



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:	Phased Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-02
PROPERTY LOCATION:	5012 to 5122 Hayesville Drive NE and 4625 Cordon Road NE, Salem OR 97305
NOTICE MAILING DATE:	March 14, 2024
PROPOSAL SUMMARY:	Proposed phased subdivision tentative plan to divide approximately 21.55 acres into 100 lots with associated site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Thursday, March 28, 2024</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.
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> Northgate Neighborhood Association; Email: northgateneighborhoodsalem@gmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.015(d) and 205.010(d) – Phased Subdivision Tentative Plan; 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):	Hayesville Properties, LLC (Andrew Fields, James Fields); Brenda A. Young, Trustee of the Brenda A. Young Lifetime Trust; Oregon Conference Adventist Churches; Paul Duchateau
APPLICANT(S):	Hayesville Properties, LLC
PROPOSAL REQUEST:	<p>A phased subdivision tentative plan to divide approximately 21.55 acres into 100 lots ranging from approximately 1,680 square feet to 145,500 square feet (3.34 acres) in size in two phases of development; with the first phase consisting of 92 lots accommodating a mix of single-family dwellings and townhomes together with two open space lots and a stormwater facility lot; and the second phase consisting of five lots accommodating two existing single-family dwellings located at 5092 Hayesville Dr NE, 5122 Hayesville Dr NE and future residential development.</p> <p>The proposal also includes a Class 2 Adjustment to reduce the minimum required lot size within the RM-I zone for proposed Lots 99 and 100 to allow the existing single-family dwellings located at 5092 Hayesville Dr NE and 5122 Hayesville Dr NE to remain on these lots which are proposed to be less than 20,000 square feet in size (SRC 513.010(a)).</p> <p>The subject property totals approximately 21.55 acres in size, is zoned RM-I (Multiple Family Residential) and RA (Residential Agriculture), and is located at 5012 to 5122 Hayesville Dr NE and 4625 Cordon Rd NE (Marion County Assessor's Map and Tax Lot Numbers: 072W05D001700; 072W05D002000; 072W05D002100; 072W05D002800; 072W05D002900; 072W05D003100; 072W05D003200; and 072W05D003300).</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:	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: 23 118755. 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: Phased Subdivision Tentative Plan / Class 2 Adjustment Case No. SUB-ADJ24-02
PROJECT ADDRESS: 5012 to 5122 Hayesville Dr NE and 4625 Cordon Rd NE, Salem OR 97305
AMANDA Application No.: 23-118755-PLN
COMMENT PERIOD ENDS: Thursday, March 28, 2024, at 5:00 p.m.

SUMMARY: Proposed phased subdivision tentative plan to divide approximately 21.55 acres into 100 lots with associated site improvements.

REQUEST: A phased subdivision tentative plan to divide approximately 21.55 acres into 100 lots ranging from approximately 1,680 square feet to 145,500 square feet (3.34 acres) in size in two phases of development; with the first phase consisting of 92 lots accommodating a mix of single-family dwellings and townhomes together with two open space lots and a stormwater facility lot; and the second phase consisting of five lots accommodating two existing single-family dwellings located at 5092 Hayesville Dr NE, 5122 Hayesville Dr NE and future residential development.

The proposal also includes a Class 2 Adjustment to reduce the minimum required lot size within the RM-I zone for proposed Lots 99 and 100 to allow the existing single-family dwellings located at 5092 Hayesville Dr NE and 5122 Hayesville Dr NE to remain on these lots which are proposed to be less than 20,000 square feet in size (SRC 513.010(a)).

The subject property totals approximately 21.55 acres in size, is zoned RM-I (Multiple Family Residential) and RA (Residential Agriculture), and is located at 5012 to 5122 Hayesville Dr NE and 4625 Cordon Rd NE (Marion County Assessor’s Map and Tax Lot Numbers: 072W05D001700; 072W05D002000; 072W05D002100; 072W05D002800; 072W05D002900; 072W05D003100; 072W05D003200; and 072W05D003300).

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, March 28, 2024, 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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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
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BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

