



# 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>	Subdivision Tentative Plan, Urban Growth Preliminary Declaration Case No. SUB-UGA22-11
<b>PROPERTY LOCATION:</b>	6600 Block of Lone Oak Rd SE, Salem OR 97306
<b>NOTICE MAILING DATE:</b>	October 27, 2022
<b>PROPOSAL SUMMARY:</b>	A tentative subdivision and urban growth preliminary declaration to create 40-lots.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, November 10, 2022</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>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@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>  South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.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) 205.010(d) – Tentative Subdivision; 200.030(d) – Urban Growth Preliminary Declaration  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>	Oak Ridge Estates LLC(Craig Robinson, DC2Holdings LLC(David Hafner), TW Lone Oak LLC (Thomas Wheeler))
<b>APPLICANT(S):</b>	Mark Shipman, Saalfeld Griggs Lawyers
<b>PROPOSAL REQUEST:</b>	<p>A tentative phased subdivision plan and urban growth preliminary declaration to divide approximately ten acres into 40 lots ranging in size from 6,800 square feet to 12,248 square feet. The proposal includes three land areas designated for utilities which will be dedicated to the City of Salem. The applicant is requesting an alternative street standard to increase the grade of Red Oak Road SE and A Court from 12 percent to 15 percent.</p> <p>The subject property is approximately 10 acres in size, zoned RA (Residential Agriculture), and located on the 6600 Block of Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers 083W22C / 200).</p>
<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: 22 117369. 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, Urban Growth Preliminary Declaration  
Case No. SUB-UGA22-11

**PROJECT ADDRESS:** 6600 Block of Lone Oak Rd SE, Salem OR 97306

**AMANDA Application No.:** 22-117369-PLN

**COMMENT PERIOD ENDS:** November 10, 2022

**SUMMARY:** A tentative subdivision and urban growth preliminary declaration to create 40-lots.

**REQUEST:** A tentative phased subdivision plan and urban growth preliminary declaration to divide approximately ten acres into 40 lots ranging in size from 6,800 square feet to 12,248 square feet. The proposal includes three land areas designated for utilities which will be dedicated to the City of Salem. The applicant is requesting an alternative street standard to increase the grade of Red Oak Road SE and A Court from 12 percent to 15 percent.

The subject property is approximately 10 acres in size, zoned RA (Residential Agriculture), and located on the 6600 Block of Lone Oak Road SE (Marion County Assessor Map and Tax Lot Numbers 083W22C / 200).

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, November 10, 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](mailto:odias@cityofsalem.net).

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**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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UNITED STATES

