



# 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>	Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment / Class 1 Adjustment Case No. SUB-UGA-ADJ22-09
<b>PROPERTY LOCATION:</b>	5730 Lone Oak Road SE, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	October 13, 2022
<b>PROPOSAL SUMMARY:</b>	Proposed 57-lot subdivision with associated site improvements.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., Thursday, October 27, 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>Bryce Bishop, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: <a href="mailto:bbishop@cityofsalem.net">bbishop@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) 205.010(d) – Tentative Subdivision; 200.025(e) – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment; 250.005(d)(1) – Class 1 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>	Raghunandan Kamineni and Sangeeta Kamineni
<b>APPLICANT(S):</b>	Brandie Dalton, Multi-Tech Engineering on behalf of Raghunandan Kamineni and Sangeeta Kamineni
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes:</p> <ol style="list-style-type: none"> <li>1) A Subdivision Tentative Plan to divide the approximate 12.18-acre property into 57 lots ranging in size from approximately 4,800 square feet to 18,327 square feet;</li> <li>2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development;</li> <li>3) A Class 1 Adjustment to reduce the minimum required double frontage lot depth for Lot 16 from 120 ft. to approximately 105 ft. (SRC 510.010(b); SRC 511.010(b)); and</li> <li>4) A Class 2 Adjustment to: <ol style="list-style-type: none"> <li>a) Increase the maximum allowed lot depth for Lot 8 from 150 ft. to approximately 207 ft. (SRC 510.010(b); SRC 511.010(b)); and</li> <li>b) Designate the west property line of Lots 9 and 12 abutting the flag lot accessway as the front lot line rather than the south property line abutting the street (SRC 800.020(a)(1)).</li> </ol> </li> </ol> <p>The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).</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: 21-122530. 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:** Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment / Class 1 Adjustment Case No. SUB-UGA-ADJ22-09

**PROJECT ADDRESS:** 5730 Lone Oak Road SE, Salem OR 97306

**AMANDA Application No.:** 21-122530-LD / 21-122528-LD / 21-122532-ZO

**COMMENT PERIOD ENDS:** Thursday, October 27, 2022 at 5:00 P.M.

**REQUEST:** A consolidated application for a proposed 57-lot subdivision with associated site improvements, including four lots designed for stormwater management. The application includes:

- 1) A Subdivision Tentative Plan to divide the approximate 12.18-acre property into 57 lots ranging in size from approximately 4,800 square feet to 18,327 square feet;
- 2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development;
- 3) A Class 1 Adjustment to reduce the minimum required double frontage lot depth for Lot 16 from 120 ft. to approximately 105 ft. (SRC 510.010(b); SRC 511.010(b)); and
- 4) A Class 2 Adjustment to:
  - a) Increase the maximum allowed lot depth for Lot 8 from 150 ft. to approximately 207 ft. (SRC 510.010(b); SRC 511.010(b)); and
  - b) Designate the west property line of Lots 9 and 12 abutting the flag lot accessway as the front lot line rather than the south property line abutting the street (SRC 800.020(a)(1)).

The subject property is zoned RA (Residential Agriculture) and RS (Single Family Residential), approximately 12.18 acres in size, and located at 5730 Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers: 083W15CB01900; 02000; 02100; and 02200).

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, October 27, 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 the comment such as name, email, physical address, and phone number. Mailed comments can take up to 7 calendar days to arrive. To ensure that comments are received by the deadline, we recommend e-mailing comments to the Case Manager listed below.*

**CASE MANAGER:** Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: [bbishop@cityofsalem.net](mailto:bbishop@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 & Date: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**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

