



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:	City Council Review of the Planning Administrators decision to APPROVE Subdivision / Urban Growth Preliminary Declaration Case No. SUB-UGA22-03
HEARING INFORMATION:	<u>CITY COUNCIL, Monday, July 25, 2022 at 6:00 p.m.</u> This City Council meeting will be conducted virtually. No in-person attendance is possible; however, public comment is still allowed (see "How to Provide Testimony"). Interested persons may view the meeting online at City of Salem Facebook, CCTV Salem, You Tube Channel, or watch on Comcast Cable CCTV Channel 21.
PROPERTY LOCATION:	1374 Crowley Avenue SE, Salem OR 97302
DESCRIPTION of REQUEST:	A Tentative Subdivision Plan (Jackson Ridge) and Urban Growth Preliminary Declaration to divide approximately 14.5 acres into 46 lots ranging in size from 4,629 square feet to 7,803 square feet. The subject properties are zoned RA (Residential Agriculture), and located at 1374 Crowley Avenue SE (Marion County Assessor Map and Tax Lot Numbers: 083W11CC / 100 and 2800).
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: ODias@cityofsalem.net .
STAFF REPORT:	A copy of the staff report will be available no later than 5:00 p.m., July 18, 2022. The staff report will also be available online no later than 5:00 p.m., July 22, 2022 at: https://salem.legistar.com/Calendar.aspx
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations (N.A.) 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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
CRITERIA:	Salem Revised Code (SRC) 205.010(d) – Tentative Subdivision; 200.030(d) – Urban Growth Preliminary Declaration 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.
APPLICANT / AGENT(S):	Reece and Associates LLC
OWNER(S):	Bronco Heights LLC (Michael Smith, Eric Jamieson, Aaron Carpenter)

HOW TO PROVIDE TESTIMONY:	<p>To provide testimony digitally at the public hearing: Visit this link (dates will be updated closer to the hearing): https://www.cityofsalem.net/government/city-council-mayor/how-to-give-public-comment-at-salem-city-council-and-budget-committee-meetings</p> <p>To provide written testimony: Persons wishing to submit written testimony must do so no later than 5:00 p.m. on the day of the hearing by emailing cityrecorder@cityofsalem.net or by depositing written comments in the drop box located at the City Recorder's Office, 555 Liberty Street SE, Room 225, Salem, Oregon 97301.</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 virtually or in writing, and anyone who requested to receive notice of the decision.</p>
ACCESS:	<p>The Americans with Disabilities Act (ADA) accommodations will be provided on request.</p>
MORE INFORMATION:	<p>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: <u>21123203</u>. Paper copies can be obtained for a reasonable cost.</p>
NOTICE MAILING DATE:	<p>July 5, 2022</p>

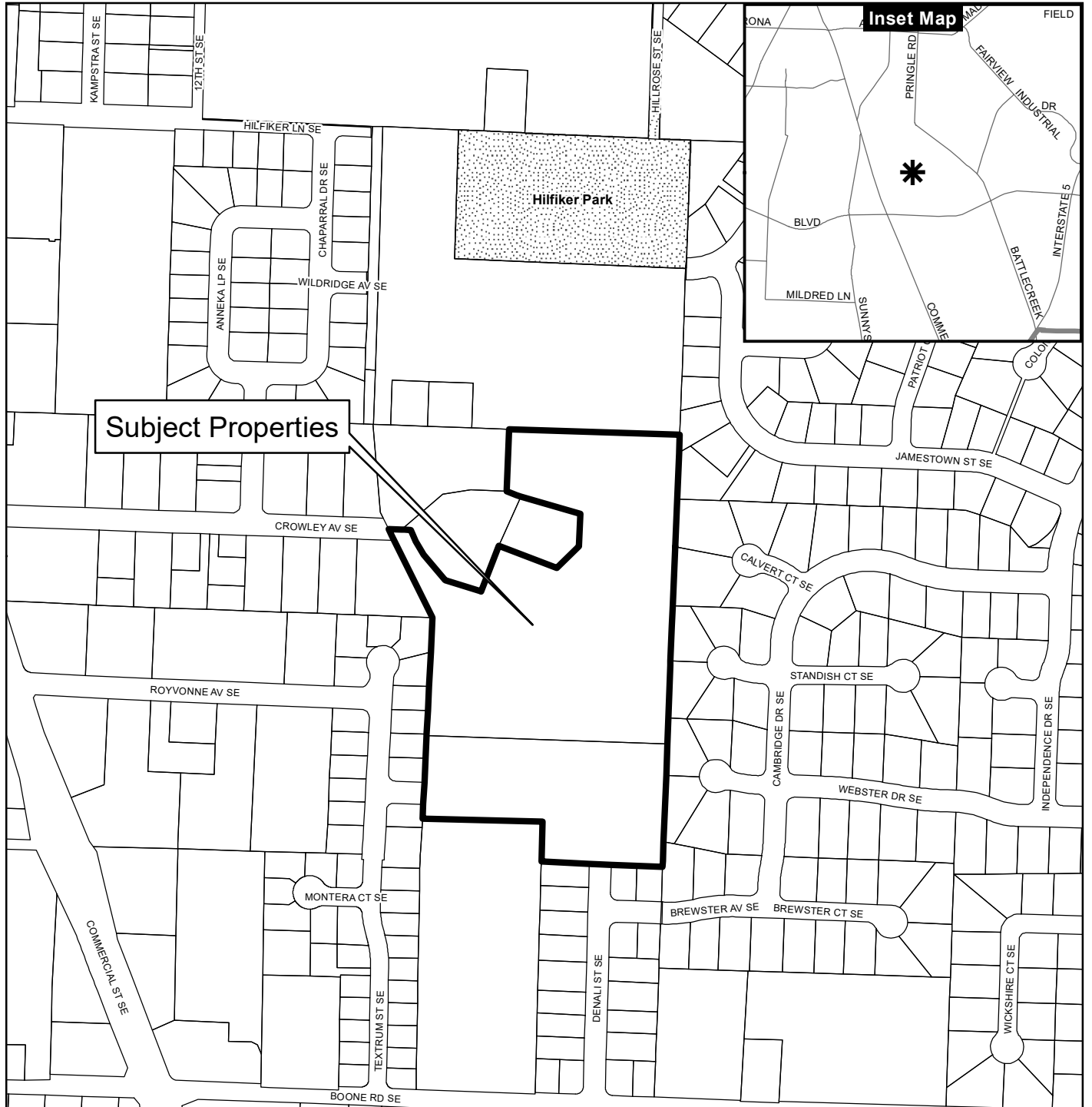
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>

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

1374 Crowley Avenue SE



Legend

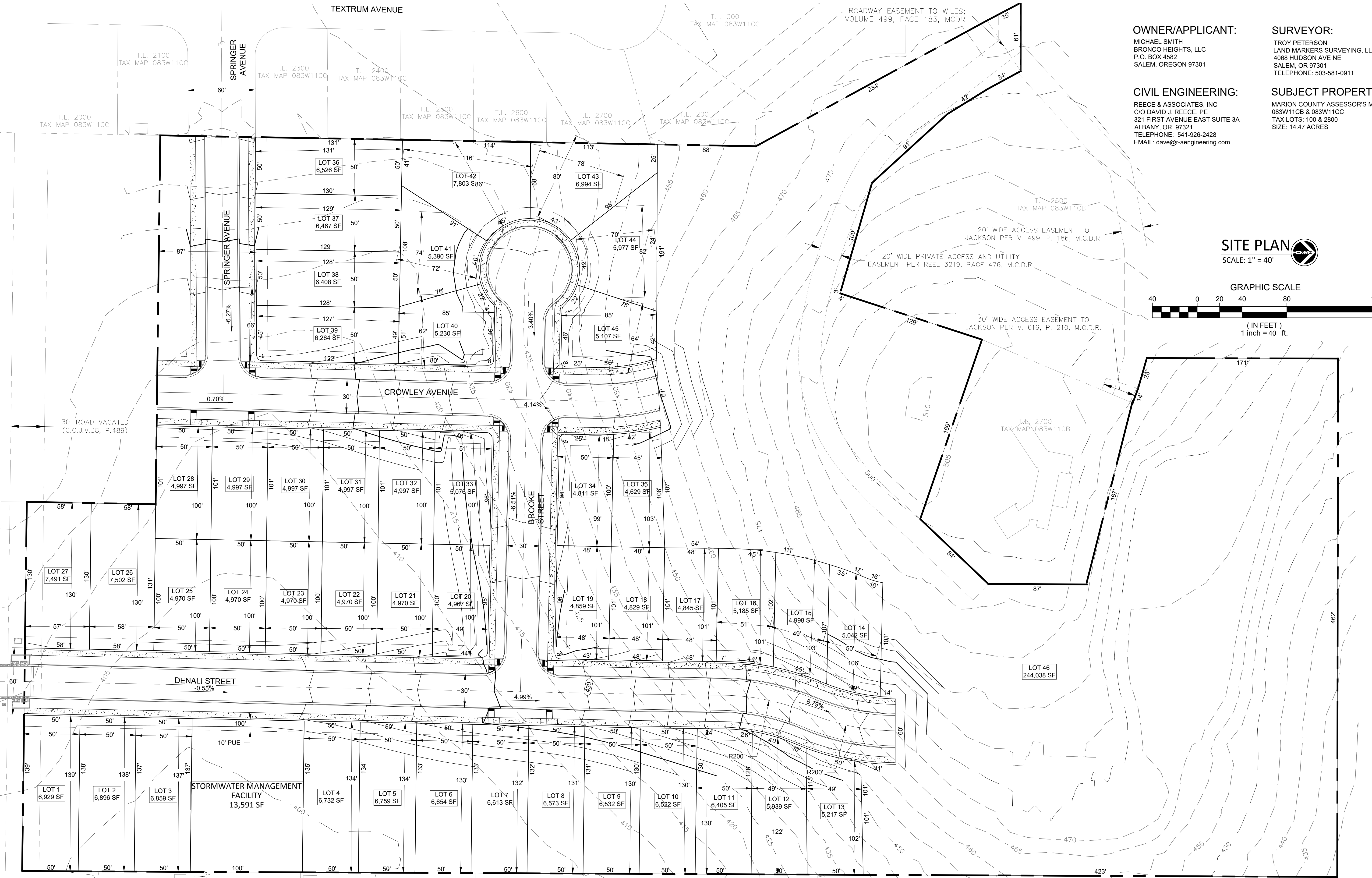
- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks



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.



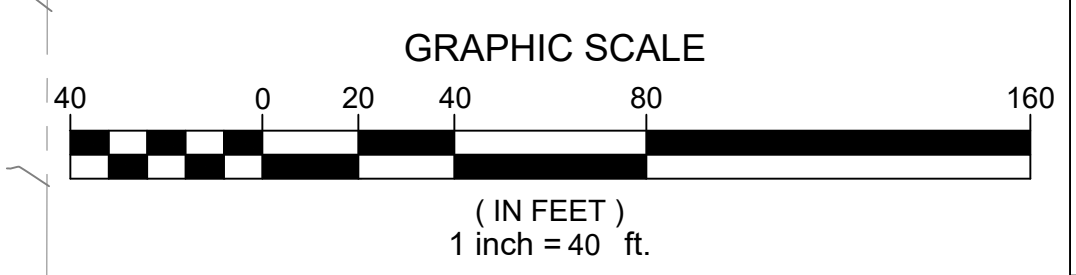
OWNER/APPLICANT:
 MICHAEL SMITH
 BRONCO HEIGHTS, LLC
 P.O. BOX 4582
 SALEM, OREGON 97301

CIVIL ENGINEERING:
 REECE & ASSOCIATES, INC
 C/O DAVID J. REECE, PE
 321 FIRST AVENUE EAST SUITE 3A
 ALBANY, OR 97321
 TELEPHONE: 541-926-2428
 EMAIL: dave@r-engineering.com

SURVEYOR:
 TROY PETERSON
 LAND MARKERS SURVEYING, LLC
 4068 HUDSON AVE NE
 SALEM, OR 97301
 TELEPHONE: 503-581-0911

SUBJECT PROPERTY:
 MARION COUNTY ASSESSOR'S MAP:
 083W11CB & 083W11CC
 TAX LOTS: 100 & 2800
 SIZE: 14.47 ACRES

SITE PLAN
 SCALE: 1" = 40'



Reece & Associates, Inc.
 321 First Avenue East, Suite 3A
 Albany, Oregon 97321
 Phone: 541-926-2428
 Fax: 541-926-2456

PLANNING SERVICES

REGISTERED PROFESSIONAL
 ENGINEER
 11,749
 Digital Signature
 TROY PETERSON
 16, 988
 DAVID J. REECE
 RENEWS 12/31/22

**JACKSON RIDGE SUBDIVISION
 TENTATIVE PLAN**
 BRONCO HEIGHTS, LLC
 SALEM, OREGON

PLAN REVISIONS	DATE	BY
No.		

R&A PROJECT NO.
BHL2101

DATE 02/04/2022
 DESIGNED A. HERRMANN
 ENGINEER D. REECE
 CHECKED H. WOOTON
 SCALE AS INDICATED

SHEET NUMBER _____

PRELIMINARY - NOT FOR CONSTRUCTION