



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:	Minor Comprehensive Map Amendment / Neighborhood Plan Change / Zone Change Case No. CPC-NPC-ZC20-10
PROPERTY LOCATION:	1410 20th Street SE, 1510 22nd Street SE, and 2035 Oxford Street SE
SUMMARY:	A request for a Minor Comprehensive Plan Map Amendment and Zone Change for the City of Salem Shops Complex from IC (Industrial Commercial) and IG (General Industrial) to PS (Public Service).
HEARING INFORMATION:	<p>DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD VIRTUALLY.</p> <p><u>Salem Planning Commission, Tuesday, January 26, 2021 at 5:30 PM</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings</p>
HOW TO PROVIDE TESTIMONY:	<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>To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Shelby Guizar at squizar@cityofsalem.net or 503-540-2315 by <u>January 26, 2021 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net .
NEIGHBORHOOD ASSOCIATION:	<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>South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com</p>
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 64.025(e)(2) – Comprehensive Plan Map Amendments and 265.005(e)(1) – Zone Changes
	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.

OWNER(S):	City Of Salem – Real Estate Division
APPLICANT / AGENT(S):	Luke Gmazel, City of Salem – Public Works Engineering
PROPOSAL / REQUEST:	A Minor Comprehensive Plan Map Amendment and Neighborhood Plan Map Amendment from Industrial and Industrial Commercial to Community Services Government (CSG) and a Zone Change from IG (General Industrial) and IC (Industrial Commercial) to PS (Public Service) for property approximately 20.9 acres in size, and located at 1410 20th Street SE, 1510 22nd Street SE, and 2035 Oxford Street SE - 97302 (Marion County Assessors Map and Tax Lot numbers: 073W35AB / 04000, 073W35AC / 00300 and 01100).
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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	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 https://permits.cityofsalem.net . Just enter the permit number listed here: 20 118421
NOTICE MAILING DATE:	January 6, 2021

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>

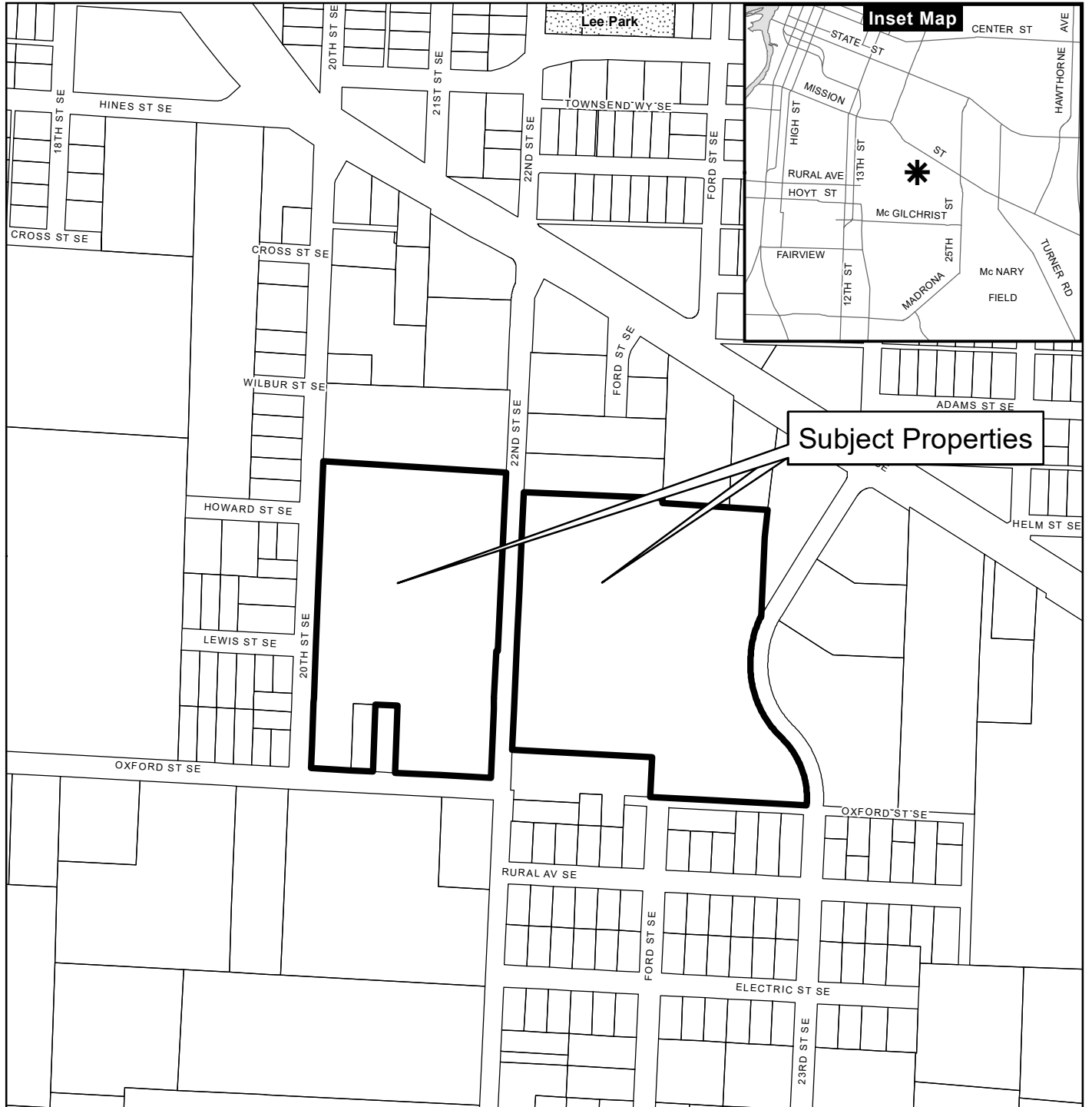
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised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

