



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 Modification Case No. SUB-ADJ21-06MOD2
PROPERTY LOCATION:	4400 Block of Battle Creek Rd SE, Salem OR 97302
NOTICE MAILING DATE:	March 19, 2024
PROPOSAL SUMMARY:	An application for the second modification of the tentative phased subdivision approval for Coburn Grand View Estates (Case No. SUB-ADJ21-06 & UGA17-03MOD1).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, April 2, 2024. 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) 205.070(d)(2) – Subdivision Modifications 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):	Boulder Hill LLC (Robert Nunn), Battle Creek LLC (Julie Singer), Pyramid Holdings LLC (Richard Boyce, William Wagoner)
APPLICANT(S):	Brandie Dalton, MultiTech, and Bill Wagoner, Westwood Homes LLC (Richard Boyce, Bill Wagoner, Todd Boyce)
PROPOSAL REQUEST:	<p>An application to modify phases by adding an additional phase to the approved Coburn Grand View Estates subdivision by reconfiguring the existing phase boundaries. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision.</p> <p>The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 400, 601).</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: 24 104019. 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 Modification Case No. SUB-ADJ21-06MOD2

PROJECT ADDRESS: 4400 Block of Battle Creek Rd SE, Salem OR 97302

AMANDA Application No.: 24-104019-PLN

COMMENT PERIOD ENDS: April 2, 2024 at 5:00 p.m.

SUMMARY: An application for the second modification of the tentative phased subdivision approval for Coburn Grand View Estates (Case No. SUB-ADJ21-06 & UGA17-03MOD1).

REQUEST: An application to modify phases by adding an additional phase to the approved Coburn Grand View Estates subdivision by reconfiguring the existing phase boundaries. The proposed modification does not change the layout of the approved lots, open areas, or streets/alleys within the subdivision.

The subject properties are approximately 32.5 acres, zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential) and located on the 4400 Block of Battle Creek Road SE (Marion County Assessor Map and Tax Lot Numbers 083W12B / 1600 and 083W11D / 400, 601).

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. Tuesday, April 2, 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: 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

