



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:	Planned Unit Development Modification / Tentative Partition / Property Line Adjustment Case No. PUD71-5MOD1-PAR-PLA22-03
PROPERTY LOCATION:	1320 Orchard Heights Rd NW, Salem OR 97304
NOTICE MAILING DATE:	July 14, 2022
PROPOSAL SUMMARY:	A request to modify an approved Planned Unit Development Final Plan, to remove an existing lot line, and to partition the subject property into two parcels.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, July 28, 2022</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. <i>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.</i>
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> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 210.035(b)(4) – Planned Unit Development Modification, 205.005(d) – Partition Tentative Plan, and 205.055(d) – Property Line Adjustment 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):	City of Salem Housing Authority
APPLICANT(S):	Daisy Goebel on behalf of Stephen Waldron, City of Salem Housing Authority
PROPOSAL REQUEST:	A request to modify an approved Planned Unit Development Final Plan, a Property Line Adjustment to remove an existing lot line, and a Tentative Partition to divide the subject property into two parcels for the purpose of creating a new conservation parcel to be dedicated to the City of Salem, for property approximately 7.73 acres in size, zoned RA (Residential Agriculture), and located at 1320 Orchard Heights Road NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W16CD / 01600 and 01800).
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 109523. Paper copies can be obtained for a reasonable cost.

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: Planned Unit Development Modification / Tentative Partition / Property Line Adjustment Case No. PUD71-5MOD1-PAR-PLA22-03

PROJECT ADDRESS: 1320 Orchard Heights Rd NW, Salem OR 97304

AMANDA Application No.: 22-109523-LD, 22-109524-LD, 22-113374-LD

COMMENT PERIOD ENDS: July 28, 2022

SUMMARY: A request to modify an approved Planned Unit Development Final Plan, to remove an existing lot line, and to partition the subject property into two parcels.

REQUEST: A request to modify an approved Planned Unit Development Final Plan, a Property Line Adjustment to remove an existing lot line, and a Tentative Partition to divide the subject property into two parcels for the purpose of creating a new conservation parcel to be dedicated to the City of Salem, for property approximately 7.73 acres in size, zoned RA (Residential Agriculture), and located at 1320 Orchard Heights Road NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W16CD / 01600 and 01800).

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. Thursday, July 28, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; 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: _____

