



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:	Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment Case No. SUB-UGA-ADJ20-05
PROPERTY LOCATION:	5871 Liberty Rd S, Salem OR 97306
NOTICE MAILING DATE:	December 4, 2020
PROPOSAL SUMMARY:	A subdivision tentative plan to divide approximately 16 acres into 45 lots.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, December 18, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: odias@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> Sunnyslope Neighborhood Association, Evan White, Land Use Chair; Phone: 503-585-4814; Email: epwhitehouse@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.015(d) – Phased Subdivision Tentative Plan; 200.025 – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment 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):	Ellen Pollard
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering, on behalf of Kevin Harrison
PROPOSAL REQUEST:	<p>A phase subdivision tentative plan and Urban Growth Area Preliminary Declaration to divide approximately 16 acres into 45 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot for a street section (Joynak Street) and to and increase the block length of Big Mountain Avenue from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow 24 lots to be between 305 and 480 percent of the width.</p> <p>The subject property is approximately 16 acres in size, zoned RM-II (Multiple Family Residential), and located on the 5870 Liberty Road S (Marion County Assessor Map and Tax Lot Number: 0803W16C / 600).</p>
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:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 113633, 20 113629, or 20 113635.</p>

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 informacion, por favor llame 503-588-6173

REGARDING: Subdivision / Urban Growth Preliminary Declaration / Class 2 Adjustment Case No. SUB-UGA-ADJ20-05

PROJECT ADDRESS: 5871 Liberty Rd S, Salem OR 97306

AMANDA Application No.: 20-113633-LD, 20-113629-LD, 20-113635-ZO

COMMENT PERIOD ENDS: December 18, 2020

SUMMARY: A subdivision tentative plan to divide approximately 16 acres into 45 lots.

REQUEST: A phase subdivision tentative plan and Urban Growth Area Preliminary Declaration to divide approximately 16 acres into 45 lots. The applicant is requesting an alternative street standard to allow 52-foot right of way in lieu of 60-foot for a street section (Joynak Street) and to and increase the block length of Big Mountain Avenue from 600-feet to 1,200-feet and a Class 2 Adjustment to exceed the maximum lot width to depth of 300 percent to allow 24 lots to be between 305 and 480 percent of the width.

The subject property is approximately 16 acres in size, zoned RM-II (Multiple Family Residential), and located on the 5870 Liberty Road S (Marion County Assessor Map and Tax Lot Number: 0803W16C / 600).

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., Friday, December 18, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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: Olivia Dias, Current Planning Manager, Phone: 503-540-2343; E-Mail: odias@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: _____

