



# 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. PUD23-03
<b>PROPERTY LOCATION:</b>	255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	August 17, 2023
<b>PROPOSAL SUMMARY:</b>	A Planned Unit Development Final Plan for Phase 4 of East Park Estates including 82 lots and common open space areas. 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., THURSDAY, AUGUST 31, 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>	Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter 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 (Kiril Ivanov, Randy Myers)
<b>APPLICANT(S):</b>	Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of East Park LLC
<b>PROPOSAL REQUEST:</b>	An application for a Planned Unit Development Final Plan for Phase 4 of East Park Estates which includes 82 lots and common open space areas, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 014000 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).
<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: 23-114409. 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. PUD23-03

**PROJECT ADDRESS:** 255 Cordon Rd NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE, Salem OR 97301

**AMANDA Application No.:** 23-114409-PLN

**COMMENT PERIOD ENDS:** Thursday, August 31, 2023 at 5:00 p.m.

**SUMMARY:** A Planned Unit Development Final Plan for Phase 4 of East Park Estates including 82 lots and common open space areas. 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 4 of East Park Estates which includes 82 lots and common open space areas, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 014000 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

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, AUGUST 31, 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: 503-540-2356; E-Mail: [APanko@cityofsalem.net](mailto: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  
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IF MAILED  
IN THE  
UNITED STATES

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

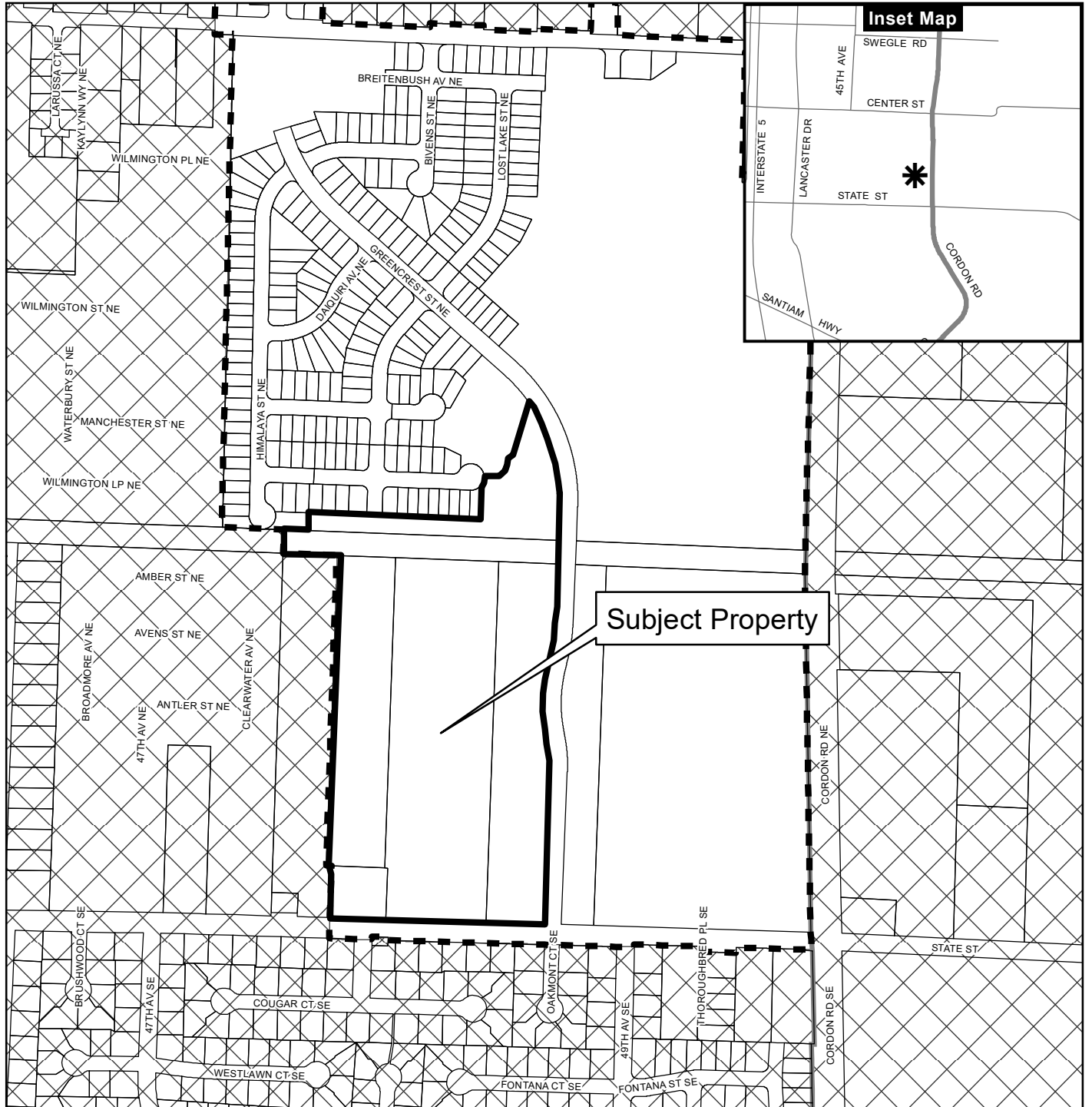
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PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907










