



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Council Review of the Planning Administrator's decision on Subdivision / Urban Growth Preliminary Declaration Case No. SUB-UGA17-08
AMANDA APPLICATION NO:	17-113062-LD & 17-113390-LD
HEARING INFORMATION:	City Council, Monday, November 13, 2017, 6:00 P.M., Council Chambers, Room 240, Civic Center
PROPERTY LOCATION:	3906 Corredale Drive S / 97302
APPLICANT / OWNER(S):	Jeffrey Jones for JS-2, LLC
AGENT(S):	David M. Karr, PE, PLS for AKS Engineering and Forestry, LLC
DESCRIPTION OF REQUEST:	<p>Council Review of the Planning Administrator's decision on a consolidated application for a 20-lot phased subdivision ("Illahe River Estates") on the north side of River Road S, containing the following requests:</p> <ol style="list-style-type: none">1) A phased subdivision tentative plan to divide approximately 4.96 acres into 20 lots, with Phase 1 dividing approximately 2.54 acres into 11 lots and Phase 2 dividing approximately 2.42 acres into 9 lots; and2) An Urban Growth Preliminary Declaration to determine the public facilities required under the Urban Growth Management Program to develop the proposed phased subdivision. <p>The subject property is approximately 4.96 acres in size, zoned RA (Residential Agriculture) and located at 3906 Corredale Drive S (Marion County Assessor's Map and Tax Lot number 084W0101204).</p>
CRITERIA TO BE CONSIDERED:	<p><u>SUBDIVISIONS</u></p> <p>Pursuant to SRC 205.010(d), a tentative subdivision plan shall be approved if all of the following criteria are met:</p> <ol style="list-style-type: none">(1) The tentative subdivision plan complies with the standards of this Chapter and with all applicable provisions of the UDC, including, but not limited to, the following:<ol style="list-style-type: none">(A) Lot standards, including, but not limited to, standards for lot area, lot width and depth, lot frontage and designation of front and rear lot lines.(B) City infrastructure standards.(C) Any special development standards, including, but not limited to, floodplain development, special setbacks, geological or geotechnical analysis, and vision clearance.(2) The tentative subdivision plan does not impede the future use or development of the property or adjacent land.(3) Development within the tentative subdivision plan can be adequately served by City infrastructure.(4) The street system in and adjacent to the tentative subdivision plan conforms to the Salem Transportation System Plan.

- (5) The street system in and adjacent to the tentative subdivision plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the subdivision.
- (6) The tentative subdivision plan provides safe and convenient bicycle and pedestrian access from within the subdivision to adjacent residential areas and transit stops, and to neighborhood activity centers within one-half mile of the development. For purposes of this criterion, neighborhood activity centers include, but are not limited to, existing or planned schools, parks, shopping areas, transit stops, or employment centers.
- (7) The tentative subdivision plan mitigates impacts to the transportation system consistent with the approved Traffic Impact Analysis, where applicable.
- (8) The tentative subdivision plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable.
- (9) The tentative subdivision plan takes into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will result from the reasonable development of the lots.
- (10) When the tentative subdivision plan requires an Urban Growth Preliminary Declaration under SRC Chapter 200, the tentative subdivision plan is designed in a manner that ensures that the conditions requiring the construction of on-site infrastructure in the Urban Growth Preliminary Declaration will occur, and, if off-site improvements are required in the Urban Growth Preliminary Declaration, construction of any off-site improvements is assured.

Phased Subdivision:

Pursuant to SRC 205.015(d), a tentative phased subdivision plan shall be approved if all of the following criteria are met:

- (1) The tentative phased subdivision plan meets all of the criteria for tentative subdivision plan approval set forth in SRC 205.010(d).
- (2) Connectivity for streets and City utilities between each phase ensures the orderly and efficient construction of required public improvements among all phases.
- (3) Each phase is substantially and functionally self-contained and self-sustaining with regard to required public improvements.
- (4) Each phase is designed in such a manner that all phases support the infrastructure requirements for the phased subdivision as a whole.

URBAN GROWTH PRELIMINARY DECLARATION (UGA Permit)

Pursuant to SRC 200.025(d) and (e), the Director shall review a completed application for an Urban Growth Preliminary Declaration in light of the applicable provisions of the Master Plans and the Area Facility Plans and determine:

- (1) The required facilities necessary to fully serve the development;
- (2) The extent to which the required facilities are in place or fully committed.

The Urban Growth Preliminary Declaration shall list all required facilities necessary to fully serve the development and their timing and phasing which the developer must construct as conditions of any subsequent land use approval for the development.

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the City Recorder, 555 Liberty Street SE, Room 205, Salem, OR 97301.