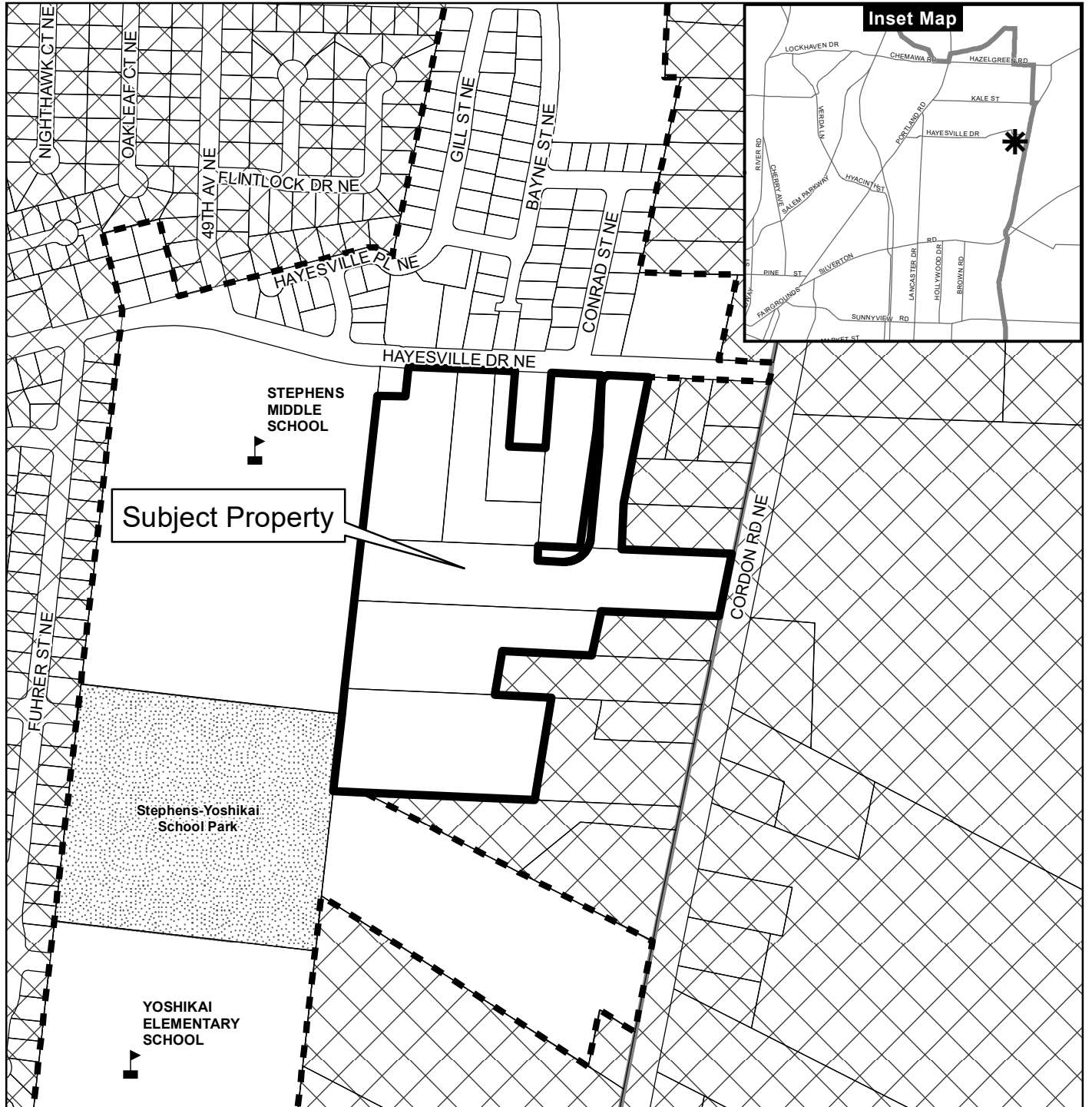
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PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



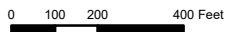
Vicinity Map

5012 to 5122 Hayesville Drive NE and 4625 Cordon Road NE



Legend

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

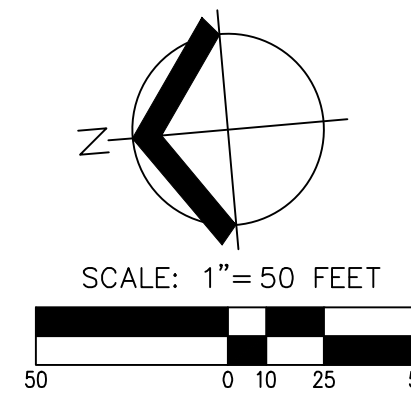


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TRACT NOTES:

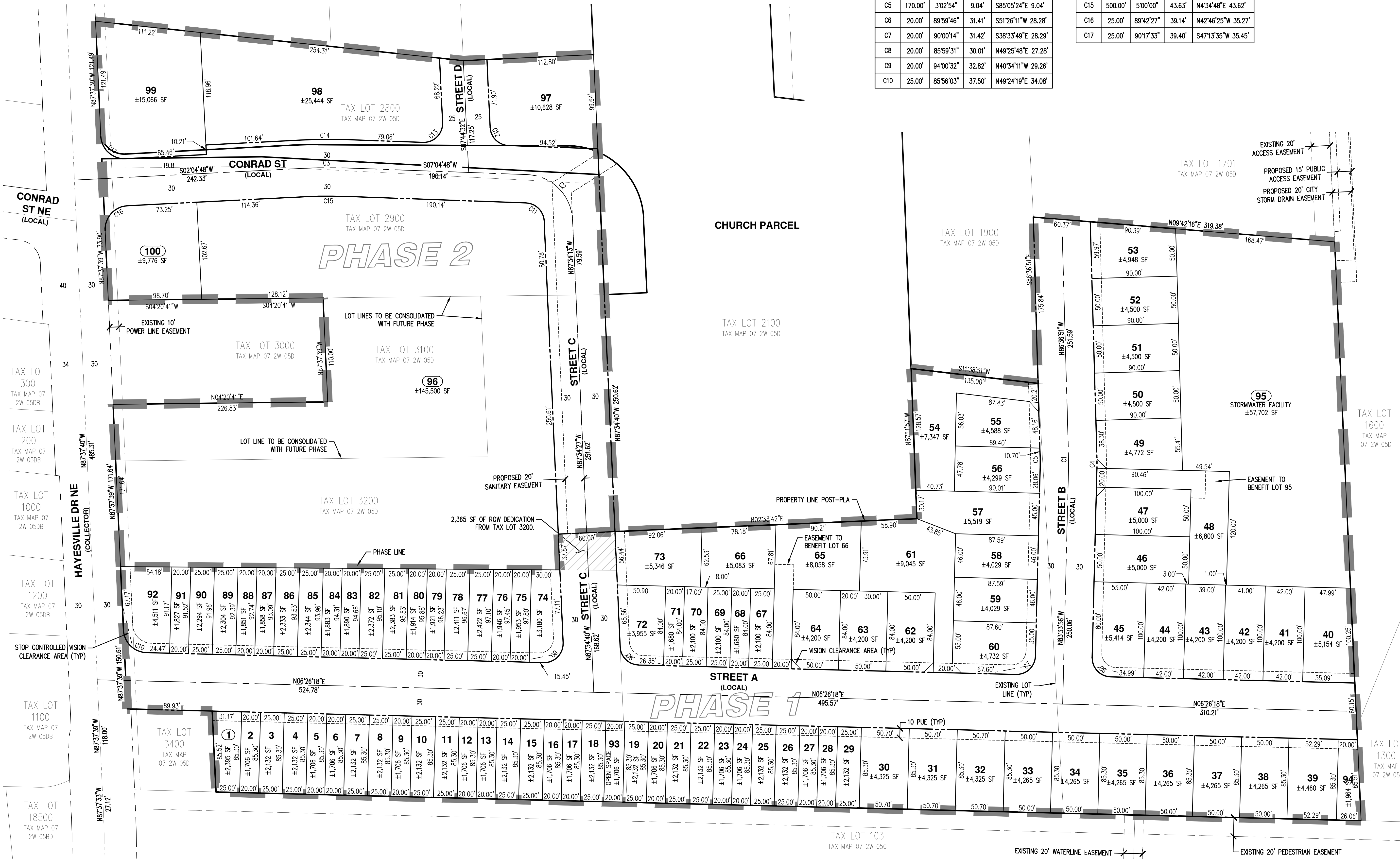
- LOT 93 IS PLANNED TO PROVIDE PEDESTRIAN ACCESS TO THE CITY OF SALEM.
- LOT 94 IS PLANNED TO PROVIDE PEDESTRIAN ACCESS TO THE CITY OF SALEM ALONG WITH A SANITARY SEWER EASEMENT OVER ITS ENTIRETY.
- LOT 95 IS A STORMWATER FACILITY. IT IS SUBJECT TO A PUBLIC ACCESS AND MAINTENANCE EASEMENT OVER ITS ENTIRETY. IT SHALL BE OWNED AND MAINTAINED BY THE CITY OF SALEM.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00'	3'02'54"	10.64'	S85°05'24"E 10.64'
C2	50.00'	85°20'58"	74.48'	S49°45'17"W 67.78'
C3	530.00'	5'00'00"	46.25'	S4°34'48"W 46.24'
C4	230.00'	3'02'54"	12.24'	S85°05'24"E 12.24'
C5	170.00'	3'02'54"	9.04'	S85°05'24"E 9.04'
C6	20.00'	89°59'46"	31.41'	S51°26'11"W 28.28'
C7	20.00'	90°00'14"	31.42'	S38°33'49"E 28.29'
C8	20.00'	85°59'31"	30.01'	N49°25'48"E 27.28'
C9	20.00'	94°00'32"	32.82'	N40°34'11"W 29.26'
C10	25.00'	85°56'03"	37.50'	N49°24'19"E 34.08'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	20.00'	84°51'53"	29.62'	N49°30'45"E 26.99'
C12	20.00'	85°10'40"	29.73'	S49°40'08"W 27.07'
C13	20.00'	94°49'20"	33.10'	S40°19'52"E 29.45'
C14	560.00'	5'00'00"	48.87'	N4°34'48"E 48.85'
C15	500.00'	5'00'00"	43.63'	N4°34'48"E 43.62'
C16	25.00'	89°42'27"	39.14'	N42°46'25"W 35.27'
C17	25.00'	90°17'33"	39.40'	S47°13'35"W 35.45'



**PRELIMINARY PLAT
MORGAN MEADOWS SUBDIVISION
AMERICAN VILLAGE CORPORATION
SALEM, OREGON**



REVISIONS:	DECEMBER 31, 2024
JOB NUMBER:	8008
DATE:	11/15/2023
DESIGNED BY:	ECR
DRAWN BY:	ECR
CHECKED BY:	TDR

P06

AKS
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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE