



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. SUB-ADJ21-06MOD1
PROPERTY LOCATION:	4400 Block of Battle Creek Road SE, Salem OR 97302
NOTICE MAILING DATE:	October 12, 2022
PROPOSAL SUMMARY:	An application for the first modification of the tentative phased subdivision approval for Coburn Grand View Estates (Case No. SUB-ADJ21-06 & UGA17-03MOD1).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, October 26, 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. 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.
CASE MANAGER:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
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)(2) – Modification of Phased 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):	Battle Creek LLC (Julie Singer) and Boulder Hill LLC ((Gary O. Gross & Frances Carol Gross, Trustees Under the Gross Living Trust) (Murray Nunn, Robert W. Nunn & Kandis Brewer Nunn, Trustees of The Robert & Kandis Nunn Family Trust) Linda Schaefers, Nunn Winship, Kathy Young))
APPLICANT(S):	Allison May, Westwood Homes LLC (Richard Todd Boyce, William Alan Wagoner)
PROPOSAL REQUEST:	An application to modify phases A, B, C, and D of the approved Coburn Grand View Estates subdivision by reconfiguring the existing phase boundaries and reordering the phases. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision. The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 400, 601).
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: 22-118476. 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: Modification of Phased Subdivision Case No. SUB-ADJ21-06MOD1

PROJECT ADDRESS: 4400 Block of Battle Creek Road SE, Salem OR 97302

AMANDA Application No.: 22-118476-PLN

COMMENT PERIOD ENDS: Wednesday, October 26, 2022 at 5:00 P.M.

SUMMARY: An application for the first modification of the tentative phased subdivision approval for Coburn Grand View Estates (Case No. SUB-ADJ21-06 & UGA17-03MOD1).

REQUEST: An application to modify phases A, B, C, and D of the approved Coburn Grand View Estates subdivision by reconfiguring the existing phase boundaries and reordering the phases. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision. The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 400, 601).

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, October 26, 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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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



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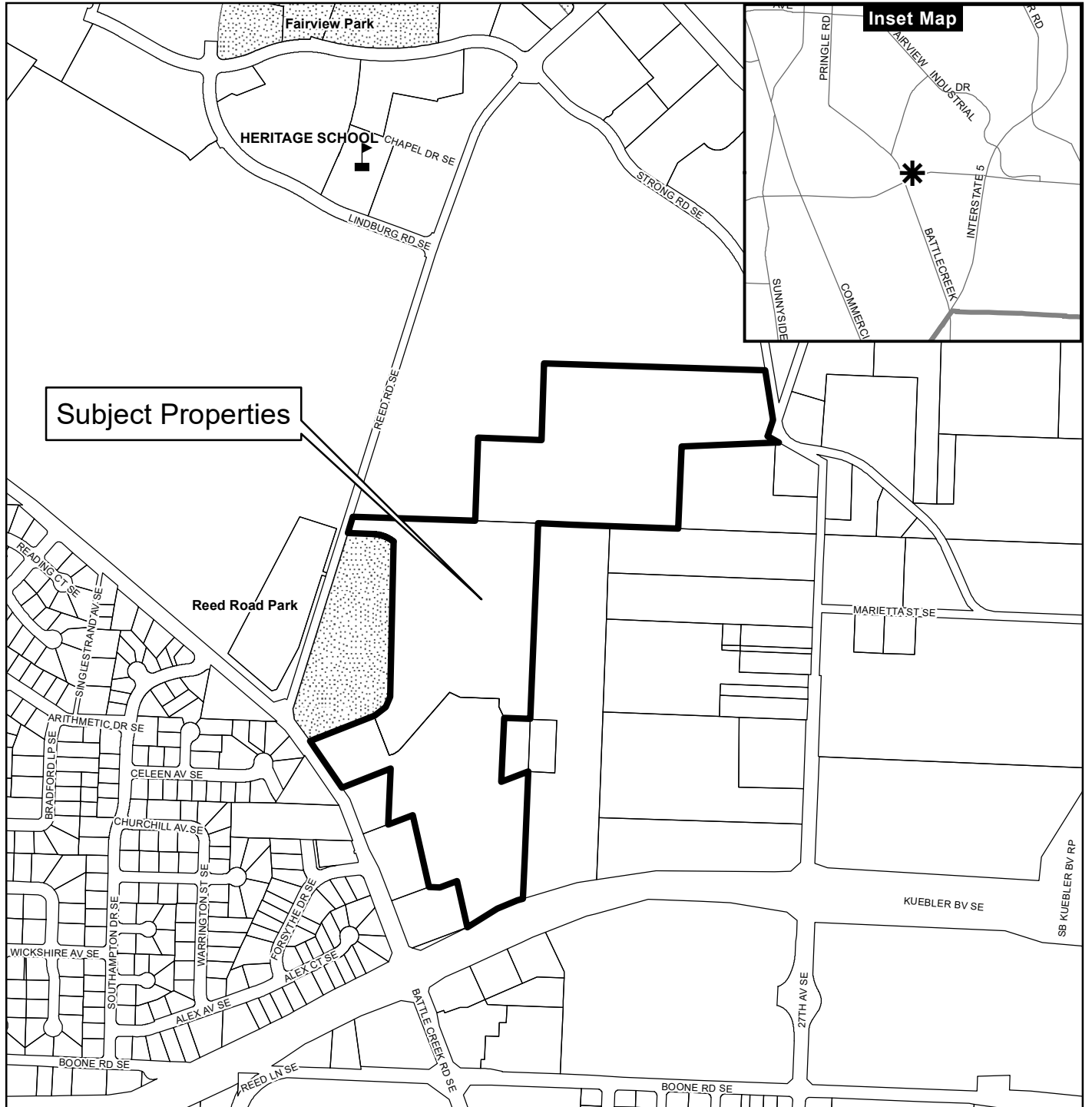
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