1410 20th Street SE, 1510 22nd Street SE, and 2035 Oxford Street SE



Legend

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

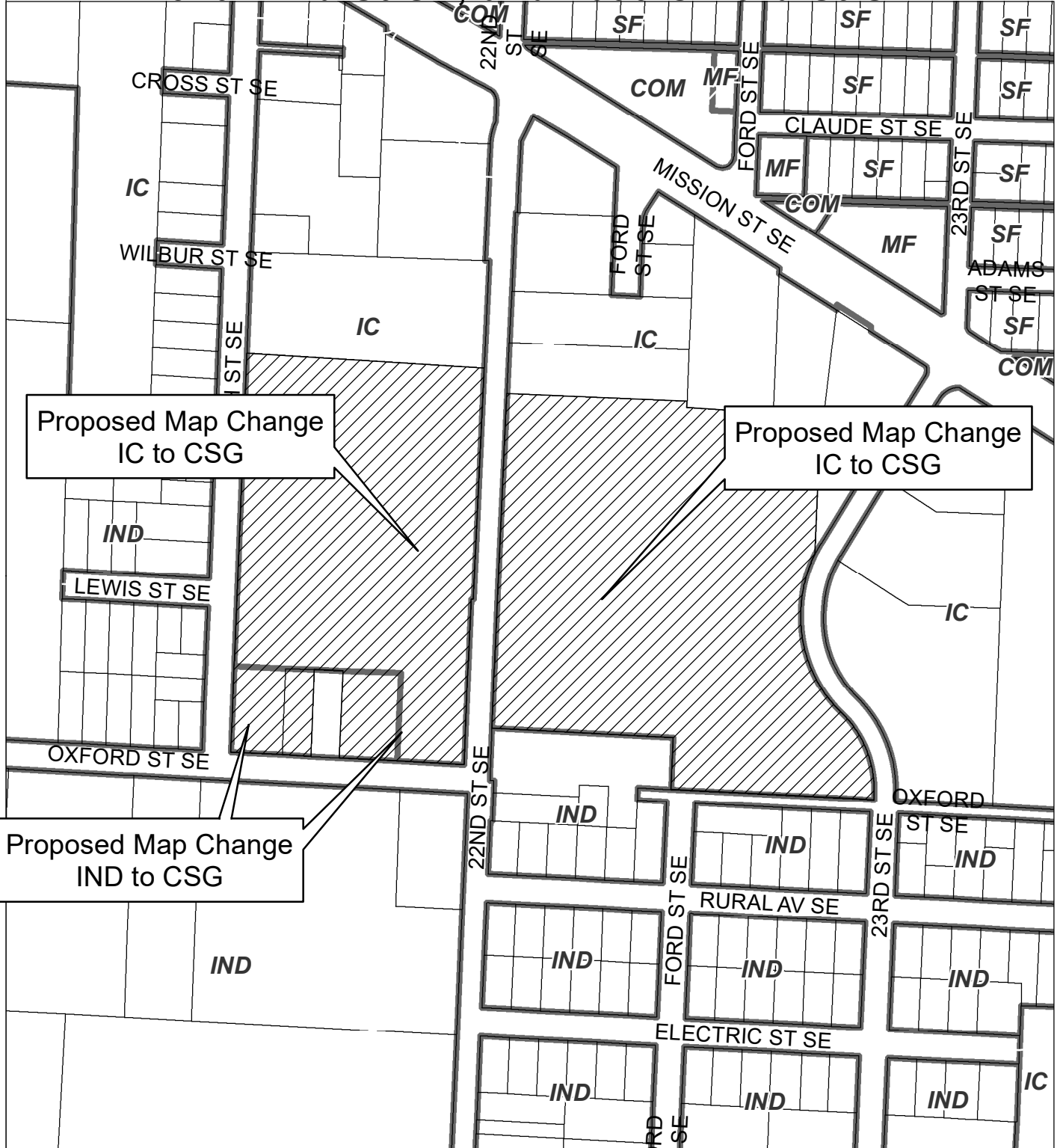


0 100 200 400 Feet



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.

