



# HEARING NOTICE

## LAND USE REQUEST AFFECTING THIS AREA

### *Audiencia Pública*

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

<b>CASE NUMBER:</b>	Comprehensive Plan Map Change / Zone Change Case No. CPC-ZC19-05
<b>AMANDA APPLICATION NO:</b>	19-108143-ZO & 19-108144-ZO
<b>HEARING INFORMATION:</b>	Salem Planning Commission, Tuesday, July 23, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301
<b>PROPERTY LOCATION:</b>	4400-4600 Blocks of Hazelgreen Road NE, Salem, OR 97305
<b>OWNER(S):</b>	City of Salem
<b>APPLICANT / AGENT(S):</b>	Toni Whitler for City of Salem Public Works
<b>DESCRIPTION OF REQUEST:</b>	<p><b>SUMMARY:</b> Petitioner-initiated annexation, comprehensive plan change to “Community Services-Parks, Open Space, and Outdoor Recreation,” zone change to PA (Public Amusement), and withdrawal from the Marion County Fire District #1 for property at 4400 - 4600 block of Hazelgreen Road NE.</p> <p><b>REQUEST:</b> Petitioner-initiated, voter-exempt annexation of territory approximately 45.26 acres in size, located at 4400-4600 block of Hazelgreen Road NE (Marion County Assessor Map and Tax Lot Number 062W31D00100), currently zoned Marion County UT-20-IND (Urban Transition - 20 Acre - Industrial), and designated “Industrial” in the Salem Area Comprehensive Plan (SACP), with a concurrent Comprehensive Plan Change to “Community Services-Parks, Open Space, and Outdoor Recreation,” Zone Change to City of Salem PA (Public Amusement), and withdrawal from the Marion County Fire District #1.</p>
<b>CRITERIA TO BE CONSIDERED:</b>	<p><b><u>LAND USE DESIGNATIONS</u></b> Sec. 260.045.</p> <p>(b) If the new comprehensive plan designation is proposed, or a zoning designation is proposed for the territory that is different from the equivalent designation set forth in Table 260-1, the Planning Commission shall hold a public hearing to review the proposed designation, and shall make a recommendation to the Council whether, in light of the conceptual plan, to adopt the proposed designation, the equivalent designation, or a different designation. The Planning Commission's review shall be based the following criteria:</p> <ol style="list-style-type: none"><li>(1) Whether the comprehensive plan and zone designation provides for the logical urbanization of land;</li><li>(2) Whether the comprehensive plan and zone designation is compatible with development patterns in the nearby vicinity;</li><li>(3) Whether the social, economic, or demographic patterns of the nearby vicinity have so altered that the current designations are no longer appropriate; and</li><li>(4) Whether it is in the public interest that the proposed change be made.</li></ol>

<b>HOW TO PROVIDE TESTIMONY:</b>	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 Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
<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. 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.</p> <p>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>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@cityofsalem.net</a>
<b>NEIGHBORHOOD ORGANIZATION:</b>	Northgate Neighborhood Association, Frank Pack, Land Use Chair; Phone: (503) 364-7353; Email: <a href="mailto:frankpack@gmail.com">frankpack@gmail.com</a> .
<b>DOCUMENTATION AND STAFF REPORT:</b>	<p>Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:</p> <p><a href="https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx">https://www.cityofsalem.net/Pages/planning-notices-decisions.aspx</a></p>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>NOTICE MAILING DATE:</b>	July 3, 2019

