



# 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>	Planned Unit Development Final Plan Case No. PUD23-02
<b>PROPERTY LOCATION:</b>	4700 Block of Auburn Rd NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	March 28, 2023
<b>PROPOSAL SUMMARY:</b>	A Planned Unit Development Final Plan for Phases 2A and 2B of East Park Estates including 26 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, April 11, 2023</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.</b>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:APanko@cityofsalem.net">APanko@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>  East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: <a href="mailto:susann@kaltwasser.com">susann@kaltwasser.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) 210.030(d) – Planned Unit Development Final Plan  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>	East Park LLC
<b>APPLICANT(S):</b>	Brandie Dalton
<b>PROPOSAL REQUEST:</b>	An application for a Planned Unit Development Final Plan for Phase 2A and 2B of East Park Estates which includes 26 lots, for a portion of property approximately 3.63 acres in size, zoned RS (Single Family Residential), and located at the 4700 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot number: 072W29BC / 14100).
<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: 23 104840. 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:** Planned Unit Development Final Plan Case No. PUD23-02

**PROJECT ADDRESS:** 4700 Block of Auburn Rd NE, Salem OR 97301

**AMANDA Application No.:** 23-104840-PLN

**COMMENT PERIOD ENDS:** April 11, 2023

**SUMMARY:** A Planned Unit Development Final Plan for Phases 2A and 2B of East Park Estates including 26 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.

**REQUEST:** An application for a Planned Unit Development Final Plan for Phase 2A and 2B of East Park Estates which includes 26 lots, for a portion of property approximately 3.63 acres in size, zoned RS (Single Family Residential), and located at the 4700 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot number: 072W29BC / 14100).

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. Tuesday, April 11, 2023**, 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: 5035402356; 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  
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UNITED STATES

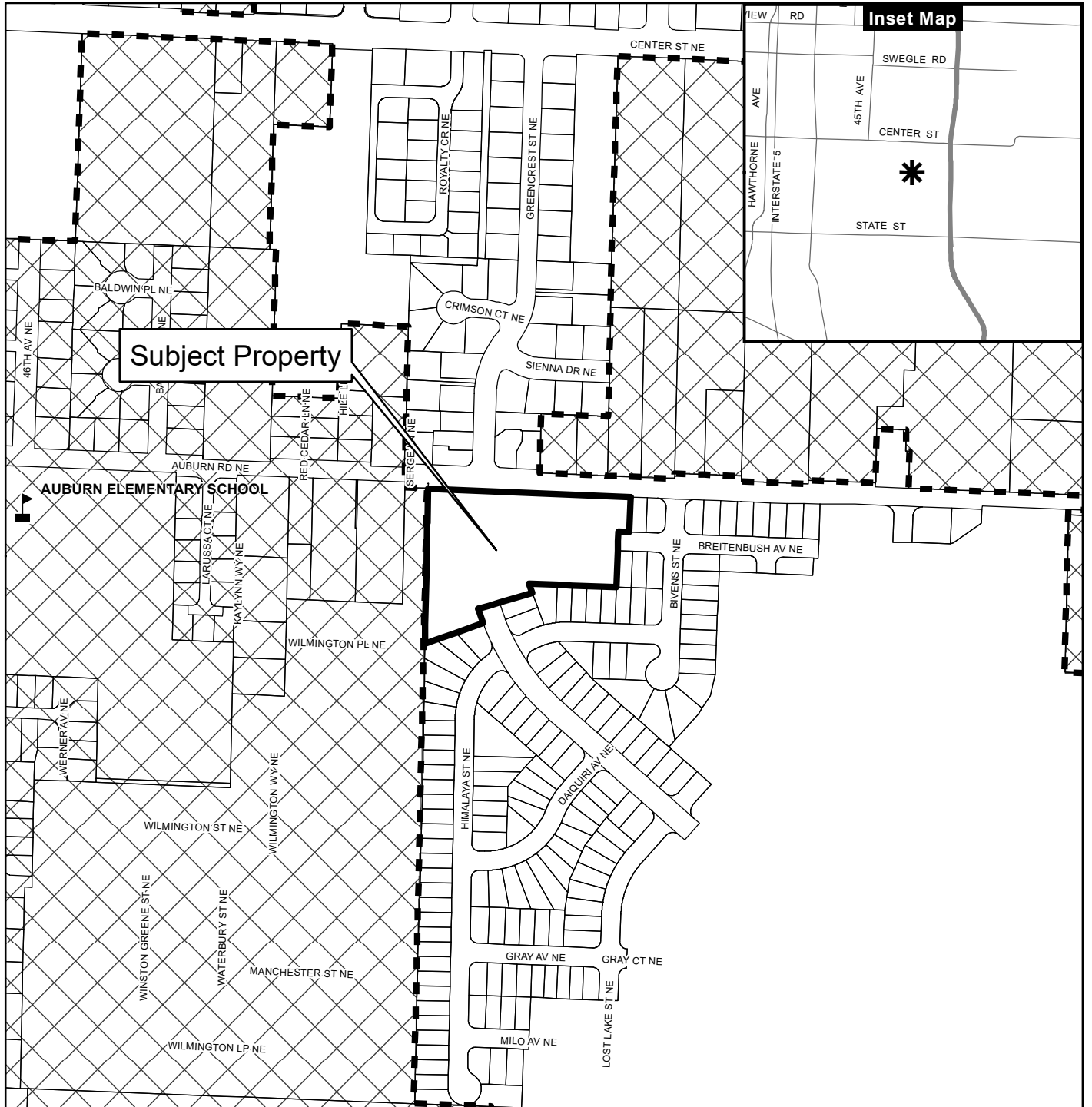
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 4700 Block of Auburn Road NE



