



# 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*

<b>CASE NUMBER:</b>	Minor Comprehensive Plan Map Amendment / Neighborhood Plan Change / Zone change Case No. CPC-NPC-ZC20-07
<b>PROPERTY LOCATION:</b>	4800 Block of Battle Creek Road SE, Salem OR 97302
<b>SUMMARY:</b>	A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change and Zone change of an approximately ten acres land area from Developing Residential with RS (Single Family Residential) zoning to Multiple Family with RM-II (Multiple Family Residential) zoning.
<b>HEARING INFORMATION:</b>	<p><b>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.</b></p> <p><u>Salem Planning Commission, Tuesday, October 20, 2020 at 5:30 P.M.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<p>Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision.</p> <p><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Shelby Guizar at <a href="mailto:sguizar@cityofsalem.net">sguizar@cityofsalem.net</a> or 503-540-2315 by <u>October 20, 2020 at 3:00 P.M.</u> to receive instructions.</p>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><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></p> <p>Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: <a href="mailto:geoffreyjames@comcast.net">geoffreyjames@comcast.net</a>.</p> <p>Adjacent Neighborhood Association - South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: <a href="mailto:glennbaly12345@gmail.com">glennbaly12345@gmail.com</a>; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: <a href="mailto:hughes.m@comcast.net">hughes.m@comcast.net</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	<p>Salem Revised Code (SRC) Chapter(s) 64.025(e)(2) – Comprehensive Plan Map Amendments and 265.005(e)(1) – Zone Changes</p> <p>Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a>. Type in the chapter number(s) listed above to view the applicable criteria.</p>

<b>OWNER(S):</b>	Robert Nunn, Boulder Hill LLC
<b>APPLICANT / AGENT(S):</b>	Brandie Dalton, Multi-Tech Engineering Services Inc., on behalf of Westwood Homes LLC (Todd Richard Boyce and Bill Wagoner)
<b>PROPOSAL REQUEST:</b>	A consolidated application to change the Comprehensive Plan Map Designation, Neighborhood Plan Change and Zone change of an approximately ten acres land area from Developing Residential with RS (Single Family Residential) zoning to Multiple Family with RM-II (Multiple Family Residential) zoning. The subject site is an approximately 27.72 acres in size, zoned RA (Residential Agriculture), and located at 4800 Block of Battle Creek Road SE (Marion County Assessor map and tax lot numbers: 083W11D / 400 and 601).
<b>HEARING PROCEDURE:</b>	<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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
<b>MORE INFORMATION:</b>	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 20 106290
<b>NOTICE MAILING DATE:</b>	September 30, 2020