HOW TO PROVIDE TESTIMONY:

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the proponent's case, neighborhood organization comments, persons opposed, other interested persons, rebuttal and surrebuttal. 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. Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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. Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Chris Green, Case Manager, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2326; E-mail: CGreen@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Southwest Association of Neighbors, Leonard Nelson, Land Use Co-Chair; Phone: 503-581-5195; Garey Price, Land Use Co-Chair; Phone: 503-580-3364

DOCUMENTATION AND STAFF REPORT:

Copies of the application and all documents and evidence submitted as part of the proceeding are available for inspection at no cost at the Planning Division office during regular business hours. Copies can be obtained at a reasonable cost.

The Staff Report with recommendation to City Council will be available for inspection at no cost, and copies will be provided at reasonable cost, at least 7 days prior to the hearing at the Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301.

The staff report will be posted on the City Council agenda website no later than 5:00 p.m. on November 7, 2017 at: <https://salem.legistar.com/Calendar.aspx>

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

October 24, 2017

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:**

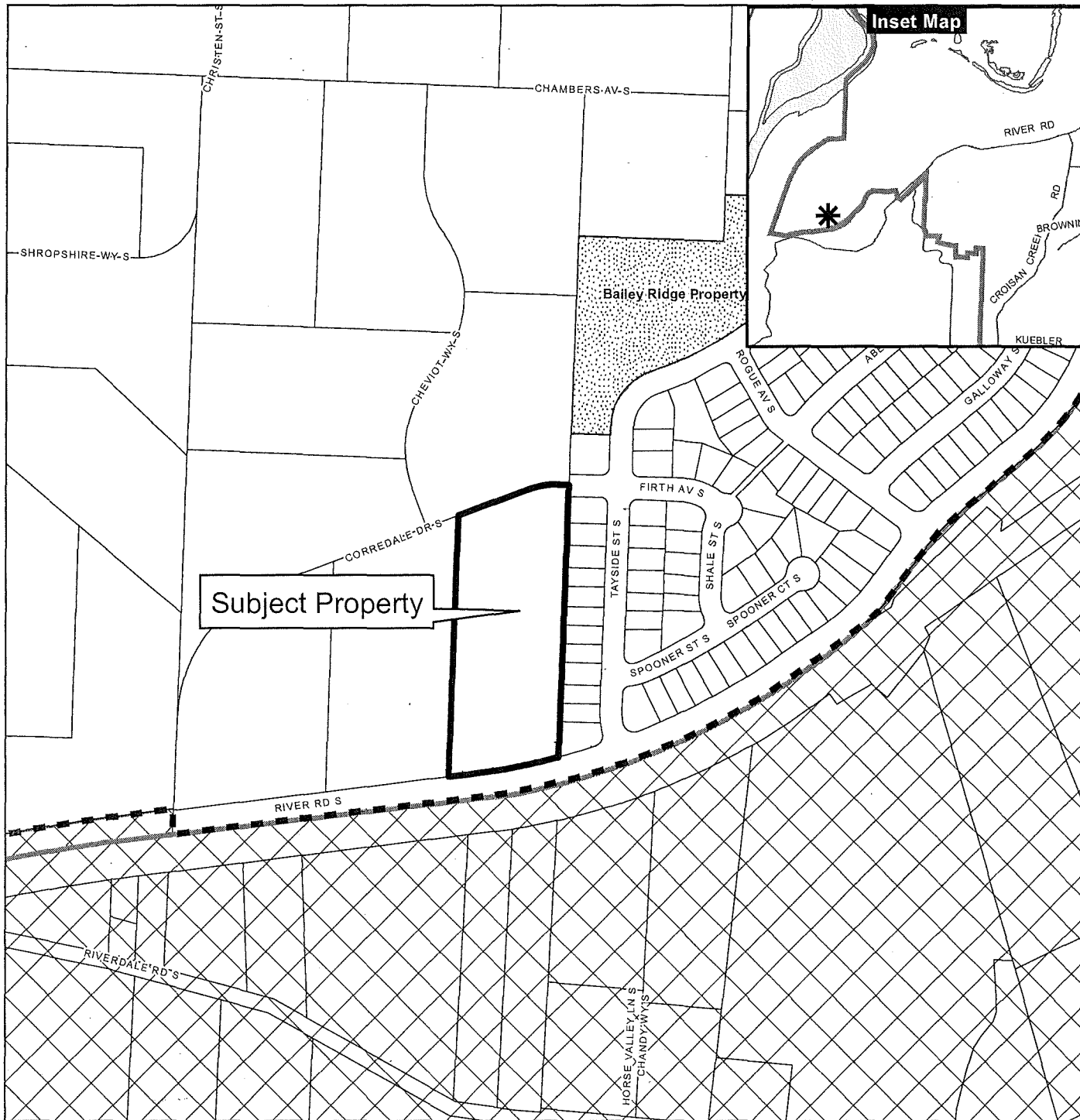
<http://www.cityofsalem.net/planning>

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 3906 Corredale Drive S



Legend

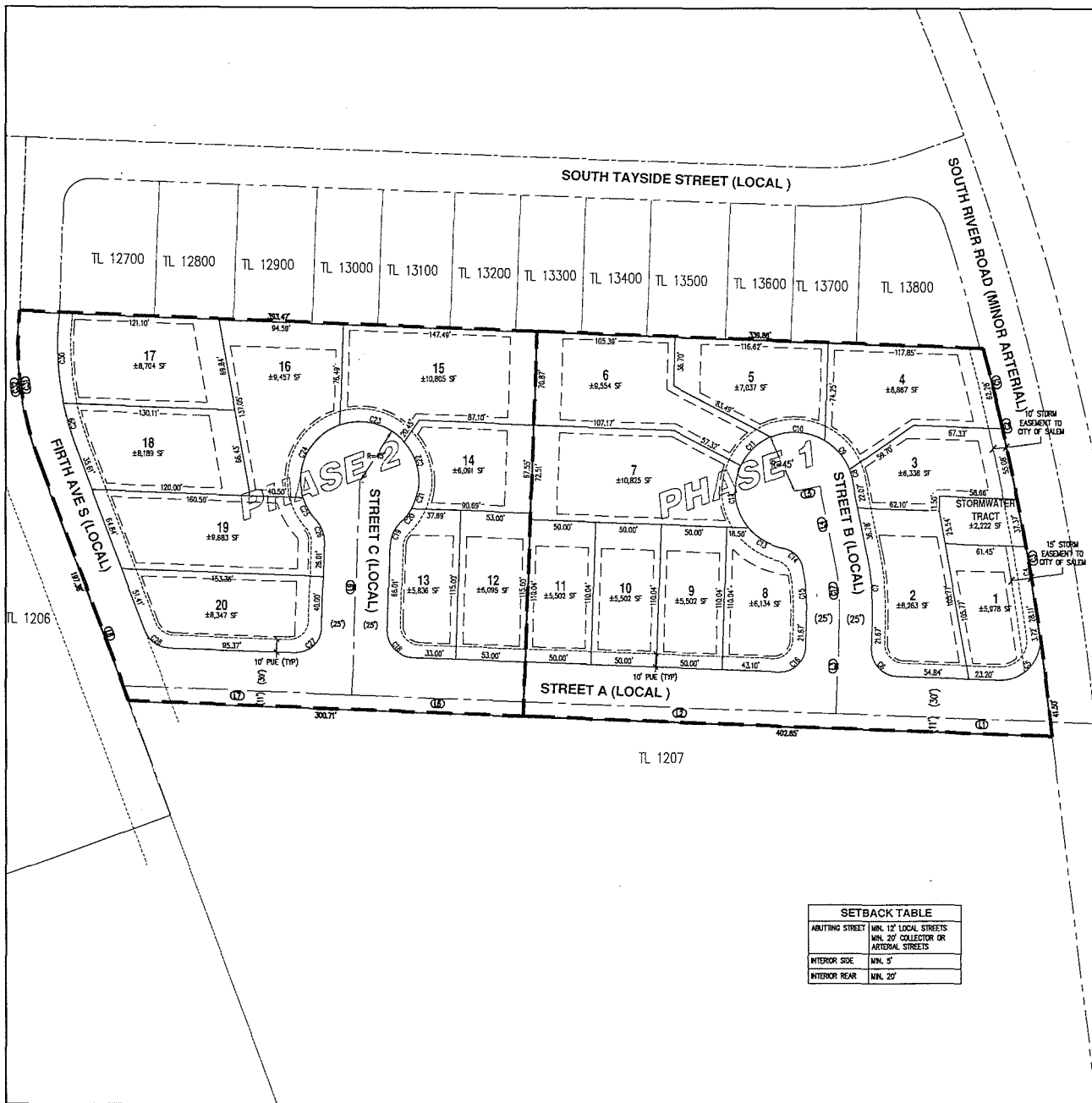
- | | | |
|-----------------------|---------------------------|-------|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | |
| City Limits | Schools | |

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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.



