



HEARING NOTICE

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:	APPEAL of Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02
PROPERTY LOCATION:	2100 Block of Doaks Ferry Road NW
PROPOSAL SUMMARY:	Appeal of the Planning Administrator's decision to approve a proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.
HEARING INFORMATION:	<u>CITY COUNCIL, Monday, July 24, 2023 at 6:00 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> Interested persons may view the meeting online at City of Salem Facebook, CCTV Salem, You Tube Channel, or watch on Comcast Cable CCTV Channel 21.
HOW TO PROVIDE TESTIMONY:	Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the City Recorder, 555 Liberty Street SE, Room 225, Salem, OR 97301 or by emailing cityrecorder@cityofsalem.net . If unable to attend the meeting in person but would like to provide testimony via Zoom, please sign up between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: https://www.cityofsalem.net/government/city-council-mayor/how-to-give-public-comment-at-salem-city-council-and-budget-committee-meetings
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
STAFF REPORT:	A copy of the staff report will be available no later than 5:00 p.m., July 17, 2023; copies can be requested from the Planning Division at 503-588-6173. The staff report will also be available online no later than 5:00 p.m., July 19, 2023 at: https://salem.legistar.com/Calendar.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

OWNER(S):	Titan Hill Property LLC (Kelly Hamilton)
APPLICANT / AGENT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of Titan Hill Property LLC (Kelly Hamilton)
NEIGHBORHOOD ASSOCIATION:	<p><i>Neighborhood associations (N.A.) 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></p> <p>West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net.</p>
PROPOSAL REQUEST:	<p><i>Appeal of the Planning Administrator's decision</i> to approve a consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:</p> <ol style="list-style-type: none"> (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south; (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development; (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping; (4) Four Class 2 Adjustment requests to: <ol style="list-style-type: none"> (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010); (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5)); (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and (d) Increase the maximum allowed parking spaces throughout the development by 19 <u>22</u> spaces (SRC 806.015(e)); and (5) A Tree Regulation Variance request for removal of 46 significant trees on site. <p>The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).</p>
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 205.010(d) – Subdivision; 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Variance; 225.005(e)(1) – Class 1 Design Review</p> <p>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.</p>
MORE INFORMATION:	<p>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: <u>22 119071</u>. Paper copies can be obtained for a reasonable cost.</p>

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood association comments, persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria.

Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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.

Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

NOTICE MAILING DATE:

July 3, 2023

**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>**

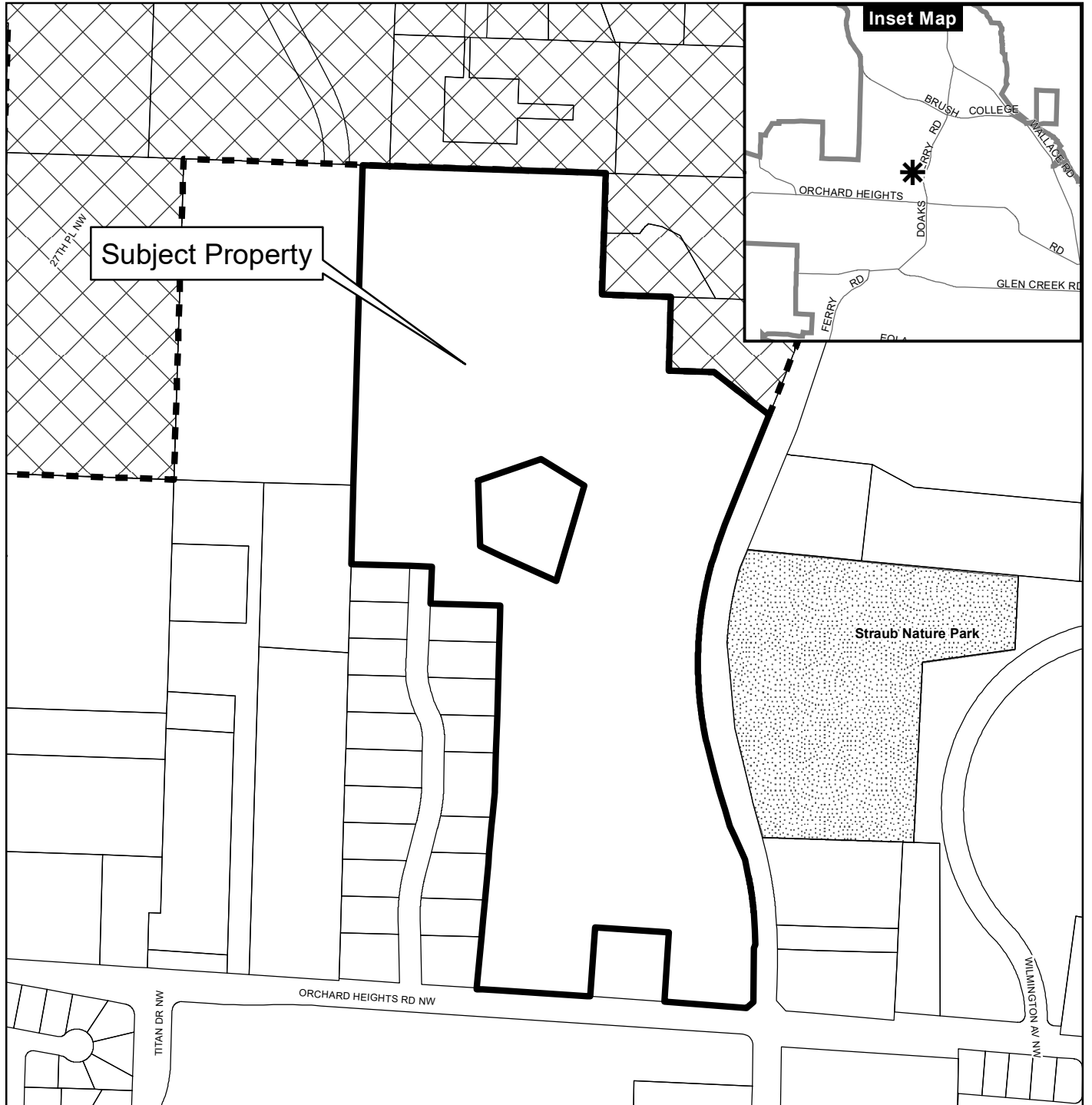
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

Vicinity Map

2100 Block of Doaks Ferry Road NW



Legend

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

CITY OF Salem

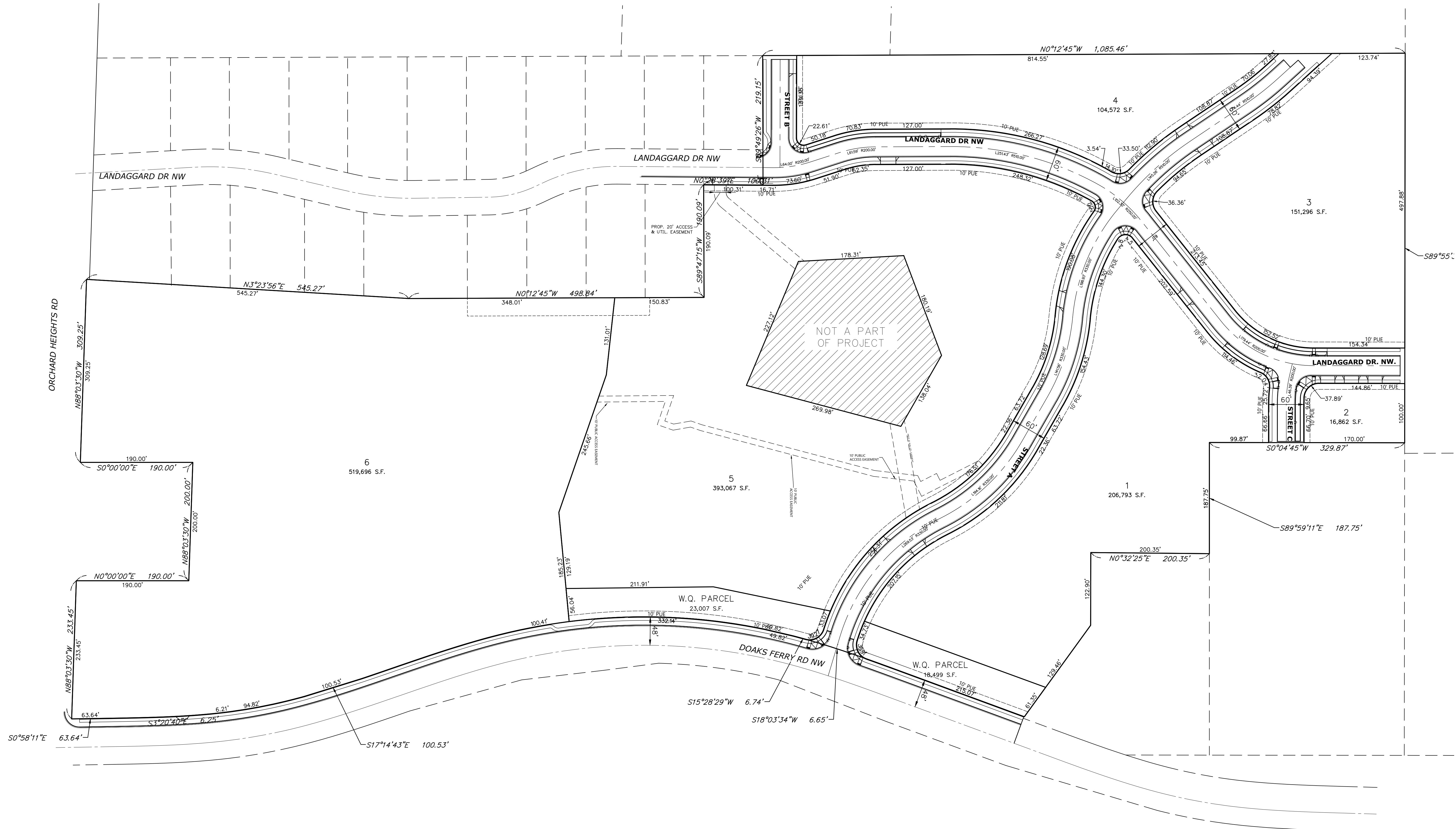
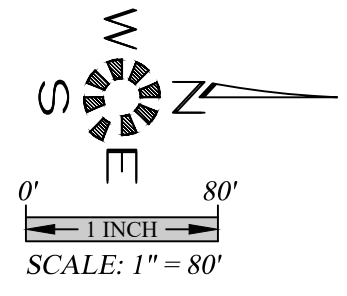
 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



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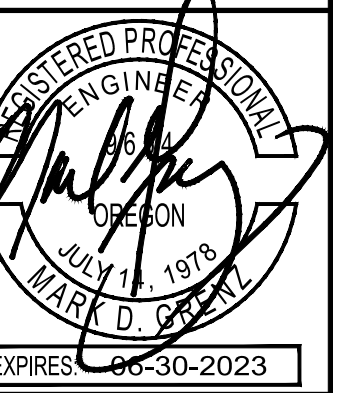
LOT SITE PLAN

TITAN HILL ESTATES

MULTITECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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.

9739 102-SITE
 Design: M.D.G.
 Drawn: M.K.D.
 ProjMgr: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN
 As-Built: ----



JOB # 6773

Owner / Developer:

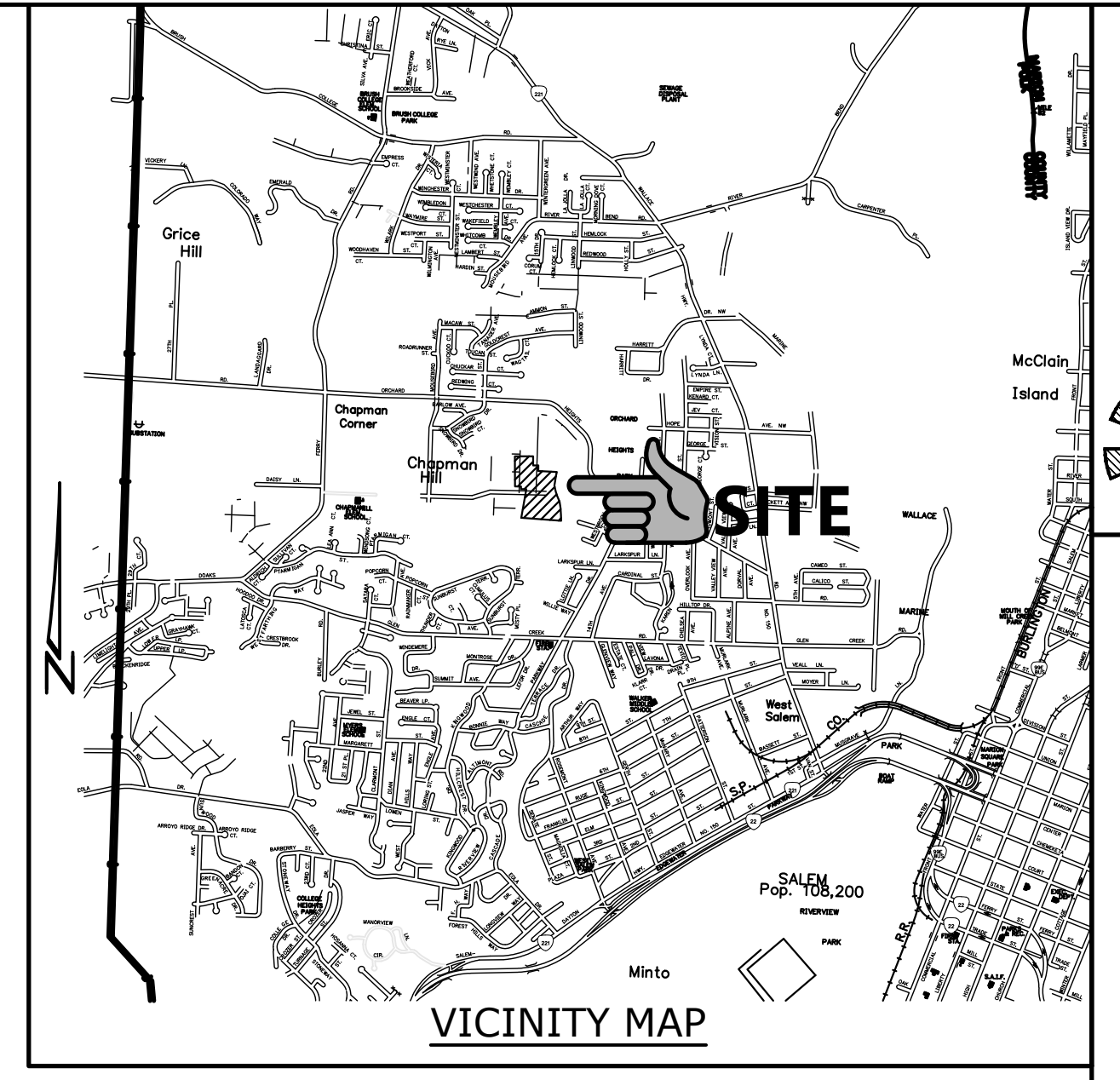
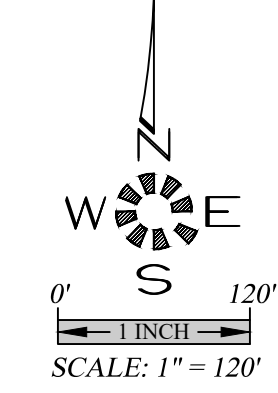
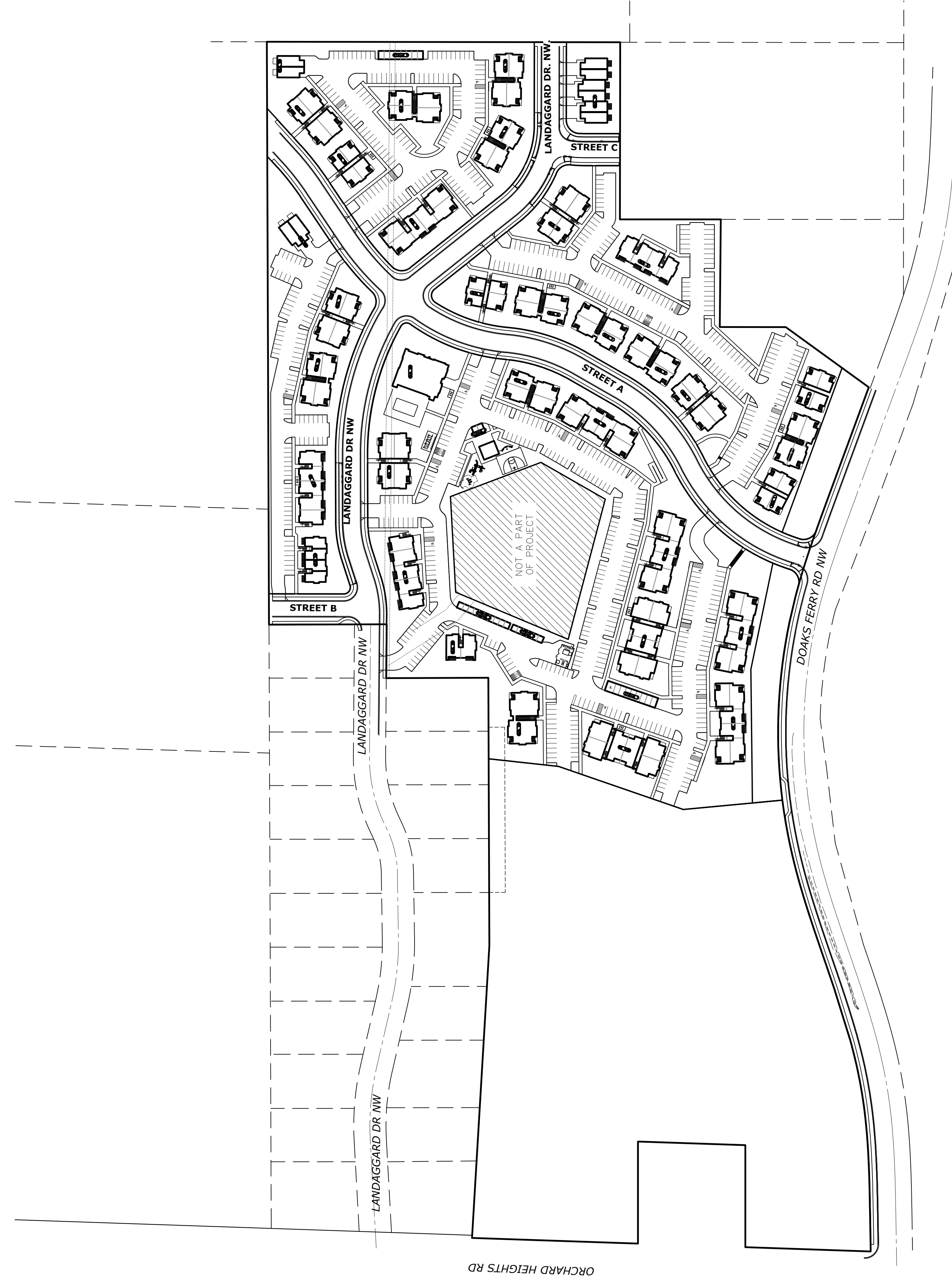
TITAN HILL PROPERTY LLC.

3425 BOONE ROAD SE
SALEM, OREGON 97317

TITAN HILL APARTMENTS

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY
SURVEY MONUMENT NO. 200428 DATED
1984. LOCATED ON CENTERLINE ORCHARD
HEIGHTS ROAD.



SHEET INDEX

SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS AND DEMOLITION PLAN
SDR3	TREE CONSERVATION PLAN
SDR4	TREE CONSERVATION PLAN
SDR5	TREE CONSERVATION PLAN
SRD6	TREE CONSERVATION PLAN
SDR7	TREE CONSERVATION PLAN
SDR8	SITE PLAN SOUTH
SDR9	SITE PLAN NORTH
SDR10	OPEN SPACE PLAN SOUTH
SDR11	OPEN SPACE PLAN NORTH
SDR12	LOT GRADING PLAN SOUTHEAST
SDR13	LOT GRADING PLAN SOUTHWEST
SDR14	LOT GRADING PLAN NORTHWEST
SDR15	LOT GRADING PLAN NORTH EAST
SDR16	UTILITY PLAN SOUTHEAST
SDR17	UTILITY PLAN SOUTHWEST
SDR18	UTILITY PLAN SOUTHWEST
SDR19	UTILITY PLAN NORTHWEST
SDR20	UTILITY PLAN NORTH EAST
SDR21	UTILITY PLAN SOUTH
SDR22	DETAIL SHEET

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtechengineering.net officemtechengineering.net

COVER SHEET

TITAN HILL APARTMENTS

MULTITECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED
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CONSTRUCTION
UNLESS STAMPED
APPROVED HERE**

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
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AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

9739 5801-COV
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

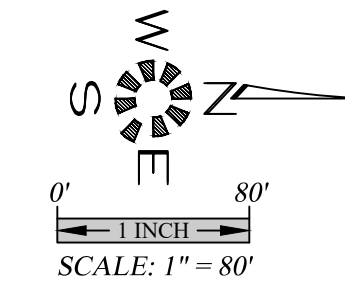


EXPRES 06-30-2023
JOB # 6773

SDR1

1:10756/07/19/2023/11-MultiTechProperty/Covg-02/15/2023/14142-PRJ-Submittal

SEE SHEET SDR3-SDR7 FOR
TREE CONSERVATION PLAN



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9379 5042-2020
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: _____



EXPIRES 06-30-2023
JOB # 6773

1:10706/07/19/2023: MultiTech\Projects\Titan Hill\SDR3-SDR7.dwg (02/15/2023) 14:04 PM, Amlaksh

SITE PLAN SOUTH

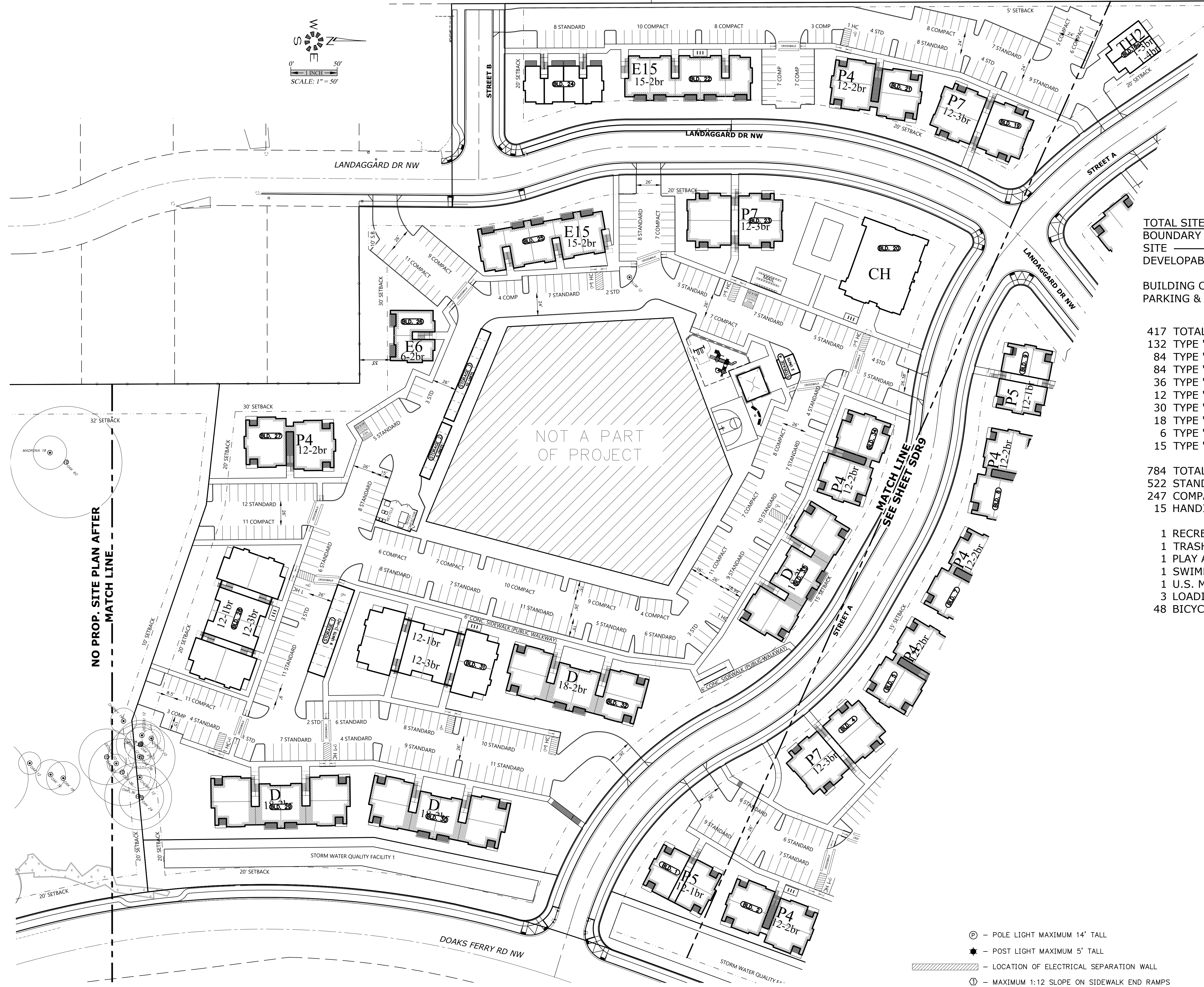
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9739 3009 SITE
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 M.D.G.
 JULY 14, 1978
 OREGON
 EXPIRES 06-30-2023
 JOB # 6773

SDR8



TOTAL SITE AREAS
 BOUNDARY — 1,599,598 S.F.
 SITE — 1,599,598 S.F.
 DEVELOPABLE — 1,599,598 S.F.

BUILDING COVERAGE — 213,389.08 S.F. (19%)
 PARKING & DRIVEWAY — 296,056.69 S.F. (26%)

417 TOTAL APARTMENT UNITS
 132 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
 84 TYPE "P5" 1-Bd, 1-Ba (735 S.F.) UNITS
 84 TYPE "P7" 3-Bd, 2-Ba (1200 S.F.) UNITS
 36 TYPE "P4/E" 2-Bd, 2-Ba (3-1037 S.F.) (12-1050 S.F.) UNITS
 12 TYPE "E12" 2-Bd, 2'Ba (6-1067 S.F.) (6-1037 S.F.) UNITS
 30 TYPE "E15" 2-BD, 2-BA (3- 1067 S.F.) (12-1037 S.F.) UNITS
 18 TYPE "E18" 2-BD, 2-BA (6-1067 S.F.) (12-1037 S.F.) UNITS
 6 TYPE "G6" 3-BD, 2-BA (1237 S.F.) UNITS
 15 TYPE "G15" 3-Bd, 2-Ba (6-1237 S.F.) (9-1216 S.F.) UNITS

784 TOTAL PARKING STALLS
 522 STANDARD STALLS
 247 COMPACT STALLS
 15 HANDICAP STALLS

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 1 PLAY AREA
- 1 SWIMMING POOL (22'x42')
- 1 U.S. MAIL BOX AREA
- 3 LOADING ZONES
- 48 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR. 11 AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1

- ⊙ — POLE LIGHT MAXIMUM 14' TALL
- ★ — POST LIGHT MAXIMUM 5' TALL
- ▨ — LOCATION OF ELECTRICAL SEPARATION WALL
- ① — MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▤ — 8 BICYCLE SPACES

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE 'A' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1. (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE 'B' UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

NO PROP. SITE PLAN AFTER MATCH LINE

TOTAL SITE AREAS
 BOUNDARY — 1,599,598 S.F.
 SITE — 1,599,598 S.F.
 DEVELOPABLE — 1,599,598 S.F.