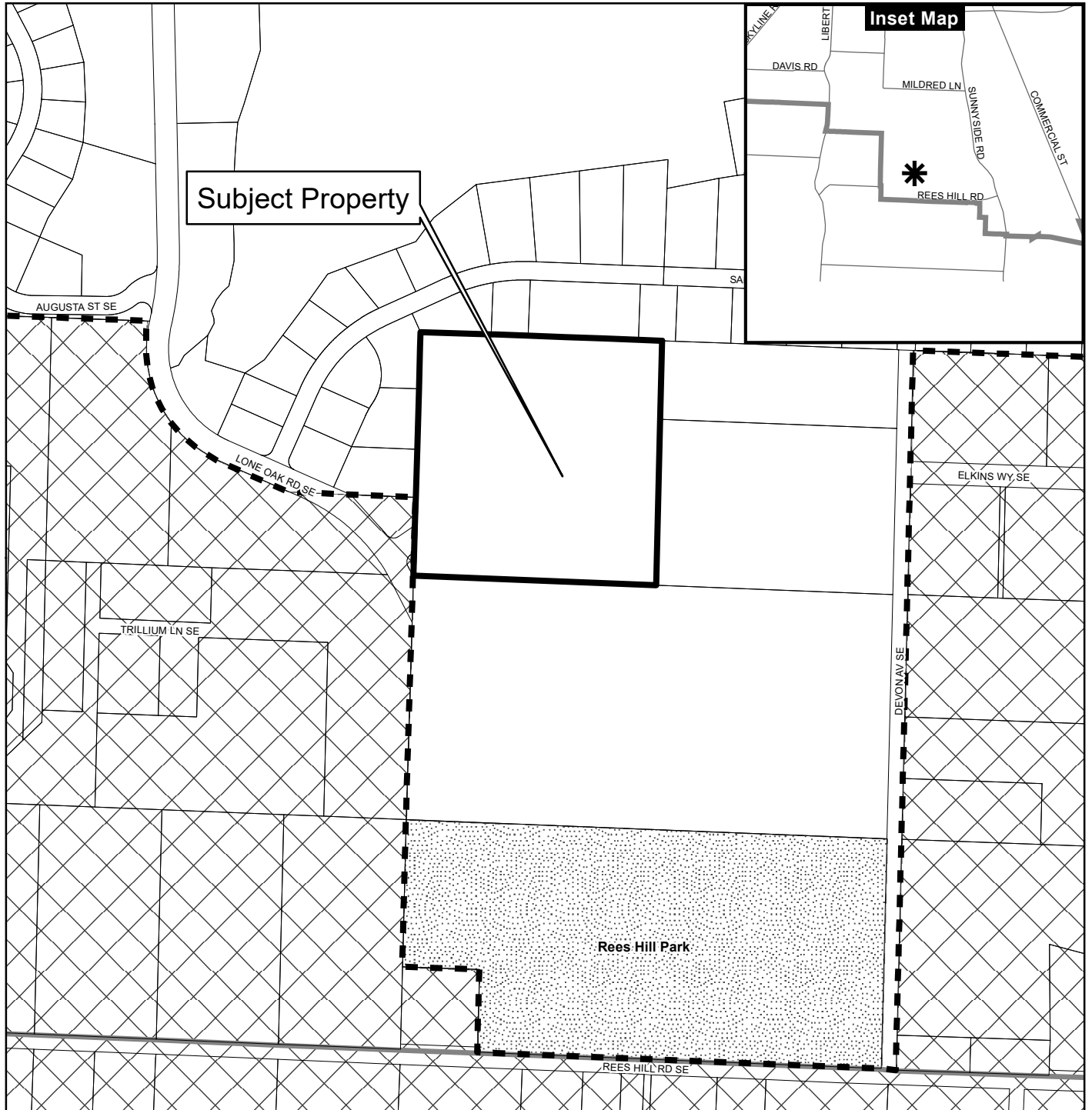
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



