



HEARING NOTICE

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:	Planned Unit Development / Subdivision Tentative Plan / Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 2 Adjustment Case No. PUD-SUB-PAR-UGA-ADJ24-01
PROPERTY LOCATION:	700 to 800 Blocks of Creekside Dr SE, Salem OR 97306
SUMMARY:	Proposed two-parcel Partition and Planned Unit Development-Subdivision creating 11 residential lots along with common open space.
HEARING INFORMATION:	<u>Planning Commission, Tuesday, August 6, 2024, Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Prior to the Public Hearing, written comments should be directed to the case manager listed below. Staff recommends emailing to ensure receipt before the public hearing. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. <u>Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number.</u>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website: https://www.cityofsalem.net/government/boards-commissions/commissions/salem-planning-commission
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapters 210.025(d) – Planned Unit Development and Subdivision Tentative Plan; 205.005(d) – Partition Tentative Plan; 200.025(d) & (e) – Urban Growth Preliminary Declaration; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src . Type in the chapter number(s) listed above to view the applicable criteria.

OWNER(S):	Creekside Golf Course LLC (Larry Tokarski, Jason Tokarski)
APPLICANT:	Creekside Golf Course LLC (Larry Tokarski, Jason Tokarski)
AGENT:	Brandie Dalton, Multi/Tech Engineering
PROPOSAL / REQUEST:	<p>A consolidated application for a proposed Partition to divide property located in the 700 to 800 Blocks of Creekside Drive SE into two parcels of approximately 10.64 acres and 3.37 acres in size, with the largest of the two parcels proposed Parcel 1, remaining as open space; together with:</p> <ol style="list-style-type: none"> 1) A Class 2 Adjustment to increase the maximum allowed lot depth for Parcel 1 from 1,021 ft. to approximately 1,573 ft. (SRC 510.010(b)); 2) A Planned Unit Development-Subdivision to further divide Parcel 2 of the proposed Partition into 11 residential lots, ranging in size from approximately 6,104 square feet to 9,287 square feet and accommodating the potential for two attached dwelling units per lot, along with approximately 18,100 square feet of additional open space; and 3) An Urban Growth Preliminary Declaration to determine the necessary public facilities required to serve the proposed development. <p>The subject property totals approximately 13.7 acres in size, is zoned RA (Residential Agriculture), and located in the 700 to 800 Blocks of Creekside Drive SE (Marion County Assessor's Map and Tax Lot Numbers: 083W22BA07000 and 083W22BA00100).</p>
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</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: 24-109994. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	July 16, 2024