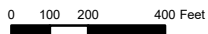
# Vicinity Map

## 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



### Legend

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

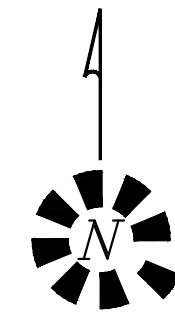
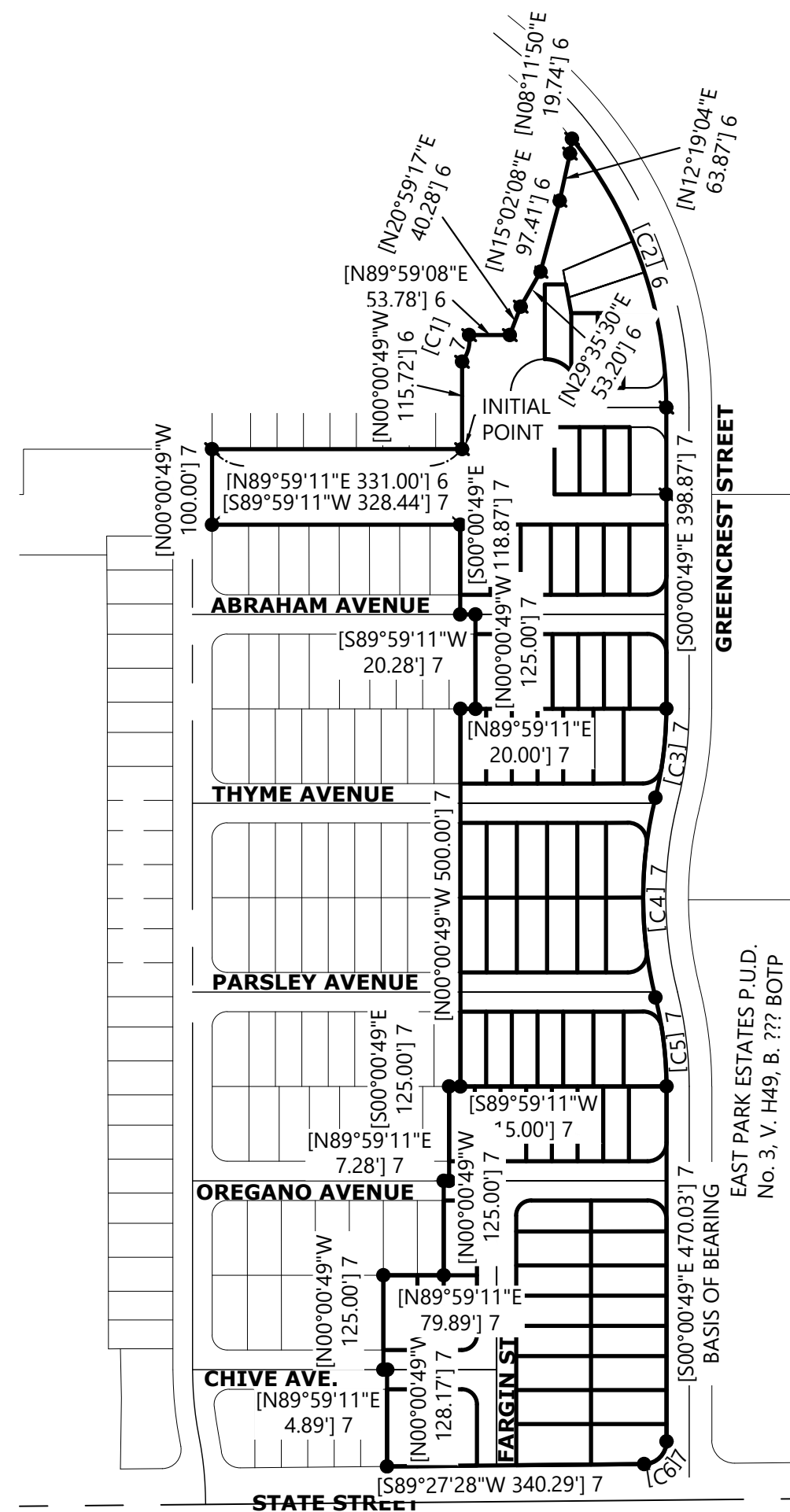