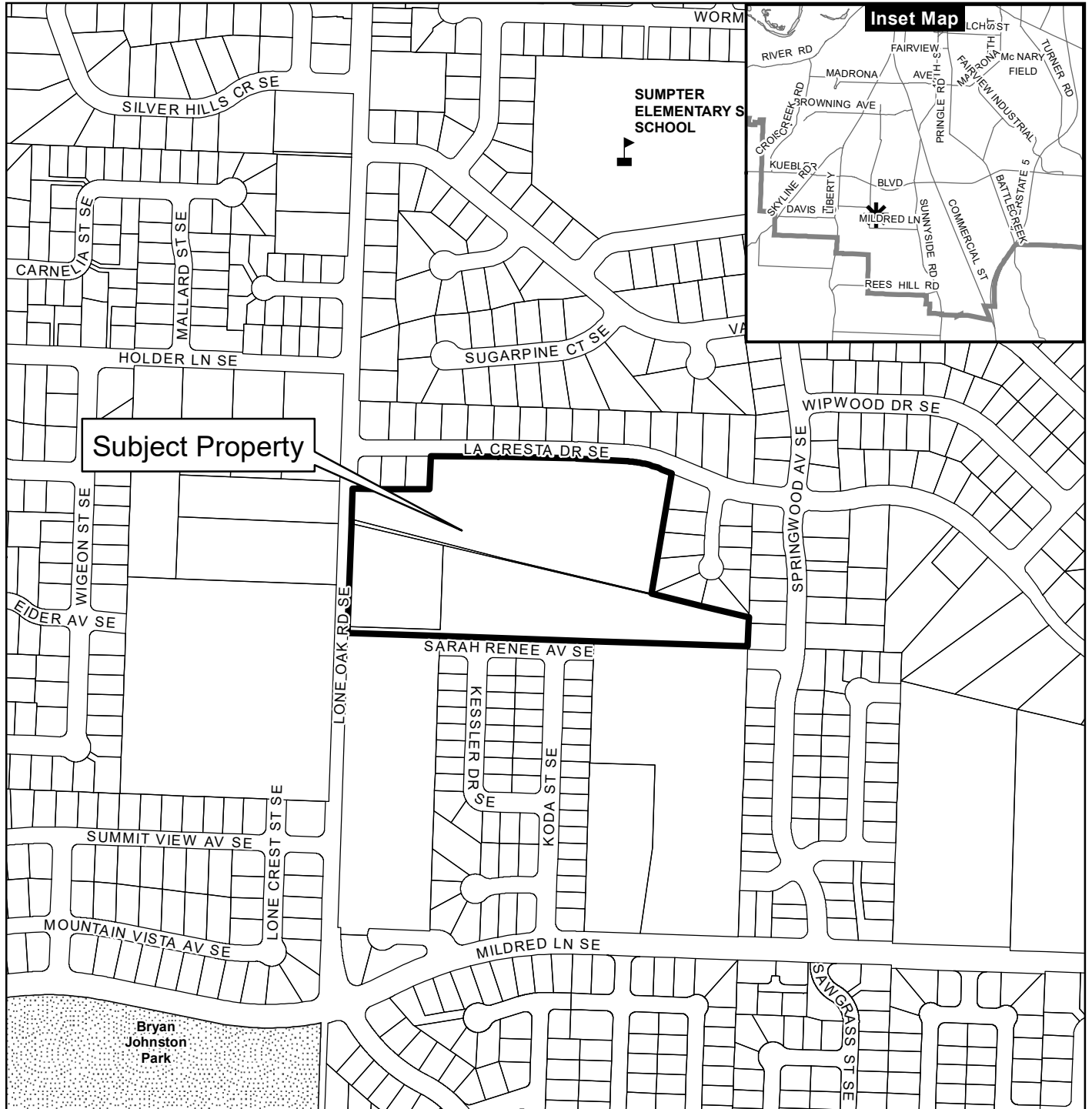
POSTAGE WILL BE PAID BY ADDRESSEE

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










# Vicinity Map

## 5730 Lone Oak Road SE



**Subject Property**

### Legend