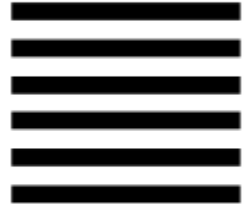


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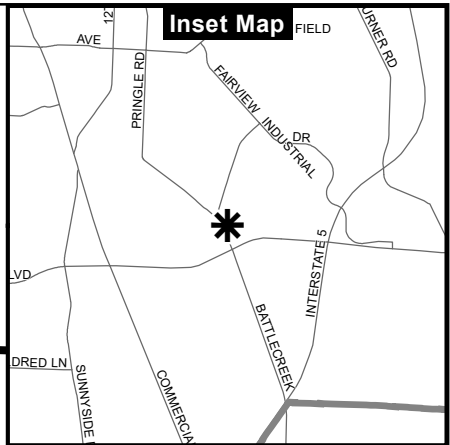
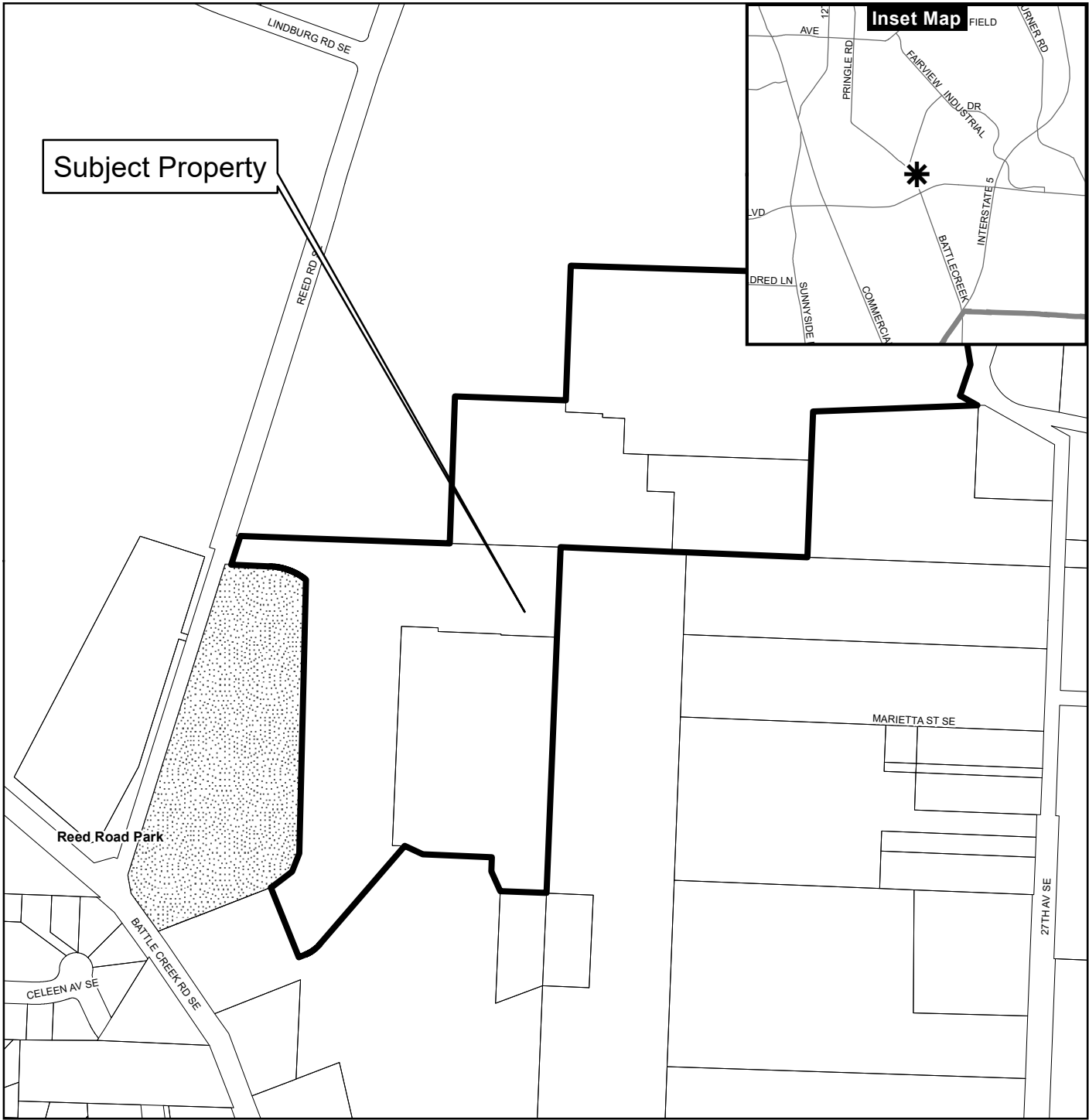
POSTAGE WILL BE PAID BY ADDRESSEE

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



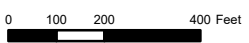
Vicinity Map

4400 Block Battle Creek Road SE



Legend

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



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.

