



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 Tentative Plan Case No. SUB22-10
PROPERTY LOCATION:	1440 Boone Rd SE, Salem OR 97306
NOTICE MAILING DATE:	October 26, 2022
PROPOSAL SUMMARY:	A tentative phased subdivision plan to divide approximately 0.75 acre into nine lots.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Wednesday, November 9, 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.
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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@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) 205.010(d) – Tentative Subdivision 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):	City of Salem and Piche Group Investments LLC (William Stanley, Melissa Stanley, Michel Piche)
APPLICANT(S):	Gerald Horner, Willamette Engineering Inc, on behalf of Piche Group Investments LLC
PROPOSAL REQUEST:	A tentative phased subdivision plan to divide approximately 0.75 acre into nine lots ranging in size from 2,000 square feet to 11,300 square feet. The proposal includes creation of Lot 9, a land area containing Kuebler BLVD, which is dedicated to the City of Salem.
APPLICATION PROCESS:	<p>The subject property is approximately 0.75 acre in size, zoned RA (Residential Agriculture), and located at 1440 Boone Road SE (Marion County Assessor Map and Tax Lot Numbers 083W14BB / 100 and 200 and a portion of Kuebler Blvd).</p> <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:	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: 22 115398. 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 Tentative Plan Case No. SUB22-10

PROJECT ADDRESS: 1440 Boone Rd SE, Salem OR 97306

AMANDA Application No.: 22-115398-PLN

COMMENT PERIOD ENDS: November 9, 2022

SUMMARY: A tentative phased subdivision plan to divide approximately 0.75 acre into nine lots.

REQUEST: A tentative phased subdivision plan to divide approximately 0.75 acre into nine lots ranging in size from 2,000 square feet to 11,300 square feet. The proposal includes creation of Lot 9, a land area containing Kuebler BLVD, which is dedicated to the City of Salem.

The subject property is approximately 0.75 acre in size, zoned RA (Residential Agriculture), and located at 1440 Boone Road SE (Marion County Assessor Map and Tax Lot Numbers 083W14BB / 100 and 200 and a portion of Kuebler Blvd).

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. Wednesday, November 9, 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 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: Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; 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
NECESSARY
IF MAILED
IN THE
UNITED STATES

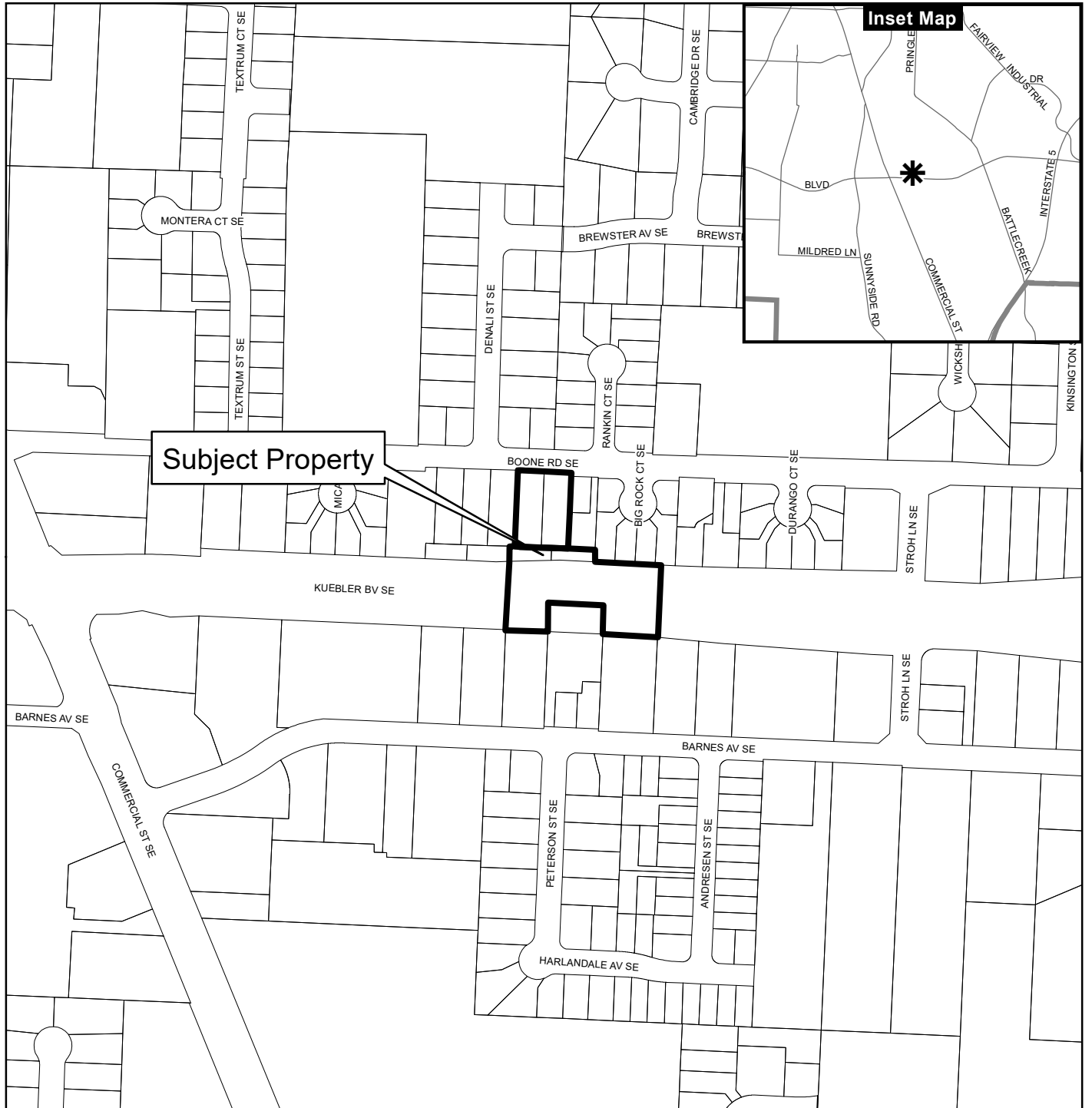
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map 1440 Boone Road SE