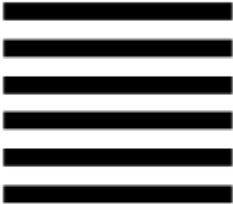
Email: _____

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



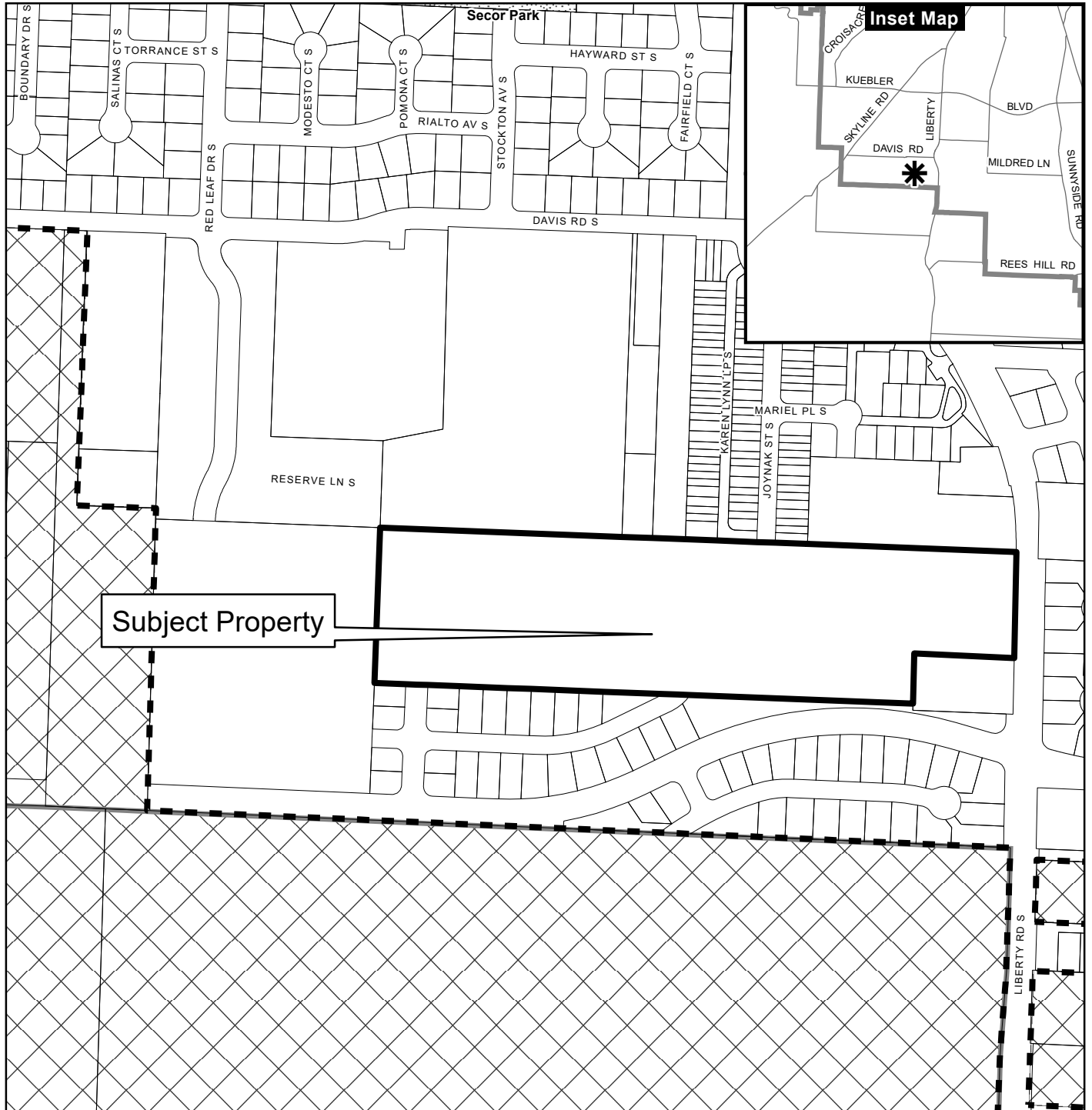
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

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



Vicinity Map 5871 Liberty Road S