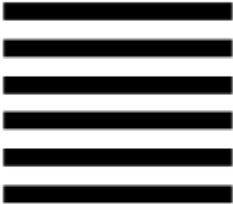
Email: _____

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

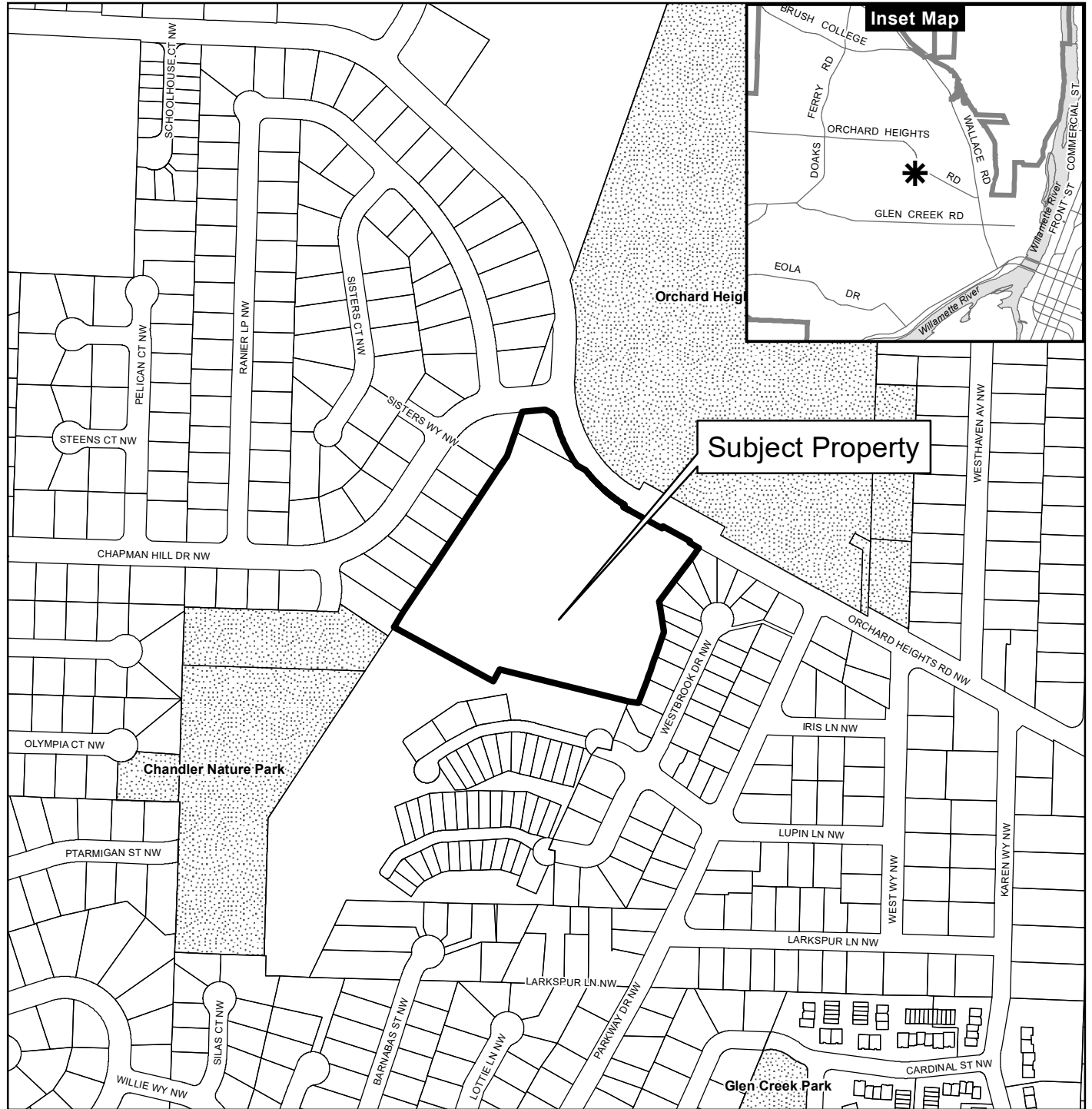
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map








