



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 / Urban Growth Preliminary Declaration / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree and Vegetation Removal Permit Case No. SUB-UGA-DAP-TRP24-03
PROPERTY LOCATION:	4900 Block of 27 th Ave SE, Salem 97302
NOTICE MAILING DATE:	April 19, 2024
PROPOSAL SUMMARY:	A proposed 16-lot subdivision for Kuebler Village.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Friday, May 3, 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:	Jamie Donaldson, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.010(d) – Subdivision Tentative Plan; 200.025(d) & (e) – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.030(d) – Tree and Vegetation Removal Permit 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):	Kuebler Cascade View LLC (Thomas J Wettlaufer, Gordan Satrum, Dirk Stangier)
APPLICANT(S):	Mosaic Development Services LLC (Douglas Sproul) Jeremy Shoenfelder Mosaic Development Services LLC
PROPOSAL REQUEST:	<p>A consolidated application for a proposed 16-Lot subdivision (Kuebler Village). The application includes:</p> <ol style="list-style-type: none"> (1) A Subdivision Tentative Plan to divide the 24.43-acre property into 16 lots ranging in size from approximately one-half acre to four acres, with a request for Alternative Street Standards to allow increased block lengths, a reduction in curb radius for the cul-de-sac, and alternative sidewalks and cross street sections; (2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development; (3) A Class 2 Adjustment to increase the amount of flag lots allowed in a subdivision from 15% (two lots) to 44% (seven lots); (4) Two Class 2 Driveway Approach Permits for access to the proposed private street, Mosaic Drive SE, from 27th Ave SE and Boone Road SE; and (5) A Tree Removal Permit to remove eight significant trees on site. <p>The subject property is approximately 24 acres in size, zoned MU-II (Mixed Use-II) and MU-III (Mixed Use-III) and located at the 4900 Block of 27th Avenue SE (Marion County Assessor's Map and Tax Lot Number: 083W12C /2201).</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 120317. 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 / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree and Vegetation Removal Permit Case No. SUB-UGA-DAP-TRP24-03

PROJECT ADDRESS: 4900 Block of 27th Ave SE, Salem OR 97302

AMANDA Application No.: 23-120317-PLN

COMMENT PERIOD ENDS: Friday, May 3, 2024, at 5:00 p.m.

SUMMARY: A proposed 16-lot subdivision for Kuebler Village.

REQUEST: A consolidated application for a proposed 16-Lot subdivision (Kuebler Village). The application includes:

- (1) A Subdivision Tentative Plan to divide the 24.43-acre property into 16 lots ranging in size from approximately one-half acre to four acres, with a request for Alternative Street Standards to allow increased block lengths, a reduction in curb radius for the cul-de-sac, and alternative sidewalks and cross street sections;
- (2) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development;
- (3) A Class 2 Adjustment to increase the amount of flag lots allowed in a subdivision from 15% (two lots) to 44% (seven lots);
- (4) Two Class 2 Driveway Approach Permits for access to the proposed private street, Mosaic Drive SE, from 27th Ave SE and Boone Road SE; and
- (5) A Tree Removal Permit to remove eight significant trees on site.

The subject property is approximately 24 acres in size, zoned MU-II (Mixed Use-II) and MU-III (Mixed Use-III) and located at the 4900 Block of 27th Avenue SE (Marion County Assessor's Map and Tax Lot Number: 083W12C /2201).

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, May 3, 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: Jamie Donaldson, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