Subject Property

Inset Map

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Owner / Developer:

HARRISON INDUSTRIES, L.L.C.

10355 Liberty Road S.
SALEM, OREGON 97306

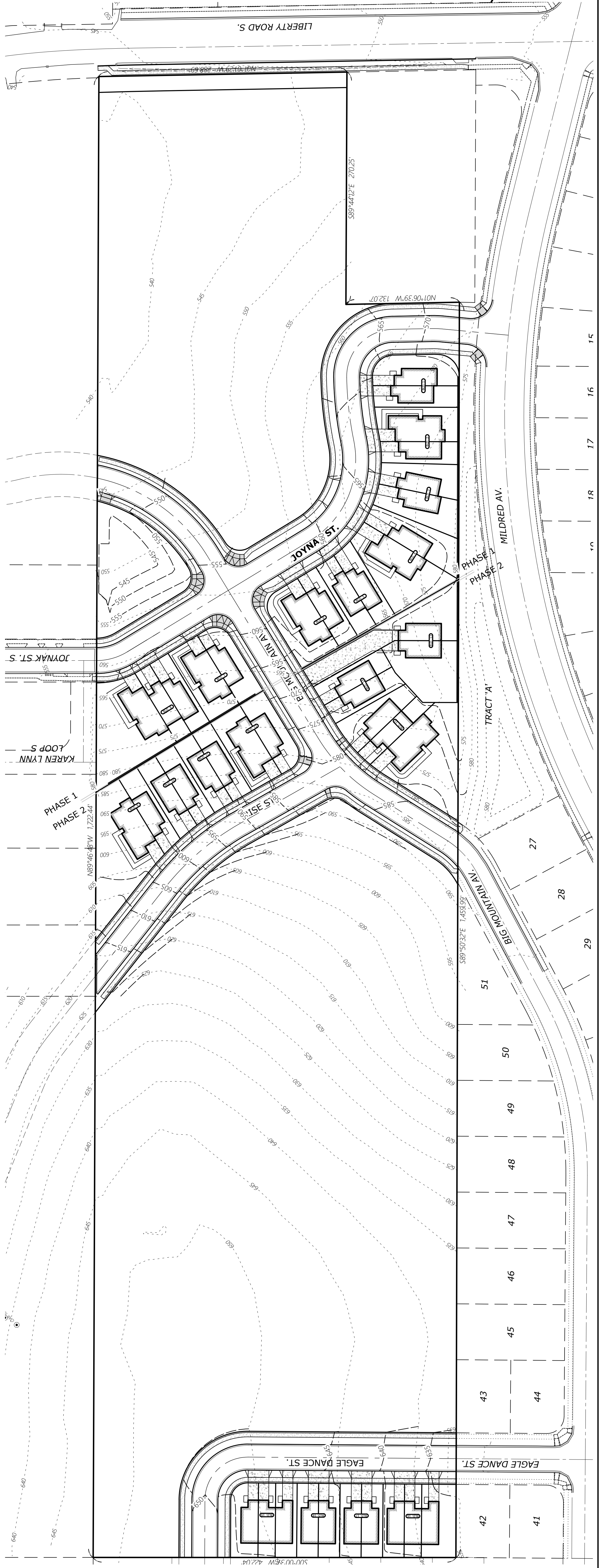
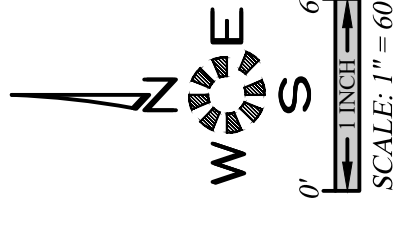
LIBERTY ROAD SUBDIVISION

