



# 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.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ22-37
<b>PROPERTY LOCATION:</b>	681 Rees Hill Road SE, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	August 15, 2022
<b>PROPOSAL SUMMARY:</b>	A proposal to construct a pump station on property known as Rees Hill Park, which is south of Affinity Heights Subdivision.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., MONDAY, AUGUST 29, 2022. 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. 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.</b>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.com</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	City of Salem
<b>APPLICANT(S):</b>	Brandie Dalton, Multi-Tech Engineering Services Inc., on behalf of HSF Development LLC (Kelley D. Hamilton)
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application containing a Class 3 Site Plan Review for the development of a new pump station to serve the Affinity Heights Subdivision and Class 2 Adjustment requests to:</p> <ol style="list-style-type: none"> <li>1) Increase the maximum height allowance for a fence in a front yard abutting a street from four feet to six feet;</li> <li>2) Reduce the minimum bicycle parking requirement from 4 to 0 spaces;</li> <li>3) Reduce the minimum off-street vehicle parking requirement from 1 to 0 spaces;</li> </ol> <p>The subject property is approximately 17.48 acres in size, zoned RS (Single Family Residential), and located at 681 Rees Hill Road SE (Marion County Assessor Map and Tax Lot Numbers 083W22C / 400).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22-114795. 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 información, por favor llame 503-588-6173

**REGARDING:** Class 3 Site Plan Review / Class 2 Adjustment  
Case No. SPR-ADJ22-37

**PROJECT ADDRESS:** 681 Rees Hill Road SE, Salem OR 97306

**AMANDA Application No.:** 22-114795-PLN

**COMMENT PERIOD ENDS:** Monday, August 29, 2022 at 5:00 P.M.

**SUMMARY:** A proposal to construct a pump station on property known as Rees Hill Park, which is south of Affinity Heights Subdivision.

**REQUEST:** A consolidated application containing a Class 3 Site Plan Review for the development of a new pump station to serve the Affinity Heights Subdivision and Class 2 Adjustment requests to:

- 1) Increase the maximum height allowance for a fence in a front yard abutting a street from four feet to six feet;
- 2) Reduce the minimum bicycle parking requirement from 4 to 0 spaces;
- 3) Reduce the minimum off-street vehicle parking requirement from 1 to 0 spaces;

The subject property is approximately 17.48 acres in size, zoned RS (Single Family Residential), and located at 681 Rees Hill Road SE (Marion County Assessor Map and Tax Lot Numbers 083W22C / 400).

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., MONDAY, AUGUST 29, 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:** Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@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