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**

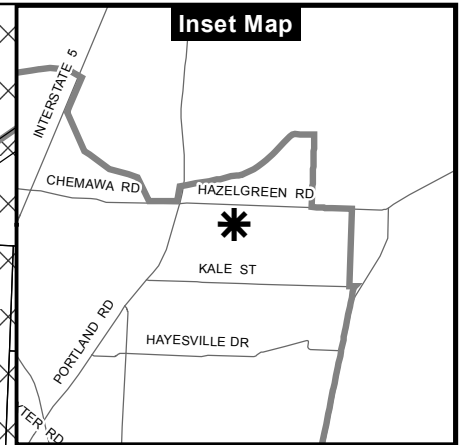
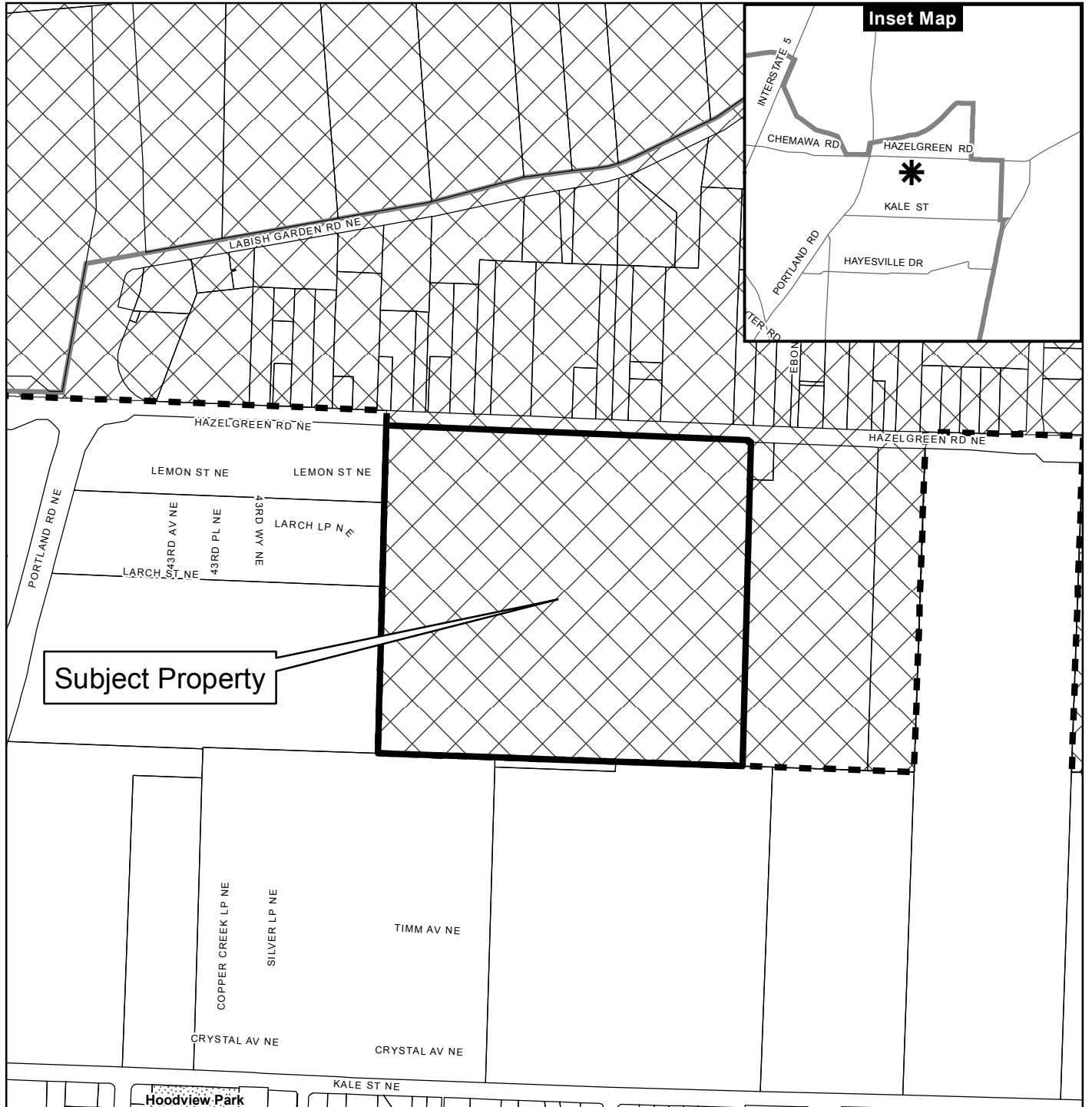
**For more information about Planning in Salem:**