SEC. 16, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

PARCEL SIZE:
DEVELOPABLE AREA 15,870 AC.
NUMBER OF UNITS 45
DENSITY 2.84 UNITS/AC.
LARGEST LOT 292,813 S.F.
SMALLEST LOT 1,707 S.F.
AVERAGE 12,808 S.F.

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 P101	COVER SHEET
SHEET P102	SITE PLAN — WEST
SHEET P103	SITE PLAN — EAST
SHEET P104	SITE PLAN — IMPROVEMENTS — WEST
SHEET P105	SITE PLAN — IMPROVEMENTS — EAST
SHEET P201	TREE CONSERVATION PLAN — WEST
SHEET P202	TREE CONSERVATION PLAN — EAST
SHEET P301	UTILITY PLAN — WEST
SHEET P302	UTILITY PLAN — EAST
SHEET P303	OFFSITE STORM DRAINAGE PLAN
SHEET P401	GRADING PLAN — WEST
SHEET P402	GRADING PLAN — EAST

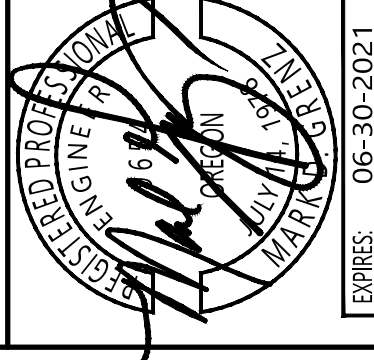


COVER SHEET

LIBERTY ROAD
SUBDIVISION

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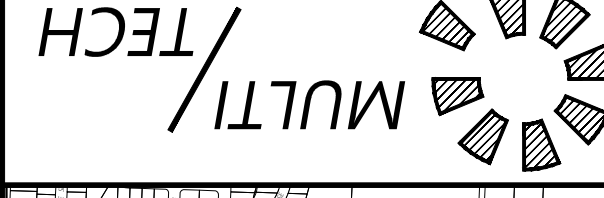
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As-Built: _____

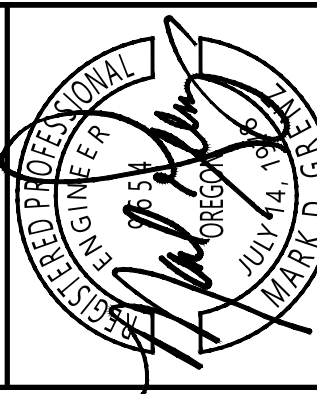


JOB # 6727

P101

ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1560
www.mtdengineering.net office@mtdengineering.net