4400 Block of Battle Creek Road SE



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

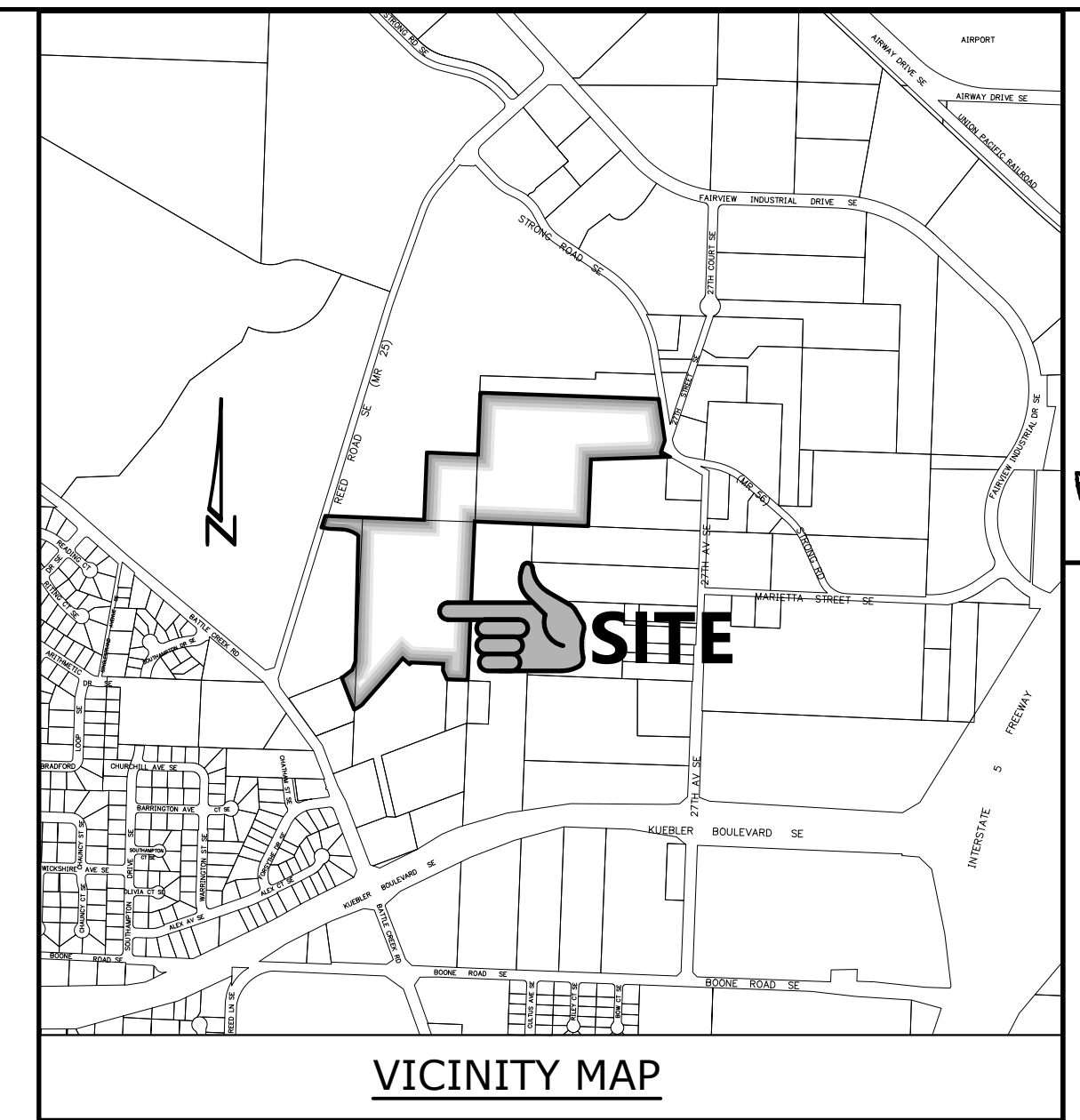
T. 8 S., R. 3 W., Willamette Meridian
 Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
 City Of Salem, Marion County, Oregon