BUILDING COVERAGE — 213,389.08 S.F. (19%)
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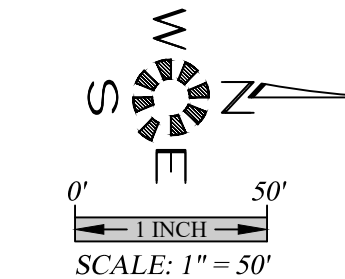
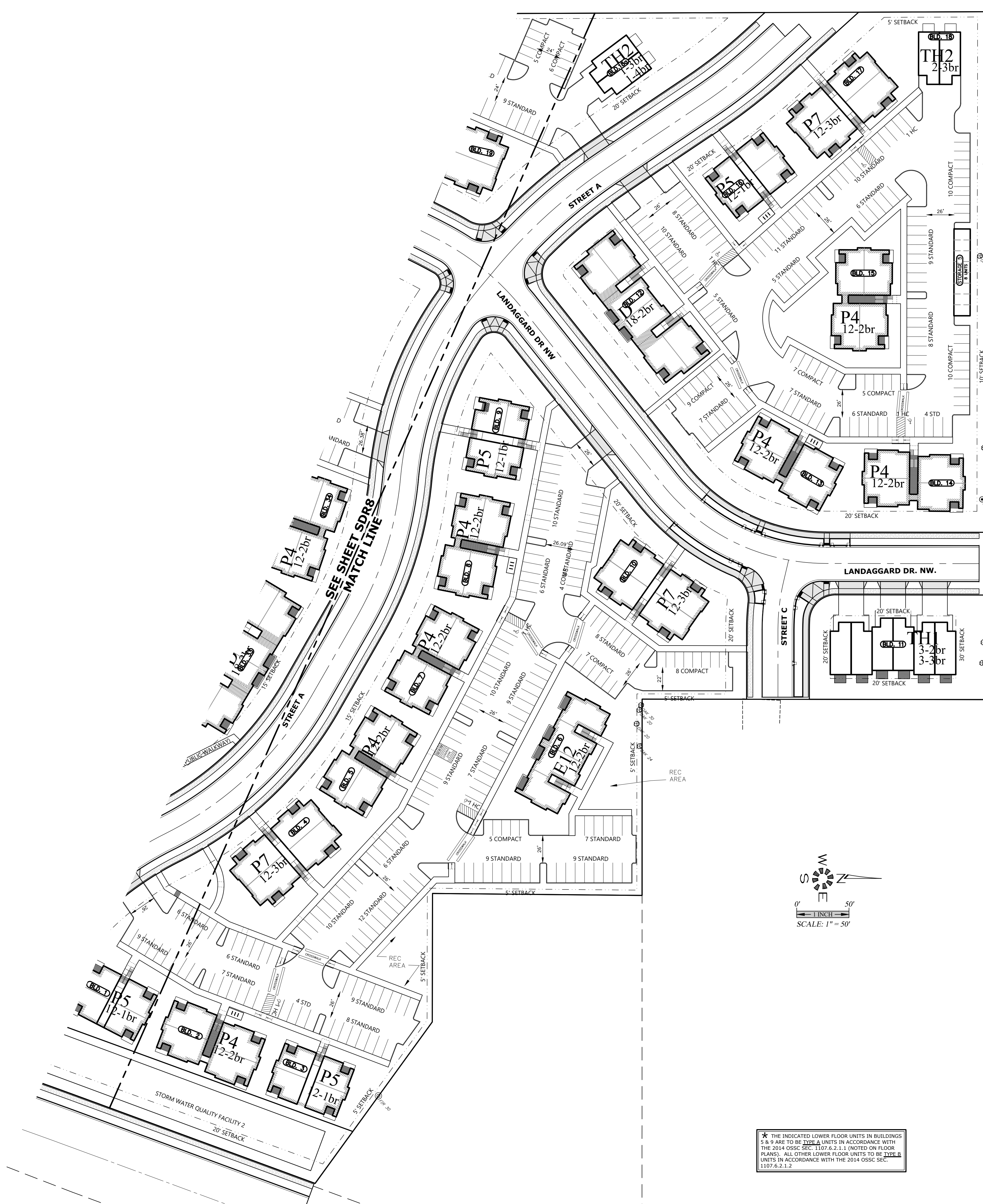
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- ▤ - 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
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★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2.



SITE PLAN NORTH

TITAN HILL APARTMENTS

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9739 3089 SITE
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN



JOB # 6773

SDR9

1/18/2020 07:00:00 PM C:\Users\mkgrogan\OneDrive\Documents\9739\9739.dwg 2/15/2023 10:52:41 AM adadawn



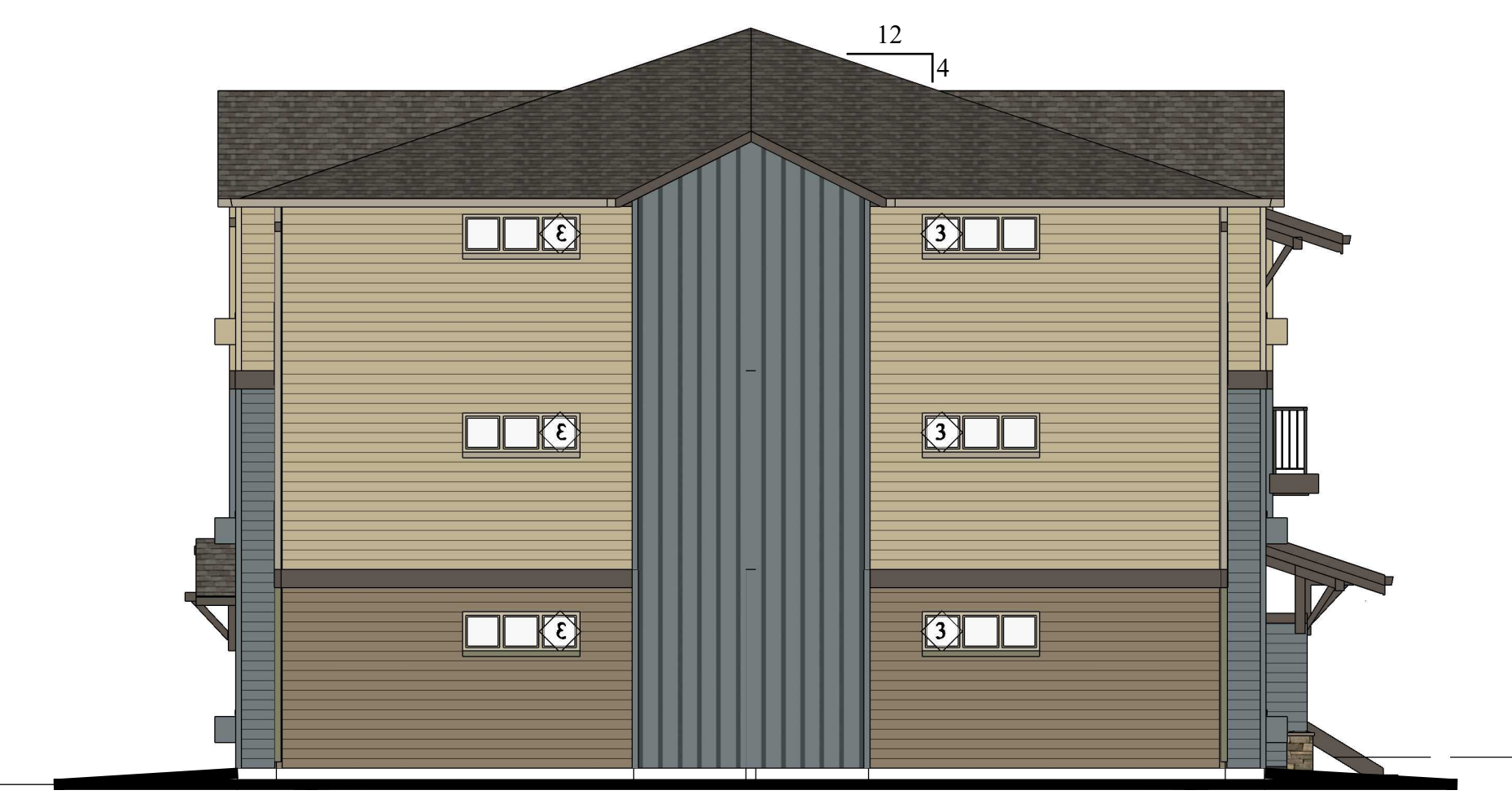
1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



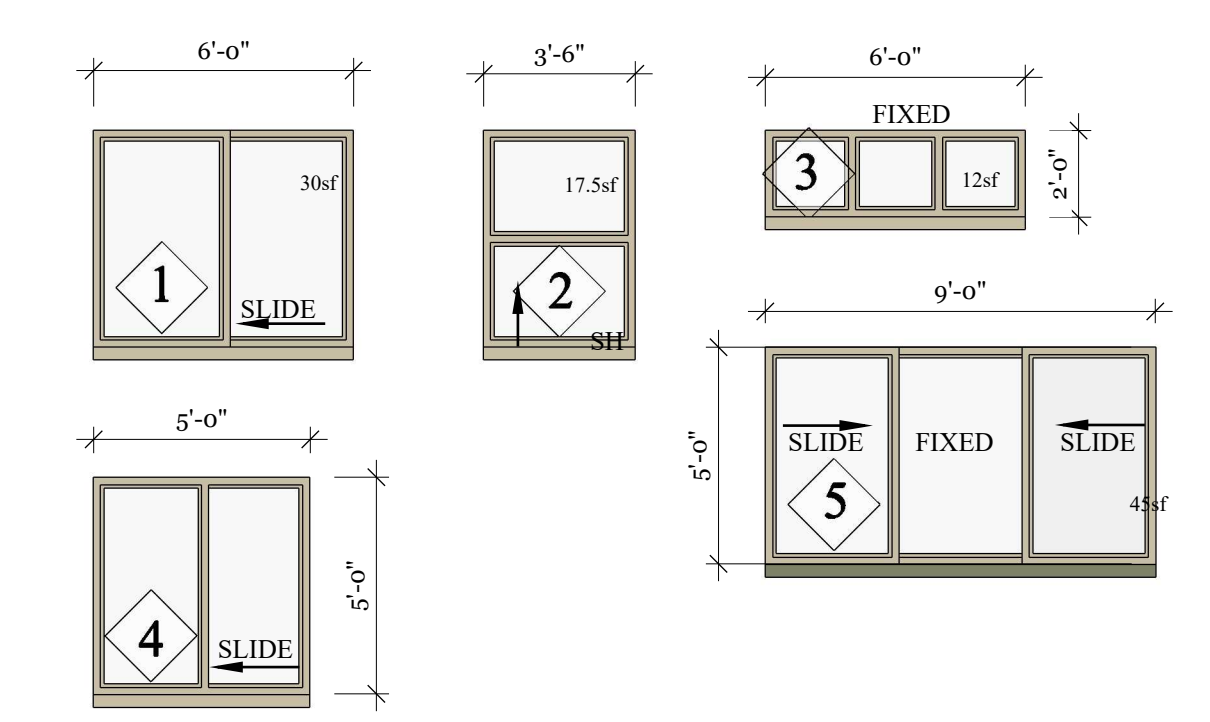
3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