Subject Property

Inset Map

Legend

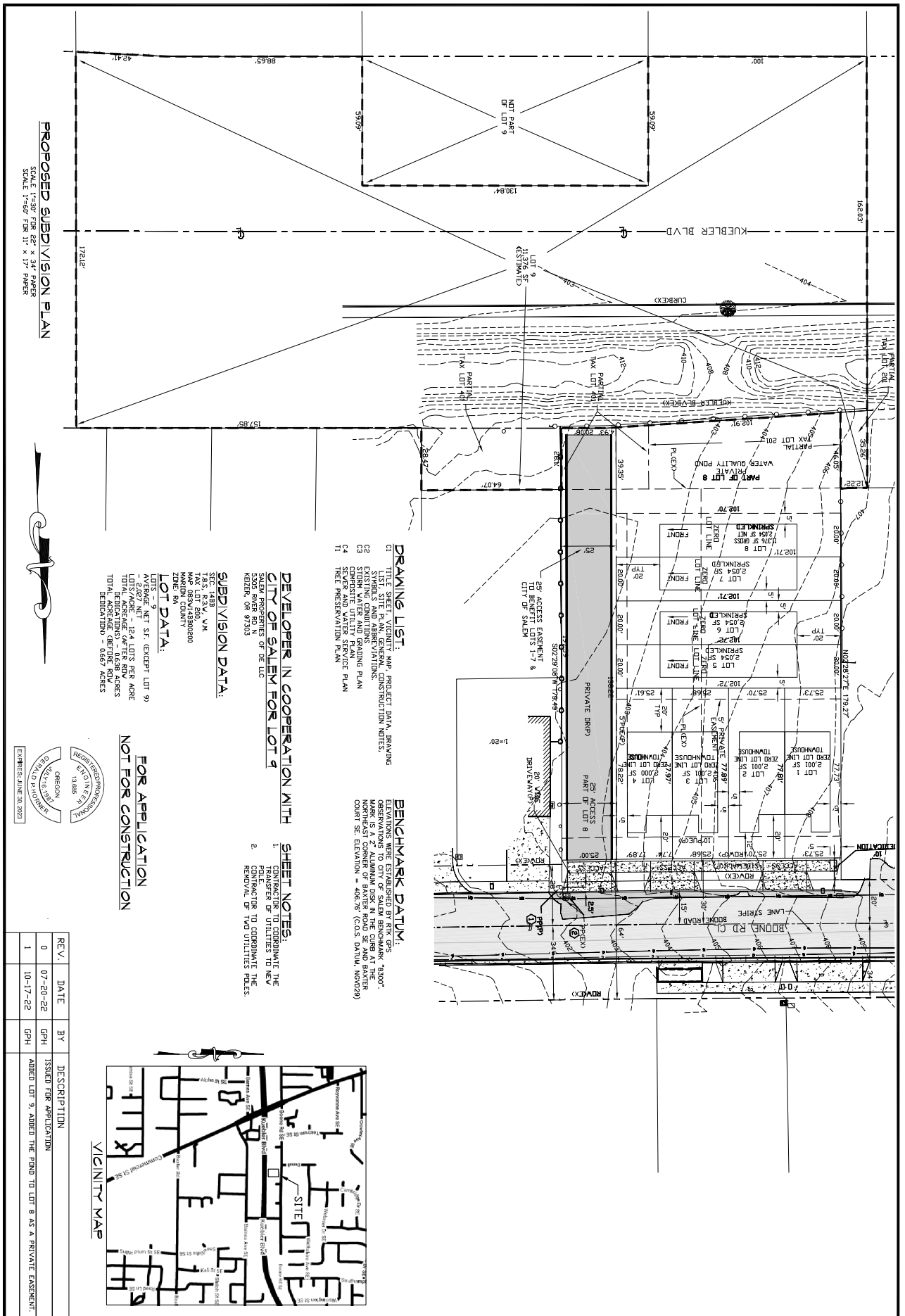
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