Owner / Developer:

WESTWOOD HOMES LLC

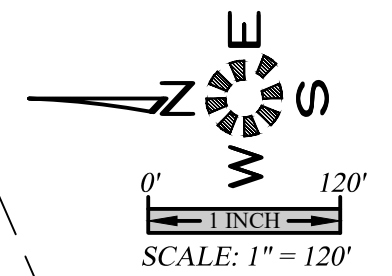
12700 NW CORNELL RD.
 PORTLAND, OREGON 97229

TOWNHOUSES:
 DEVELOPABLE AREA — 2.711 AC.
 NUMBER OF UNITS — 34
 DENSITY — 12.54 UNITS/AC.
 LARGEST LOT — 16,388 S.F.
 SMALLEST LOT — 1,635 S.F.
 AVERAGE — 3,031 S.F.



VICINITY MAP

T.B.M. 100.00
 THIS IS THE DESCRIPTION & LOCATION OF THE T.B.M. ELEVATION MARKER.
 THIS IS THE DESCRIPTION & LOCATION OF THE NEAREST B.M. ELEVATION MARKER WITH THE ELEVATION OF THAT B.M.



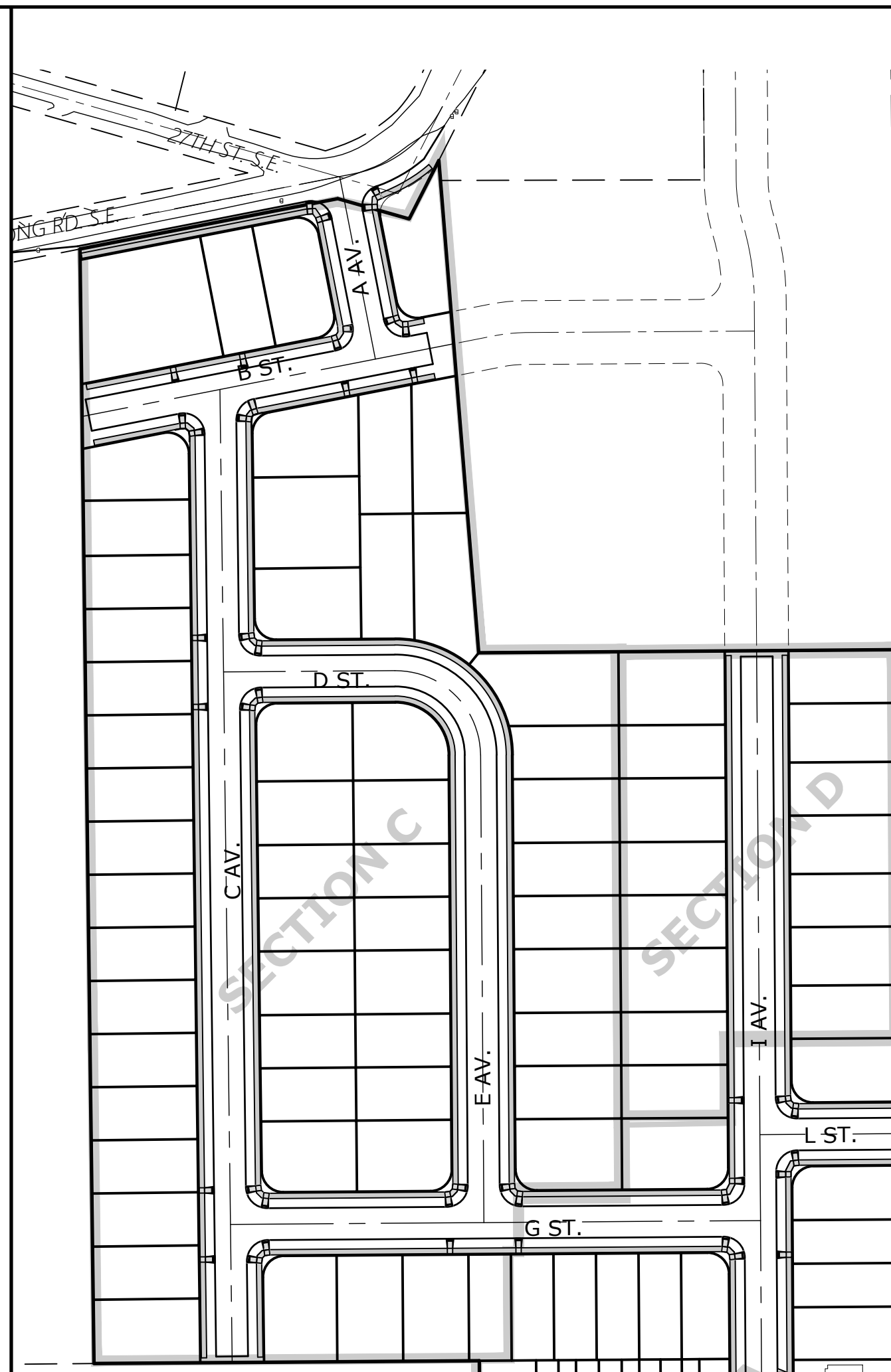
TOTAL PARCEL SIZE:
 DEVELOPABLE AREA — 32.545 Ac.
 NUMBER OF UNITS — 177
 DENSITY — 5.439 UNITS/AC.
 LARGEST LOT — 17,940 S.F.
 SMALLEST LOT — 1,635 S.F.
 AVERAGE — 5,545 S.F.