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

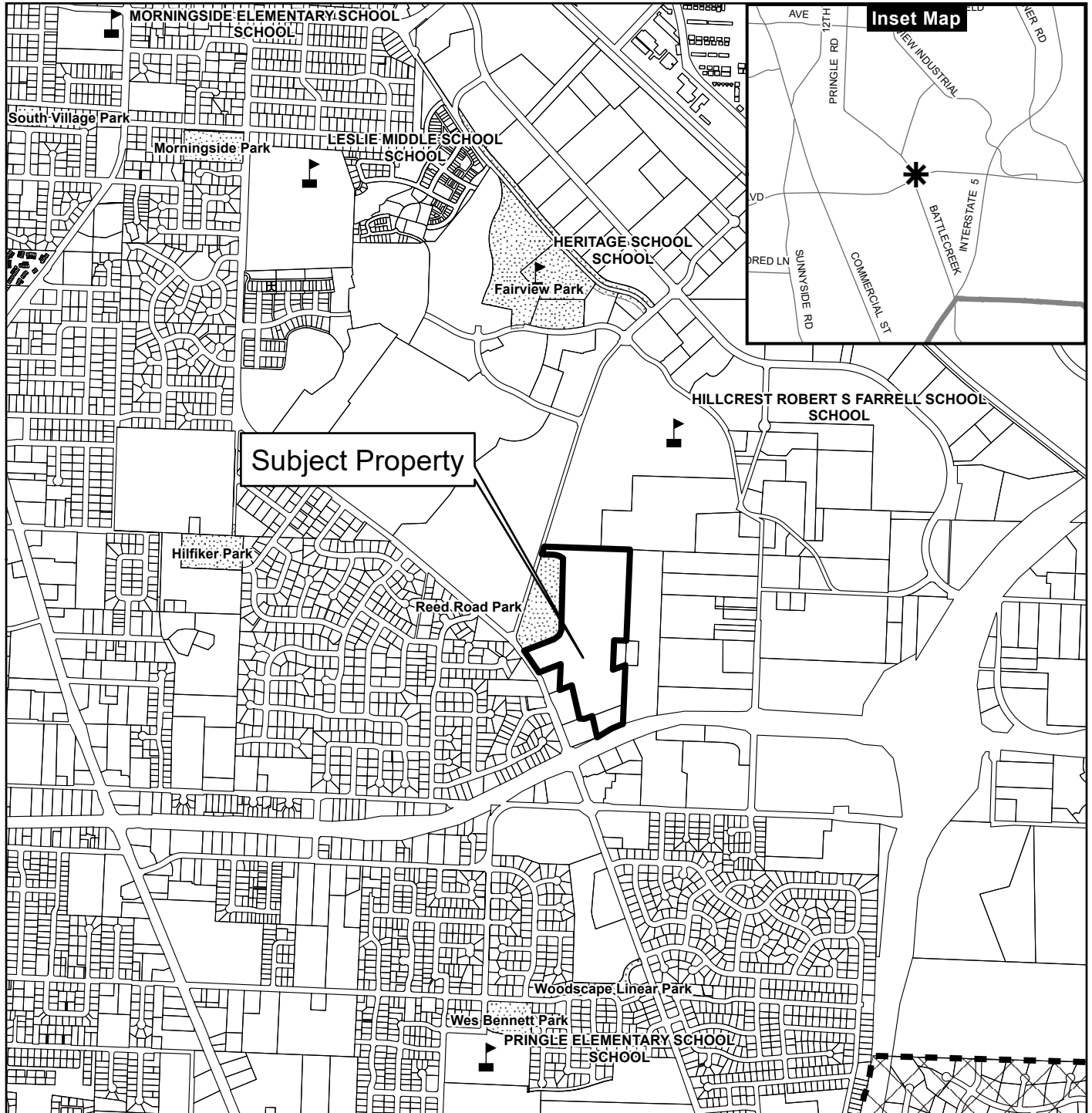
<http://www.cityofsalem.net/planning>

*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.*

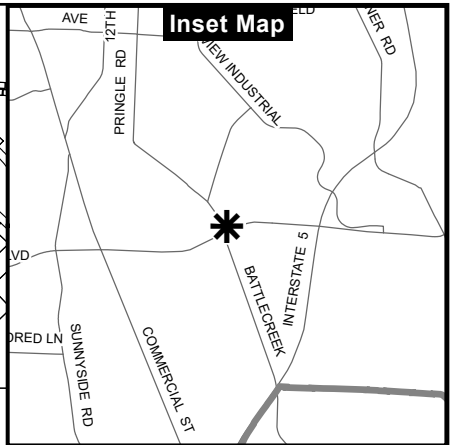
TTD/TTY telephone 503-588-6439 is also available 24/7