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# EAST PARK ESTATES P.U.D. No. 4

A RE-PLAT OF LOT 336, EAST PARK ESTATES P.U.D. No. 3  
 IN THE SW 1/4 & NW 1/4 OF 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



1" = 200'  
 06/28/2023  
 #7148

Curve Table					
Curve#	Arc Length	Radius	Delta	Chord Brg.	Dist.
[C1] 7	37.61'	45.00'	47°53'18"	N14°58'53"E	36.53'
[C2] 7	384.34'	570.00'	38°37'59"	N19°19'49"W	377.10'
[C3] 7	118.89'	483.58'	14°05'12"	N7°01'47"E	118.59'
[C4] 7	267.29'	543.58'	28°10'23"	S0°00'49"E	264.60'
[C5] 7	118.89'	483.58'	14°05'12"	N7°03'25"W	118.59'
[C6] 7	46.85'	30.00'	89°28'17"	N44°43'19"E	42.23'

### 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.

MCSR = MARION COUNTY SURVEY RECORD  
 BOTP = BOOK OF TOWN PLATS  
 W/YPC = WITH YELLOW PLASTIC CAP  
 IP = IRON PIPE  
 IR = IRON ROD  
 P. = PAGE  
 V. = VOLUME  
 R. = REEL  
 COS = CITY OF SALEM  
 [ ] = RECORD AND MEASURED DATA PER MARKED

- = FOUND MONUMENT PER EAST PARK NO. 2, V. 49, P. 16, BOTP
- = FOUND MONUMENT PER EAST PARK NO. 3 V. 49, P. ????, BOTP
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

### REFERENCE SURVEYS:

- 36837
- 39457
- 39510
- P.P. 2020-61
- EAST PARK P.U.D. B. H48, P. 91
- EAST PARK P.U.D. NO. 2, B. H48, P. 16
- EAST PARK P.U.D. NO. 3, B. H49, P. ??