SECTION A:
 DEVELOPABLE AREA — 13.492 Ac.
 NUMBER OF UNITS — 82
 DENSITY — 6.078 UNITS/AC.
 LARGEST LOT — 10,658 S.F.
 SMALLEST LOT — 1,635 S.F.
 AVERAGE — 4,682 S.F.

SECTION B:
 DEVELOPABLE AREA — 6.068 Ac.
 NUMBER OF UNITS — 24
 DENSITY — 3.96 UNITS/AC.
 LARGEST LOT — 17,940 S.F.
 SMALLEST LOT — 5,941 S.F.
 AVERAGE — 5,941 S.F.

SECTION C:
 DEVELOPABLE AREA — 7.099 Ac.
 NUMBER OF UNITS — 56
 DENSITY — 7.888 UNITS/AC.
 LARGEST LOT — 8,579 S.F.
 SMALLEST LOT — 4,001 S.F.
 AVERAGE — 5522 S.F.

SECTION D:
 DEVELOPABLE AREA — 1.843 Ac.
 NUMBER OF UNITS — 15
 DENSITY — 5.52 UNITS/AC.
 LARGEST LOT — 8,353 S.F.
 SMALLEST LOT — 4,470 S.F.
 AVERAGE — 5,480 S.F.



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ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.P.L.	PROPERTY LINE
DWG.	DRAWING	R.	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
FLEC.	FIRE HYDRANT	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	VLT.	VAULT
L	LENGTH, LINE	W.M.	WATER MAIN

SYMBOLS

EXIST. PROP.	● BLOW OFF ASSY.	EXIST. PROP.	⊙ MANHOLE SAN. SEWER
⊠ CATCH BASIN	⊠ CATCH BASIN CLEANOUT	⊠ CATCH BASIN INLET	⊠ MANHOLE TELEPHONE
⊠ CATV PED. / BOX	⊠ CLEANOUT	⊠ ELEC. PED. / BOX	⊠ FIRE HYDRANT
⊠ GAS LOCATION MARKER	⊠ GAS VALVE	⊠ MAIL BOX	⊠ CABLE TELEVISION
⊠ CENTERLINE	⊠ DITCH C.L.	⊠ ELECTRICAL LINE	⊠ GAS MAIN
⊠ TELEPHONE LINE	⊠ SANITARY SEWER EXIST.	⊠ SANITARY SEWER PROP.	⊠ STORM DRAIN EXIST.
⊠ STORM DRAIN PROP.	⊠ WATER MAIN EXIST.	⊠ WATER MAIN PROP.	

PRELIMINARY PLAN
 COVER SHEET

COBURN GRAND VIEW
 ESTATES

NO CHANGES, MODIFICATIONS
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Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built:

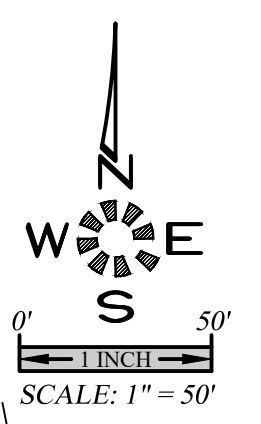


EXPIRES: 06-30-2023

JOB # 6234

P101

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**SITE PLAN
 - NORTH -**

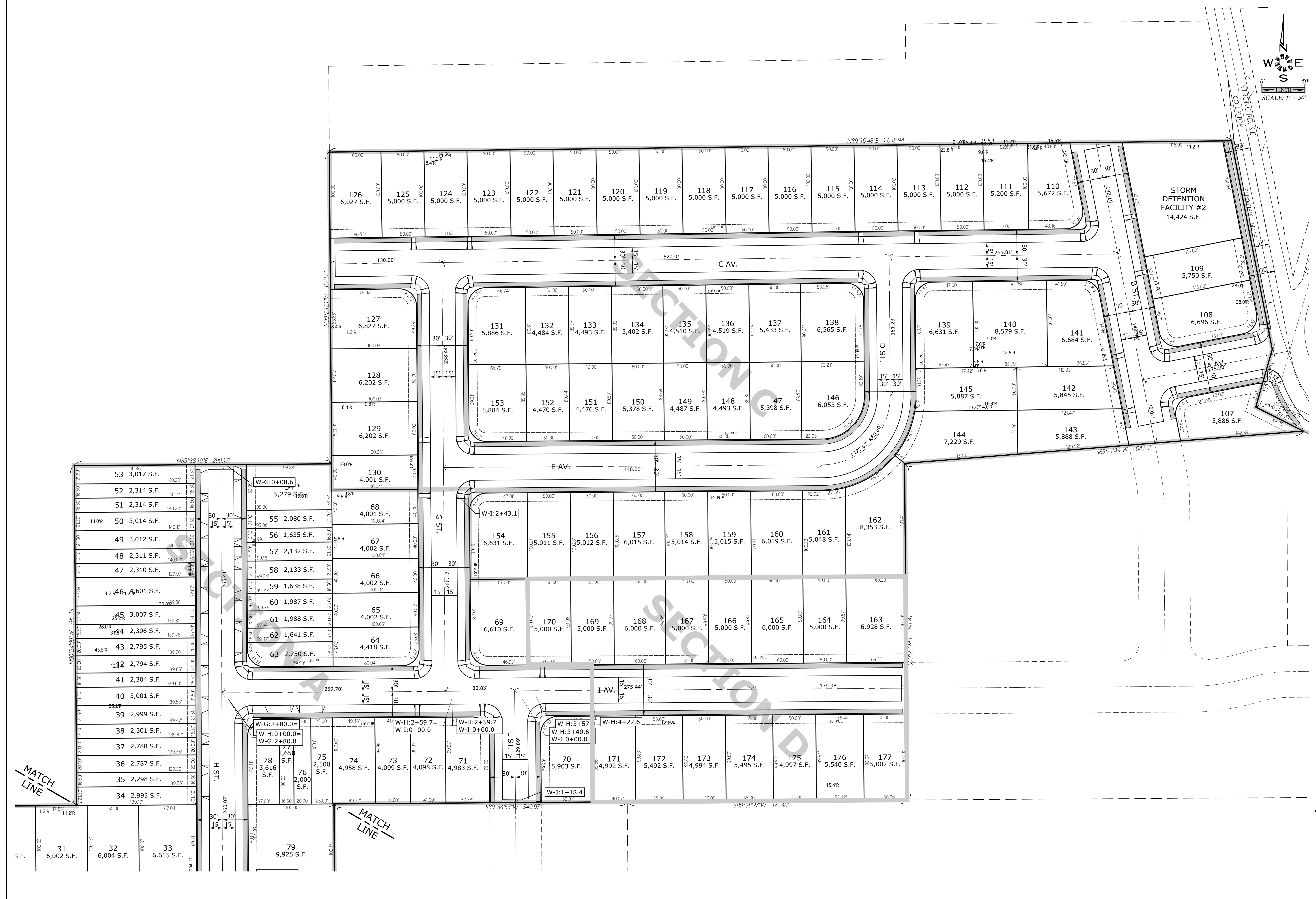
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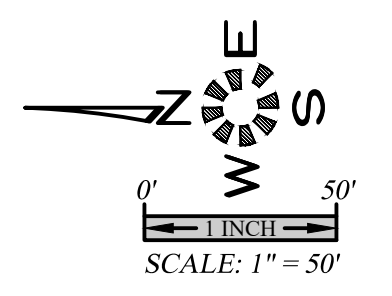
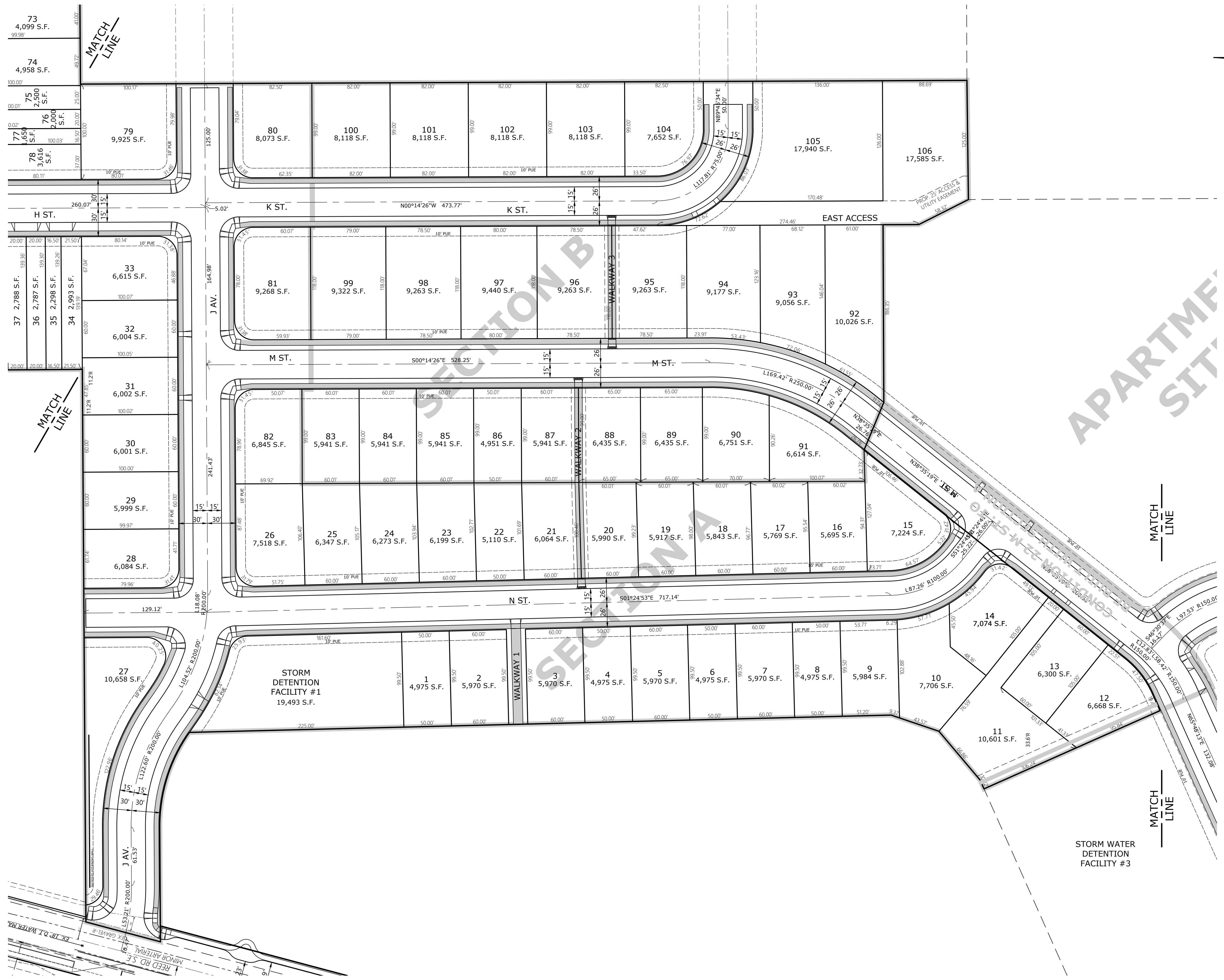