# Vicinity Map

## 4800 Block Battle Creek Road



Subject Property



### Legend

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

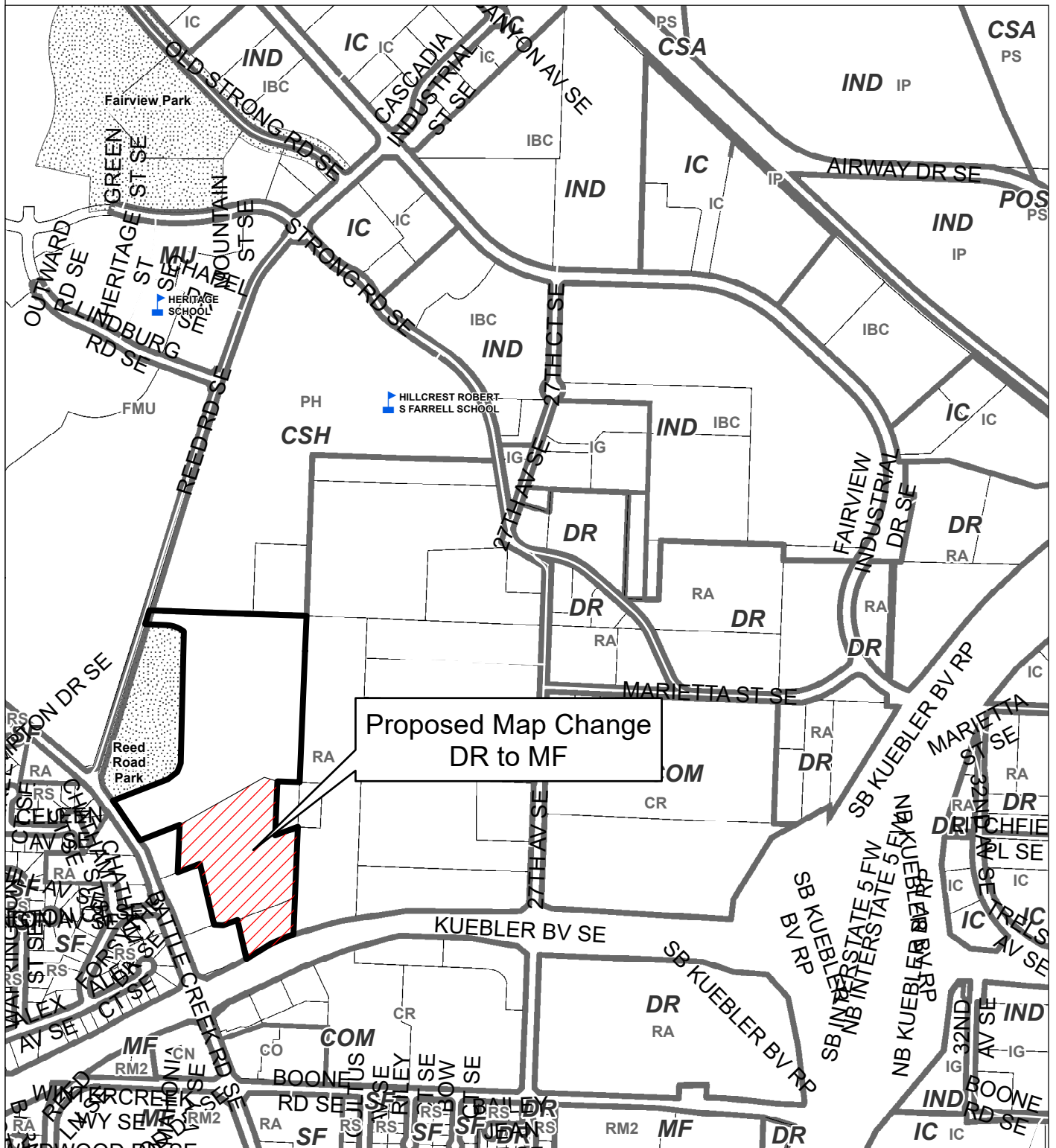
**CITY OF Salem**  
 AT YOUR SERVICE  
 Community Development Dept.