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 13, 2004  
 ROBERT D. HAMMAN  
 64202LS

EXPIRES: 6-30-2025

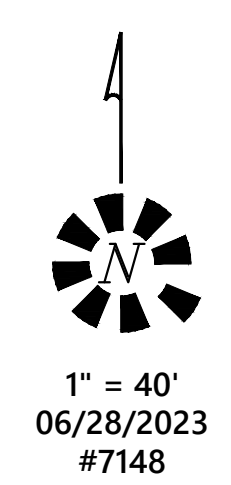
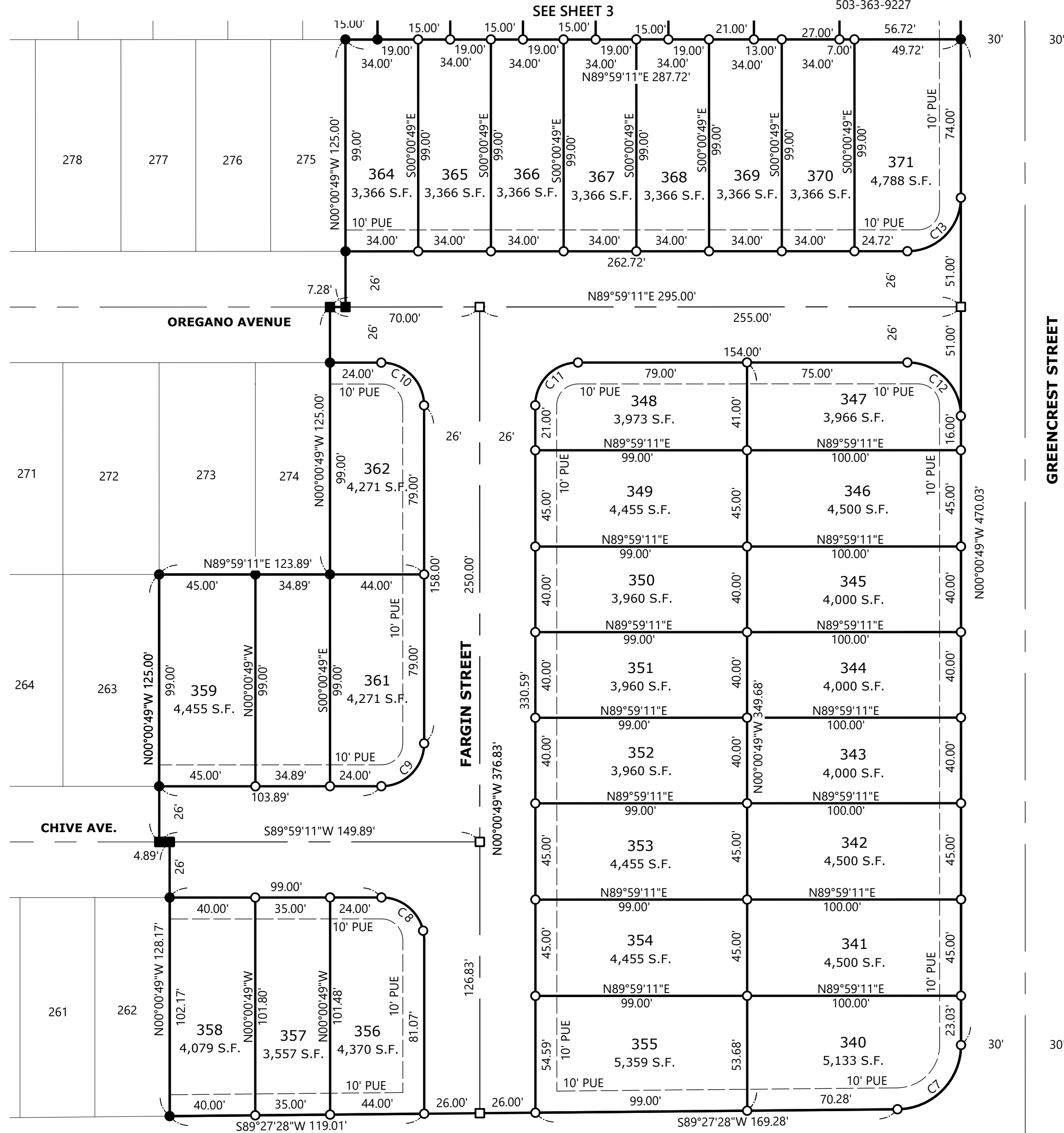
### SHEET INDEX

- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 340-421, CURVE TABLE, LEGEND, REFERENCE SURVEYS,
- SHEET 2 - SOUTH LOT DETAIL
- SHEET 3 - CENTRAL LOT DETAIL
- SHEET 4 - NORTH LOT DETAIL, CURVE TABLE
- SHEET 5 - NARRATIVE, CERTIFICATE, PLAT NOTES,
- SHEET 6 - SIGNATURE PAGE

# EAST PARK ESTATES P.U.D. No. 4

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 CITY OF SALEM, MARION COUNTY, OREGON

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



Curve Table					
Curve#	Arc Length	Radius	Delta	Chord Brg.	Dist.
C7	46.85'	30.00'	89°28'17"	N44°43'19"E	42.23'
C8	31.42'	20.00'	90°00'00"	N45°00'49"W	28.28'
C9	31.42'	20.00'	90°00'00"	N44°59'11"E	28.28'
C10	31.42'	20.00'	90°00'00"	N45°00'49"W	28.28'
C11	31.42'	20.00'	90°00'00"	S44°59'11"W	28.28'
C12	39.27'	25.00'	90°00'00"	N45°00'49"W	35.36'
C13	39.27'	25.00'	90°00'00"	N44°59'11"E	35.36'

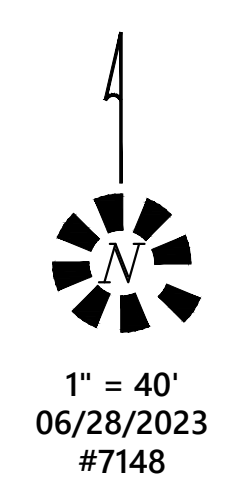
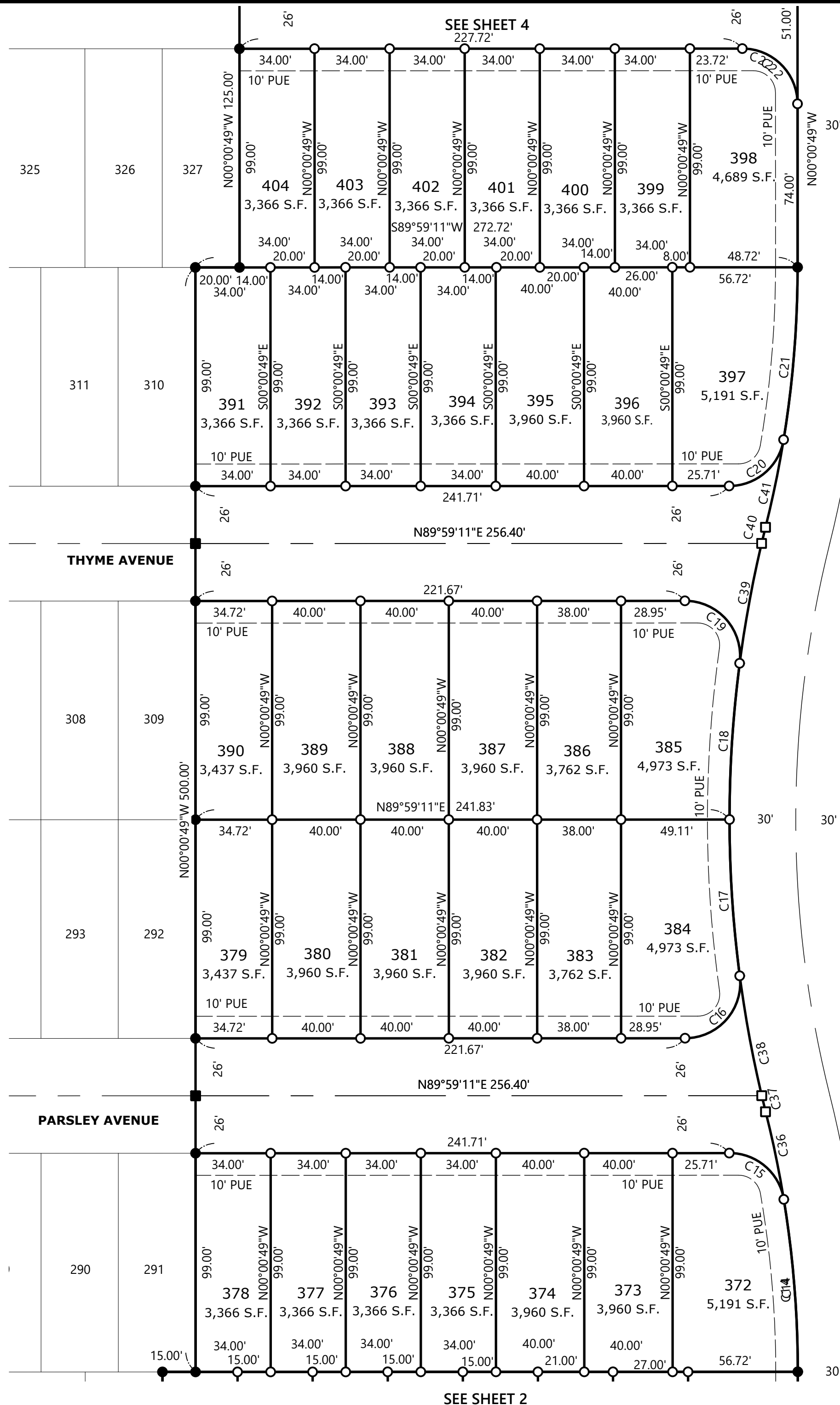
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Curve Table					