5 PERSPECTIVE
 nts

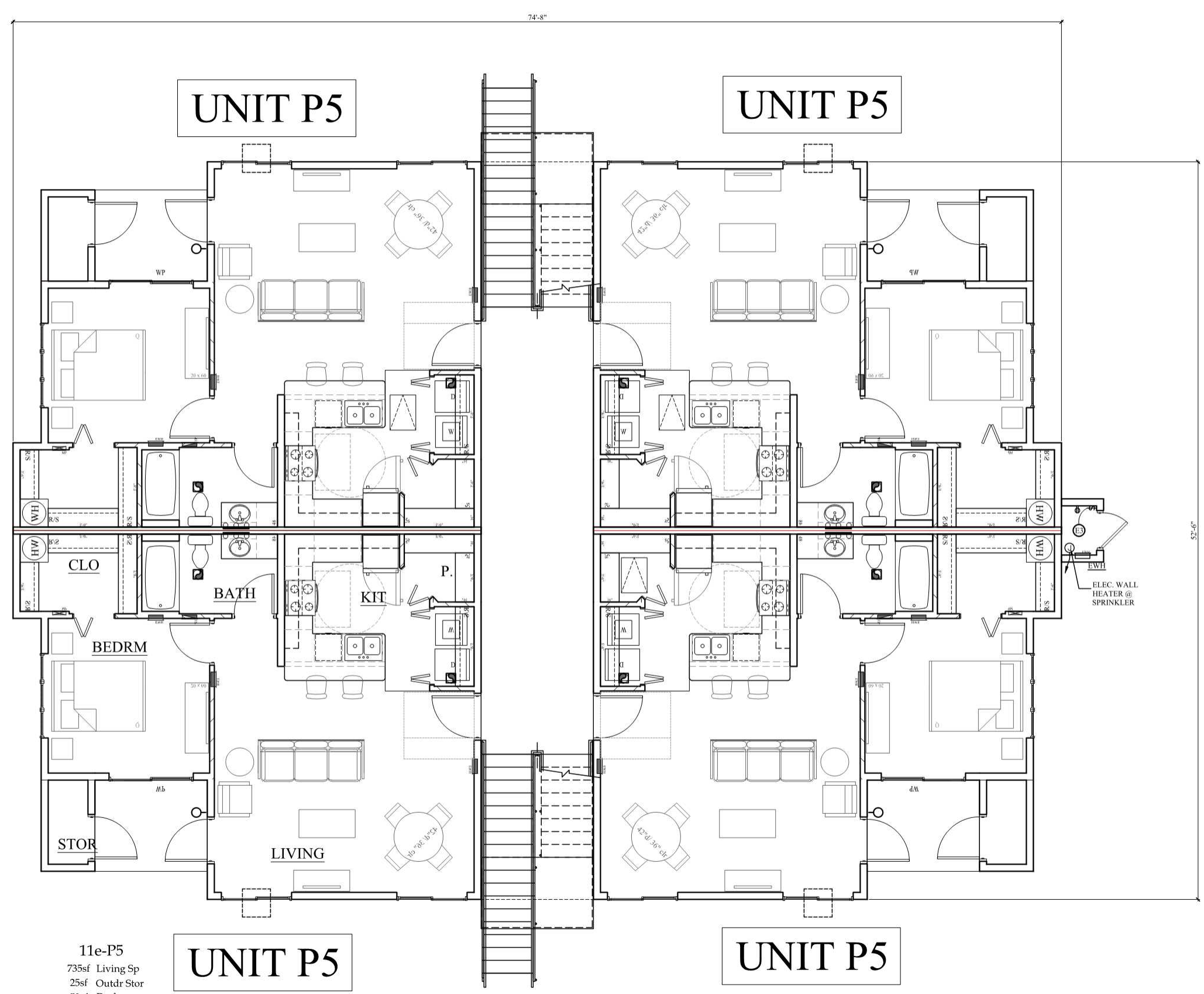


C WINDOW SCHEDULE
 SCALE: NTS

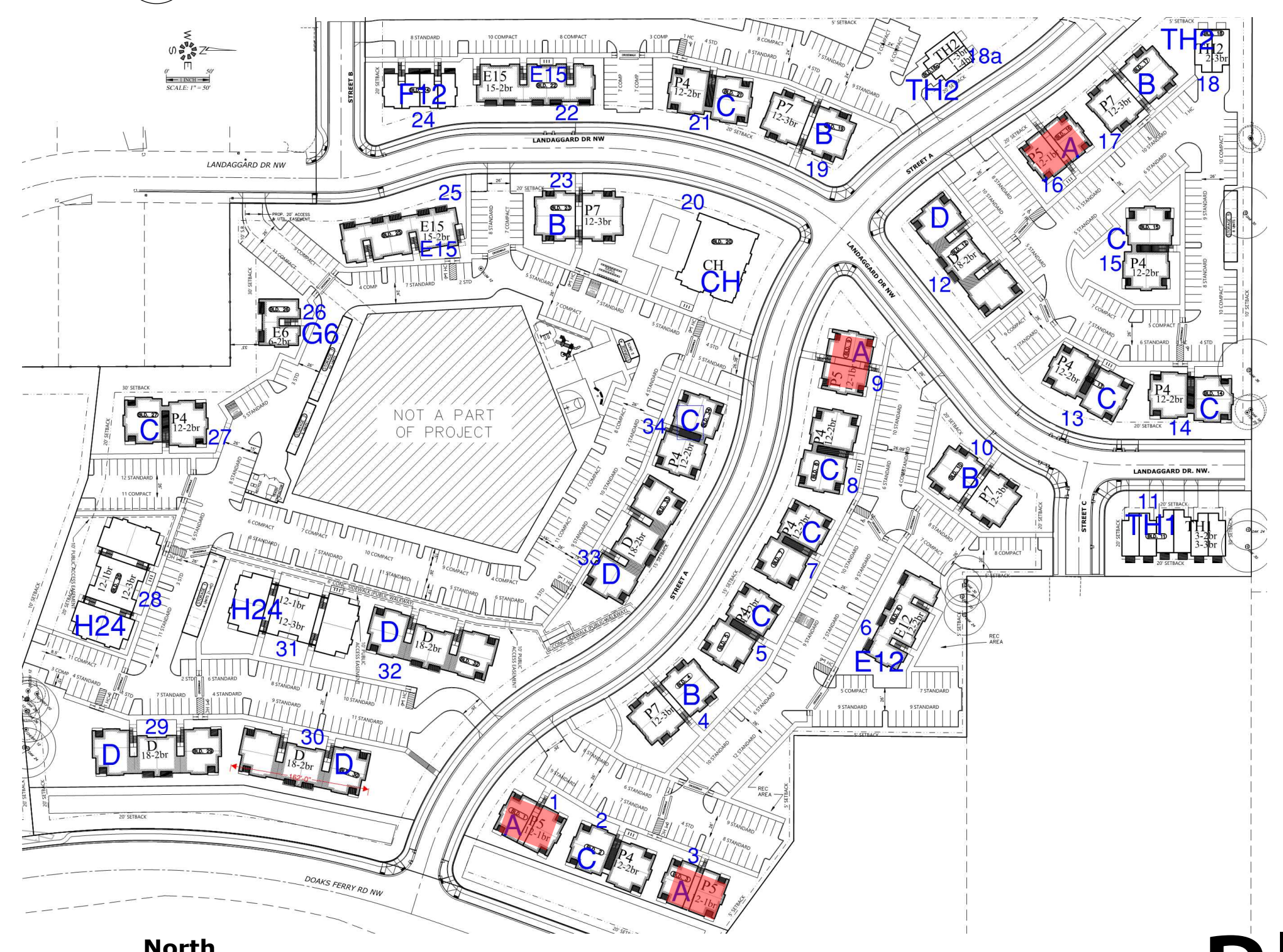
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS



6 PLAN - BLDG A
 NTS



B KEY PLAN
 SCALE: 1" = 100'-0"

Bldg type A - 12 plex

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE:	Titan Hill Apartments
DATE:	February 15, 2023
DESIGNED BY:	Salem, OR
DRAWN BY:	
CHECKED BY:	
PROJECT #:	2203
SHEET #:	A410

LOCATION: M: Drafting/Project/2203 Titan Hill 3D/Layout/400x/Land Use/Layout - A410

LAST SAVED: February 15, 2023

PRINTED: February 15, 2023



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



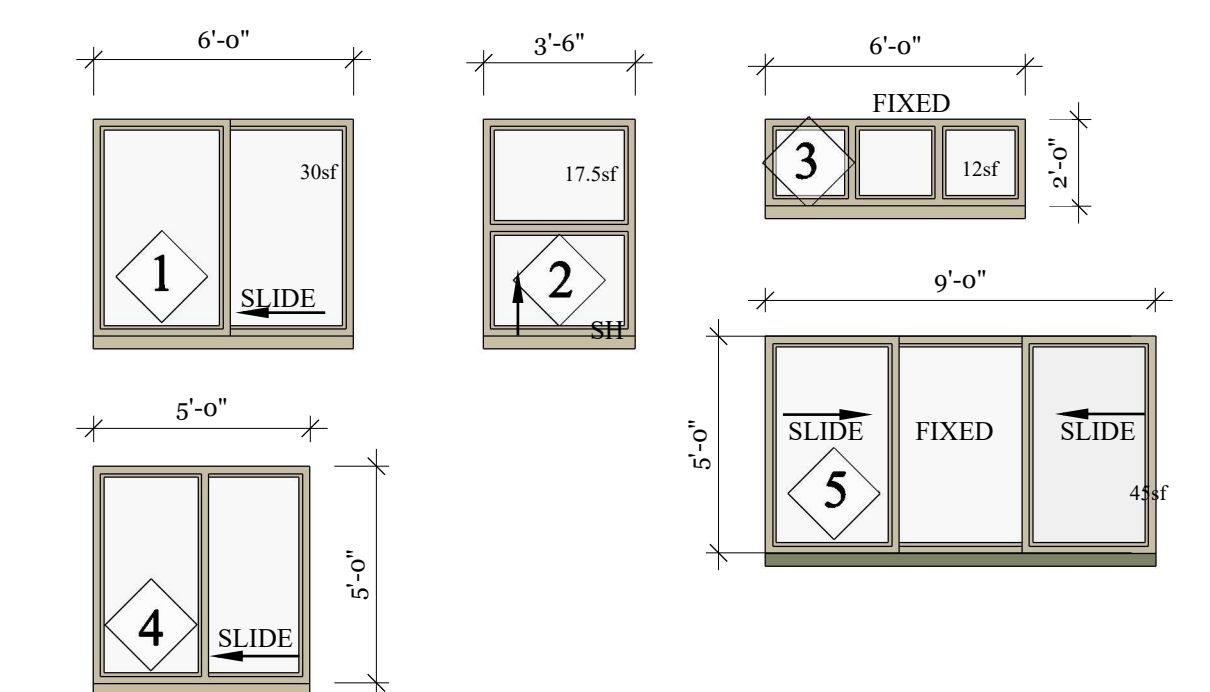
3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 PERSPECTIVE
nts