COBURN GRAND VIEW ESTATES

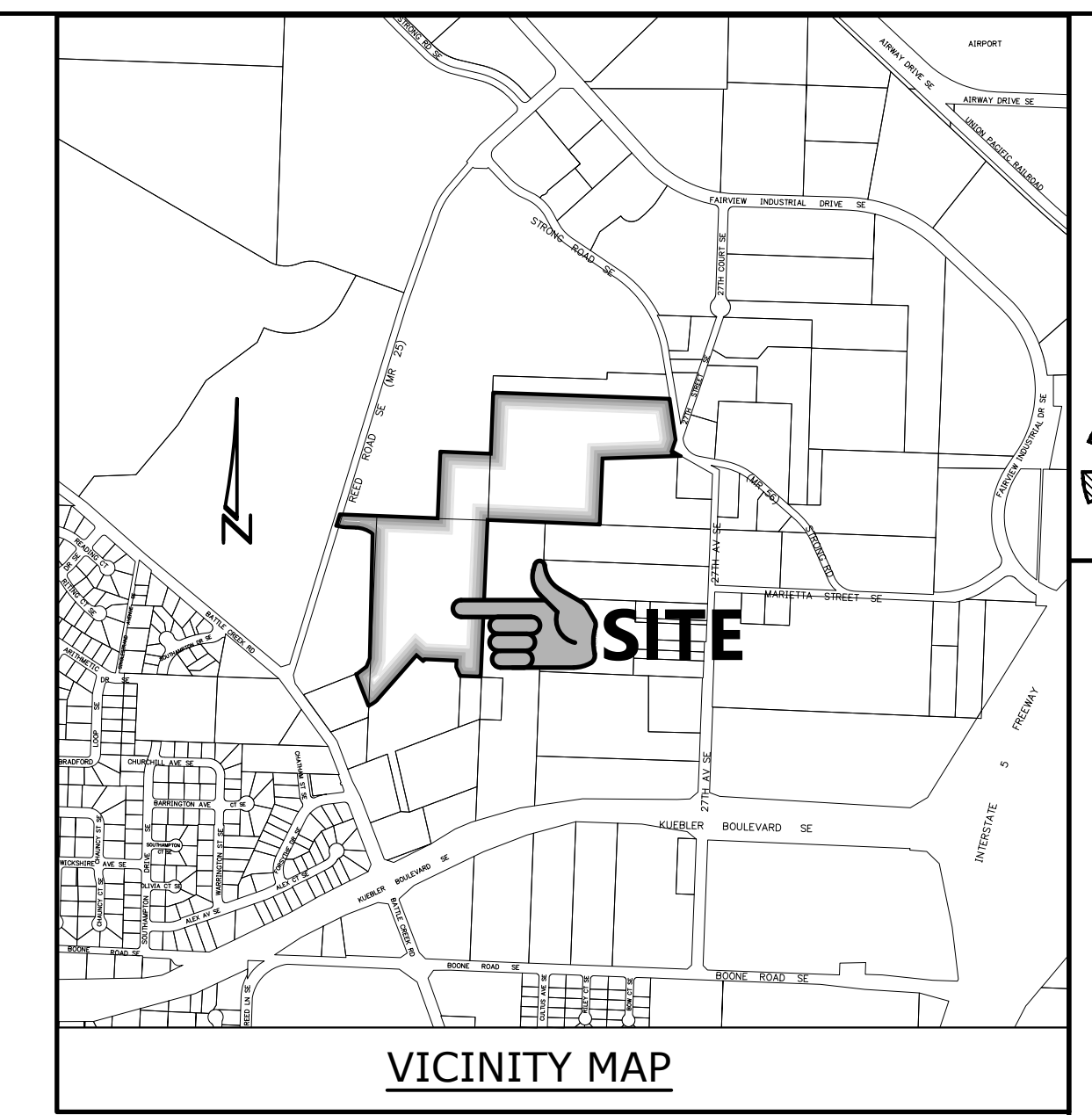
T. 8 S., R. 3 W., Willamette Meridian
 Sec. 11D Tax Lots 100, 200, 400 & 601 - Sec. 12B Tax Lot 1600
 City Of Salem, Marion County, Oregon

Owner / Developer:

WESTWOOD HOMES LLC

12700 NW CORNELL RD.
 PORTLAND, OREGON 97229

SECTION E:
 TOWNHOUSES:
 DEVELOPABLE AREA — 2.711 Ac.
 NUMBER OF UNITS — 34
 DENSITY — 12.541 UNITS/Ac.
 LARGEST LOT — 5,279 S.F.
 SMALLEST LOT — 1,635 S.F.
 AVERAGE — 2,597 S.F.