JOB # 6234
P201



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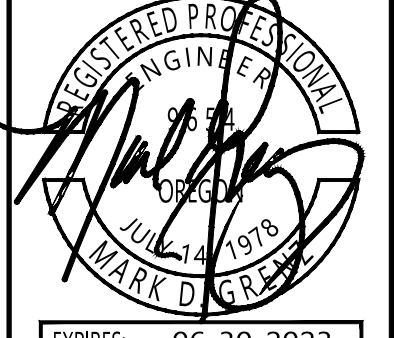


SITE PLAN - CENTRAL -

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Checked: J.J.G.
Date: JUNE 2018
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JOB # 6234
P202

Coburn Grand View Estates

Modification

Alternative Access proposal

Public Works Staff have proposed the following condition for the modification of phase sequences:

Condition: *Construct a minimum 24-foot-wide paved access, approved by the Fire Department, through future streets of Section A (Phase 2) to Section C (Phase 1) in a temporary access easement to be terminated upon dedication of right-of-way.*

This proposed condition is very expensive and would require the construction of the temporary access in a location that would be in the way of construction of the Segment "A" phase, adding to the costs this condition.

In lieu of the above proposed condition and construction of a temporary access roadway to Reed Road, we propose the following as an alternate to the condition above:

- Construct vehicular and pedestrian access through adjacent Coburn Terrace project (SUB-UGA22-06) located at 4345 27th Ave. SE to 27th Ave SE as shown on the attached exhibit.
- Either record an access easement to the City of Salem or dedicate right of way as shown on the attached exhibit.