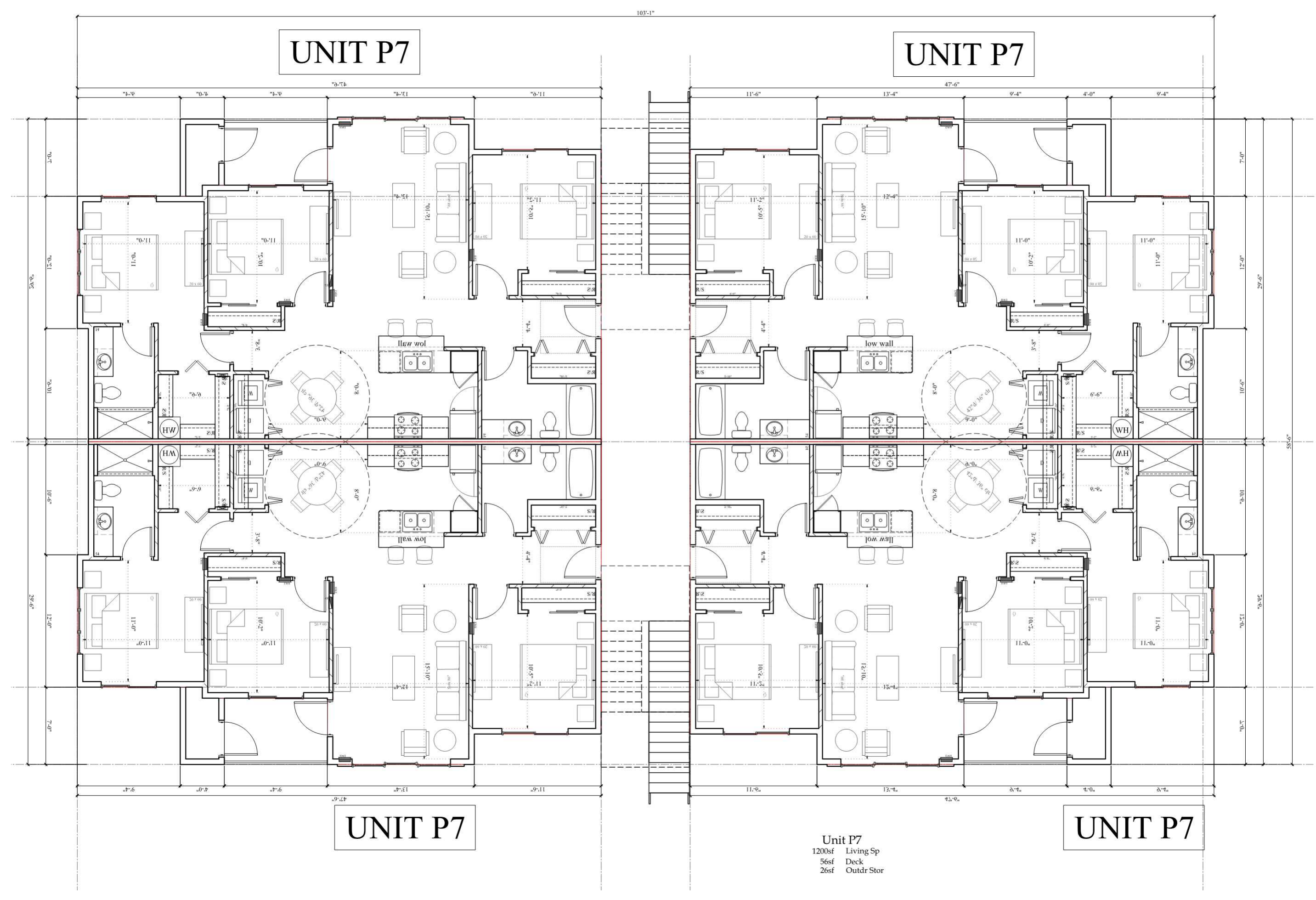


C WINDOW SCHEDULE
SCALE: NTS

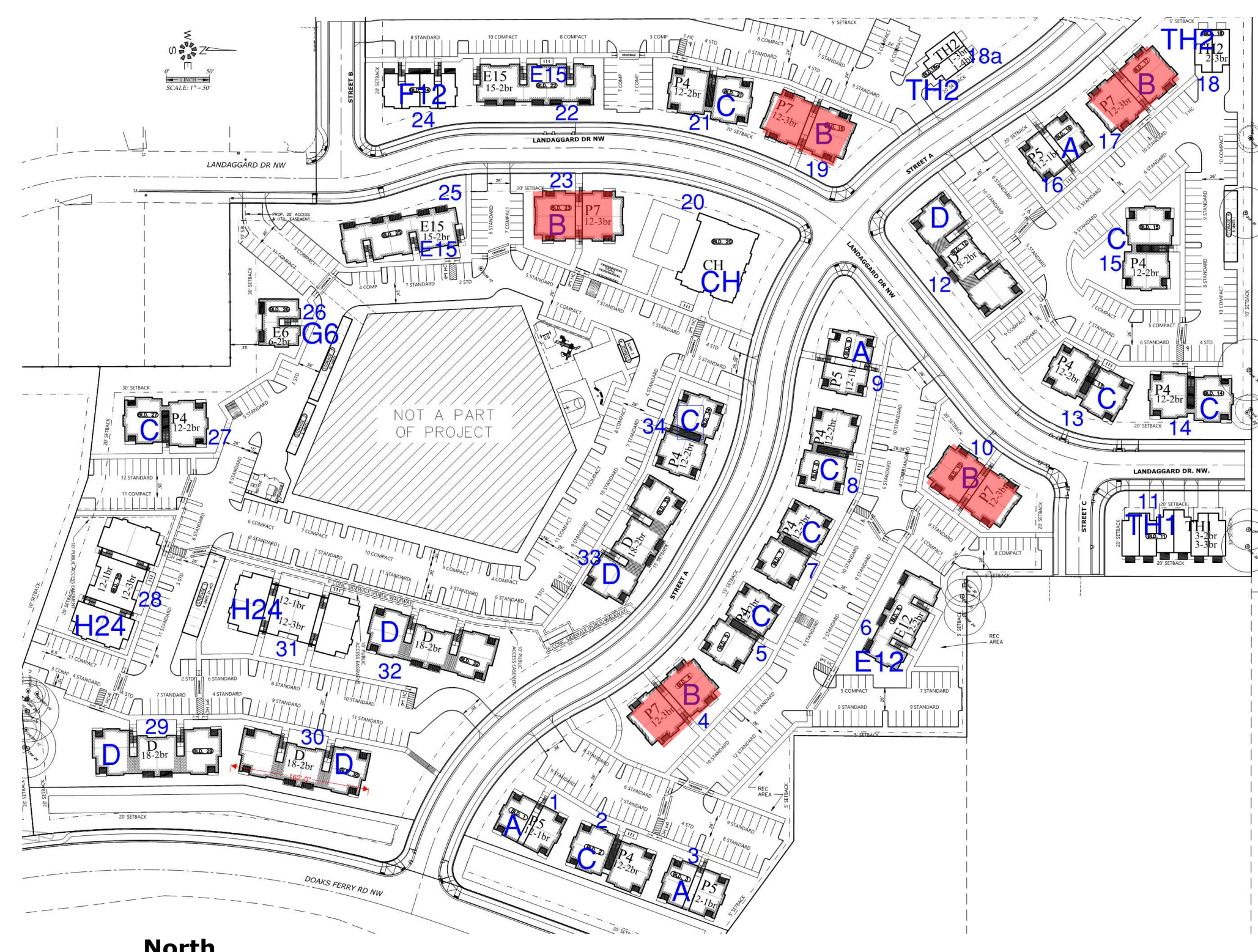
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS



6 PLAN - BLDG B
NTS



North
B KEY PLAN
SCALE: 1" = 100'-0"

Bldg B - 12 plex

REVISIONS:

**PRELIMINARY
NOT FOR
CONSTRUCTION**
February 15, 2023

PROJECT TITLE: Titan Hill Apartments

SHEET TITLE: EXTERIOR ELEVATIONS

DATE: February 15, 2023

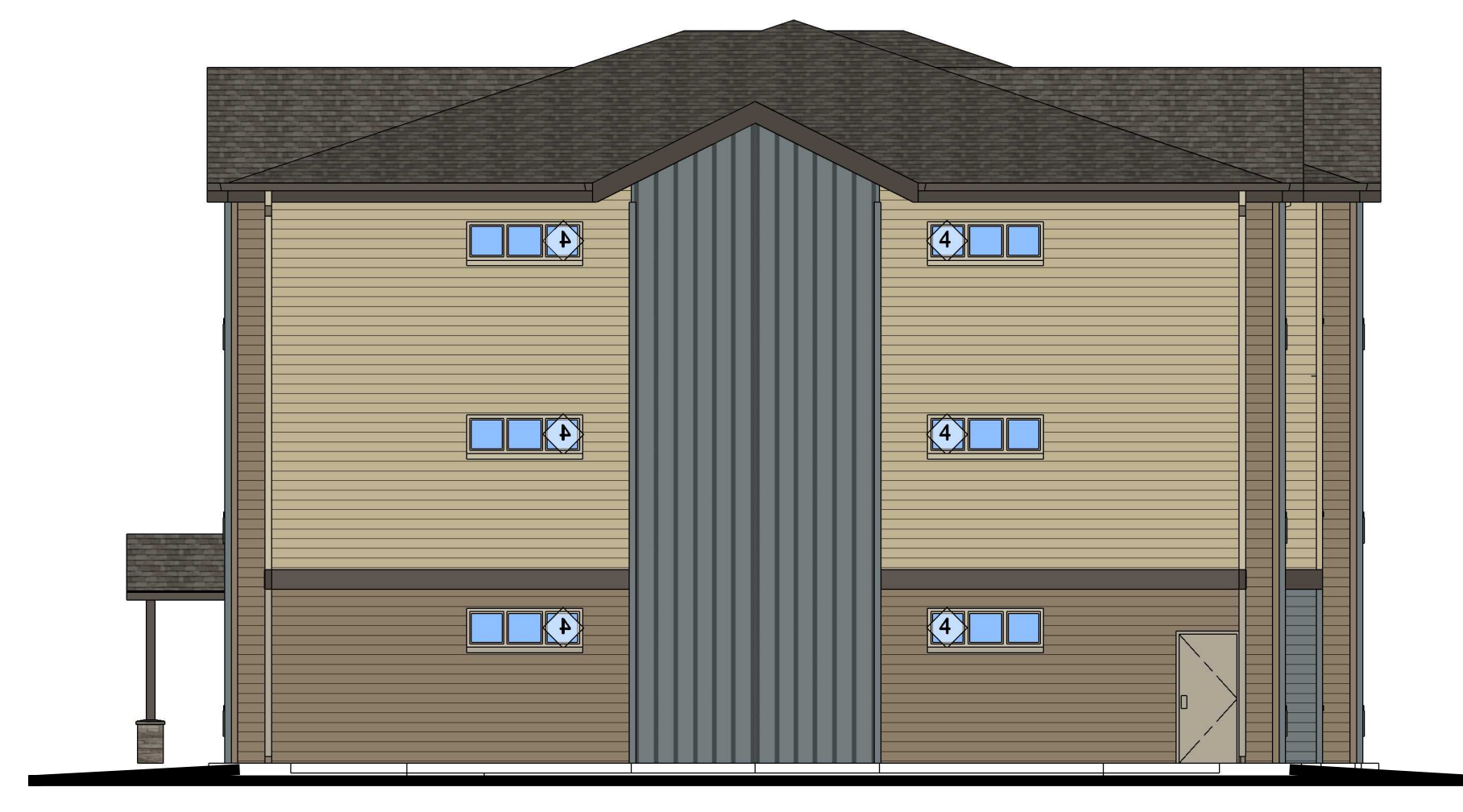
SHEET: A420



1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



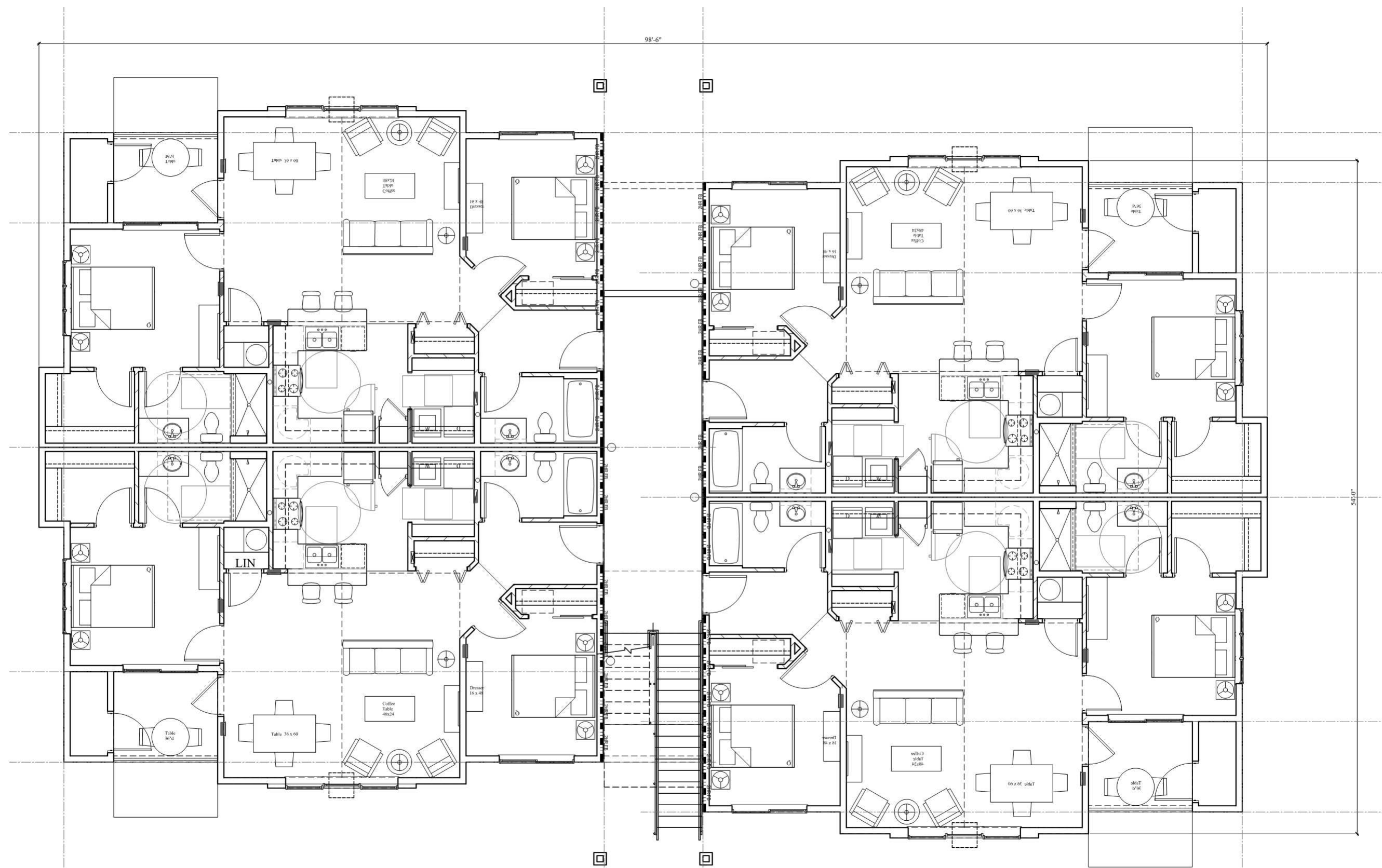
3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



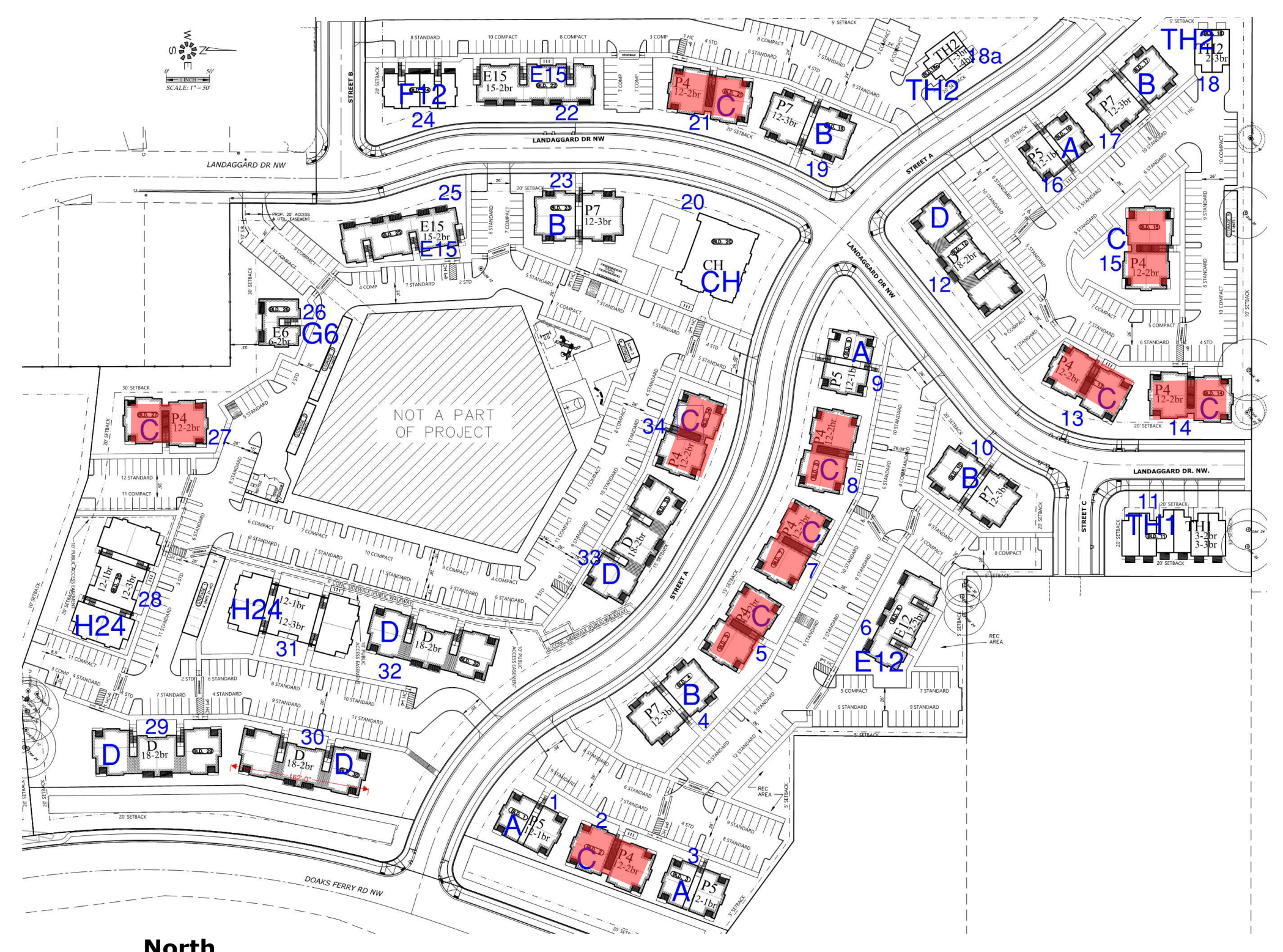
4 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