PROJECT B.M. 369.46 (NGVD 29)
 2" ALUMINUM DISK 2098
 LOCATED IN EAST CURB BATTLE CR RD SE, 220' N INTERSECTION BOONE RD SE, TOP OF CURB @ B.R. OF TURN LN, 10' SW UTILITY VAULT, 27' SW POWER POLE, 4' NW WM, 12' SE OF WW

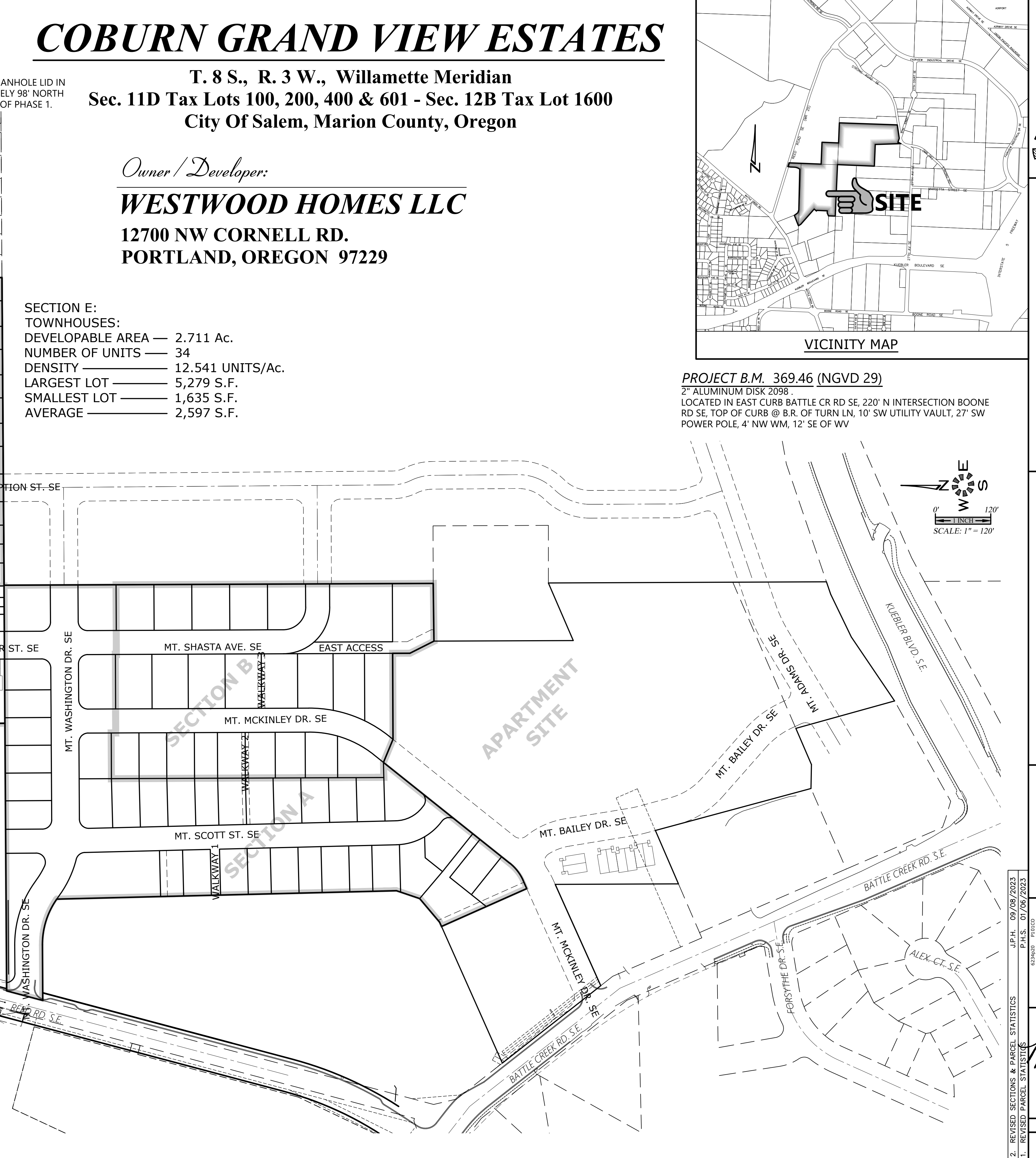
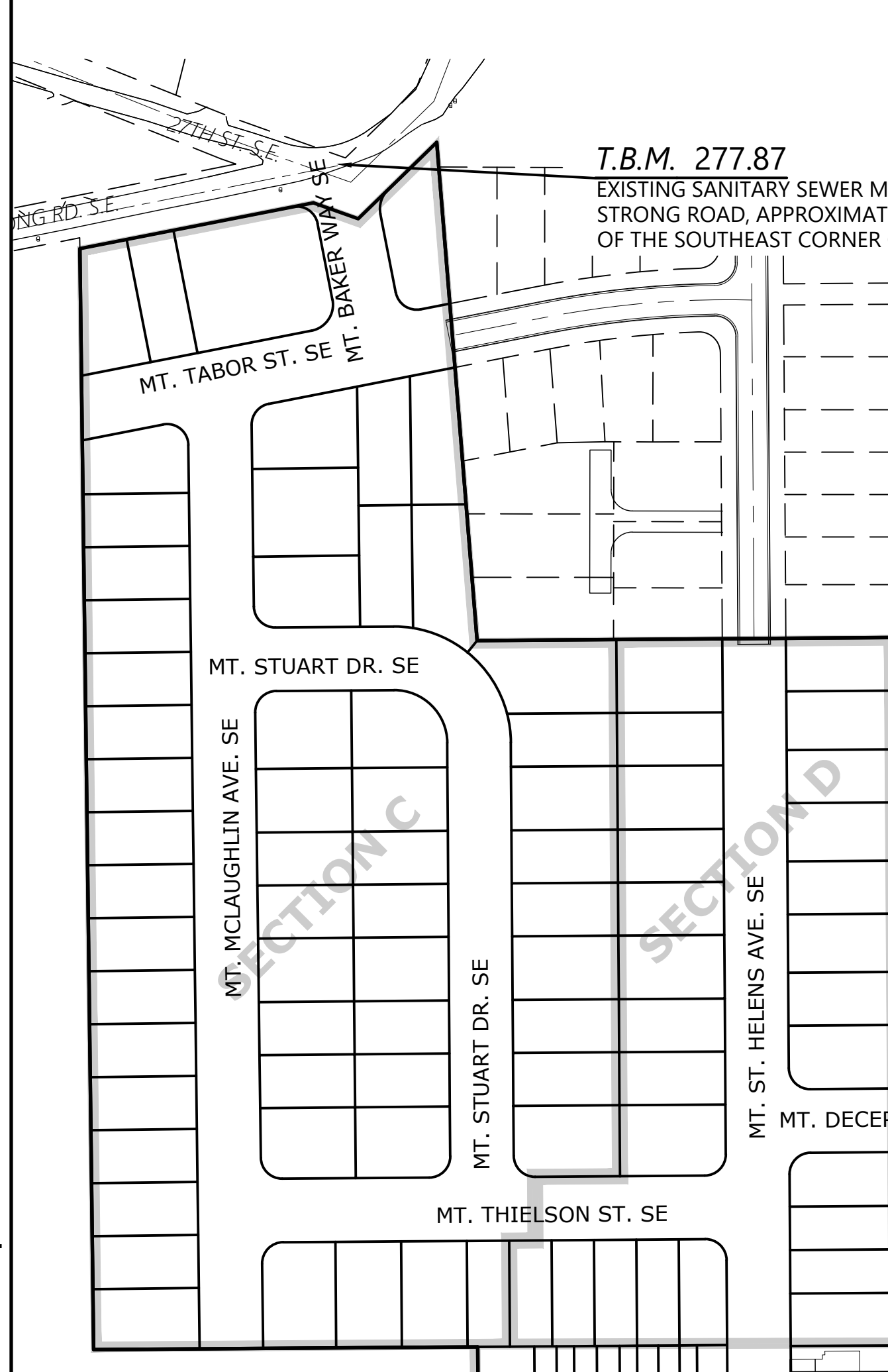
TOTAL PARCEL SIZE:
 DEVELOPABLE AREA — 33.077 Ac.
 NUMBER OF UNITS — 177
 DENSITY — 5.58 UNITS/Ac.
 LARGEST LOT — 17,940 S.F.
 SMALLEST LOT — 1,635 S.F.
 AVERAGE — 5,525 S.F.