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



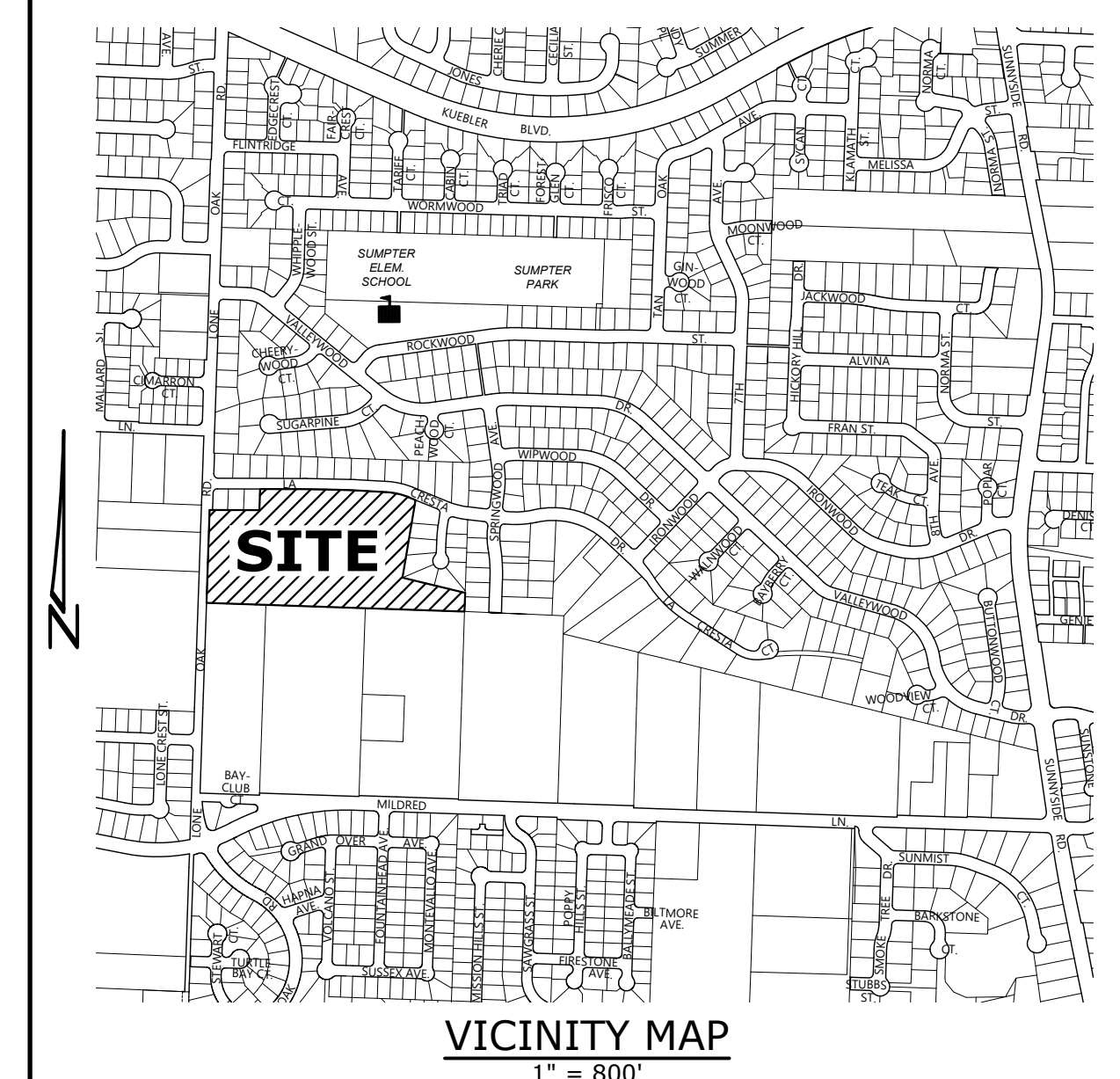
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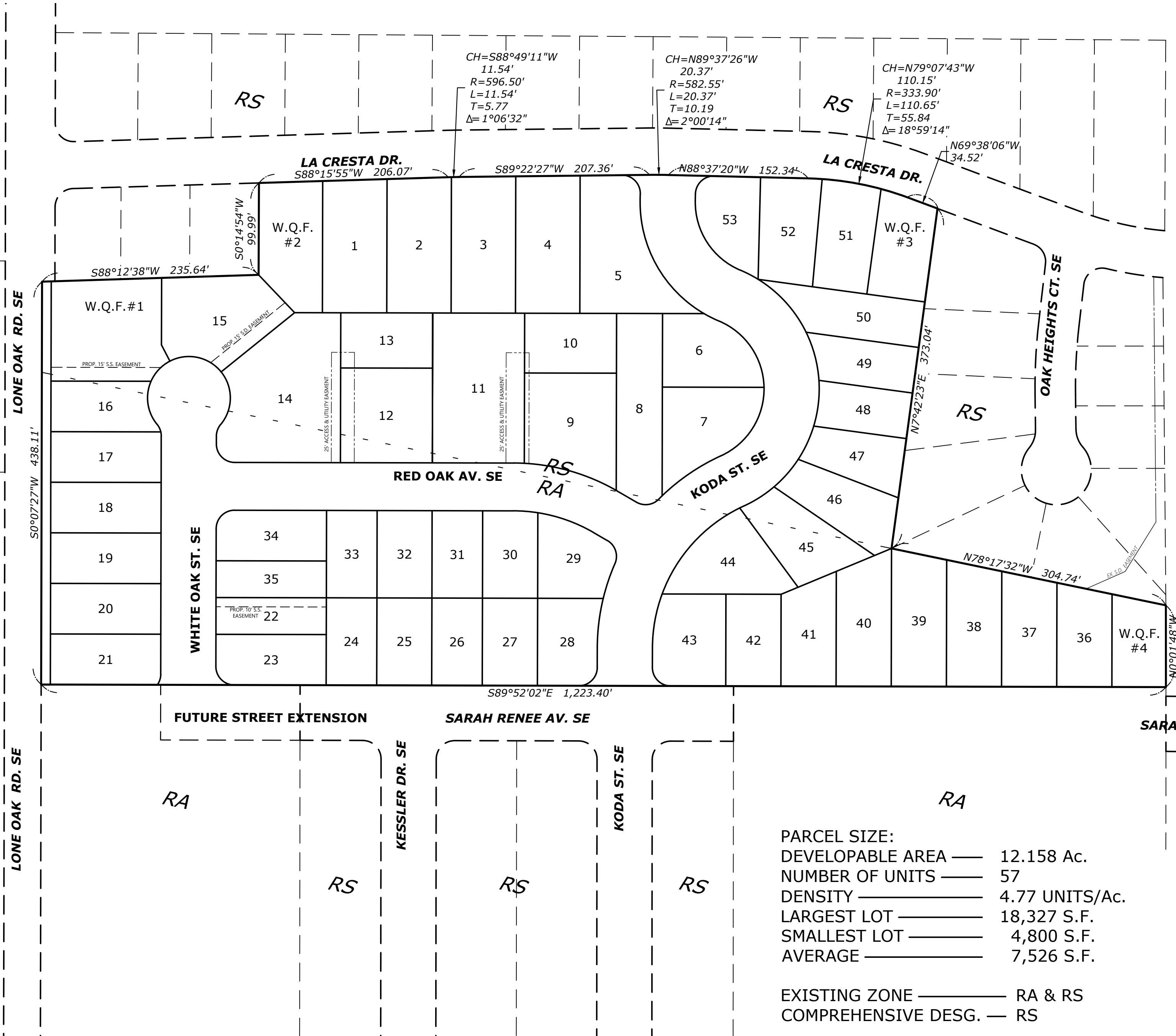
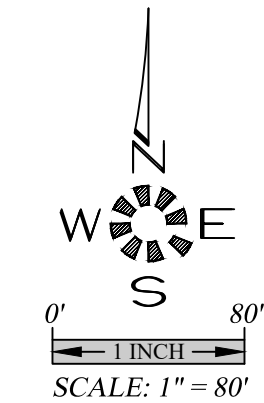
# OAK GROVE