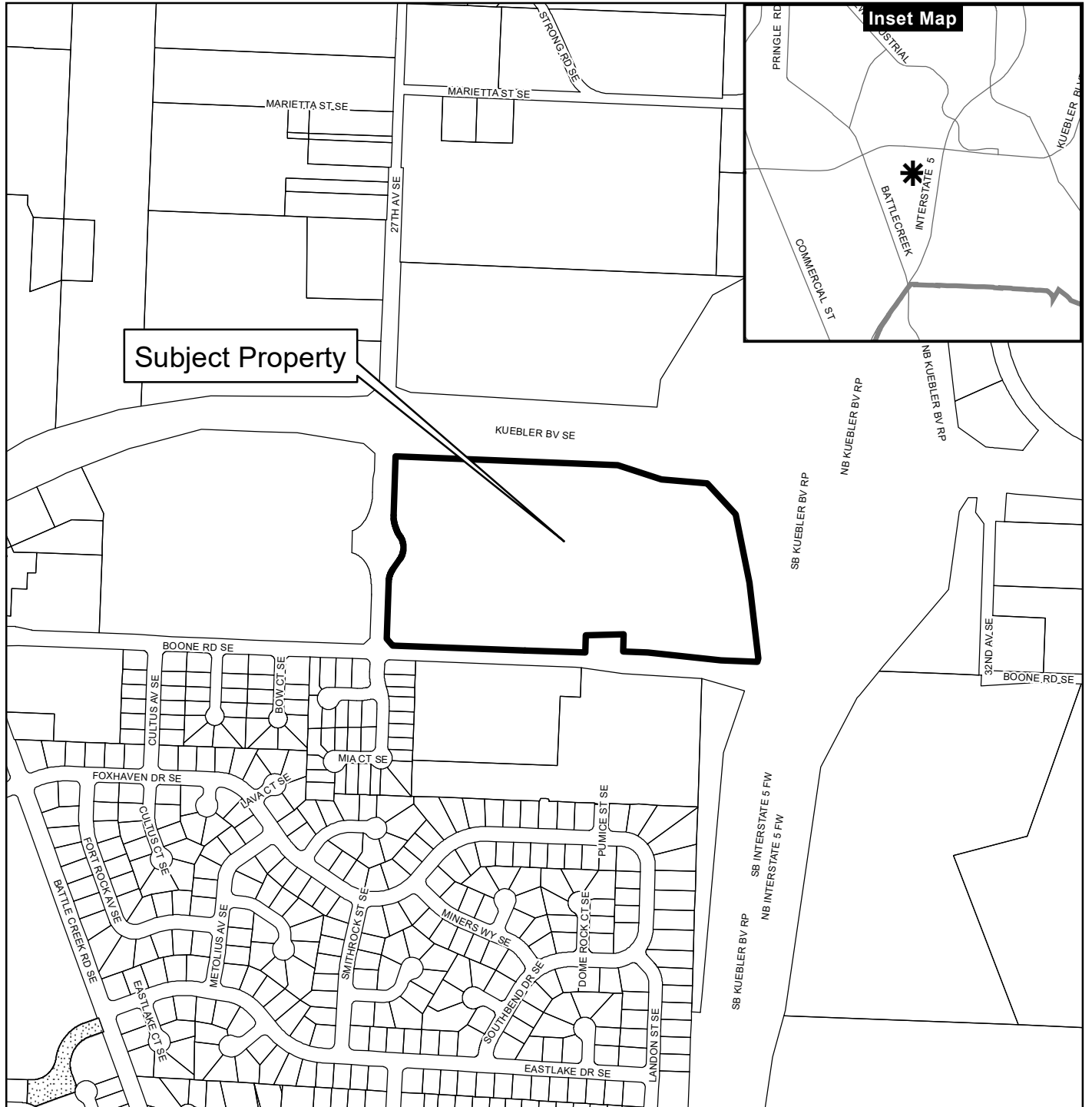
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map