Comprehensive Plan Map - 1410 20th St SE, 1510 22nd St SE, and 2035 Oxford St SE



Legend

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

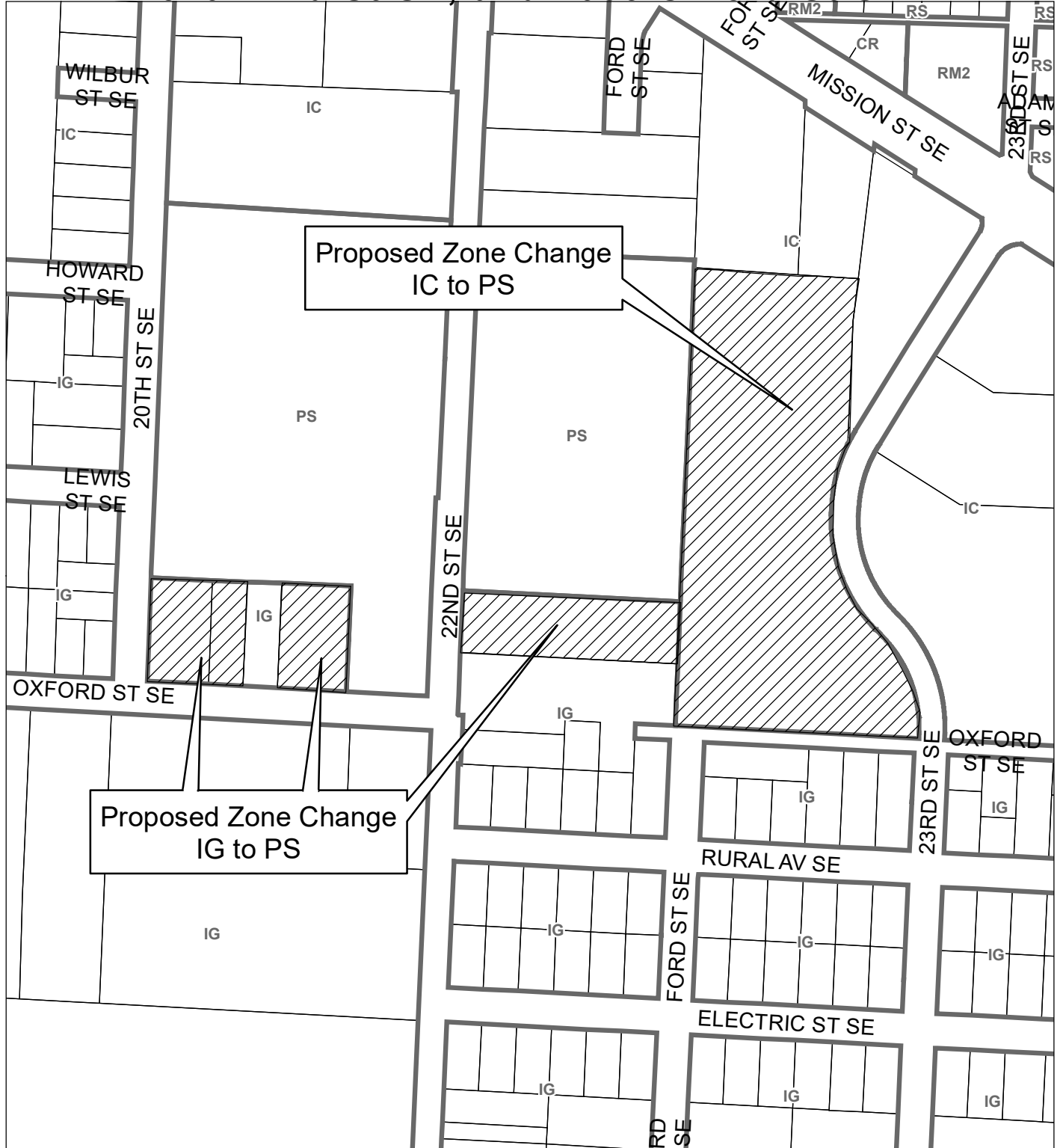
0 50 100 200 Feet



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.

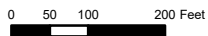
CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

Vicinity Zoning - 1410 20th St SE, 1510 22nd St SE, and 2035 Oxford St SE

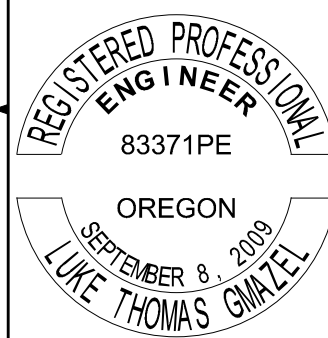


Legend

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



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.



EXPIRES: 6-30-2021
DATE SIGNED:

**COMPREHENSIVE
PLAN MAP
AMENDMENT
APPLICATION**

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

PN: 719600

HORIZ DATUM: NAD 83-SPCS
VERT DATUM: NGVD 1929(47)
HORIZ SCALE: AS SHOWN
VERT SCALE: AS SHOWN
DESIGN: LTG
DRAWN: J.KUENZI
CHECKED:

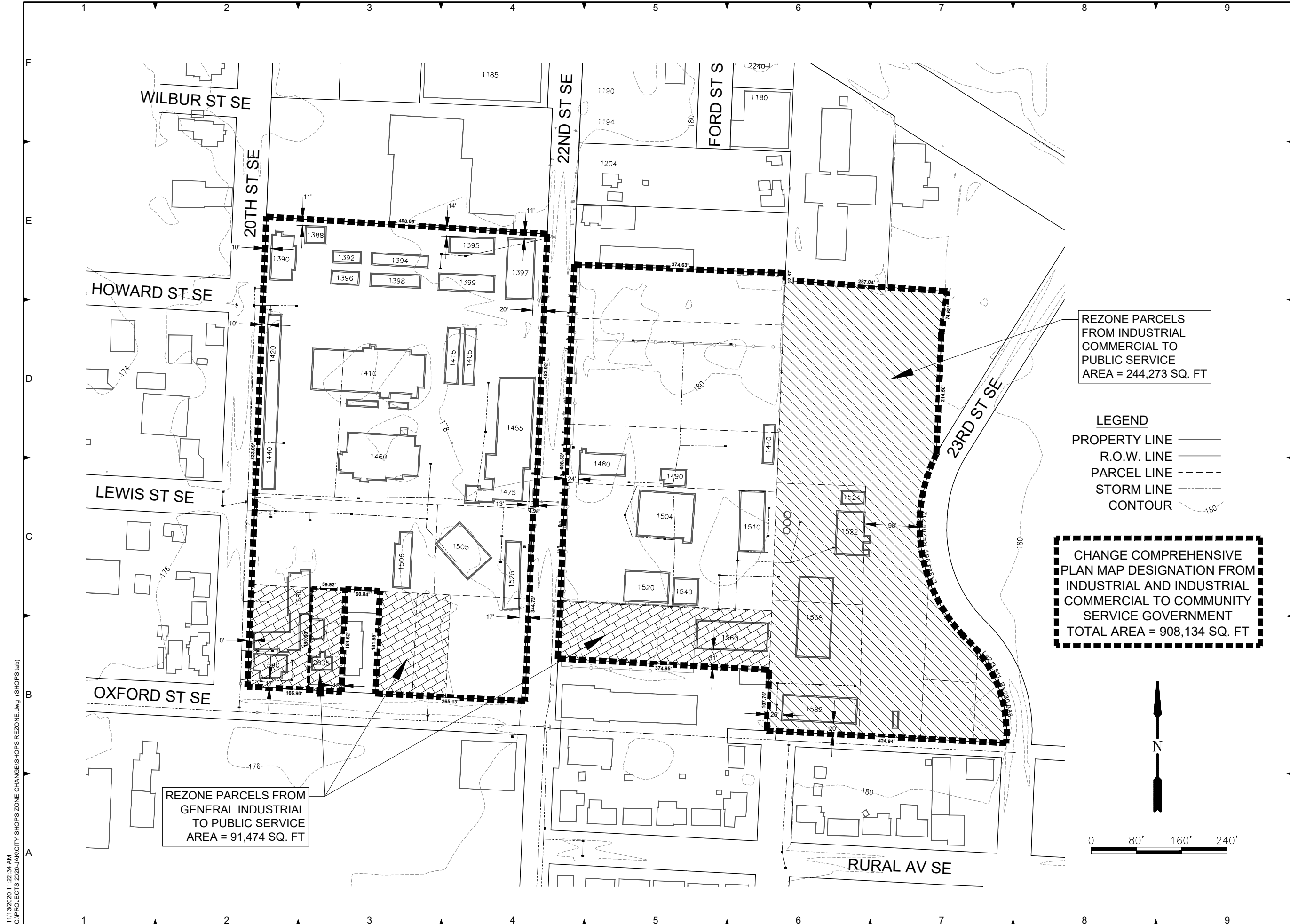
APPROVED:

SHEET TITLE

SITE PLAN

C-01

SHEET 1 OF 1

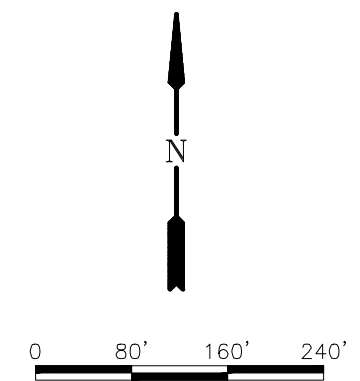


REZONE PARCELS
FROM INDUSTRIAL
COMMERCIAL TO
PUBLIC SERVICE
AREA = 244,273 SQ. FT

LEGEND
PROPERTY LINE ———
R.O.W. LINE ———
PARCEL LINE - - - - -
STORM LINE - - - - -
CONTOUR - - - - -

CHANGE COMPREHENSIVE
PLAN MAP DESIGNATION FROM
INDUSTRIAL AND INDUSTRIAL
COMMERCIAL TO COMMUNITY
SERVICE GOVERNMENT
TOTAL AREA = 908,134 SQ. FT

REZONE PARCELS FROM
GENERAL INDUSTRIAL
TO PUBLIC SERVICE
AREA = 91,474 SQ. FT



11/13/2020 11:22:34 AM C:\PROJECTS\2020\JAK\CITY SHOPS ZONE CHANGE\SHOPS REZONE.dwg (SHOPS.rab)