Curve#	Arc Length	Radius	Delta	Chord Brg.	Dist.
C14	78.38'	483.58'	9°17'10"	N4°39'24"W	78.29'
C15	35.22'	25.00'	80°42'50"	N49°39'24"W	32.38'
C16	42.53'	25.00'	97°28'41"	N41°14'50"E	37.59'
C17	70.95'	543.58'	7°28'41"	N3°45'10"W	70.90'
C18	70.95'	543.58'	7°28'41"	N3°43'32"E	70.90'
C19	42.53'	25.00'	97°28'41"	N41°16'28"W	37.59'
C20	35.22'	25.00'	80°42'50"	N49°37'46"E	32.38'
C21	78.38'	483.58'	9°17'10"	N4°37'46"E	78.29'
C22	39.27'	25.00'	90°00'00"	N45°00'49"W	35.36'
C36	40.52'	483.58'	4°48'01"	N1°42'00"W	40.50'
C37	7.26'	543.58'	0°45'54"	S13°43'04"E	7.26'
C38	55.18'	543.58'	5°48'59"	S10°24'00"E	55.16'
C39	55.18'	543.58'	5°48'59"	S10°22'22"W	55.16'
C40	7.52'	543.58'	0°47'32"	S13°40'37"W	7.52'
C41	40.52'	483.58'	4°48'01"	N11°40'22"E	40.50'

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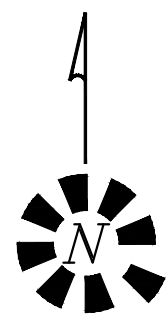
BY:  
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 1155 13TH ST. S.E. SALEM, OREGON 97302  
 503-363-9227