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>

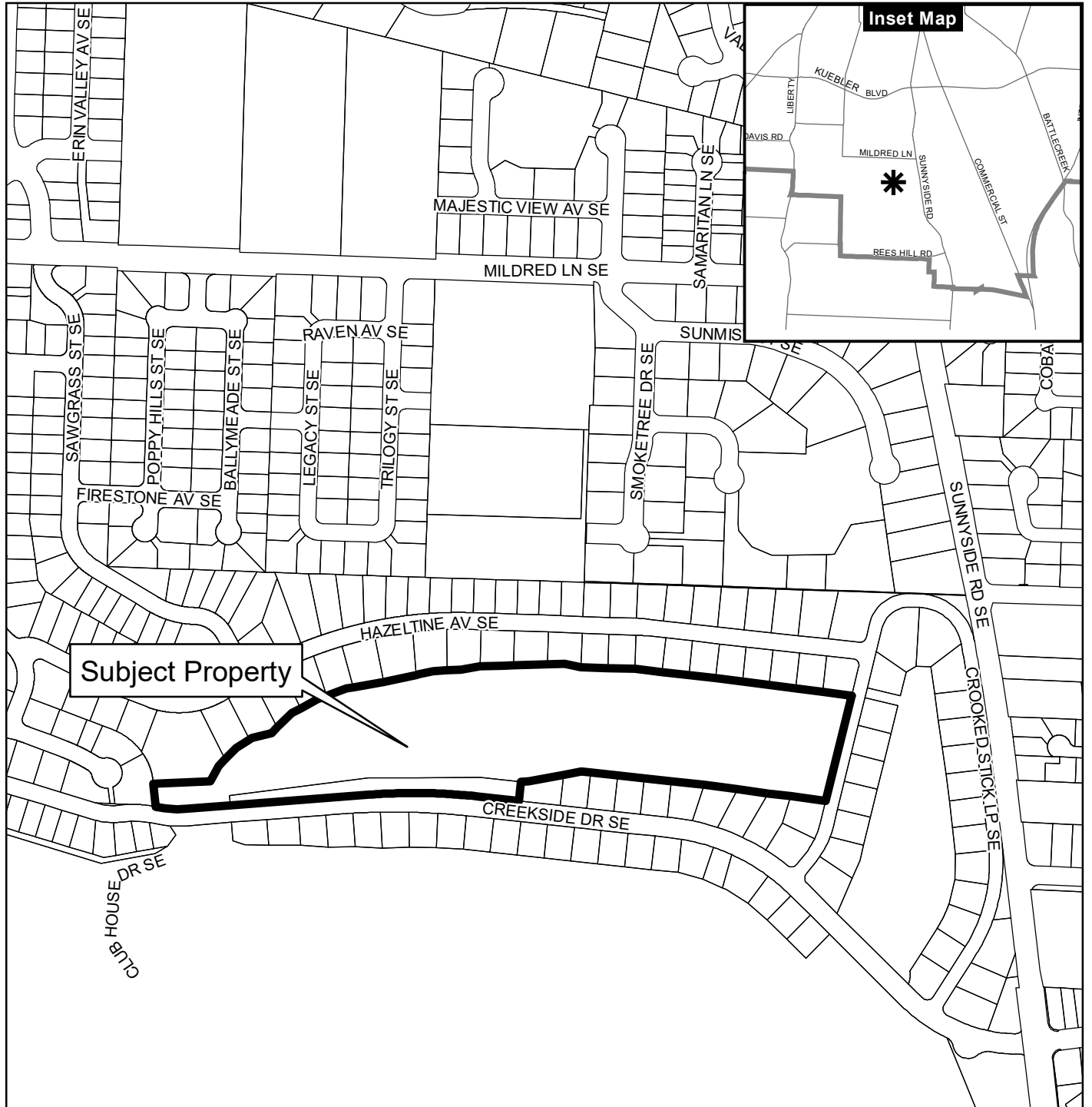
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

Vicinity Map

700 to 800 Blocks of Creekside Drive SE



Legend

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



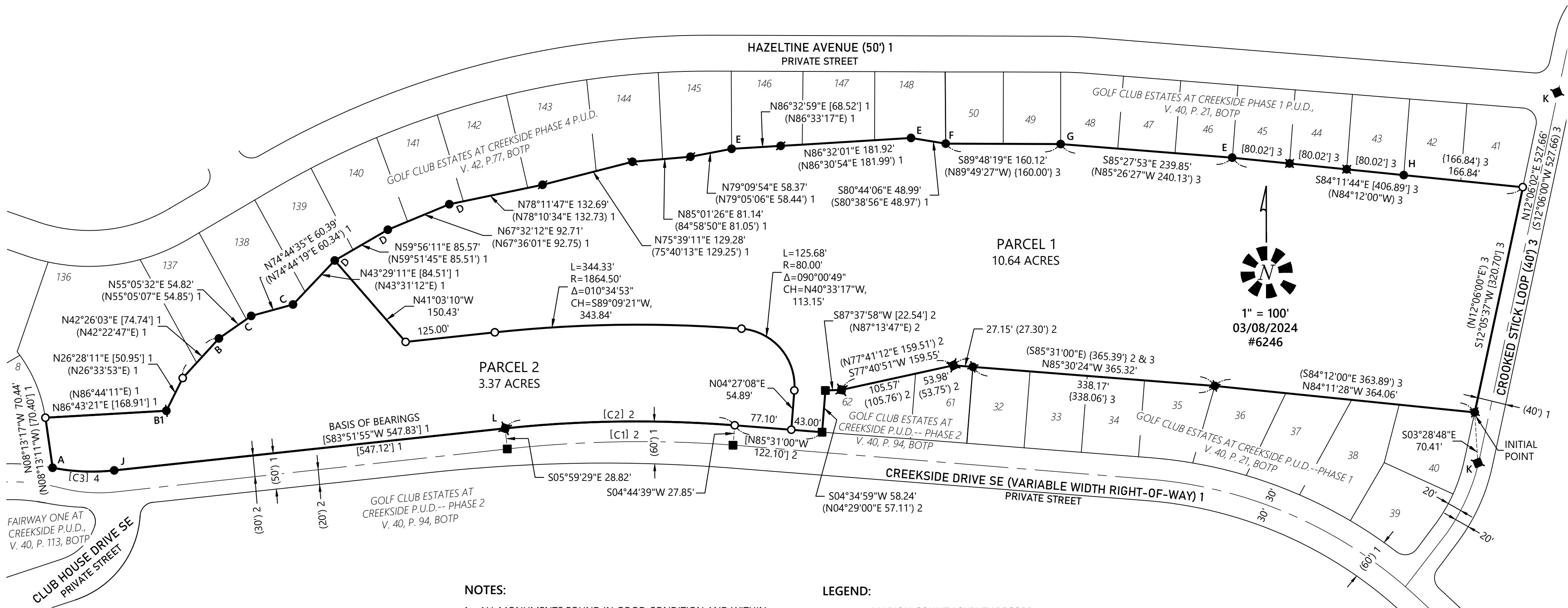
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PARTITION PLAT No. 2024-_____