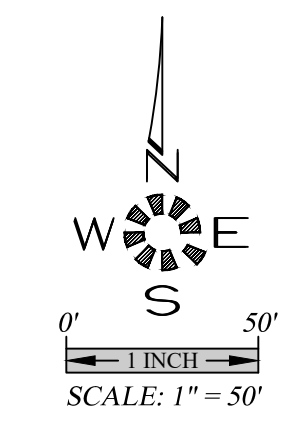
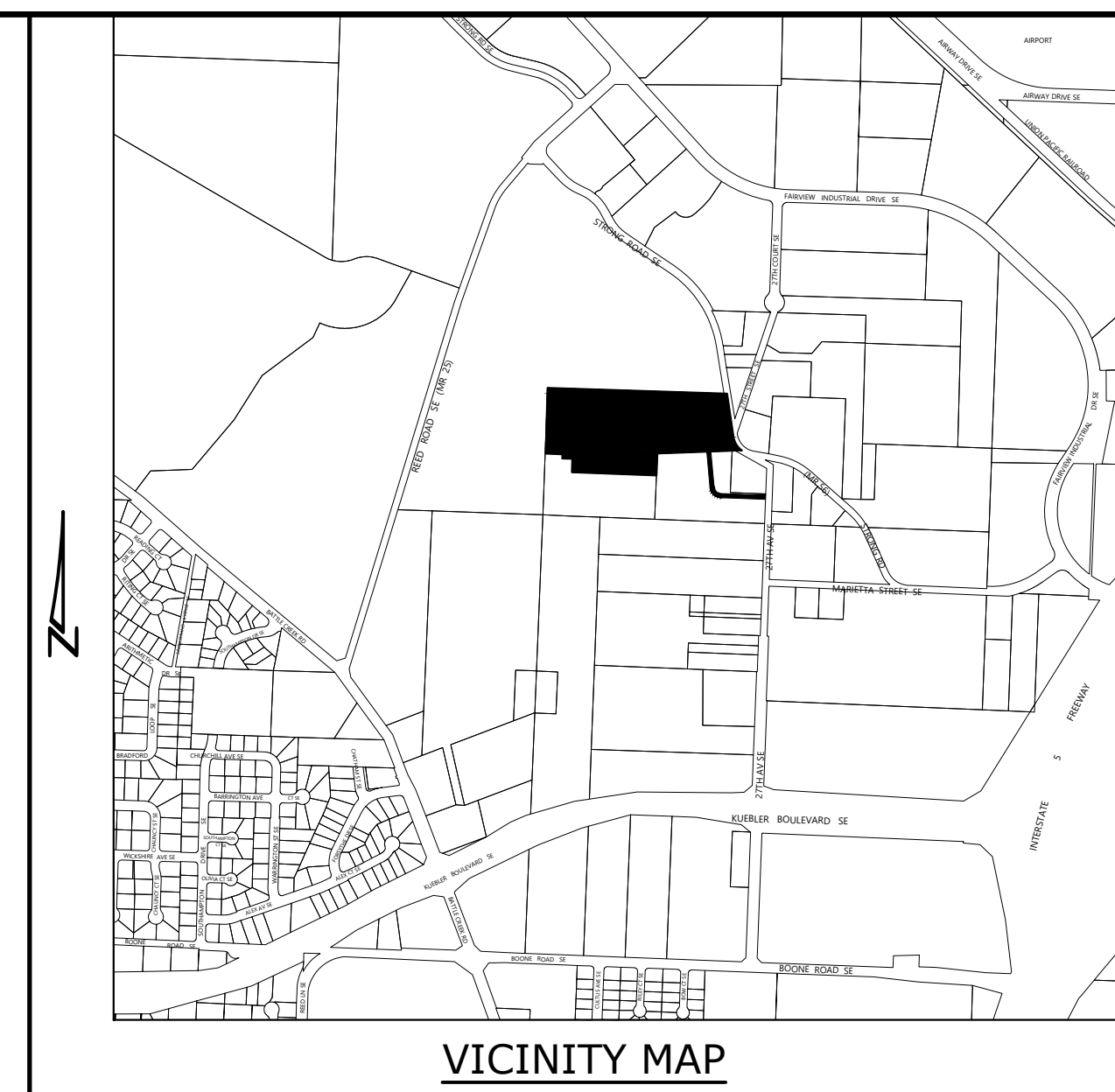
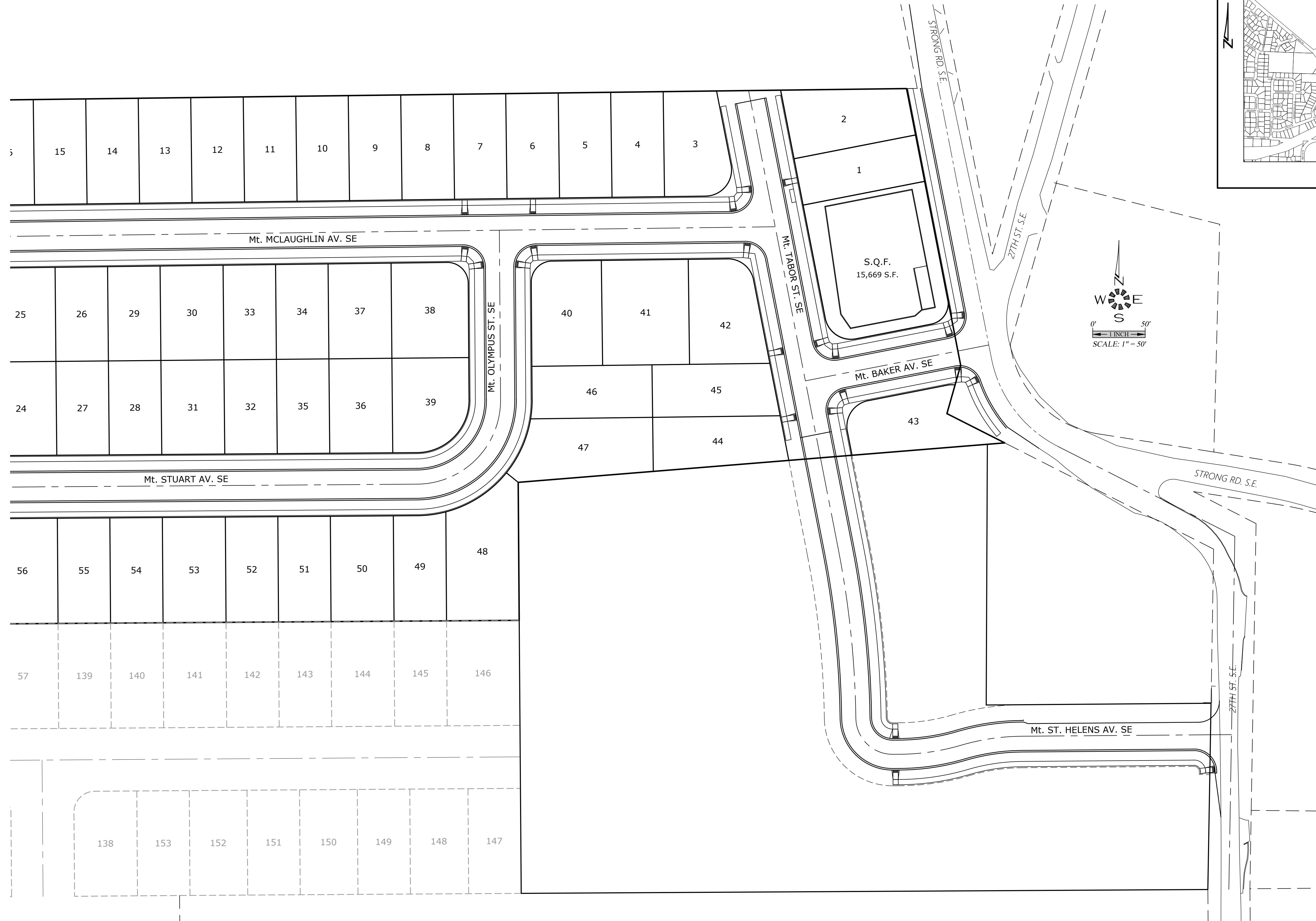
Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
PORTLAND, OREGON 97229

COBURN GRAND VIEW ESTATES PHASE 1

SEC. 12, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
www.embengineering.net office@embengineering.net

SECONDARY ACCESS

COBURN GRAND VIEW ESTATES PHASE 1

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7391AC6552 ACZ

Design: M.D.G.
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Date: MARCH 2022
Scale: AS SHOWN
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JOB # 7391

1 OF 1

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