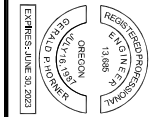
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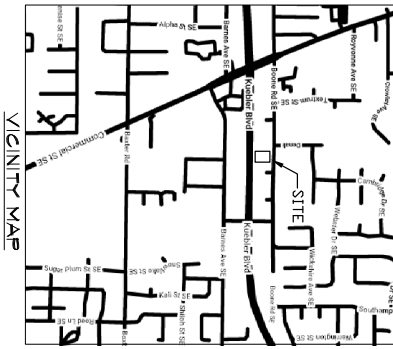
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PROPOSED SUBDIVISION PLAN
 SCALE: 1"=50' PER SET x 1/4" PER SET
 SCALE: 1"=50' FOR 11 x 17" PAGES



REV.	DATE	BY	DESCRIPTION
0	07-20-22	GPH	ISSUED FOR APPLICATION
1	10-17-22	GPH	ADDED LOT 9, ADDED THE POND TO LOT 8 AS A PRIVATE EASEMENT.



- DRAINING LIST:**
- C1 TITLE SHEET, VICINITY MAP, PROJECT DATA, DRAWING
 - C2 LISTING SITE PLAN, GENERAL CONSTRUCTION NOTES,
 - C3 EXISTING CONDITIONS
 - C4 COMPILED FINAL DRAINING PLAN
 - C5 SEWER AND WATER SERVICE PLAN
 - C6 TREE PRESERVATION PLAN

BENCHMARK DATUM:
 ELEVATIONS WERE ESTABLISHED BY RIK GPS
 OBSERVATIONS TO CITY OF SALEM BENCHMARK - 7800'
 AT THE INTERSECTION OF BOONE ROAD AND BAXTER
 NORTH-EAST CORNER OF BAXTER ROAD SE AND BAXTER
 COURT SE. ELEVATION = 408.70' (C.O.S. DATUM NAD83)

DEVELOPER IN COOPERATION WITH
CITY OF SALEM FOR LOT 4

- SHEET NOTES:**
1. CONTRACTOR TO COORDINATE THE TRANSFER OF UTILITIES TO NEW CONTRACTOR.
 2. CONTRACTOR TO COORDINATE THE REMOVAL OF TWO UTILITIES POLES.

SUBDIVISION DATA:

SEC. 1438, V.M.
 TAX LOT 260,
 MAP OR 4880280
 ZONE: RA

LOT DATA:
 LOTS - 9
 NET SF (EXCEPT LOT 9)
 42,097 NET
 LOTS/ACRE - 124 LOTS PER ACRE
 TOTAL ACRES (EXCEPT LOT 9)
 338.68 ACRES
 TOTAL ACRES (EXCEPT LOT 9)
 338.68 ACRES
 DEDICATION - 0.067 ACRES

NOT FOR CONSTRUCTION

MEREDITH HEIGHTS
SUBDIVISION APPLICATION

1440 & 1450 BOONE RD
 SALEM, OREGON 97306

TENTATIVE
SITE PLAN

ENGINEER:
 WILLAMETTE ENGINEERING INC.
 P.O. BOX 9032
 SALEM, OREGON 97305
 PH: 503-304-0905
 FAX: 503-304-9512