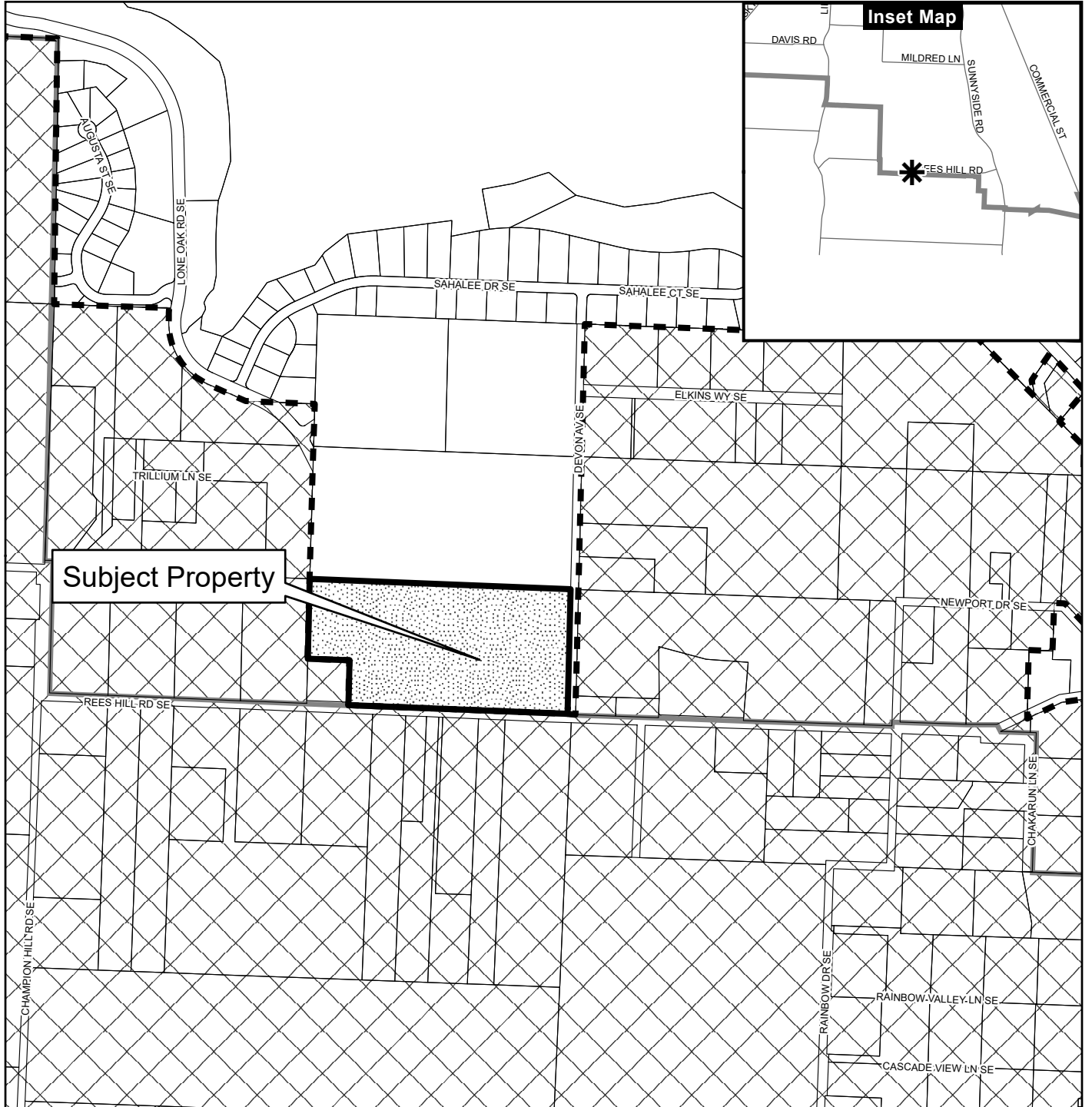
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 681 Rees Hill Road SE



## Legend

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


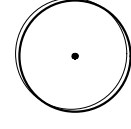
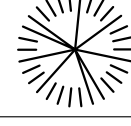
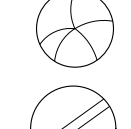
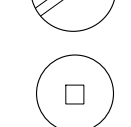
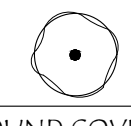
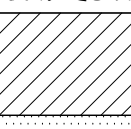
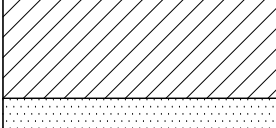

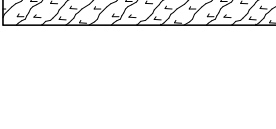
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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### Preliminary Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	3	Chamaecyparis nootkatensis 'Green Arrow' / Green Arrow Nootka Cypress	6-8" Ht., B&B	
	4	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	1 1/2" Cal., B&B	
	7	x Cupressocyparis leylandii / Leyland Cypress	6-8" Ht., B&B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	7	Abelia x grandiflora 'Sherwoodii' / Sherwood Glossy Abelia	2 Gal.	
	14	Choisya ternata 'Sundance' / Sundance Mexican Mock Orange	5 Gal.	
	20	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	1 Gal.	
	17	Rhaphiolepis umbellata / Yedda Hawthorn	5 Gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	28 (164 sf)	Aretostaphylos uva-ursi / Kinnikinnick	1 Gal.	30" o.c.
	1,004 (965 sf)	Fragaria virginiana / Virginia Strawberry	1 Gal.	12" o.c.
	28 (665 sf)	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	1 Gal.	60" o.c.

### General Landscape Type A

REQUIRED PLANTS: 1 PLANT / 20 SF = 1 PLANT UNIT (PU)  
 1 MATURE TREE = 15 PU  
 1 SHADE TREE = 10 PU  
 1 EVERGREEN TREE = 5 PU  
 1 ORNAMENTAL TREE = 2 PU  
 1 LARGE SHRUB = 2 PU  
 1 SMALL/MEDIUM SHRUB = 1 PU  
 LAWN/GROUNDCOVER = 1 PU PER 50 SF