# Vicinity Map 6600 Block Lone Oak Road SE



### Legend

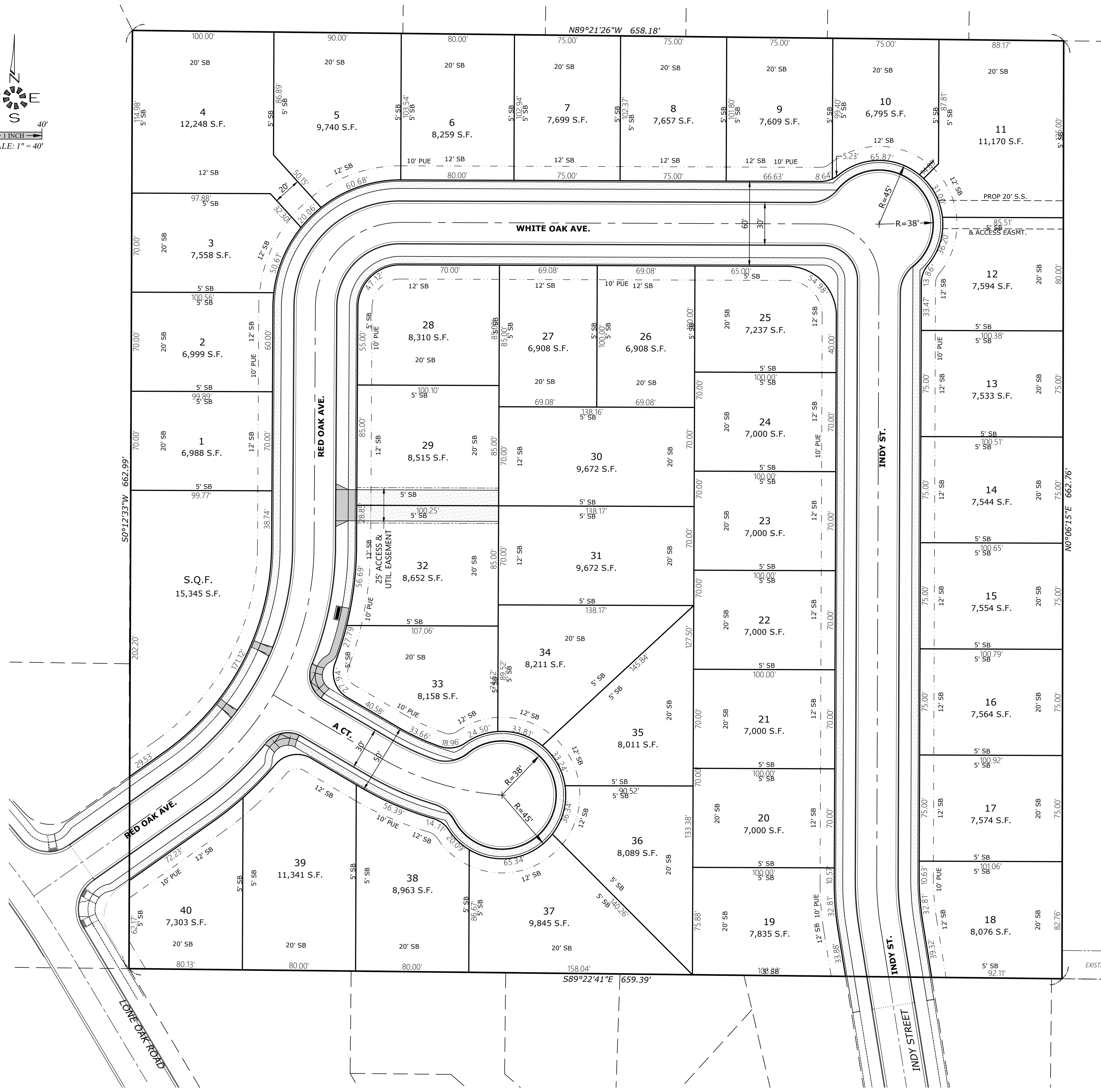
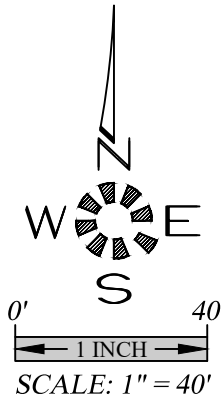
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

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

0 100 200 400 Feet



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PARCEL SIZE:  
 TOTAL AREA \_\_\_\_\_ 7.81 Ac.  
 DEVELOPABLE AREA \_\_\_\_\_ 7.81 Ac.  
 NUMBER OF LOTS \_\_\_\_\_ 41  
 DENSITY \_\_\_\_\_ 5.25 UNITS/AC.  
 LARGEST LOT \_\_\_\_\_ 15,345.38 S.F.  
 SMALLEST LOT \_\_\_\_\_ 6809.88 S.F.  
 AVERAGE \_\_\_\_\_ 8295.98 S.F.

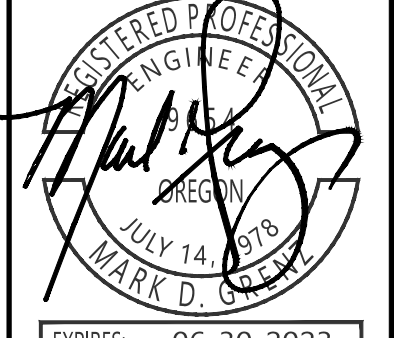


**SITE PLAN**

**OAK RIDGE ESTATES**

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.

Design: M.D.G.  
 Drawn: M.K.D.  
 Checked: J.J.G.  
 Date: MARCH 2020  
 Scale: AS SHOWN  
 As-Built: \_\_\_\_\_



JOB # 7013  
 EXPRES: 06-30-2023

2/10/2020 10:13:00 AM C:\Users\mkg\OneDrive\Documents\7013\7013.dwg, 6/11/2022, 10:41:10 AM, MDD/mm