SOUTH TAYSIDE STREET (LOCAL)

SOUTH RIVER ROAD (MINOR ARTERIAL)

FIRTH AVE (LOCAL)

STREET A (LOCAL)

SETBACK TABLE

ABUTTING STREET	MIN. 12' LOCAL STREETS MIN. 20' COLLECTOR OR ARTERIAL STREETS
INTERIOR SIDE	MIN. 5'
INTERIOR REAR	MIN. 20'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1875.80'	138°00'	53.47'	57822.00'W 53.47'
C2	1875.80'	077°35'	15.05'	57724.47'W 15.05'
C3	1891.25'	54°25'	191.45'	58033.27'W 191.37'
C4	1294.84'	1°41'15"	38.13'	58031.01'W 38.13'
C5	30.00'	99°41'17"	31.86'	14731.55'W 45.71'
C6	20.00'	90°00'00"	31.42'	14705.14'E 28.28'
C7	224.00'	13°09'28"	51.44'	14830.30'E 51.33'
C8	45.00'	102°42'21"	8.17'	14735.41'E 8.16'
C9	45.00'	37°34'02"	29.51'	14935.28'E 28.98'
C10	45.00'	54°52'21"	43.10'	15342.17'E 41.47'
C11	45.00'	41°01'32"	32.23'	14414.50'W 31.54'
C12	45.00'	64°44'36"	50.85'	18251.56'W 48.19'
C13	45.00'	38°56'28"	30.62'	15039.55'W 30.04'
C14	18.02'	74°50'28"	23.54'	14827.24'W 21.90'
C15	172.79'	12°58'57"	39.13'	15853.35'W 36.05'
C16	20.00'	90°00'00"	31.42'	14254.46'W 28.28'
C17	199.00'	131°00'00"	45.74'	148530.10'E 45.64'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C18	20.00'	90°00'00"	31.42'	144705.14'E 28.28'
C19	25.00'	44°24'55"	19.38'	158542.19'E 18.90'
C20	45.00'	10°01'33"	14.18'	158230.41'E 14.10'
C21	45.00'	24°57'25"	19.60'	157490.13'E 18.45'
C22	45.00'	44°41'01"	35.08'	157102.25'E 34.27'
C23	45.00'	68°14'22"	53.80'	151442.53'E 50.45'
C24	45.00'	87°38'44"	89.10'	148324.40'W 82.51'
C25	45.00'	24°56'29"	19.59'	158006.36'W 18.44'
C26	25.00'	44°24'55"	19.38'	158924.46'W 18.90'
C27	20.00'	90°00'00"	31.42'	14254.46'W 28.28'
C28	20.00'	87°43'55"	23.84'	143557.11'E 22.29'
C29	220.00'	8°46'36"	33.70'	147412.21'E 33.67'
C30	217.48'	18°07'29"	68.79'	148733.04'E 68.50'
C31	250.00'	28°20'28"	114.83'	158259.30'W 113.83'
C32	246.50'	28°40'05"	114.73'	148305.35'E 113.70'

STREET A

Line #	Length	Direction
L2	238.10'	N2° 05' 13.73"E
L3	197.59'	N2° 05' 13.73"E

STREET B

Line #/Curve #	Length	Bearing/Delta	Radius
L3	71.67'	S87° 54' 46.27"E	
C17	45.74'	13.17'	199.00'
L4	58.80'	N75° 06' 50.97"E	
L5	20.00'	N10° 53' 09.03"W	

FIRTH AVE

Line #/Curve #	Length	Bearing/Delta	Radius
L6	289.50'	S69° 48' 08.75"W	
C31	114.83'	26.34'	250.00'

STREET C

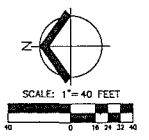
Line #	Length	Direction
L6	131.00'	N2° 05' 13.73"E
L7	173.83'	N2° 05' 13.73"E

PHASING SUMMARY

PHASE	LOTS	AREA (ACRES)
1	11	2.54
2	9	2.42
TOTAL	20	4.96

EASEMENT LEGEND
PUBLIC UTILITY EASEMENT PUE

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



AKS
AKS ENGINEERING & FORESTRY, LLC
1500 CHERRY AVE. NE
KEizer, OR 97138
P: 503.400.7122
aks@aks-engineering.com

ILLAHE RIVER ESTATES SUBDIVISION

TENTATIVE PHASING AND SUBDIVISION PLAT AND PHASING PLAN

SALEM, OR

PREPARED BY: JSA
DRAWN BY: JSA
CHECKED BY: DMK
SCALE: AS SHOWN
DATE: 6/30/2017
REGISTERED PROFESSIONAL ENGINEER
NO. 100000000
NOT FOR CONSTRUCTION
DAVID M. KARR, P.E.
EXPIRES: APRIL 30, 2019

JOB NUMBER: 5785
SHEET: C010