SEC. 15, T. 8 S., R. 3 W., W.M.  
CITY OF SALEM  
MARION COUNTY, OREGON

Owner / Developer:  
**Dr. Raghu Kamineni**  
2500 GLENEAGLES RD.  
LAKE OSWEGO, OREGON 97034



B.M. 541.24  
CITY OF SALEM BENCHMARK. A 2 INCH ALUMINUM DISK SET IN CURB AT THE S.E. CORNER OF MILDRED LN. S.E. & SAWGRASS LN. S.E. (DATUM: NGVD 29)



**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
CPP CORRUGATED PLASTIC PIPE	P.P. POWER POLE
D.I. DUCTILE IRON	P.L. PROPERTY LINE
DIA. DIAMETER	R RADIUS
DWG. DRAWING	R- RIM
EASMT. EASEMENT	RD ROOF DRAIN
E.G. EXIST. GRADE / GROUND	R.O.W. RIGHT-OF-WAY
EOP, E.P. EDGE OF PAVEMENT	SAN.S. or S.S. SANITARY SEWER
ELEC. ELECTRIC	S SLOPE
ELEV. or EL. ELEVATION	S.Q.F. STORMWATER QUALITY FACILITY
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	VL. VAULT
L LENGTH, LINE	W.M. WATER MAIN