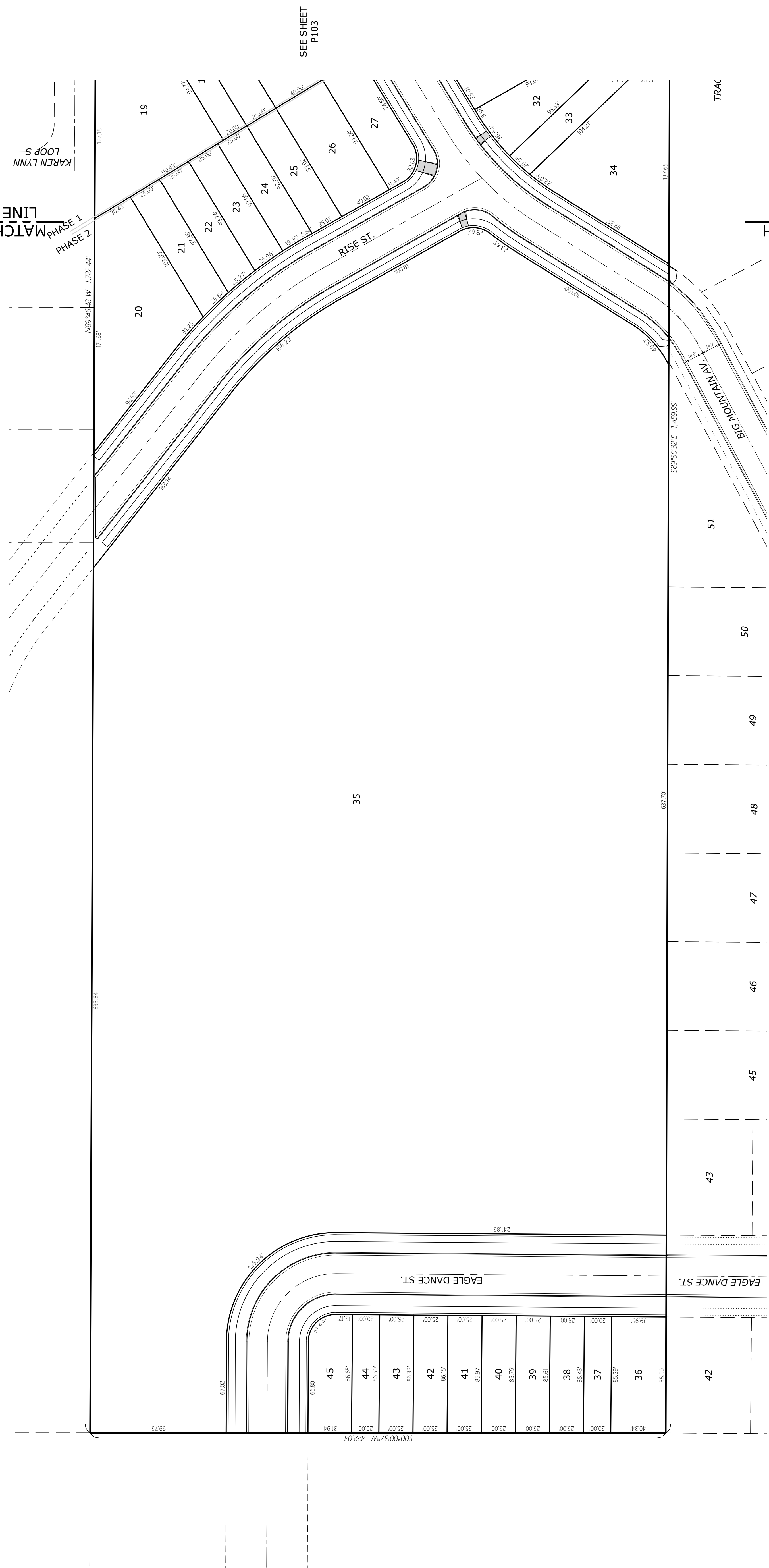
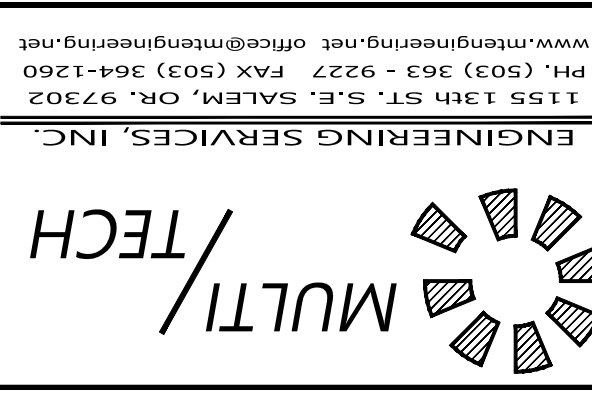