1320 Orchard Heights Road NW



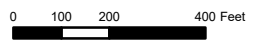
Subject Property

Inset Map

Legend

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

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

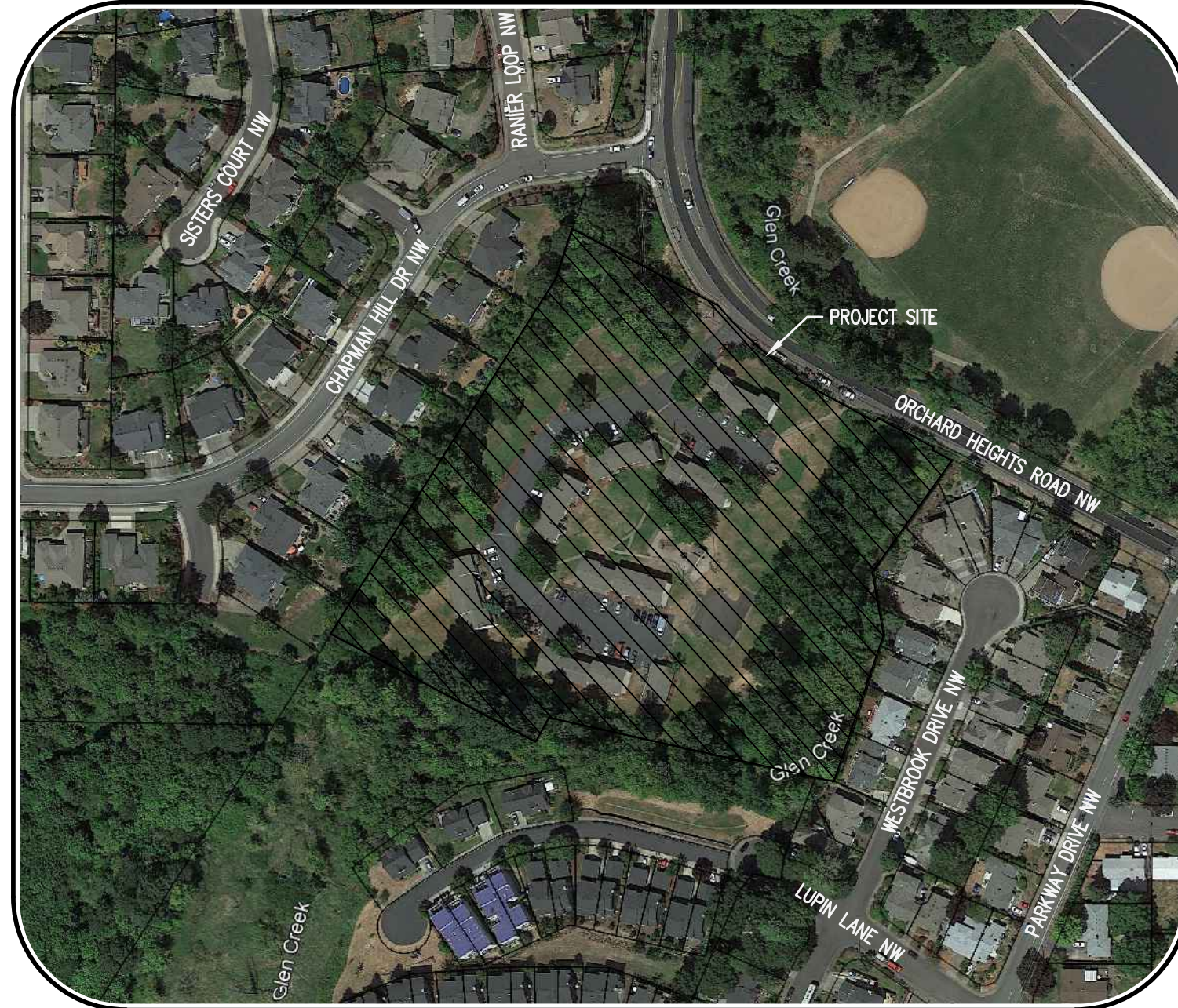


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

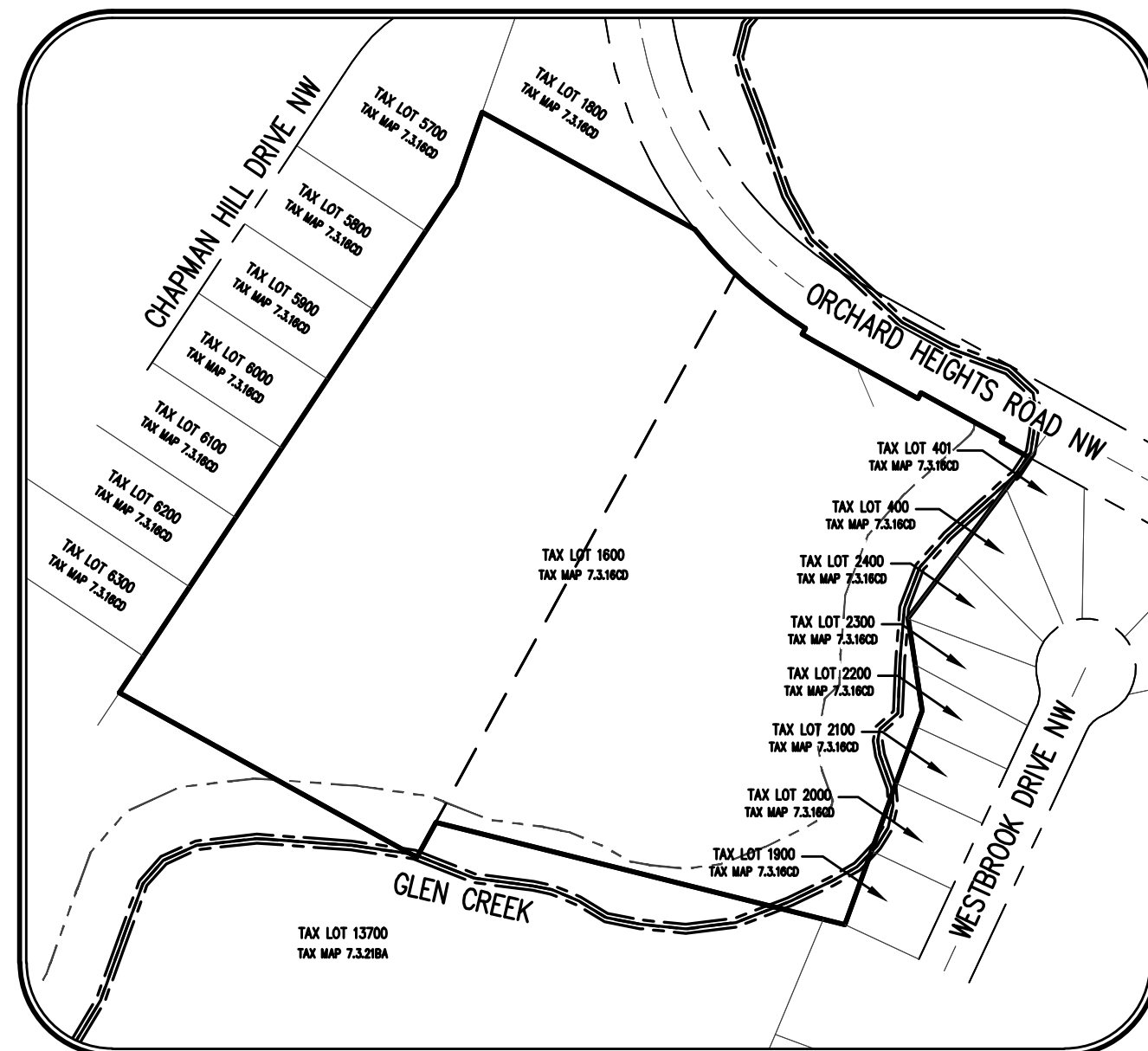
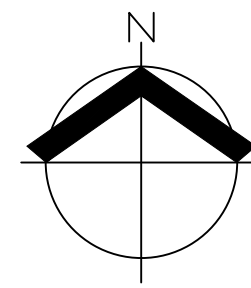
1320 ORCHARD HEIGHTS RD NW PROPERTY LINE ADJUSTMENT APPLICATION

TAX LOT 1600

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

OWNER/APPLICANT

SALEM HOUSING AUTHORITY
CONTACT: STEVE WALDRON
360 CHURCH STREET SE
SALEM, OR 97301

APPLICANT'S REPRESENTATIVE

AKS ENGINEERING & FORESTRY, LLC
CONTACT: DAISY GOEBEL
3700 RIVER ROAD N, SUITE 1
KEIZER, OR 97303
PHONE: (503) 400-6028

SHEET INDEX:

- 01 COVER SHEET
- 02 EXISTING CONDITIONS PLAN
- 03 TENTATIVE PROPERTY LINE ADJUSTMENT PLAN

ZONE: RA (RESIDENTIAL AGRICULTURE)