**SYMBOLS**

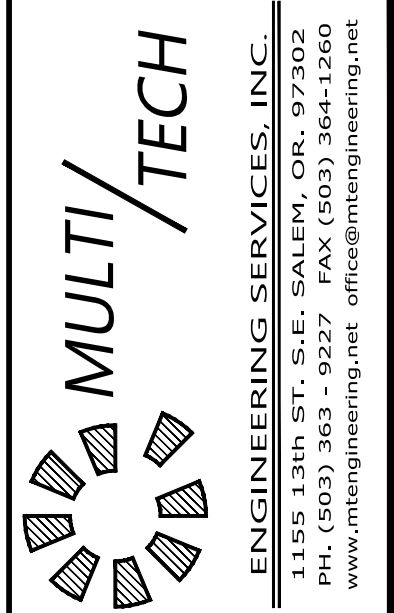

PARCEL SIZE: \_\_\_\_\_  
 DEVELOPABLE AREA — 12.158 Ac.  
 NUMBER OF UNITS — 57  
 DENSITY — 4.77 UNITS/AC.  
 LARGEST LOT — 18,327 S.F.  
 SMALLEST LOT — 4,800 S.F.  
 AVERAGE — 7,526 S.F.

EXISTING ZONE — RA & RS  
 COMPREHENSIVE DESG. — RS

UTILITIES:  
 CABLE — COMCAST CABLE SERVICES  
 ELECTRIC — P.G.E.  
 PHONE — FRONTIER COMMUNICATIONS  
 GAS — N.W. NATURAL  
 STORM DRAIN, SANITARY SEWER, WATER — CITY OF SALEM

**SHEET INDEX**

SHEET P1	COVER SHEET
SHEET P2	EXISTING CONDITIONS PLAN
SHEET P3	UTILITY PLAN
SHEET P4	STREET PLAN — KODA ST.
SHEET P5	STREET PLAN — RED OAK AV.
SHEET P6	STREET PLAN — OAK GROVE ST. - SARAH RENEE
SHEET P7	STREET PLAN — LONE OAK RD.
SHEET P8	LOT GRADING PLAN
SHEET P9	LOT LAYOUT PLAN
SHEET P10	TREE CONSERVATION OVERALL PLAN
SHEET P11	TREE CONSERVATION N.W. QUADRANT
SHEET P12	TREE CONSERVATION N.E. QUADRANT
SHEET P13	TREE CONSERVATION S.W. QUADRANT
SHEET P14	TREE CONSERVATION S.E. QUADRANT



**COVER SHEET**

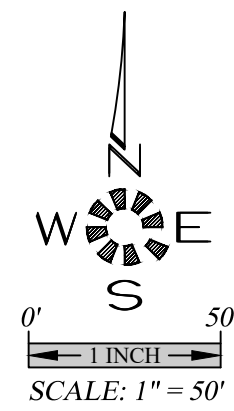
**OAK GROVE**

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: J.J.G.  
 Date: JUNE 2021  
 Scale: AS SHOWN  
 As-Built: \_\_\_\_\_