IN THE NW 1/4, & NE 1/4, SEC.22, T. 8S., R.3W., W.M.

CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 2	1,700.00'	10°37'06"	315.05'	N89°03'02"E	314.60'
[C2] 2	1,730.00'	10°36'36"	320.36'	S89°14'26"W	319.91'
[C3] 4	286.95'	17°13'06"	86.23'	S87°34'26"E	85.91'

NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

MONUMENT TABLE:

- A. 5/8" IR, W/YPC SCRIBED "MULTI/TECH ENG.", PER 5
 B. 5/8" IR, 0.5' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
 B1. 5/8" IR, 0.5' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
 C. 5/8" IR, 1.0' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
 D. 5/8" IR, 0.3' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
 E. 5/8" IR, 0.6' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
 F. 5/8" IR, 0.6' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
 G. 5/8" IR, 0.4' DOWN, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
 H. 5/8" IR, PER 3
 J. 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 4
 K. 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
 L. 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1

LEGEND:

- MCSR = MARION COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 W/YPC = WITH YELLOW PLASTIC CAP
 W/RPC = WITH RED PLASTIC CAP
 IR = IRON ROD
 P. = PAGE
 V. = VOLUME
 R. = REEL
 () = RECORD DATA PER SURVEY NOTED
 [] = RECORD AND MEASURED DATA PER SURVEY NOTED
 { } = CALCULATED DATA PER 6
 ○ = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."
 ● = FOUND MONUMENT AS NOTED IN MONUMENT TABLE
 ● (with dot) = FOUND 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 1
 ● (with horizontal line) = FOUND 5/8" IR, PER 2
 ● (with vertical line) = FOUND 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 2
 ● (with diagonal line) = FOUND 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 3
 ● (with cross) = FOUND 5/8" IR, PER 3

REFERENCE DOCUMENT:

1. MCSR 33705
2. GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2, V. 40, P. 94, BOTP
3. GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1, V. 40, P. 21, BOTP
4. FAIRWAY ONE AT CREEKSIDE P.U.D., V. 40, P. 113, BOTP
5. ECOWEST AT CREEKSIDE P.U.D., V. 44, P. 98, BOTP
6. GOLF CLUB ESTATES AT CREEKSIDE PHASE 4 P.U.D., V. 42, P. 77, BOTP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

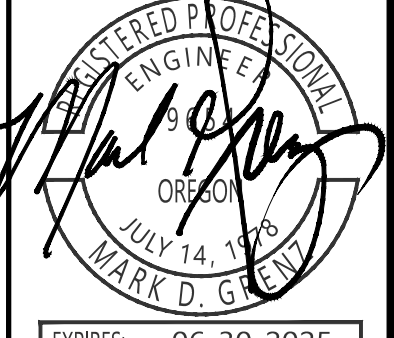
EXPIRES: 6-30-2025

SITE PLAN

VILLAS AT CREEKSIDE

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.

6246 501-SITE
 Design: M.D.G.
 Drawn: D.G.G.
 Checked: B.M.G.
 Date: ---
 Scale: AS SHOWN
 As-Built: ---



EXPIRES: 06-30-2025
 JOB # 6246



T:\6246\6246 - Creekside\DWG\501-SITE.dwg, 501-SITE, 6/28/2004, 9:51:44 AM, DGG