WATER DISTRICT: CITY OF SALEM

SEWER DISTRICT: CITY OF SALEM

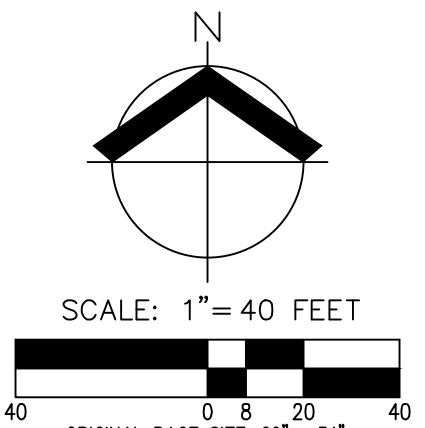
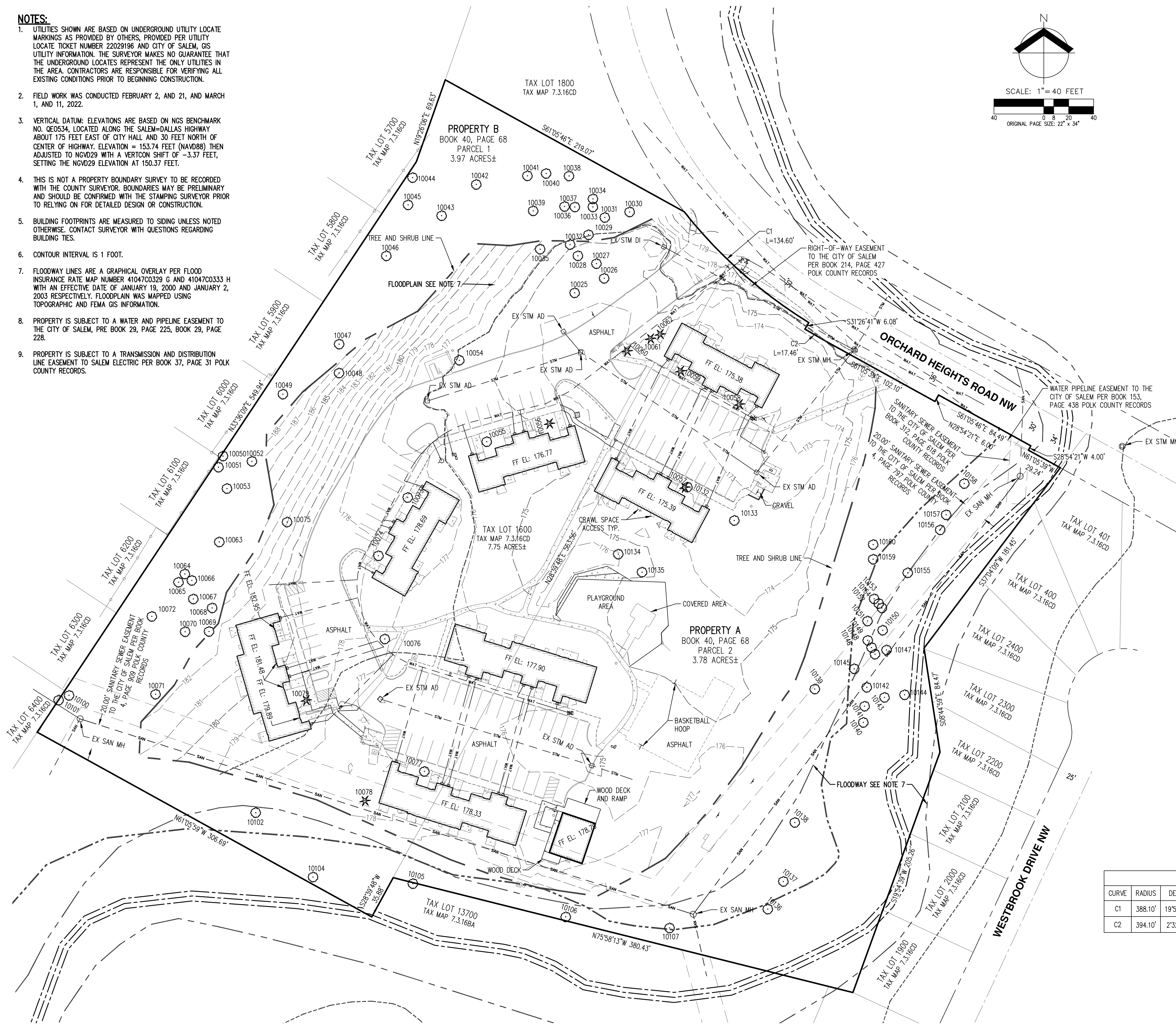
PROPERTY DESCRIPTION: TAX MAP 7.3.16CD
TAX LOT 1600 - 1320 ORCHARD HEIGHTS ROAD NW

PROJECT PURPOSE: THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT IS TO CONSOLIDATE THE PARCELS AS SHOWN.