<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

## Assessor Map and Tax Lot 062W31D00100



**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.

0 100 200 400 Feet



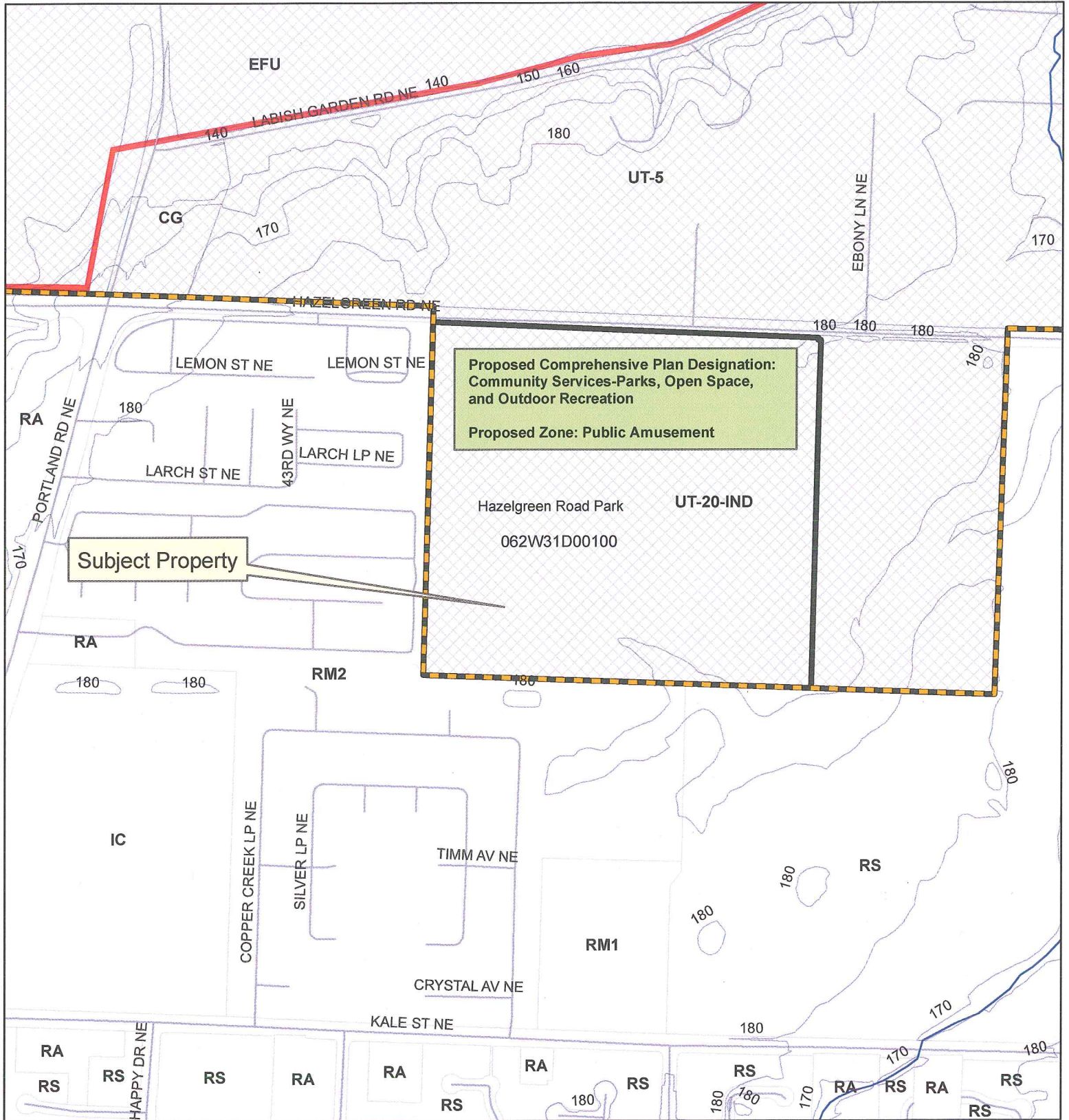
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# Hazelgreen Road Park Property

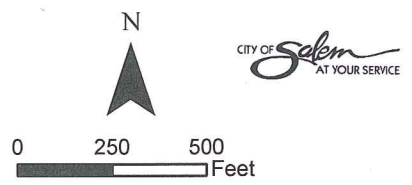
## 4400-4600 Block Hazelgreen Road NE

### Proposed Annexation, Comprehensive Plan / Zone Change



#### Legend

- CITY LIMIT
- UGB
- ParkBoundaries
- mc zoning
- 10' Contours



**Property: Hazelgreen Road Park Property – 4400-4600 Blocks Hazelgreen Road NE**

Proposed findings demonstrating why comprehensive plan and zone designation criteria are met (SRC 260.060(c)(5)).

**A. The comprehensive plan and zone designation provides for the logical urbanization of land;**

The park property is flat, with no natural resources or trees, and is in a location with close access to the freeway, parkway, and major arterials, making it easily accessible for park and recreation activities.

**B. The comprehensive plan and zone designation is compatible with development patterns of the nearby vicinity;**

The proposed Comprehensive Plan and Zone Change designation is compatible with the current increase in residential development of Single Family, Multi-Family, and Manufactured Home designations west, east, and south of the park property.

**C. Social, economic, or demographic patterns in the nearby vicinity have so altered that the current designations are no longer appropriate.**

The surrounding area is shifting away from agricultural and industrial zoning to residential zoning for single family, multi-family, and manufactured homes. Increasing population and demographic changes requiring more housing has resulted in the need to provide additional park and open space.

**D. It is in the public interest that the proposed change be made.**

The proposed Comprehensive Plan/Zone Change will allow a large recreational facility to serve the needs of the expanding population in the north Salem area. Hazelgreen Park is classified as an Urban Park and will be developed with input from the public focused on providing active and passive recreational activities for all age levels.