Curve Table					
Curve#	Arc Length	Radius	Delta	Chord Brg.	Dist.
C23	39.27'	25.00'	90°00'00"	N44°59'11"E	35.36'
C24	39.27'	25.00'	90°00'00"	N45°00'49"W	35.36'
C25	190.69'	45.00'	242°47'50"	S31°23'06"W	76.82'
C26	40.08'	45.00'	51°02'05"	N64°32'18"W	38.77'
C27	9.27'	45.00'	11°48'22"	S33°07'10"E	9.26'
C28	27.40'	25.00'	62°47'50"	S58°36'54"E	26.05'
C29	63.87'	104.01'	35°10'58"	S72°25'20"E	62.87'
C30	41.61'	25.00'	95°22'10"	N42°18'06"E	36.97'
C31	72.61'	570.00'	7°17'54"	N9°01'56"W	72.56'
C32	56.20'	570.00'	5°38'56"	N15°30'21"W	56.17'
C33	43.85'	570.00'	4°24'27"	N20°32'02"W	43.84'
C34	384.34'	570.00'	38°37'59"	N19°19'49"W	377.10'
C35	37.61'	45.00'	47°53'18"	N14°58'53"E	36.53'
C42	53.42'	570.00'	05°22'10"	N02°41'54"E	53.40'

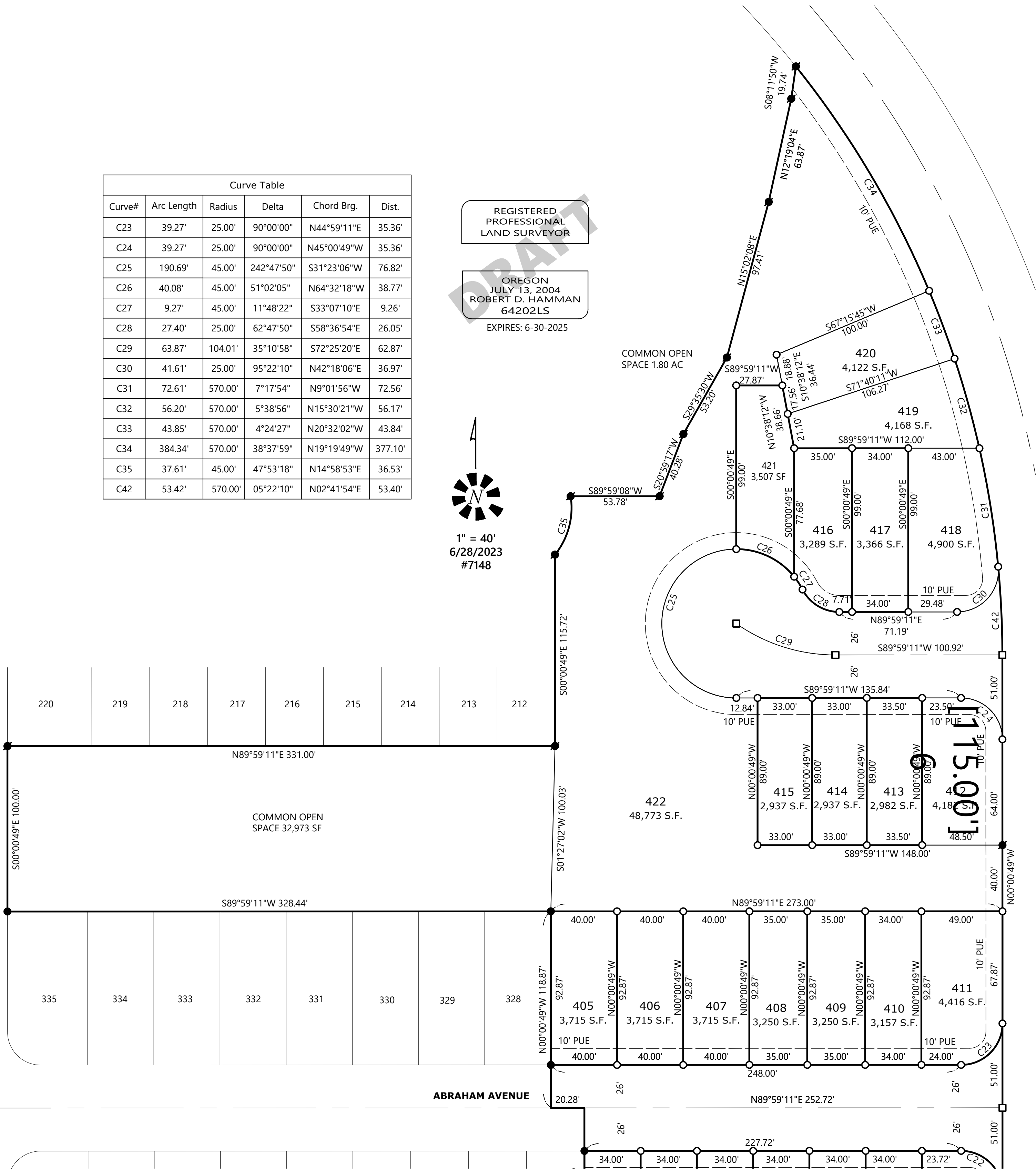
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OREGON  
 JULY 13, 2004  
 ROBERT D. HAMMAN  
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EXPIRES: 6-30-2025



1" = 40'  
 6/28/2023  
 #7148



SEE SHEET 3

# EAST PARK ESTATES P.U.D. No. 4

A RE-PLAT OF LOT 336, EAST PARK ESTATES P.U.D. No. 3  
IN THE SW 1/4 & NW 1/4 OF 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

## SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES P.U.D. No. 4, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 336, EAST PARK ESTATES P.U.D. No. 3, AS RECORDED IN MARION COUNTY BOOK OF TOWN PLATS Volume H49, PAGE ????.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ROBERT D. HAMMAN, PLS 64202LS

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2025

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 336, EAST PARK ESTATES P.U.D. No. 3, AS RECORDED IN VOLUME H49, PAGE ???, MARION COUNTY BOOK OF TOWN PLATS, INTO LOTS AND STREETS, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08MOD4. THE BASIS OF BEARING IS ALONG THE EAST LINE OF LOT 336 PER EAST PARK ESTATES P.U.D.

THE BOUNDARY WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. No. 3, USING THE ORIGINAL CONTROL THAT CREATED THE THE PLAT WAS CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN THE AFOREMENTIONED PLAT. THE BASIS OF BEARING WAS HELD ALONG THE WEST RIGHT-OF-WAY LINE OF GREENCREST.

## PLAT NOTES:

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.

SUBJECT TO THE MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS; PRIVATE DEVELOPMENT AGREEMENT RECORDED IN REEL 4645, PAGE 494, MARION COUNTY DEED RECORDS.

SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS; AMENDMENT RECORDED IN REEL 4546, PAGE 453, MARION COUNTY DEED RECORDS; ADDITIONAL AMENDMENT RECORDED IN REEL 4622, PAGE 215, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4469, PAGE 473, MARION COUNTY DEED RECORDS.

SUBJECT TO THE PLANNING DECISIONS RECORDED IN REEL 4408, PAGE 134, REEL 4482, PAGE 084, AND REEL 4644, PAGE 374, MARION COUNTY DEED RECORDS.

SUBJECT TO THE SUBORDINATION AGREEMENTS RECORDED IN REEL 4266, PAGE 415, REEL 4308, PAGE 047, REEL 4517, PAGE 110, AND REEL 4648, PAGE 403, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS; AN AMENDMENT TO TRUSTEES RECORDED IN REEL 4624, PAGE 268, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4517, PAGE 110, AND REEL 4648, PAGE 163, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4648, PAGE 280, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS.

SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DESCRIBED IN REEL 4533, PAGE 394, MARION COUNTY DEED RECORDS AND THE BYLAWS OF THE EAST PARK HOMEOWNERS ASSOCIATION AS DESCRIBED IN REEL 4533, PAGE 395.