EXISTING		LEGEND		EXISTING	
DECIDUOUS TREE		STORM SEWER CLEAN OUT		STORM SEWER CATCH BASIN	
CONIFEROUS TREE		STORM SEWER MANHOLE		GAS METER	
FIRE HYDRANT		GAS VALVE		GUY WIRE ANCHOR	
WATER BLOWOFF		POWER POLE		POWER VAULT	
WATER METER		POWER JUNCTION BOX		POWER PEDESTAL	
WATER VALVE		COMMUNICATIONS VAULT		COMMUNICATIONS JUNCTION BOX	
DOUBLE CHECK VALVE		COMMUNICATIONS RISER			
AIR RELEASE VALVE					
SANITARY SEWER CLEAN OUT					
SANITARY SEWER MANHOLE					
SIGN					
STREET LIGHT					
MAILBOX					
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
LOT LINE					
DEED LOT LINE					
CENTERLINE					
CREEK					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM SEWER LINE					
SANITARY SEWER LINE					
WATER LINE					

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 22029196 AND CITY OF SALEM, GIS UTILITY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 2, AND 21, AND MARCH 1, AND 11, 2022.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. QEO534, LOCATED ALONG THE SALEM-DALLAS HIGHWAY ABOUT 175 FEET EAST OF CITY HALL AND 30 FEET NORTH OF CENTER OF HIGHWAY. ELEVATION = 153.74 FEET (NAVD88) THEN ADJUSTED TO NGVD29 WITH A VERTICAL SHIFT OF -3.37 FEET, SETTING THE NGVD29 ELEVATION AT 150.37 FEET.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- FLOODWAY LINES ARE A GRAPHICAL OVERLAY PER FLOOD INSURANCE RATE MAP NUMBER 41047C0329 G AND 41047C0333 H WITH AN EFFECTIVE DATE OF JANUARY 19, 2000 AND JANUARY 2, 2003 RESPECTIVELY. FLOODPLAIN WAS MAPPED USING TOPOGRAPHIC AND FEMA GIS INFORMATION.
- PROPERTY IS SUBJECT TO A WATER AND PIPELINE EASEMENT TO THE CITY OF SALEM, PRE BOOK 29, PAGE 225, BOOK 29, PAGE 228.
- PROPERTY IS SUBJECT TO A TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO SALEM ELECTRIC PER BOOK 37, PAGE 31 POLK COUNTY RECORDS.



TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10025	OAK	12
10026	OAK	12
10027	OAK	12
10028	OAK	10
10029	OAK	20
10030	OAK	12
10031	OAK	14
10032	OAK	10
10033	OAK	10
10034	OAK	13
10035	OAK	16
10036	OAK	10
10037	OAK	10
10038	OAK	10
10039	OAK	10
10040	OAK	12
10041	OAK	10
10042	OAK	10
10043	OAK	12
10044	OAK	24
10045	OAK	18
10046	OAK	12
10047	OAK	8,8,12
10048	OAK	16
10049	OAK	20
10050	OAK	14
10051	OAK	14
10052	OAK	30
10053	OAK	12
10054	DECIDUOUS	24
10055	OAK	14

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10056	CONIFEROUS	13
10057	CONIFEROUS	13
10058	CONIFEROUS	12
10059	CONIFEROUS	13
10060	CONIFEROUS	14
10061	CONIFEROUS	10
10062	CONIFEROUS	13
10063	OAK	14
10064	OAK	20
10065	OAK	20
10066	OAK	14
10067	OAK	10
10068	OAK	10
10069	OAK	12
10070	OAK	12
10071	OAK	10
10072	OAK	12
10073	DECIDUOUS	12
10074	DECIDUOUS	14
10075	DECIDUOUS	13
10076	DECIDUOUS	20
10077	DECIDUOUS	12
10078	CONIFEROUS	10
10079	CONIFEROUS	12
10100	DECIDUOUS	12
10101	DECIDUOUS	10
10102	DECIDUOUS	20
10104	DECIDUOUS	16
10105	DECIDUOUS	18
10106	DECIDUOUS	14
10107	DECIDUOUS	20

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	388.10'	19°52'17"	134.60'	S48°21'22"E 133.93'
C2	394.10'	2°32'18"	17.46'	N59°49'30"W 17.46'