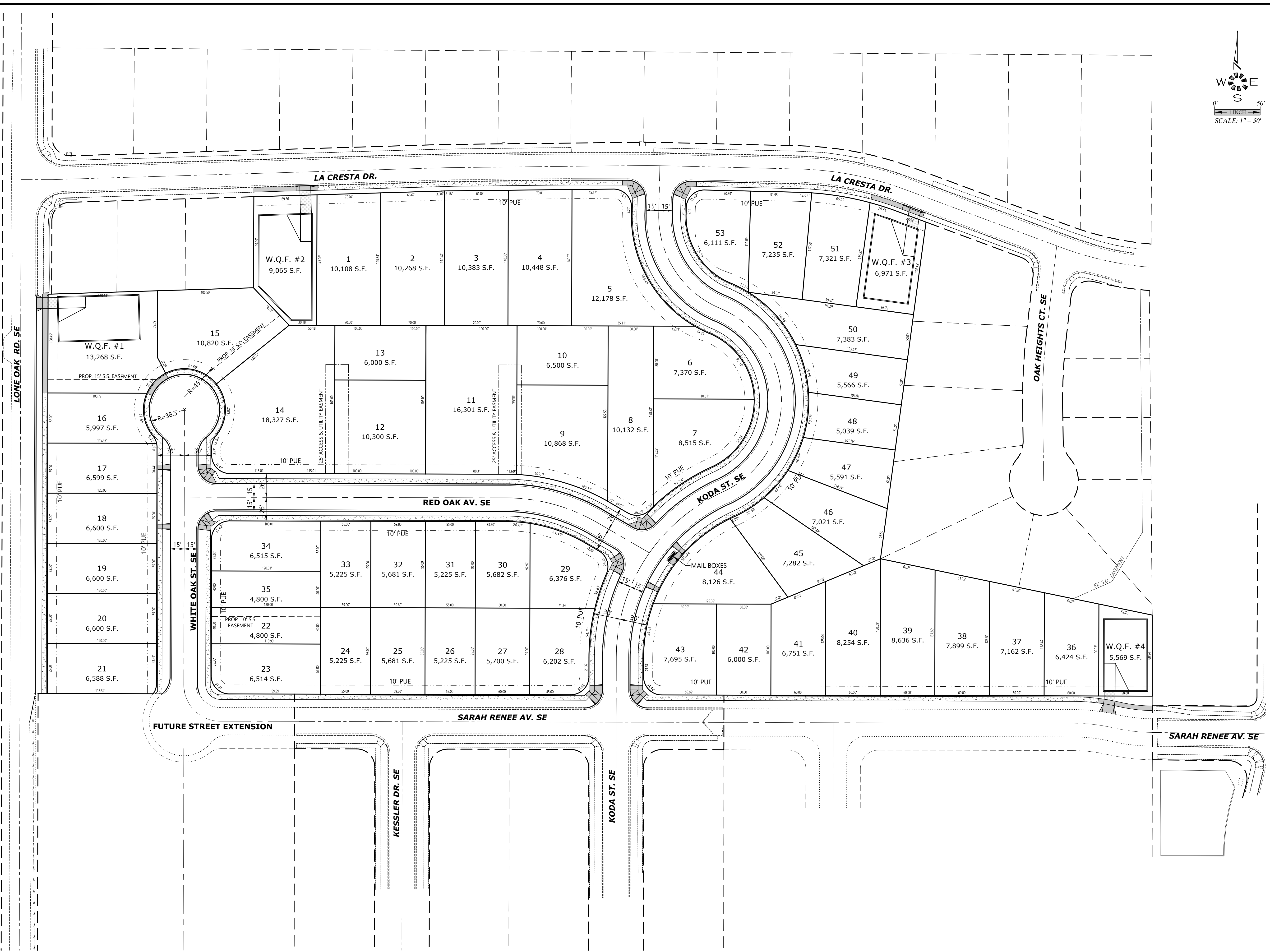
REGISTERED PROFESSIONAL ENGINEER  
 MARK D. GOWEN  
 OREGON  
 JUL 11 1978  
 EXPIRES: 06-30-2021  
 JOB # 7154  
**P1**

2/17/2021 11:54 am c:\work\7154\dwg\0207154.dwg P1 CS 9/20/2022 3:50:58 PM CGM



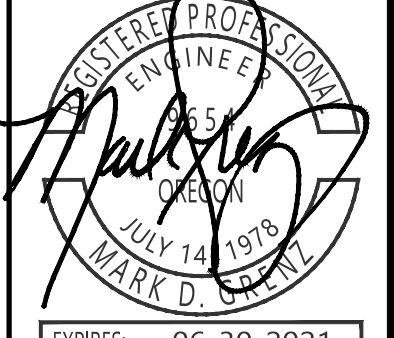
**LOT LAYOUT PLAN**

**OAK GROVE**



NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.  
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7154b PS-SW  
 Design: M.D.G.  
 Drawn: D.G.G.  
 Checked: J.J.G.  
 Date: JUNE 2021  
 Scale: AS SHOWN  
 As-Built: \_\_\_\_\_



EXPIRES: 06-30-2021  
 JOB # 7154

2/17/21 7154 LotLayout(7/30)DWG 12071746.dwg PS SW 3/20/2021 3:06:34 PM CGM