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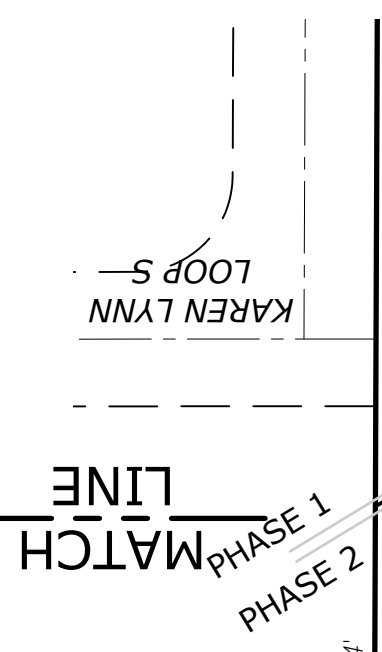
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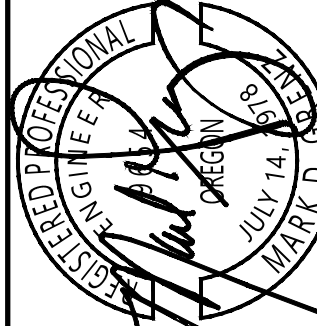
SITE PLAN PARCELS



SEE SHEET P103



Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.
1	134,799.38	6	2,319.00	11	2,460.20	16	3,785.26	21	2,500.21	26	3,745.37	31	2,284.07	36	3,418.22	41	2,151.40
2	11,271.99	7	3,050.73	12	2,375.42	17	2,365.78	22	2,384.56	27	2,899.29	32	2,929.38	37	1,707.19	42	2,155.86
3	3,370.06	8	3,417.48	13	2,352.27	18	1,892.86	23	2,318.47	28	6,624.08	33	1,946.42	38	2,138.01	43	2,160.33
4	2,490.53	9	3,809.91	14	4,561.55	19	7,976.65	24	2,300.64	29	5,036.63	34	8,095.15	39	2,142.47	44	1,731.48
5	3,814.23	10	6,016.58	15	2,942.36	20	8,336.99	25	2,316.09	30	2,268.90	35	292,813.27	40	2,146.93	45	2,697.80



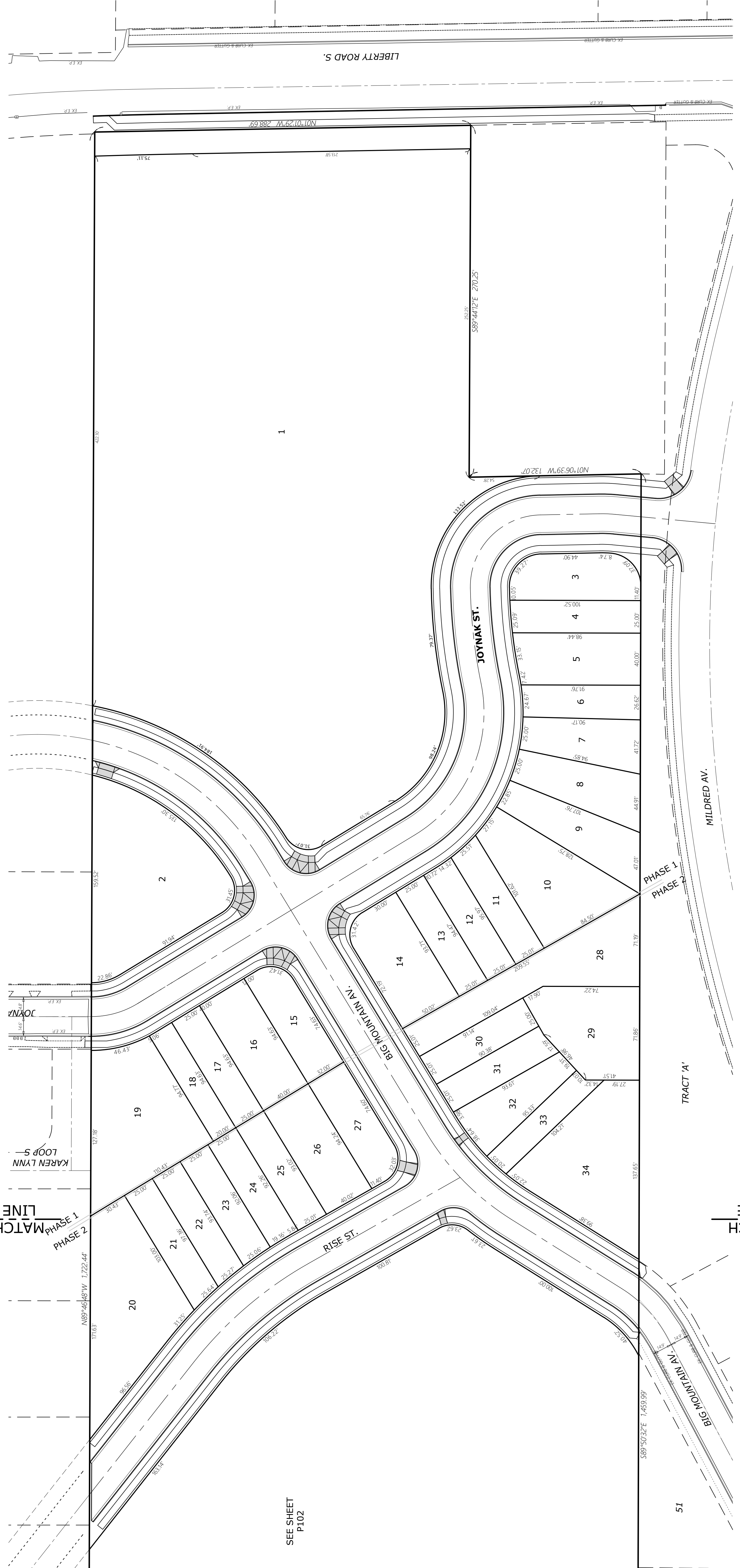
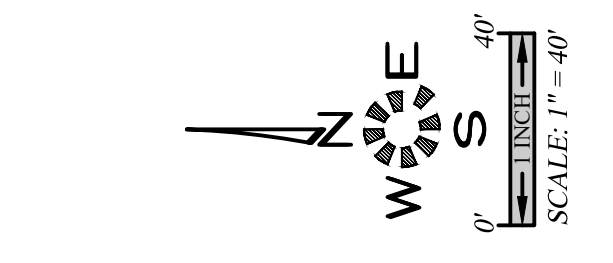
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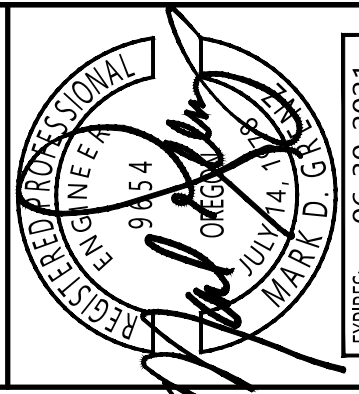
SITE PLAN PARCELS