LANDSCAPE SQUARE FOOTAGE = 4,274 SF  
 NUMBER OF REQUIRED PUs = 214 PU  
 40% PU REQUIRED AS TREES = 86 PU

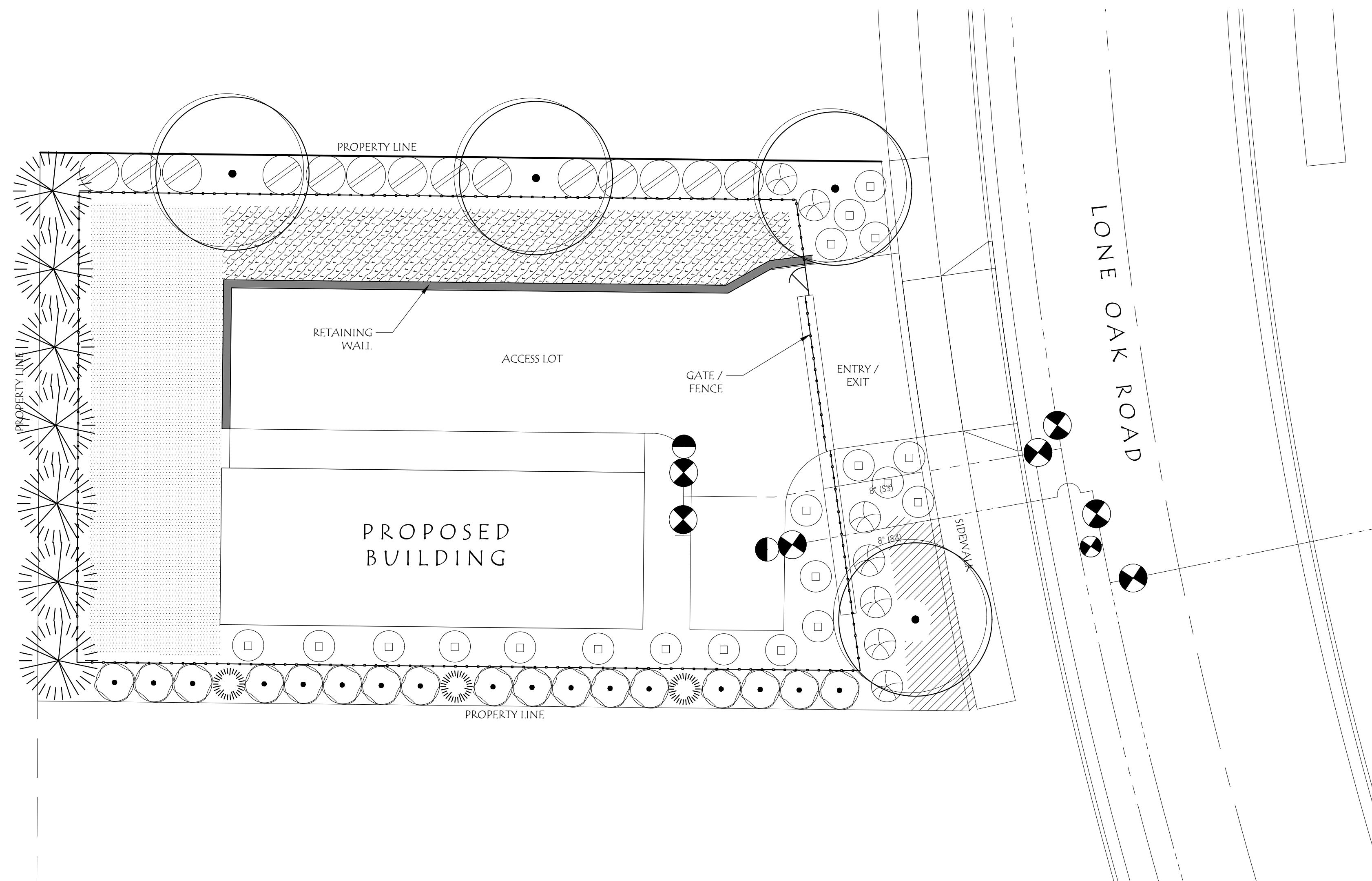
Plants	# of Plants	Plant Units
Shade Tree	4	40
Evergreen Tree	10	50
Large Shrubs	31	62
Small / Medium Shrubs	27	27
Lawn / Groundcover	1795 sf	36
<b>Total Plant Units</b>		<b>215</b>