### Legend

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

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

0 100 200 400 Feet

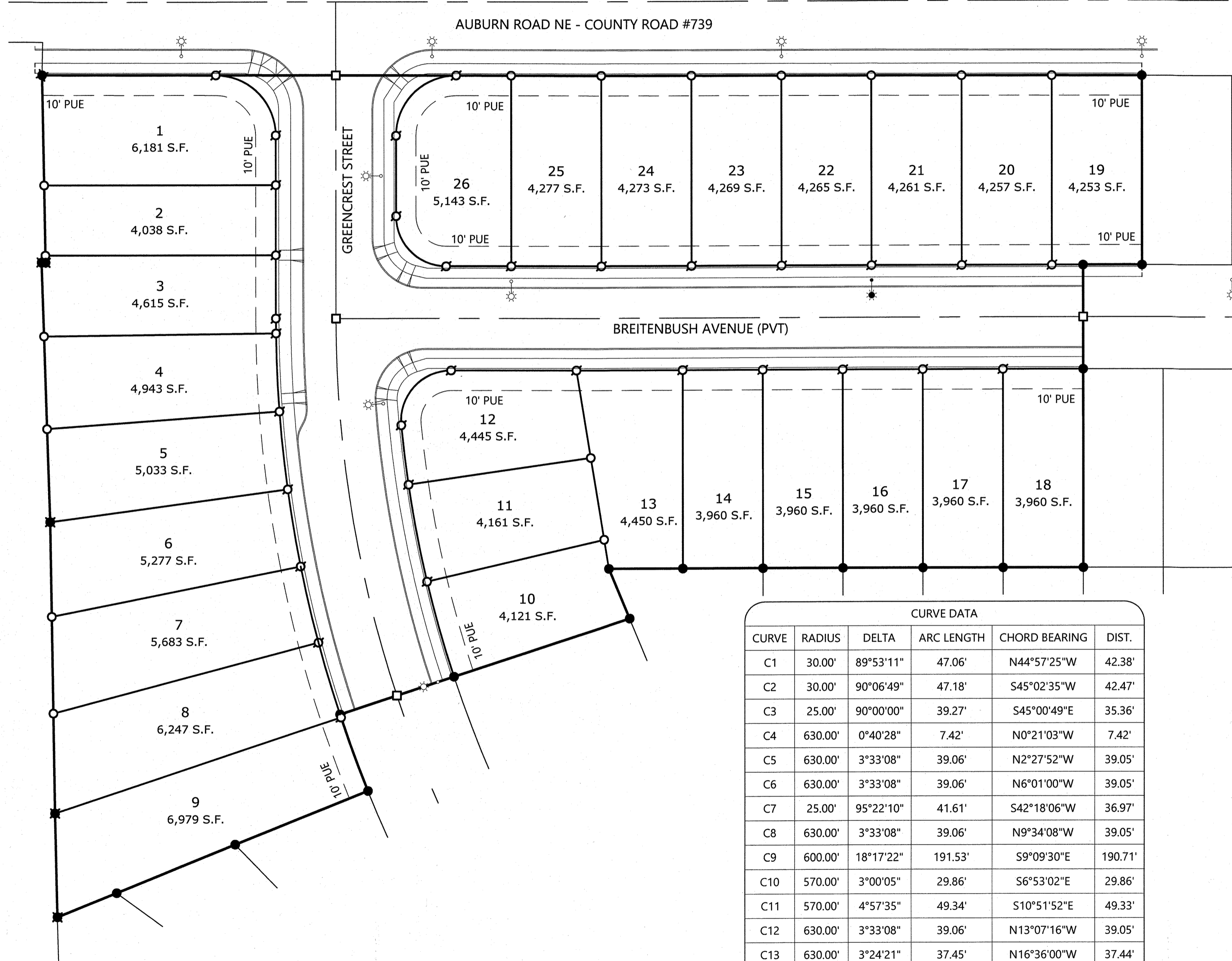


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# NORTHWEST ESTATES AT EAST PARK P.U.D.

A REPLAT OF LOT 150, EAST PARK ESTATES P.U.D., V. H. 48, P. 91, BOTP  
 IN THE NW 1/4 SEC. 29, T. 7 S., R. 2 W., W.M.  
 CITY OF SALEM, MARION COUNTY, OREGON

BY:  
 MULTI/TECH ENGINEERING SERVICES, INC.  
 1155 13TH ST. S.E. SALEM, OREGON 97302  
 503-363-9227



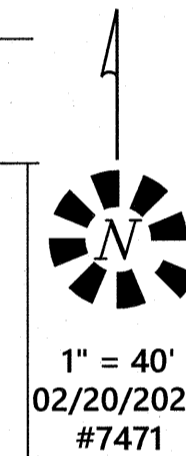
### NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

- = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG." PER V. H48, P. 91 BOTP
- = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG." PER MCSR 39317.
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
- ⊙ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." POST MON., SET \_\_\_\_\_
- = SET 5/8" X 30" IRON ROD ALUMINUM CAP SCRIBED "MULTI/TECH ENG." POST MON., SET \_\_\_\_\_

### LEGEND:

- MCSR = MARION COUNTY SURVEY RECORD
- BOTP = BOOK OF TOWN PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- IP = IRON PIPE