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10132	DECIDUOUS	12
10133	DECIDUOUS	14
10134	DECIDUOUS	30
10135	DECIDUOUS	24
10136	DECIDUOUS	14
10137	DECIDUOUS	12
10138	DECIDUOUS	20
10139	DECIDUOUS	30
10140	DECIDUOUS	14
10141	DECIDUOUS	14
10142	DECIDUOUS	18
10143	DECIDUOUS	14
10144	DECIDUOUS	12
10145	DECIDUOUS	12
10146	DECIDUOUS	12
10147	DECIDUOUS	12
10148	DECIDUOUS	10
10149	DECIDUOUS	14
10150	DECIDUOUS	14
10151	DECIDUOUS	14
10152	DECIDUOUS	12
10153	DECIDUOUS	12
10154	DECIDUOUS	10
10155	DECIDUOUS	12
10156	DECIDUOUS	14
10157	DECIDUOUS	14
10158	DECIDUOUS	12
10159	DECIDUOUS	12
10160	DECIDUOUS	10

AKS
 AKS ENGINEERING & FORESTRY, LLC
 3700 RIVER RD N, STE 1
 KEIZER, OR 97103
 503.400.6028
 WWW.AKS-ENG.COM

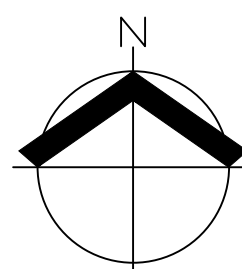
ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS
1320 ORCHARD HEIGHTS RD NW
SALEM HOUSING AUTHORITY
SALEM, OREGON

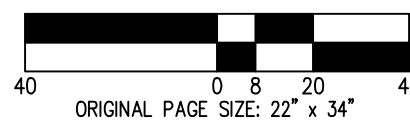
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON MARCH 9, 2021
 ABRAHAM KAHMAMOOJIAN
 95376PLS
 RENEWS: 6/30/23