### General Notes:

1. PLANTING PLAN FOR PRELIMINARY USE ONLY, NOT FOR BIDDING OR CONSTRUCTION.
2. SEE CIVIL DRAWINGS FOR GRADING AND UTILITIES.
3. PLANTING CALCULATION TABLE SEE THIS SHEET.
4. PLANT SCHEDULE SEE THIS SHEET.
5. IRRIGATION TO BE AN AUTOMATIC UNDERGROUND SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

### Preliminary Planting Notes:

1. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
2. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL, COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6" DEPTH AND REMOVE ALL DEBRIS 2" OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18" DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6" LIFTS TO FINISH GRADE.
3. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
4. SOIL AMENDMENTS: ADD A MINIMUM OF 3" CLEAN, MATURE COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS.
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
10. BARK MULCH: SPREAD 2" MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.



Laurus Designs, LLC



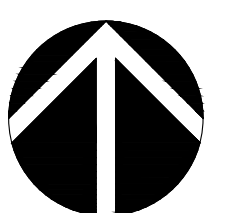
1012 Pine Street  
 Silverton, Oregon  
 503.784.6494

Affinity Estates  
 Water Pump  
 Station

Lone Oak Road  
 Salem, Oregon



PRELIMINARY  
 PLANTING  
 PLAN



SCALE: 1"=10'-0"  
 0' 5' 10' 20'  
 SCALE

July 12th, 2022

### REVISIONS

#	DATE	NOTES	INITIALS

L1.1

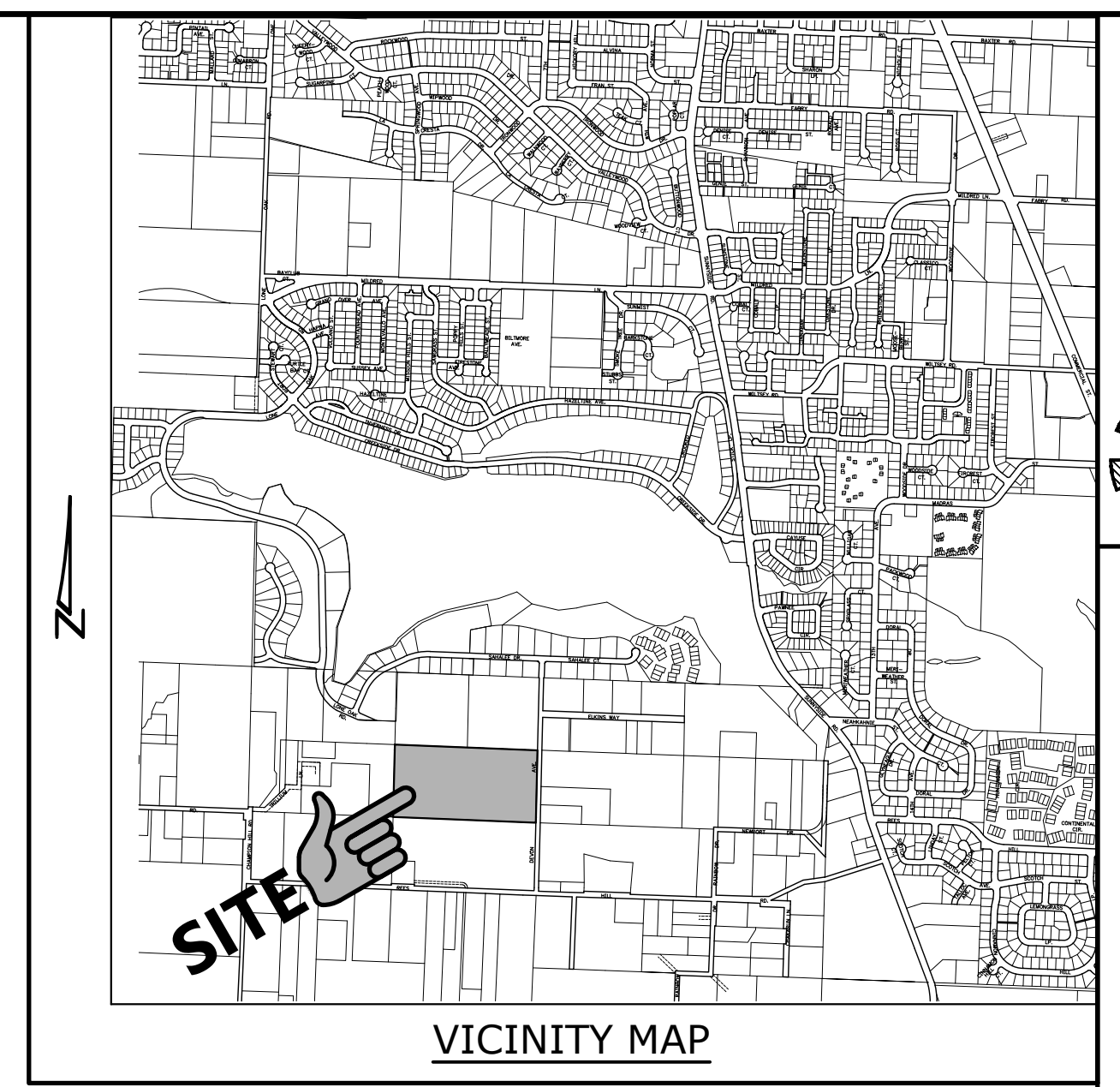
SHEET 1 OF 1

PROJECT # 1463R

# AFFINITY ESTATES

SEC. 22, T. 8 S., R. 3 W., W.M.  
CITY OF SALEM  
MARION, OREGON  
X LOTS - Y ACRES

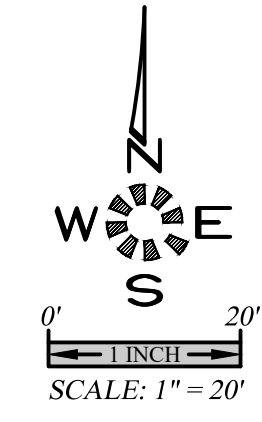
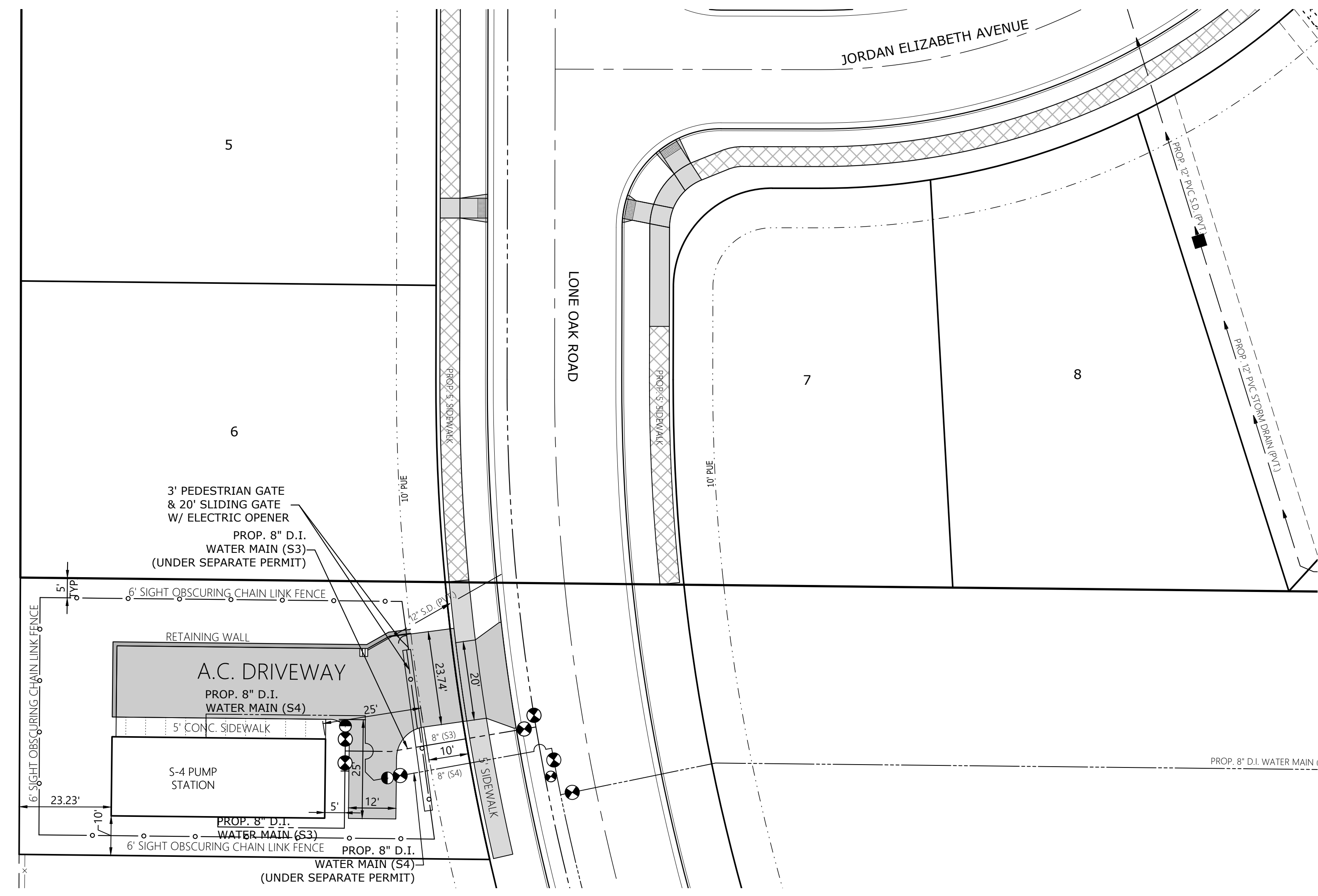
Owner / Developer:  
**DEVON PROPERTY, LLC**  
3245 BOONE ROAD SE  
SALEM, OREGON 97317