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010800 400 Feet



# Comprehensive Plan Map - 4800 Blk Battle Creek Road



## Legend

- Comprehensive Plan
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

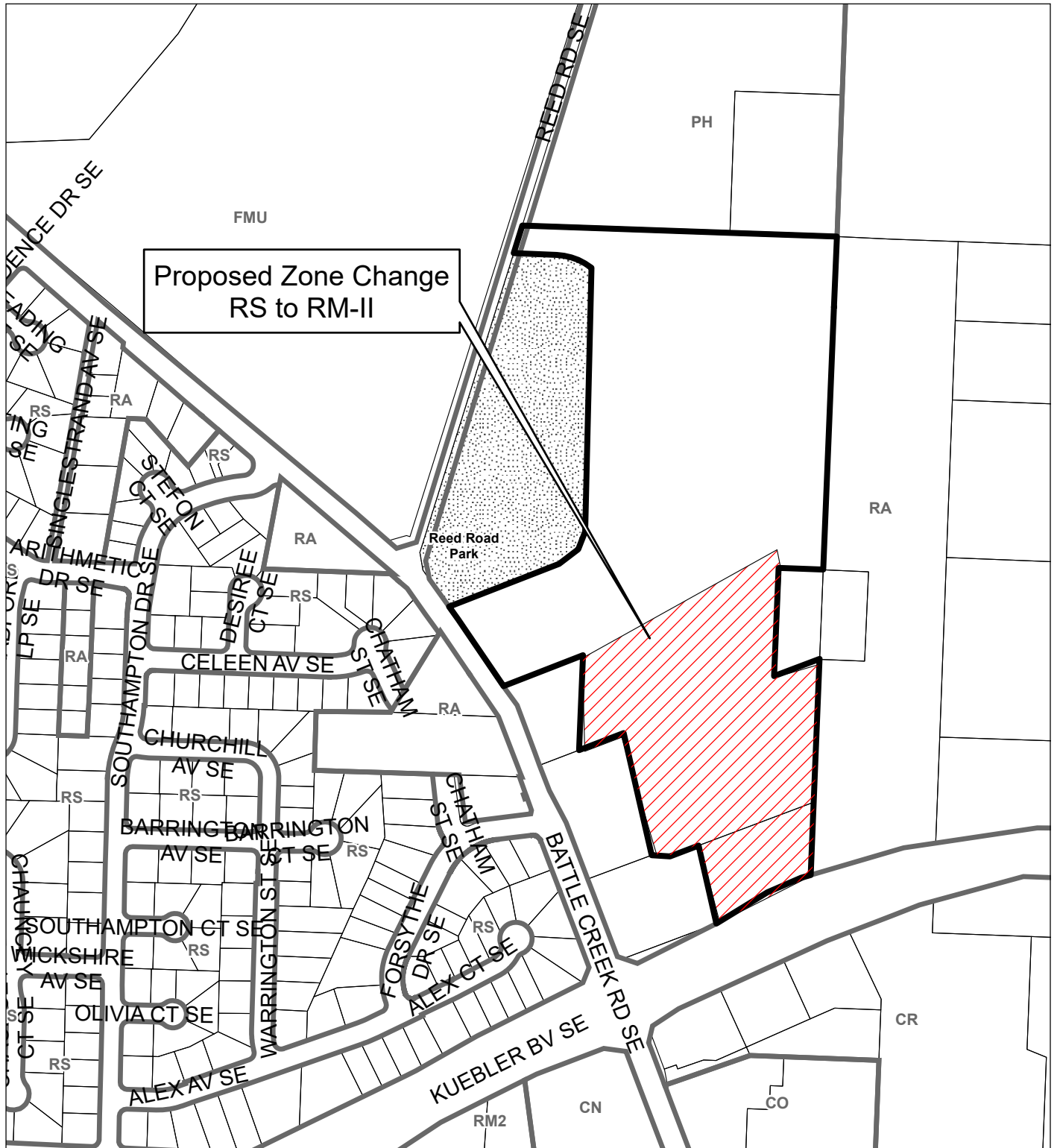
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05000 200 Feet



CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

# Vicinity Zoning - 4800 Blk Battle Creek Road



Proposed Zone Change  
RS to RM-II

Reed Road  
Park

## Legend

- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

0 50 100 200 Feet



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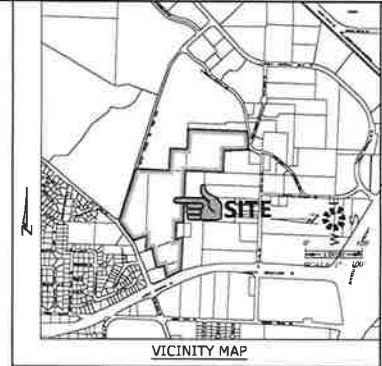
# COBURN GRAND VIEW ESTATES

T. 8 S., R. 3 W., W.M.  
 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



VICINITY MAP



COMP. PLAN/  
 ZONE CHANGE

COBURN GRAND VIEW ESTATES

NO CHANGES, MATERIALS, OR  
 DIMENSIONS TO BE  
 MADE TO THESE DRAWINGS  
 WITHOUT THE WRITTEN  
 AUTHORIZATION FROM THE  
 DESIGN ENGINEER.  
 DIMENSIONS & LOCUS TAKE  
 GRAPHICAL REPRESENTATION.

Design: M.G.G.  
 Drawn: P.H.S.  
 Checked: J.G.  
 Scale: AS SHOWN

308 • 6234

1 of 1

EXISTING ZONE:  
 RM  
 PROPOSED ZONE:  
 RM-2  
 112,796 S.F.  
 (2.589 Ac.)

EXISTING ZONE:  
 RA  
 PROPOSED ZONE:  
 RM-2  
 449,580 S.F.  
 (10.321 Ac.)

All dimensions and locations are as shown on the site plan and are subject to change without notice.