JOB NUMBER: 6163-12
 DATE: 06/16/2022
 DESIGNED BY: AK
 DRAWN BY: AK
 CHECKED BY: BRH

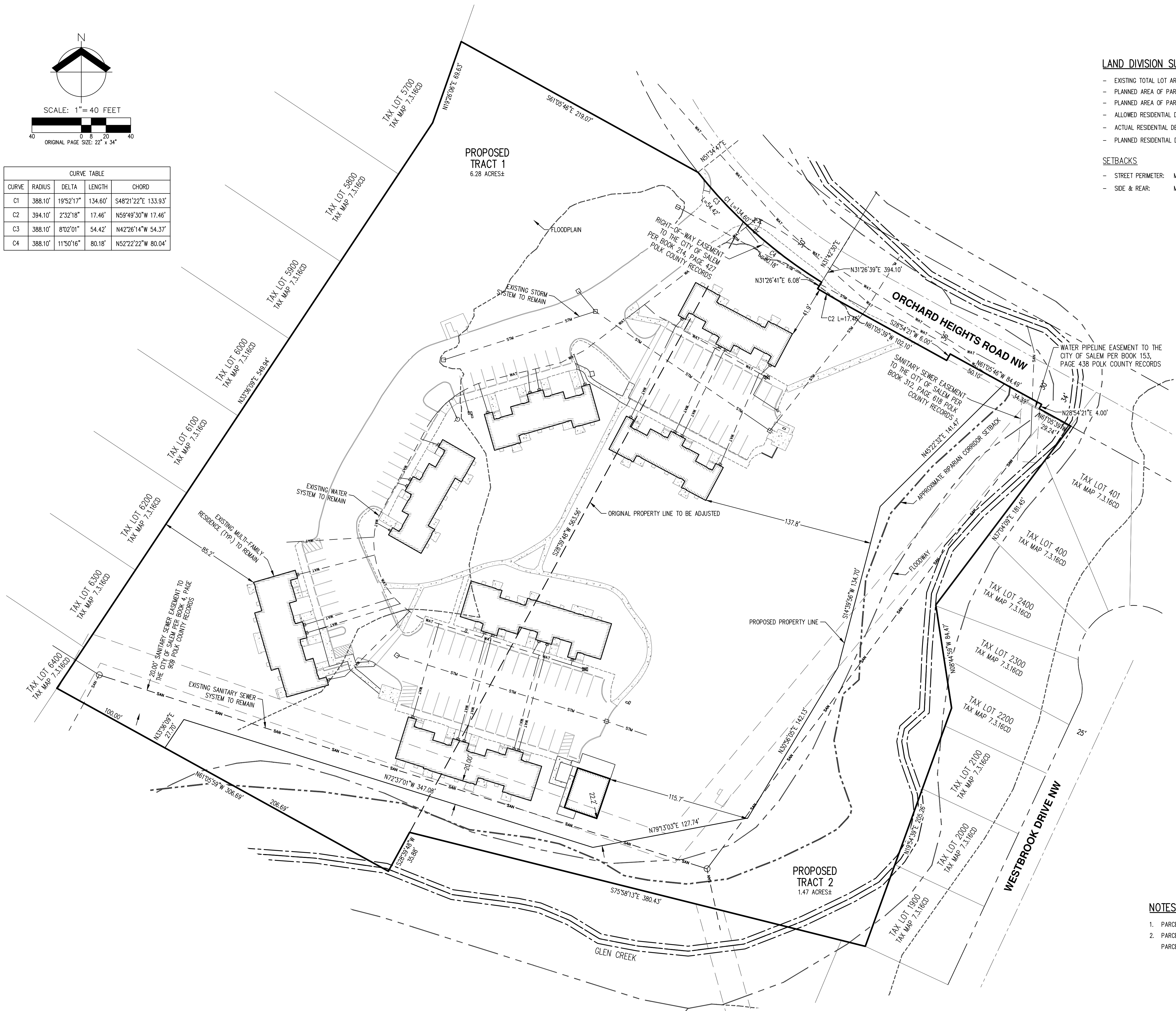
AKS DRAWING FILE: 6163-12 EXCOND.DWG | LAYOUT: LAYOUT1



SCALE: 1" = 40 FEET



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	388.10'	19°52'17"	134.60'	S48°21'22"E 133.93'
C2	394.10'	2°32'18"	17.46'	N59°49'30"W 17.46'
C3	388.10'	8°02'01"	54.42'	N42°26'14"W 54.37'
C4	388.10'	11°50'16"	80.18'	N52°22'22"W 80.04'



LAND DIVISION SUMMARY

- EXISTING TOTAL LOT AREA: 7.75 ACRES±
- PLANNED AREA OF PARCEL 1: 6.28 ACRES±
- PLANNED AREA OF PARCEL 2: 1.47 ACRES±
- ALLOWED RESIDENTIAL DENSITY ON PARCEL 1: 20 DWELLING UNITS/ACRE
- ACTUAL RESIDENTIAL DENSITY ON PARCEL 1: 5 DWELLING UNITS/ACRE
- PLANNED RESIDENTIAL DENSITY ON PARCEL 1: 5 DWELLING UNITS/ACRE

SETBACKS

- STREET PERIMETER: MIN. 20'
- SIDE & REAR: MIN. 5' PLUS 1" FOR EACH 1' OF HEIGHT OVER 35', BUT NEED NOT EXCEED 20'

NOTES:

1. PARCEL 2 IS A CONSERVATION PARCEL PER SALEM REVISED CODE SECTION 205.045
2. PARCEL 2 IS SUBJECT TO A STORMWATER EASEMENT OVER ITS ENTIRETY BENEFITING PARCEL 1

**TENTATIVE PARTITION PLAT
 1320 ORCHARD HEIGHTS RD NW
 SALEM HOUSING AUTHORITY
 SALEM, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 MARCH 9, 2021
 ABRAHAM KAHNAMOOLIAN
 95376PLS
 RENEWS: 6/30/23

JOB NUMBER: 6163-12
 DATE: 04/27/2022
 DESIGNED BY:
 DRAWN BY: AK
 CHECKED BY: BRH

AKS DRAWING FILE: 6163-12 PRELIMINARY PLATTING | LAYOUT: EXHIBIT (2)