**MULTI/TECH**  
ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR. 97302  
www.emtengineering.net office@emtengineering.net

**WATER MAIN  
PUMP STATION**

**AFFINITY ESTATES**



**ABBREVIATIONS**

A.C.	ASPHALTIC CONCRETE	L	LENGTH, LINE
ACMP	ALUMINIZED CMP	L.P.	LIGHT POLE
ASSY.	ASSEMBLY	M	METER, MAIN
B.O.	BLOW OFF	M.H.	MANHOLE
B.F.V.	BUTTERFLY VALVE	MTL	METAL
C & G	CURB & GUTTER	O.H.	OVERHEAD
CATV	CABLE TELEVISION	PC	POINT OF CURVE
C.B.	CATCH BASIN	PCC	POINT OF CONTINUING CURVE
C.B.C.O.	CATCH BASIN CLEANOUT	PED.	PEDESTAL
C.B.I.	CATCH BASIN INLET	PRC	POINT OF REVERSE CURVE
C.L.	CENTERLINE	PROP.	PROPOSED
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
C.O.	CLEAROUT	PUB.	PUBLIC
CONC.	CONCRETE	PUE	PUBLIC UTILITY EASMT.
CONST.	CONSTRUCT	PVC	POLYVINYL CHLORIDE
D.I.	DUCTILE IRON	PVT.	PRIVATE
DIA.	DIAMETER	P.P.	POWER POLE
DWG.	DRAWING	P.L.	PROPERTY LINE
EASMT.	EASEMENT	R	RADIUS
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	U.LT.	VAULT
		W.M.	WATER MAIN

**SYMBOLS**

⊕	EXIST. PROP. BLOW OFF ASSY.	⊕	EXIST. PROP. MANHOLE SAN. SEWER
⊞	CATCH BASIN	⊕	EXIST. PROP. MANHOLE STORM DRAIN
⊞	CATCH BASIN CLEANOUT	⊕	2' DIA. C.O. / M.H.
⊞	CATCH BASIN INLET	⊕	MANHOLE TELEPHONE
⊞	CATV PED. / BOX	⊕	MANHOLE WATER
⊞	CLEANOUT	⊞	REDUCER / INCREASER
⊞	ELEC. PED. / BOX	⊞	TEL. PED. / BOX
⊞	FIRE HYDRANT	⊞	TRAFFIC PED. / BOX
⊞	GAS LOCATION MARKER	⊞	UTILITY / POWER POLE
⊞	GAS VALVE	⊞	WATER METER
⊞	MAIL BOX	⊞	WATER VALVE
---	CABLE TELEVISION	---	SANITARY SEWER EXIST.
---	CENTERLINE	---	SANITARY SEWER PROP.
---	DITCH C.L.	---	STORM DRAIN EXIST.
---	ELECTRICAL LINE	---	STORM DRAIN PROP.
---	GAS MAIN	---	WATER MAIN EXIST.
---	TELEPHONE LINE	---	WATER MAIN PROP.

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MADE TO THESE DRAWINGS  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE  
DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER  
GRAPHICAL REPRESENTATION.

Design: M.D.G.  
Drawn: P.H.S.  
Checked: M.D.G.  
Date: NOV. 2017  
Scale: AS SHOWN  
As-Built: \_\_\_\_\_



EXPIRES: 06-30-2023  
JOB # 6502

**SDR 1**

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