMPROVEMENTS — L ST. 0+00 TO 12+00	
P509 PUBLIC STREET IMPROVEMENTS — M ST.	
P510 PUBLIC STREET IMPROVEMENTS — N ST.	
P511 PUBLIC STREET IMPROVEMENTS — O ST.	
P512 PUBLIC STREET IMPROVEMENTS — P AV. & L ST. 12+00 TO 17+50	
P513 PUBLIC STREET IMPROVEMENTS — Q AV.	

	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.	COBURN GRAND VIEW ESTATES	COVER SHEET	
	DESIGN: M.D.G. DRAWN: P.H.S. CHECKED: J.J.G. DATE: JUNE 2018 SCALE: AS SHOWN			

P101



- 7. REVISED LOTS & STREETS. P.H.S. 09/12/2019
- 6. REVISED LOTS, ADDED TREES. P.H.S. 08/29/2019
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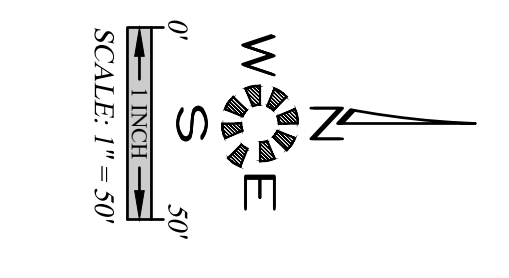
DESIGNER: *[Signature]*
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF OREGON
 LICENSE NO. 12345
 EXP. 06-30-2021
 JOB # 6234
P201

Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN

NO CHANGES, MODIFICATIONS
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 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER
 GRAPHICAL REPRESENTATION.

COBURN GRAND VIEW ESTATES

SITE PLAN - NORTH -



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



7. REVISED LOTS & STREETS.	P.H.S. 09/12/2019
6. REVISED LOTS, ADDED TREES	P.H.S. 08/29/2019
5. STREET WIDTHS & PEDESTRIAN EASEMENTS.	P.H.S. 08/14/2019
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P202

ENGINEERS 06-30-2021

JOB # 6234

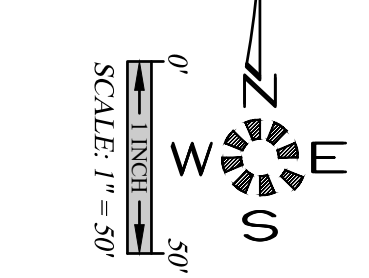
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COBURN GRAND VIEW ESTATES

SITE PLAN - CENTRAL -



MULTI/TECH

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P203

EXPIRES: 06-30-2021

JOB #: 6234

Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN

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COBURN GRAND VIEW ESTATES

SITE PLAN - SOUTH -

SCALE: 1" = 50'

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