- IR = IRON ROD
- LDC = LOST DURING CONSTRUCTION AND REPLACE
- P. = PAGE
- V. = VOLUME
- R. = REEL
- ( ) = RECORD DATA PER SURVEY NOTED
- [ ] = RECORD AND MEASURED DATA PER SURVEY NOTED



### REFERENCE SURVEYS:

- MCSR 39317
- EAST PARK ESTATES P.U.D., V. H48, P. 91, BOTP

### CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	30.00'	89°53'11"	47.06'	N44°57'25"W	42.38'
C2	30.00'	90°06'49"	47.18'	S45°02'35"W	42.47'
C3	25.00'	90°00'00"	39.27'	S45°00'49"E	35.36'
C4	630.00'	0°40'28"	7.42'	N0°21'03"W	7.42'
C5	630.00'	3°33'08"	39.06'	N2°27'52"W	39.05'
C6	630.00'	3°33'08"	39.06'	N6°01'00"W	39.05'
C7	25.00'	95°22'10"	41.61'	S42°18'06"W	36.97'
C8	630.00'	3°33'08"	39.06'	N9°34'08"W	39.05'
C9	600.00'	18°17'22"	191.53'	S9°09'30"E	190.71'
C10	570.00'	3°00'05"	29.86'	S6°53'02"E	29.86'
C11	570.00'	4°57'35"	49.34'	S10°51'52"E	49.33'
C12	630.00'	3°33'08"	39.06'	N13°07'16"W	39.05'
C13	630.00'	3°24'21"	37.45'	N16°36'00"W	37.44'
C14	570.00'	4°57'31"	49.33'	S15°49'25"E	49.32'
C15	630.00'	0°08'46"	1.61'	N18°22'34"W	1.61'
C16	630.00'	3°33'08"	39.06'	N20°13'31"W	39.05'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 2004  
 ROBERT D. HAMMAN  
 64202LS  
 EXPIRES: 6-30-2023