4900 Block of 27th Avenue SE

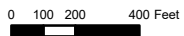


Subject Property

Inset Map

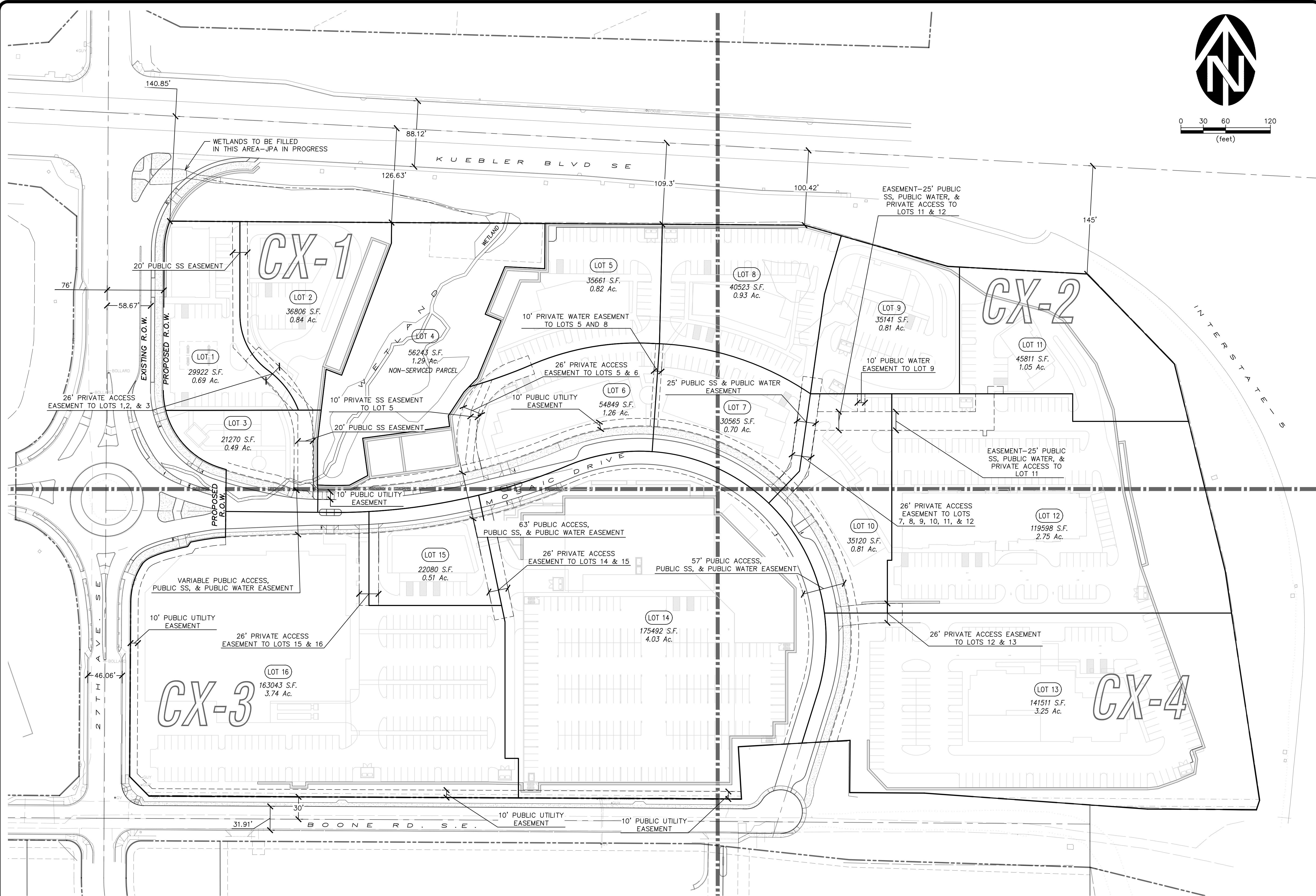
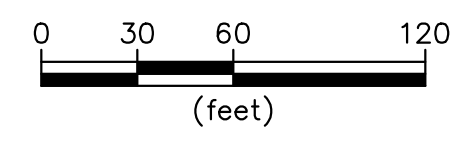
Legend

- | | | |
|---|---|---|
|  Taxlots |  Outside Salem City Limits |  Parks |
|  Urban Growth Boundary |  Historic District |  CITY OF Salem
AT YOUR SERVICE |
|  City Limits |  Schools | Community Planning and Development |



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12/6/2023 12:46:14 PM
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALE, ACCURACIES		DATE: 10/2023
DSN. JW	DRN. RS	NO. 1
CKD. JW	BY	DESCRIPTION
REVISIONS		DATE
NO.		DESCRIPTION
BY		DATE

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

REVIEW
 REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. WELLS
 LICENSE NO. 12025
 EXPIRES 12/31/2024

MOSAIC MANAGEMENT, INC.
 KUEBLER VILLAGE - SITE DEVELOPMENT
 OVERALL SUBDIVISION PLAN &
 SITE SHEET KEY

DRAWING CS-0

JOB NUMBER 3263.0000