SECTION A:
 DEVELOPABLE AREA — 8.778 Ac.
 NUMBER OF UNITS — 37
 DENSITY — 4.215 UNITS/Ac.
 LARGEST LOT — 10,658 S.F.
 SMALLEST LOT — 4,975 S.F.
 AVERAGE — 6,600 S.F.

SECTION B:
 DEVELOPABLE AREA — 6.068 Ac.
 NUMBER OF UNITS — 24
 DENSITY — 3.955 UNITS/Ac.
 LARGEST LOT — 17,940 S.F.
 SMALLEST LOT — 7,652 S.F.
 AVERAGE — 8,595 S.F.

SECTION C:
 DEVELOPABLE AREA — 10.653 Ac.
 NUMBER OF UNITS — 56
 DENSITY — 5.257 UNITS/Ac.
 LARGEST LOT — 8,353 S.F.
 SMALLEST LOT — 4,001 S.F.
 AVERAGE — 5,496 S.F.

SECTION D:
 DEVELOPABLE AREA — 4.335 Ac.
 NUMBER OF UNITS — 26
 DENSITY — 5.998 UNITS/Ac.
 LARGEST LOT — 6,928 S.F.
 SMALLEST LOT — 4,001 S.F.
 AVERAGE — 5,063 S.F.



ABBREVIATIONS

A.C. ASPHALTIC CONCRETE	L.P. LIGHT POLE
ACMP ALUMINIZED CMP	M METER, MAIN
ASSY. ASSEMBLY	M.H. MANHOLE
B.O. BLOW OFF	MTL METAL
B.F.V. BUTTERFLY VALVE	O.H. OVERHEAD
C & G CURB & GUTTER	PC POINT OF CURVE
CATV CABLE TELEVISION	PCC POINT OF CONTINUING CURVE
C.B. CATCH BASIN	PED. PEDESTAL
C.B.C.O. CATCH BASIN CLEANOUT	PRC POINT OF REVERSE CURVE
C.B.I. CATCH BASIN INLET	PROP. PROPOSED
C.L. CENTERLINE	PT POINT OF TANGENCY
CMP CORRUGATED METAL PIPE	PUB. PUBLIC
C.O. CLEANOUT	PUE PUBLIC UTILITY EASMT.
CONC. CONCRETE	PVC POLYVINYL CHLORIDE
CONST. CONSTRUCT	PVT. PRIVATE
D.I. DUCTILE IRON	P.P. POWER POLE
DIA. DIAMETER	P.L. PROPERTY LINE
DWG. DRAWING	R. RADIUS
EASMT. EASEMENT	R- RIM
E.G. EXIST. GRADE / GROUND	RD ROOF DRAIN
EOP, E.P. EDGE OF PAVEMENT	R.O.W. RIGHT-OF-WAY
FLEC. ELECTRIC	SAN.S. or S.S. SANITARY SEWER
ELEV. or EL. ELEVATION	S SLOPE
Ex. or EXIST. EXISTING	STA. STATION
FT. FEET	STD. STANDARD
F.F. FINISH FLOOR	STL. STEEL
F.G. FINISH GRADE	STM.DRN. or S.D. STORM DRAIN
F.H. FIRE HYDRANT	SVC. SERVICE
F.M. FORCE MAIN	SW SIDEWALK
GUT. or GTR. GUTTER	T.C. TOP OF CURB
G.V. GATE VALVE	TEL. TELEPHONE
IMP. IMPROVEMENT	TYP. TYPICAL
INST. INSERT	U.G. UNDERGROUND
INV. or I- INVERT	VLT. VAULT
L LENGTH, LINE	W.M. WATER MAIN