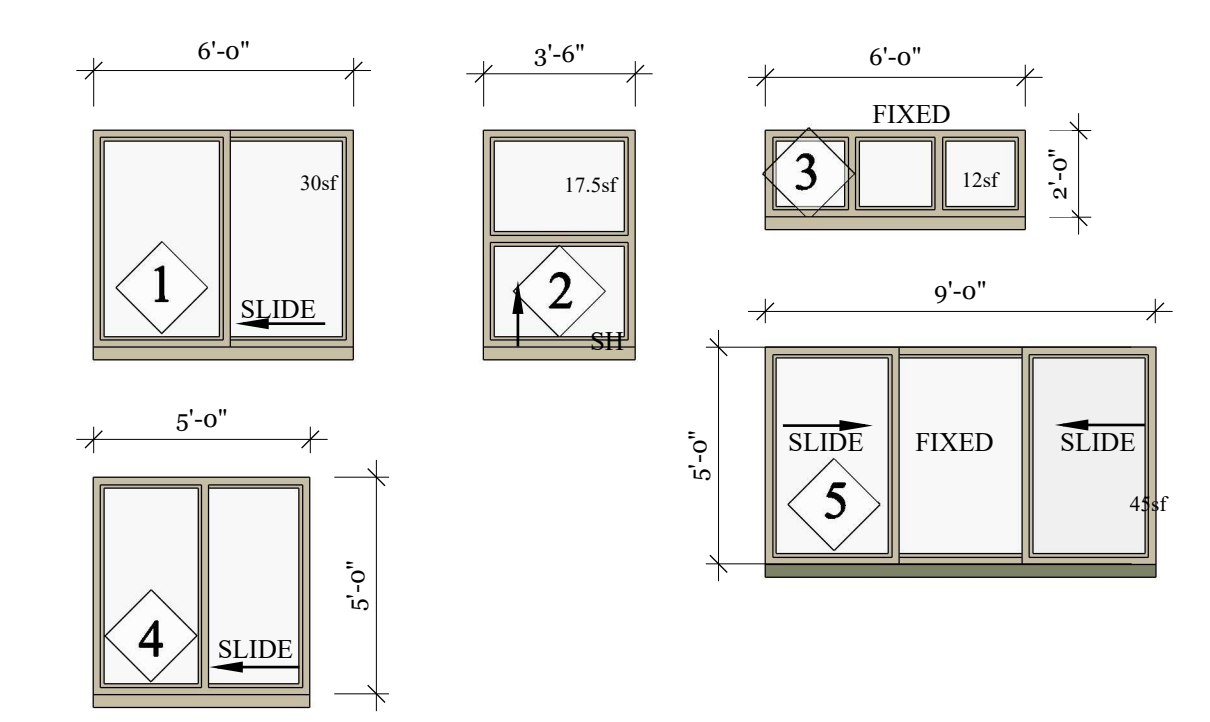
5 PERSPECTIVE
 NTS



6 PLAN - BLDG C
 NTS



7 KEY PLAN
 SCALE: 1" = 100'-0"



C WINDOW SCHEDULE
 SCALE: NTS

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE:
 Titan Hill Apartments

SHEET TITLE:
 EXTERIOR ELEVATIONS

DRAWN BY: SHEETS	SHEET: A430
PROJECT: 2203	
DATE: N	

Bldg C - 12 plex



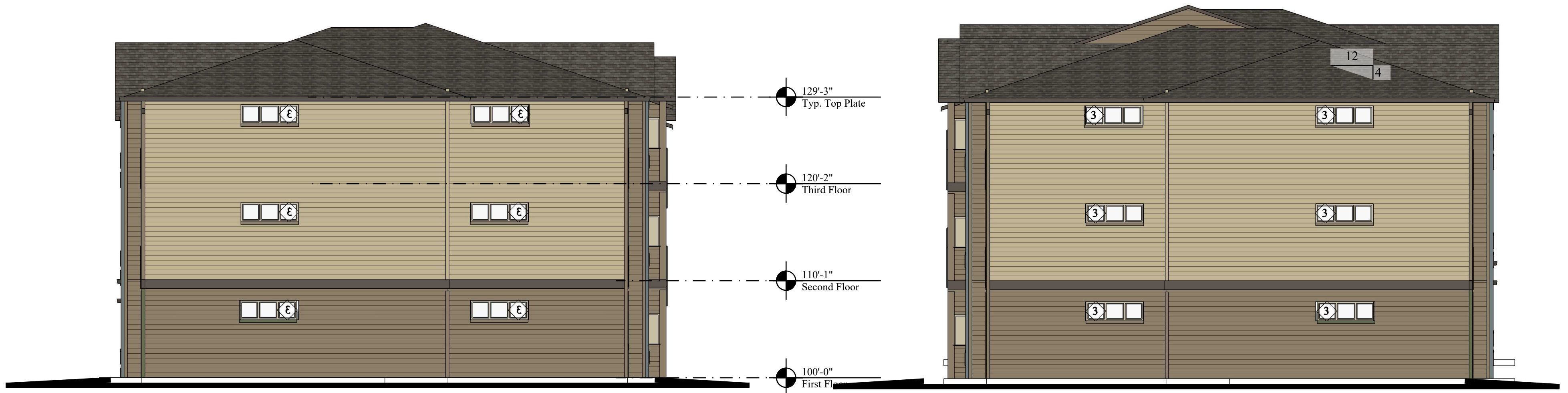
5 PERSPECTIVE
 NTS



1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

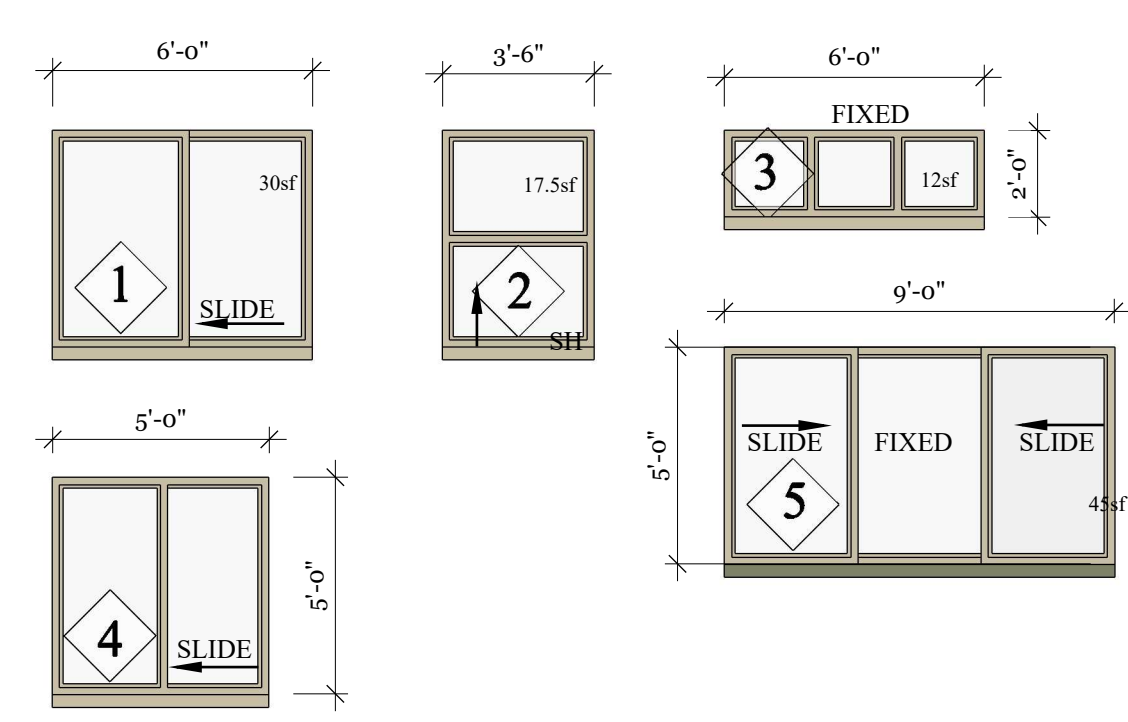


2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

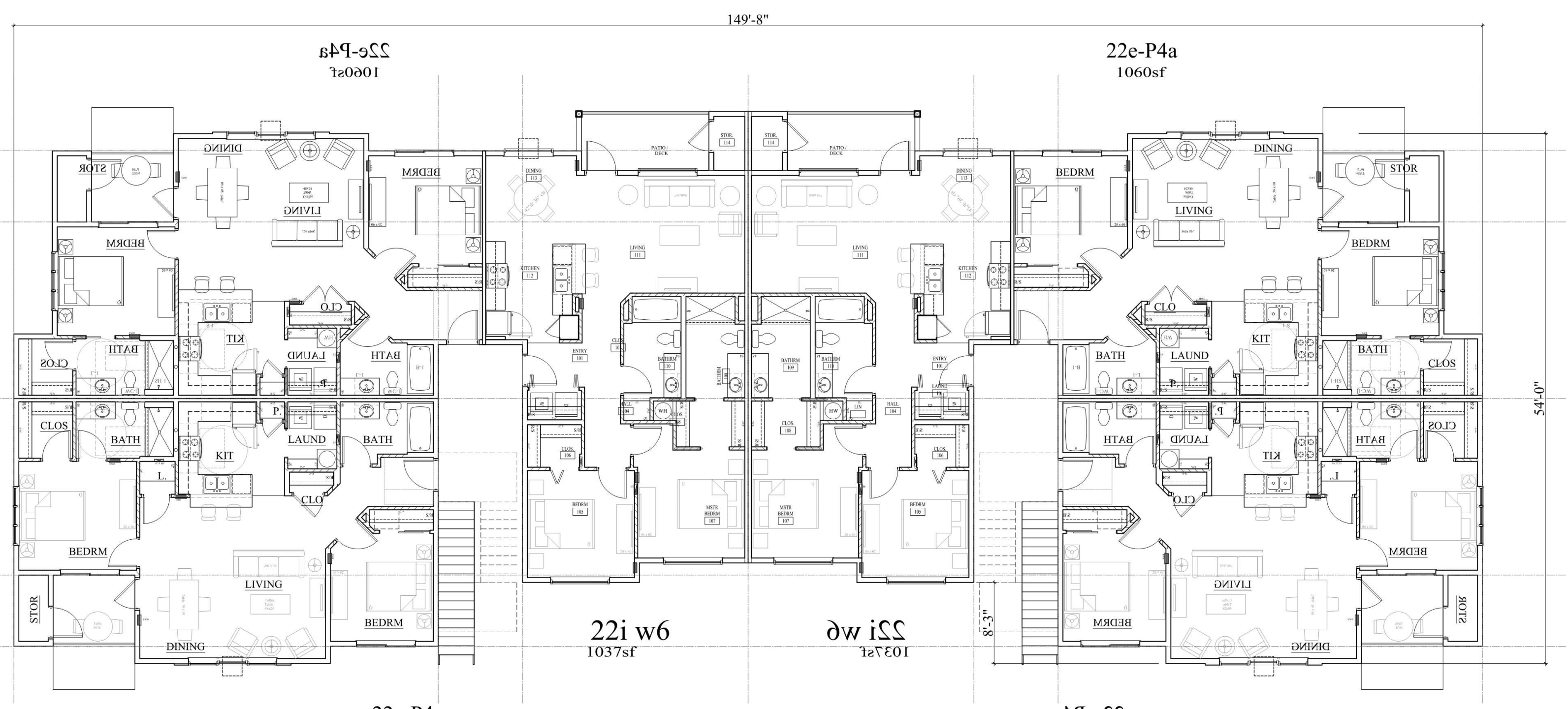


C WINDOW SCHEDULE
 SCALE: NTS

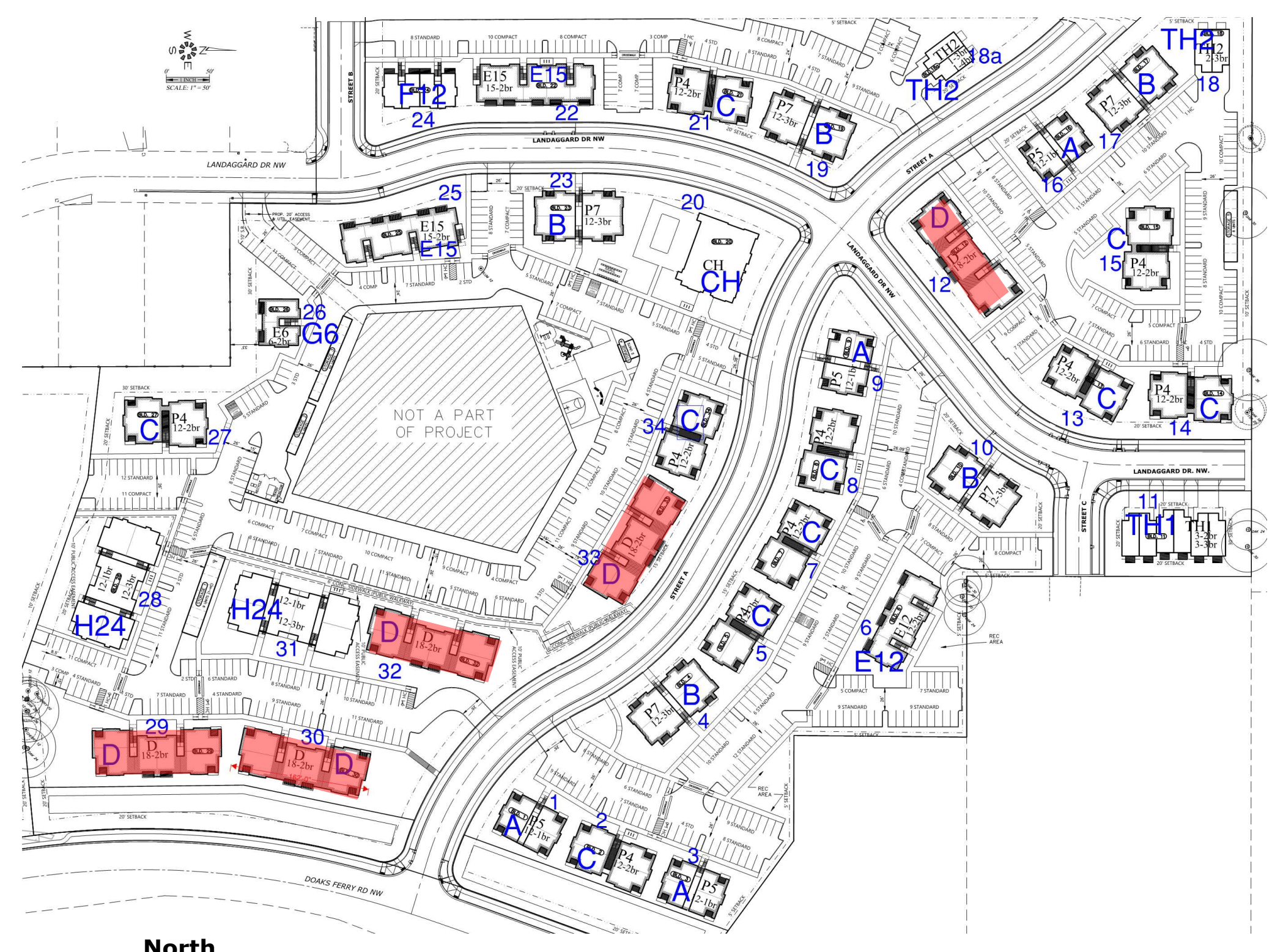
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMS/SLIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS



6 PLAN - BLDG D
 NTS



North
 B KEY PLAN
 SCALE: 1" = 100'-0"

Bldg D-18 plex

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE: Titan Hill Apartments

DATE: February 15, 2023

BY: [Signature]

CHECKED: [Signature]

SCALE: NTS

SHEET: A440



1 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

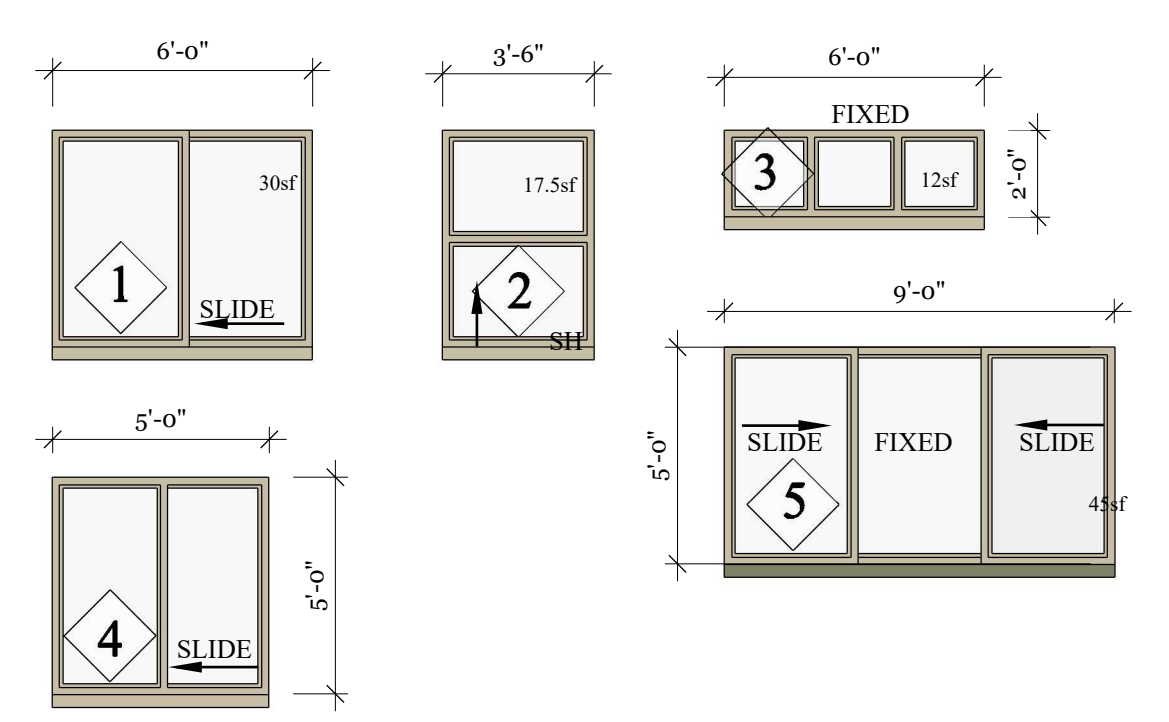


5 PERSPECTIVE
 NTS



3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

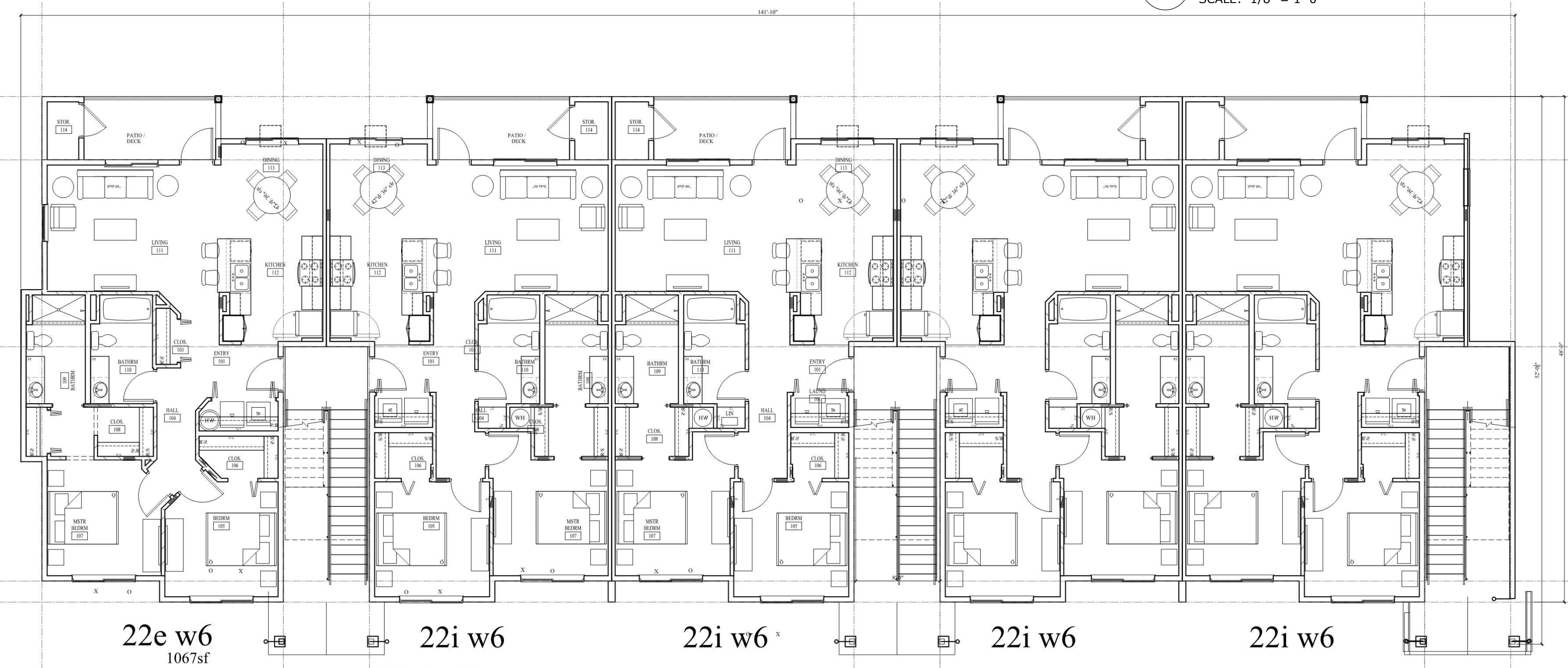


C WINDOW SCHEDULE
 SCALE: NTS

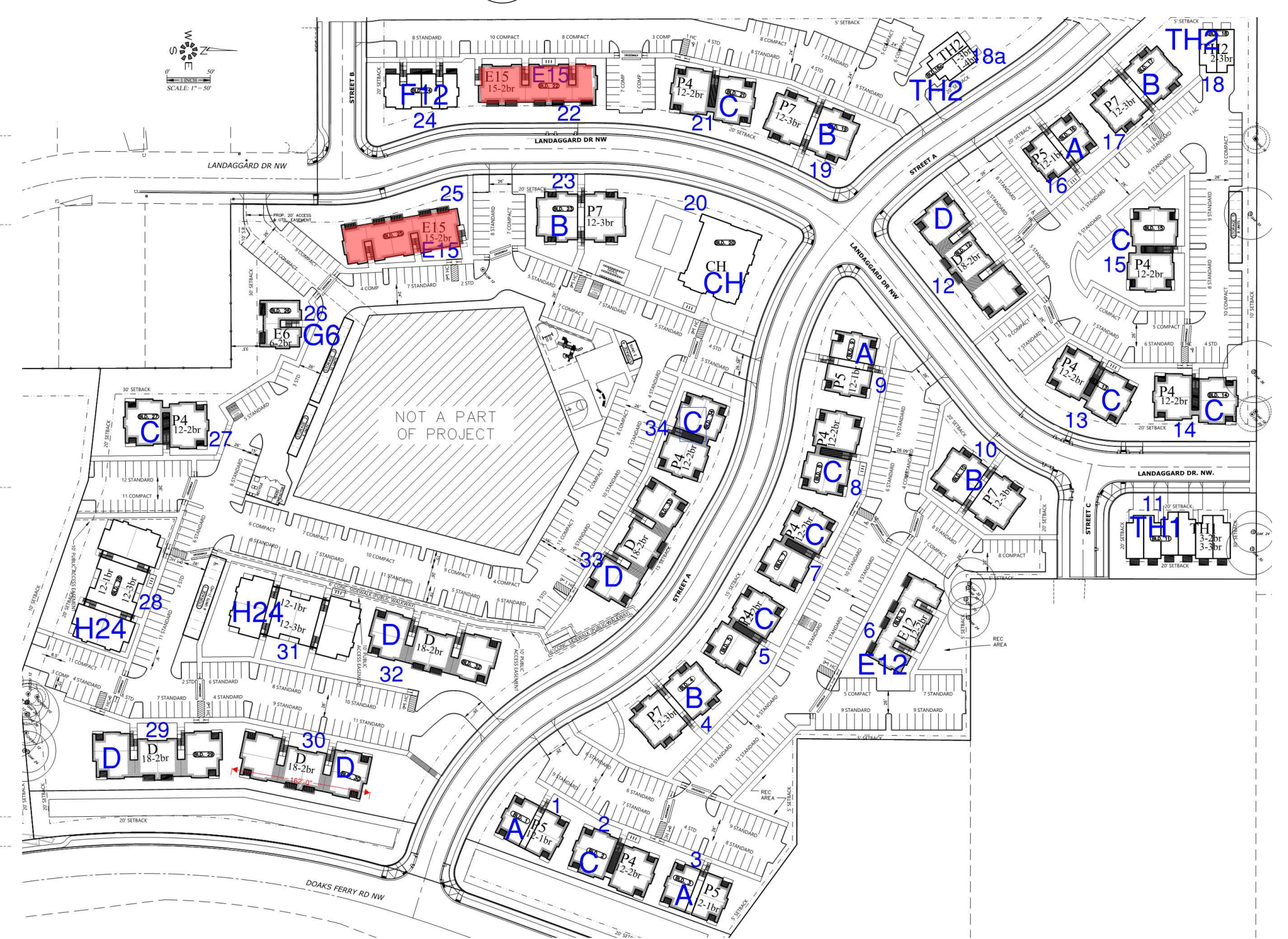
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
1. ALL WINDOWS TO BE VINYL - "CLAY"
 2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 4. PAINT ALL EXPOSED STEEL CONNECTORS
 5. APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS



6 PLAN - BLDG E15
 NTS



B KEY PLAN
 SCALE: 1" = 100'-0"

Bldg E15- 15 plex

PRELIMINARY
NOT FOR
CONSTRUCTION
 February 15, 2023

REVISIONS:	
PROJECT TITLE:	Titan Hill Apartments
SALEM, OR	
SHEET TITLE:	EXTERIOR ELEVATIONS
PROJECT #:	2203
DATE:	
SHEET:	A450



4 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

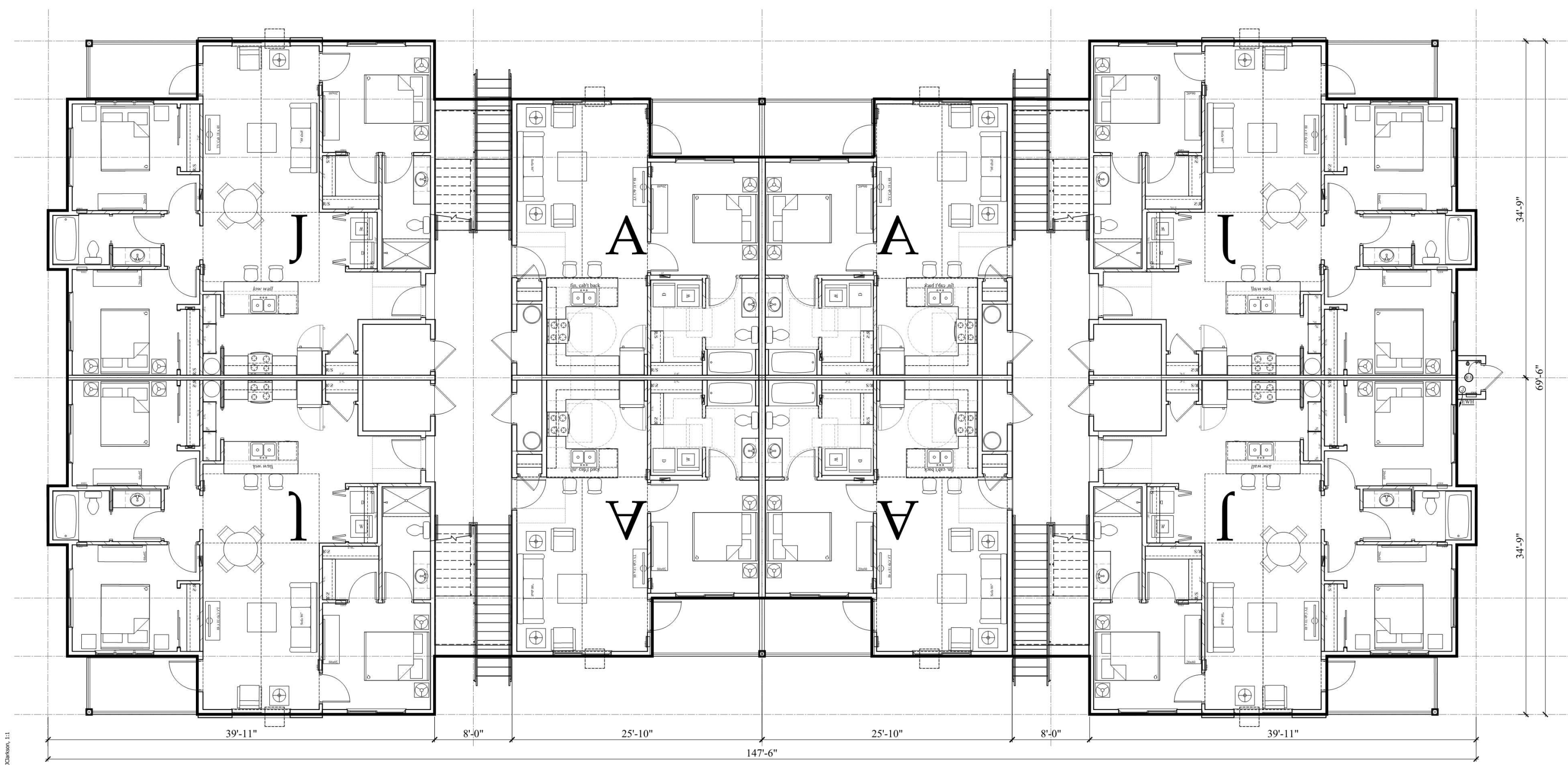
1 REAR ELEVATION - BLDG H24
 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

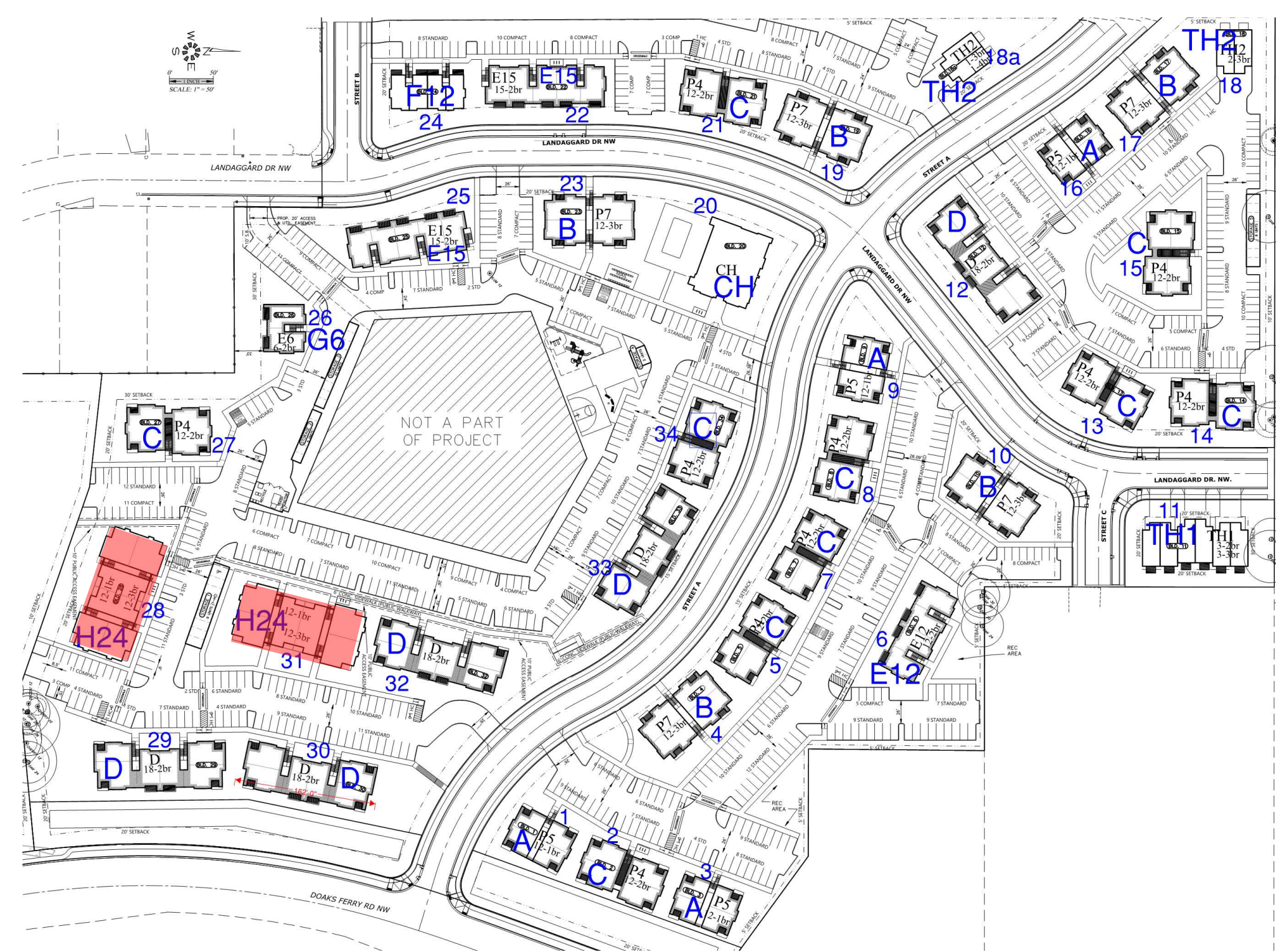


2 FRONT ELEVATION - BLDG H24
 SCALE: 1/8" = 1'-0"

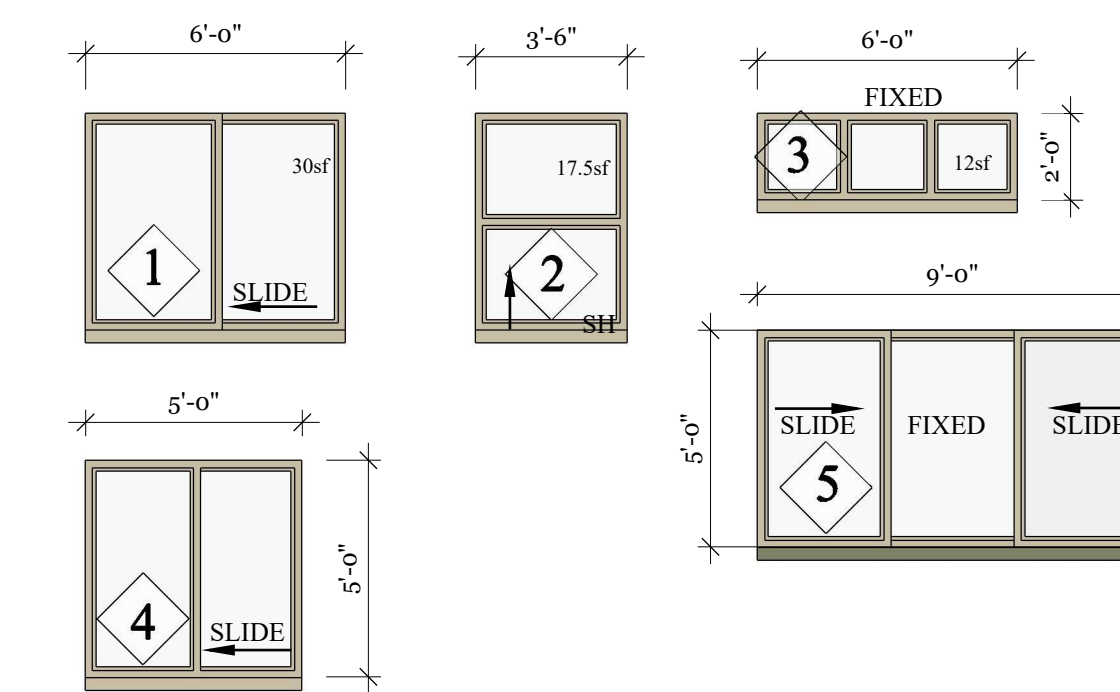


BLDG H24 - (12)A, (12) J 24plex
 SCALE: 1/4" = 1'-0"

6 FLOOR PLAN
 SCALE: NTS



B KEY PLAN
 SCALE: 1" = 100'-0"



C WINDOW SCHEDULE
 SCALE: NTS

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
CULTURED STONE ADHERED STONE	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
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 3. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 4. PAINT ALL EXPOSED STEEL CONNECTORS
 5. APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS

Bldg H24 24plex

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE:

Salem, OR

Titan Hill Apartments

SHEET TITLE:
 EXTERIOR ELEVATIONS

DRAWN BY	SHEET:
PROJECT #	A490
DATE	



25 May 2023

TO: Salem Planning Department Administrator

RE: Appeal of the Decision of the Planning Administrator

SUBDIVISION TENTATIVE PLAN / URBAN GROWTH PRELIMINARY
DECLARATION / CLASS 3 SITE PLAN REVIEW / CLASS 2 ADJUSTMENT / TREE
VARIANCE / CLASS 1 DESIGN REVIEW
CASE NO.: SUB-UGA-SPR-ADJ-TRV-DR23-02
APPLICATION NO.: 22-119071-PLN
2100 Doaks Ferry Rd NW, Salem, OR 97304

FR: Steven A. Anderson, West Salem Neighborhood Association Land Use Chair

The West Salem Neighborhood Association (WSNA) appeals the May 10, 2023, decision for a consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots located at 2100 Doaks Ferry Road NW Salem, OR (Polk County Assessor Map and Tax Lot Number: 073W17/380e).

WSNA has standing in so far as the neighborhood association submitted written testimony on March 10, 2023. The basis for this appeal includes: The WSNA provided factual evidence in the form of questions demonstrating that the development of this site, as proposed, will adversely affect the environment and not comply with code. The decision, and 63 conditions therein, did not address the specific issues raised in 5 of the 6 WSNA questions in their testimony. Furthermore, several of the conditions are not enforceable and/or rely on the actions of a 3rd party before compliance with code can be achieved. Additionally, the Applicant has not met its burden of proof per the significant issues raised by the Glenn Gibson Watershed Council and WSNA pertaining to:

1. Failure to adequately address preservation of significant trees

Sec. 808.001. - Purpose.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)



The purpose of this chapter is to provide for the protection of heritage trees, significant trees, and trees and native vegetation in riparian corridors, as natural resources for the City, and to increase tree canopy over time by requiring tree preservation and planting of trees in all areas of the City.

2. Failure to protect trees and vegetation within the riparian corridor of Wilark Brook

Sec. 808.020. - Trees and native vegetation in riparian corridors.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

No person shall remove a tree in a riparian corridor or native vegetation in a riparian corridor, unless the removal is undertaken pursuant to a tree and vegetation removal permit issued under SRC [808.030](#), undertaken pursuant to a tree conservation plan approved under SRC [808.035](#), or undertaken pursuant to a tree variance granted under SRC [808.045](#). Roots, trunks, and branches of trees removed in riparian corridors shall remain within the riparian corridor, unless determined to be a potential hazard or impediment to stream flow by the Director.

Therefore, the WSNA offers this appeal with the request for a hearing to offer testimony to address these errors and omissions and propose constructive remedies for consideration as additional conditions of approval. Thank you.

Respectively,

Steven A. Anderson, West Salem Neighborhood Association Land Use Chair