ENGINEERING SERVICES, INC.
 1155 13th St., S.E. SALEM, OR, 97302
 PH. (503) 363-9237 FAX (503) 364-1360
 www.mtdengineering.net office@mtdengineering.net



Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table			
Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.	Parcel #	Area S.F.		
1	134,799.38	6	2,319.00	11	2,460.20	16	3,785.26	21	2,500.21	26	3,745.37	31	2,284.07	36	3,418.22	41	2,151.40
2	11,271.99	7	3,050.73	12	2,375.42	17	2,365.78	22	2,384.56	27	2,999.29	32	2,929.38	37	1,707.19	42	2,155.86
3	3,370.06	8	3,417.48	13	2,352.27	18	1,892.86	23	2,318.47	28	6,624.08	33	1,946.42	38	2,138.01	43	2,160.33
4	2,490.53	9	3,809.91	14	4,561.55	19	7,976.65	24	2,300.64	29	5,036.63	34	8,095.15	39	2,142.47	44	1,731.48
5	3,814.23	10	6,016.58	15	2,942.36	20	8,336.99	25	2,316.09	30	2,268.90	35	292,813.27	40	2,146.93	45	2,697.80

SEE SHEET
 P102



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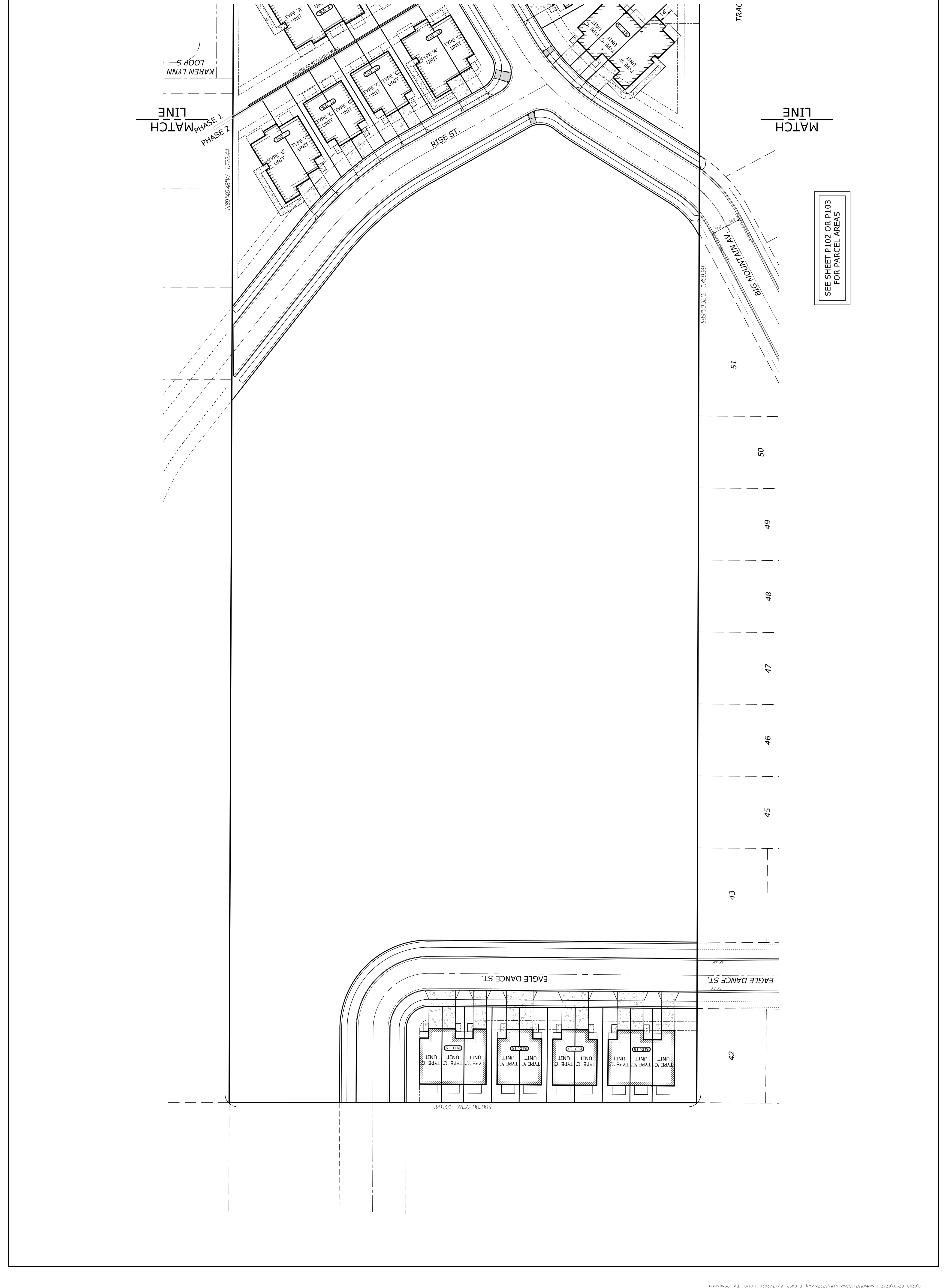
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LIBERTY ROAD SUBDIVISION

SITE PLAN IMPROVEMENTS

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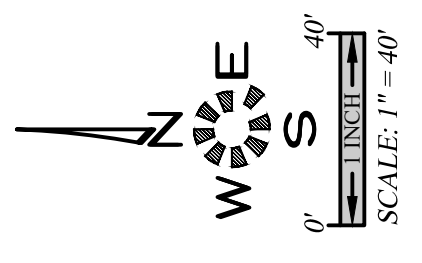


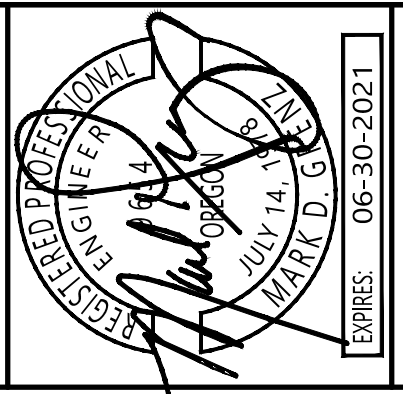
SEE SHEET P102 OR P103
FOR PARCEL AREAS

SEE SHEET
P105

PHASE 1
MATCH LINE

PHASE 2
MATCH LINE





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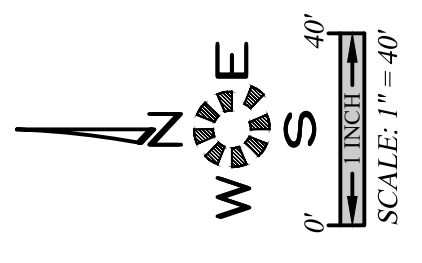
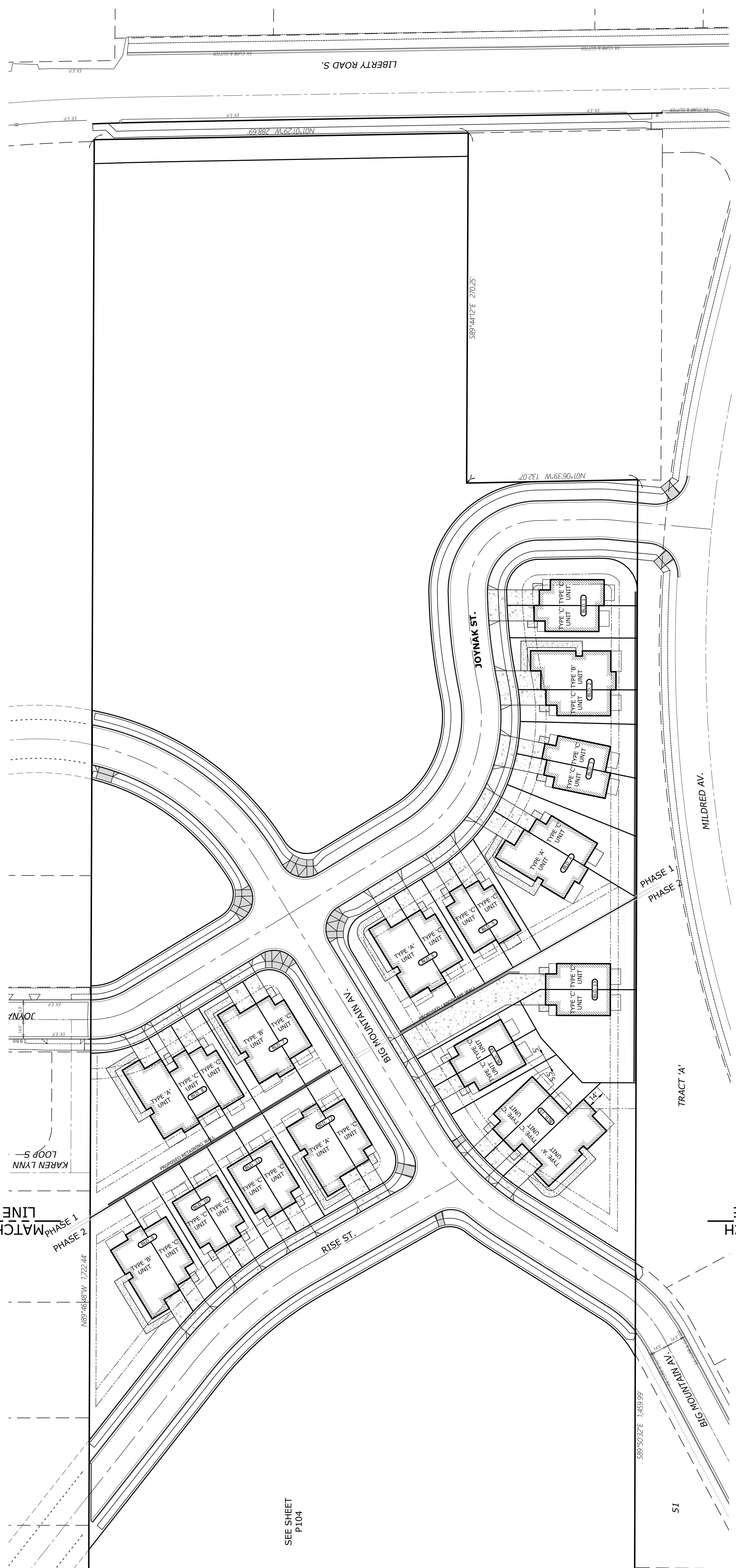
LIBERTY ROAD SUBDIVISION

SITE PLAN IMPROVEMENTS

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 1155 13th ST., S.E. SALEM, OR, 97302
 PH. (503) 363 - 9227 FAX (503) 364-1360
 www.mtdengineering.net office@mtdengineering.net

MULTI/TECH

SEE SHEET P102 OR P103
FOR PARCEL AREAS



SEE SHEET
P104