PRELIMINARY SHEET INDEX

P101 COVER SHEET	
P102 EXISTING CONDITIONS PLAN	
P201 SITE PLAN	NORTH
P202 SITE PLAN	CENTRAL
P203 SITE PLAN	SOUTH
P204 SLOPE EXCEPTION AREAS	
P301 UTILITY PLAN	NORTH
P302 UTILITY PLAN	CENTRAL
P303 UTILITY PLAN	SOUTH
P401 TREE CONSERVATION PLAN	NORTH
P402 TREE CONSERVATION PLAN	CENTRAL
P403 TREE CONSERVATION PLAN	SOUTH
P404 TREE CONSERVATION PLAN	R.O.W. NORTH
P405 TREE CONSERVATION PLAN	R.O.W. SOUTH
P501 PUBLIC STREET IMPROVEMENTS	MT. BAKER WAY & MT. TABOR ST.
P502 PUBLIC STREET IMPROVEMENTS	MT. MCLAUGHLIN AVE.
P503 PUBLIC STREET IMPROVEMENTS	MT. STUART DR.
P504 PUBLIC STREET IMPROVEMENTS	MT. THIELSON ST. & MT. BACHELOR ST.
P505 PUBLIC STREET IMPROVEMENTS	MT. ST. HELENS AVE.
P506 PUBLIC STREET IMPROVEMENTS	MT. WASHINGTON DR.
P507 PUBLIC STREET IMPROVEMENTS	MT. SHASTA AVE. & E. ACCESS
P508 PUBLIC STREET IMPROVEMENTS	MT. DECEPTION ST. 0+00 TO 12+00
P509 PUBLIC STREET IMPROVEMENTS	MT. MCKINLEY DR. 0+00 TO 8+00
P510 PUBLIC STREET IMPROVEMENTS	MT. MCKINLEY DR. 8+00 TO 15+00
P511 PUBLIC STREET IMPROVEMENTS	MT. SCOTT ST.
P512 PUBLIC STREET IMPROVEMENTS	MT. BAILEY DR.
P513 PUBLIC STREET IMPROVEMENTS	MT. ADAMS DR.
P514 PUBLIC STREET IMPROVEMENTS	WALKWAY 1, 2 & 3
P515 PUBLIC STREET IMPROVEMENTS	BATTLE CREEK RD.
P516 PUBLIC STREET IMPROVEMENTS	REED RD.
P517 TYPICAL STREET SECTIONS	
P601 GRADING PLAN	NORTH
P602 GRADING PLAN	CENTRAL
P603 GRADING PLAN	SOUTH

SYMBOLS

EXIST. PROP.	EXIST. PROP.
○ BLOW OFF ASSY.	○ MANHOLE SAN. SEWER
□ CATCH BASIN	○ MANHOLE STORM DRAIN
■ CATCH BASIN CLEANOUT	○ 2' DIA. C.O. / M.H.
□ CATCH BASIN INLET	○ MANHOLE TELEPHONE
△ CATV PED. / BOX	○ MANHOLE WATER
○ CLEANOUT	○ REDUCER / INCREASER
○ ELEC. PED. / BOX	○ TEL. PED. / BOX
○ FIRE HYDRANT	○ TRAFFIC PED. / BOX
○ GAS LOCATION MARKER	○ UTILITY / POWER POLE
○ GAS VALVE	○ WATER METER
○ MAIL BOX	○ WATER VALVE
○ CABLE TELEVISION	○ SANITARY SEWER EXIST.
○ CENTERLINE	○ SANITARY SEWER PROP.
○ DITCH C.L.	○ STORM DRAIN EXIST.
○ ELECTRICAL LINE	○ STORM DRAIN PROP.
○ GAS MAIN	○ WATER MAIN EXIST.
○ TELEPHONE LINE	○ WATER MAIN PROP.

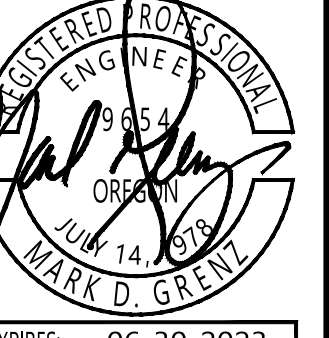
MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St. S.E. Salem, OR 97302
 www.mtengineering.net office@mtengineering.net

PRELIMINARY PLAN
 COVER SHEET

COBURN GRAND VIEW
 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.

J.P.H. 09/08/2023
 P.H.S. 07/06/2023
 Design: M.D.G.
 Drawn: P.H.S.
 Checked: J.J.G.
 Date: JUNE 2018
 Scale: AS SHOWN
 As-Built: _____



EXPIRES: 06-30-2023
 JOB # 6234
P101

2:62x34.254-Redwood.dwg 02/06/2024.dwg P101.CD 11/22/2023 11:38:57 AM:hdjgmmh