



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:	Conditional Use / Subdivision Tentative Plan / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. CU-SUB-ADJ-DAP22-05
PROPERTY LOCATION:	1300 Block of Mildred Ln SE, Salem OR 97306
SUMMARY:	Proposed four-lot subdivision with associated site improvements.
HEARING INFORMATION:	<p><u>Hearings Officer on December 14, 2022 at 5:30 PM held virtually via Zoom</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><i>Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i></p> <p>To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>the date of the hearing at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2399; E-mail: bbishop@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 Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.com</p>
STAFF REPORT:	<p>The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Hearing Body's website under Agendas and Minutes:</p> <p>https://www.cityofsalem.net/government/boards-commissions/hearings-officer</p>
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 205.010(d) – Subdivision Tentative Plan; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit</p> <p>Salem Revised Code (SRC) is available to view at this link: www.cityofsalem.net/src. Type in the chapter number(s) listed above to view the applicable criteria.</p>

OWNER(S):	JCT Holdings LLC (James Cain, James Tokarski)
APPLICANT / AGENT(S):	Brandie Dalton on behalf of JCT Construction Group LLC (James Cain, James Tokarski)
PROPOSAL / REQUEST:	<p>A consolidated application for a proposed four-lot subdivision with associated site improvements. The application includes:</p> <ol style="list-style-type: none"> 1) A Subdivision Tentative Plan to divide the approximate 1.71-acre property into four lots ranging in size from approximately 5,311 square feet to 47,701 square feet; 2) A Conditional Use Permit to allow two of the lots in the subdivision (Lots 2 and 3) which are partially zoned IC (Industrial Commercial) to be developed with single family dwellings; 3) A Class 2 Adjustment to: <ol style="list-style-type: none"> a) Increase the number of flag lots allowed within the subdivision from a maximum of one to two (SRC 800.025(e)); b) Designate the south property line of Lot 1 abutting the flag lot accessway as the front lot line rather than the property line abutting Mildred Lane SE (SRC 800.020(a)(1)); c) Allow single family dwellings constructed as part of a subdivision to take access onto a minor arterial street (SRC 804.035(c)(4)); and d) Reduce the minimum required 370-foot driveway spacing between Marstone Court SE and the proposed flag lot accessway serving Lots 1, 2, & 3 (SRC 804.035(d)); and 4) A Class 2 Driveway Approach permit for the proposed flag lot accessway onto Mildred Lane SE.
HEARING PROCEDURE:	<p>The subject property is zoned RA (Residential Agriculture) and IC (Industrial Commercial), approximately 1.71 acres in size, and located in the 1300 Block of Mildred Lane SE (Marion County Assessor Map and Tax Lot Number: 083W14CB02401).</p> <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:	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: 22 111298. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	November 23, 2022

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

For more information about Planning in Salem:

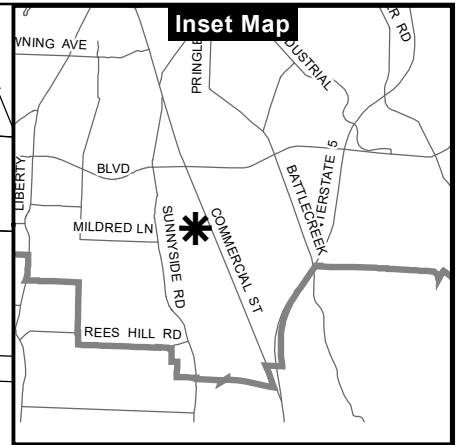
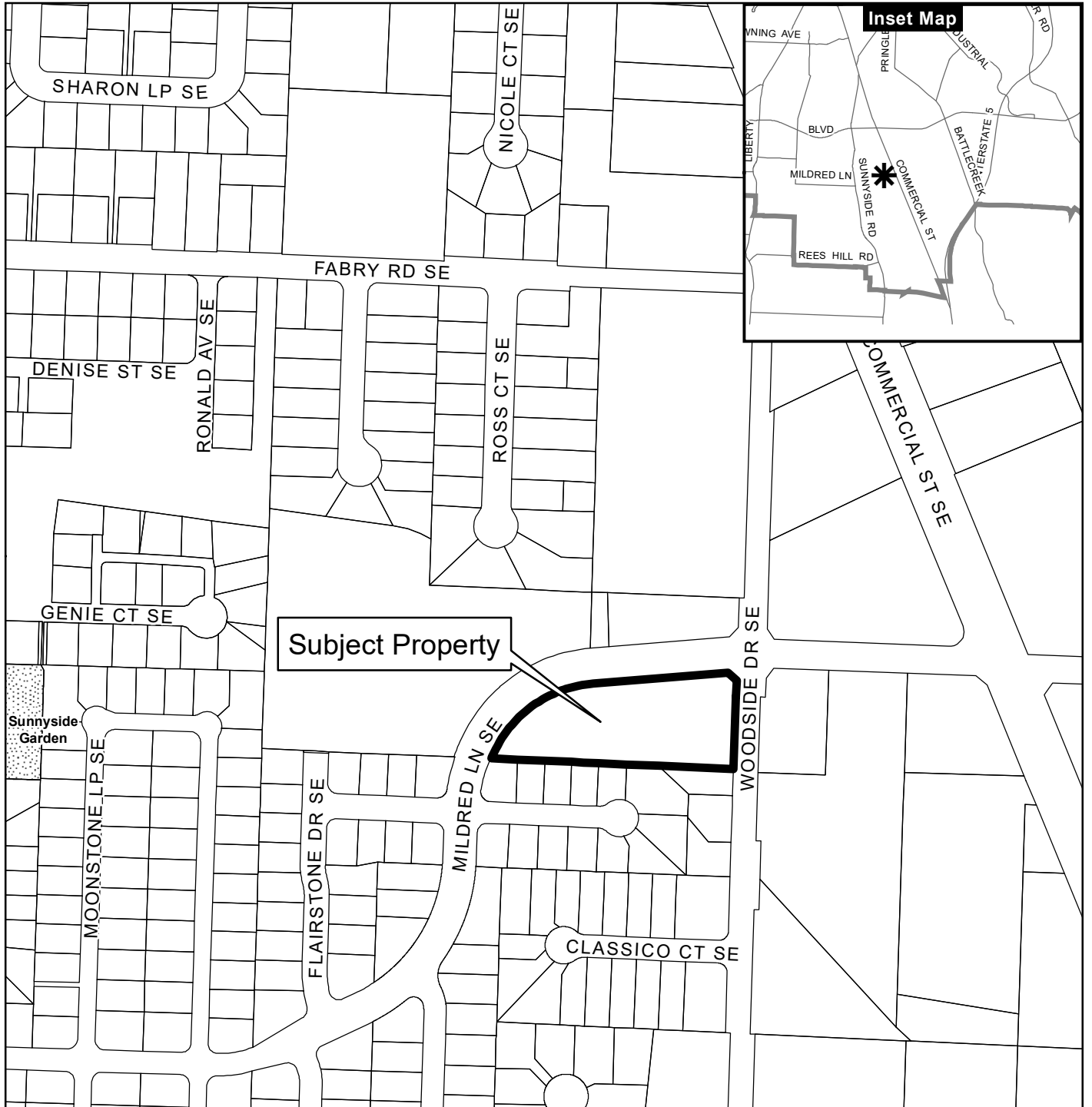
<http://www.cityofsalem.net/planning>

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 1300 Block of Mildred Lane SE



Legend

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


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.



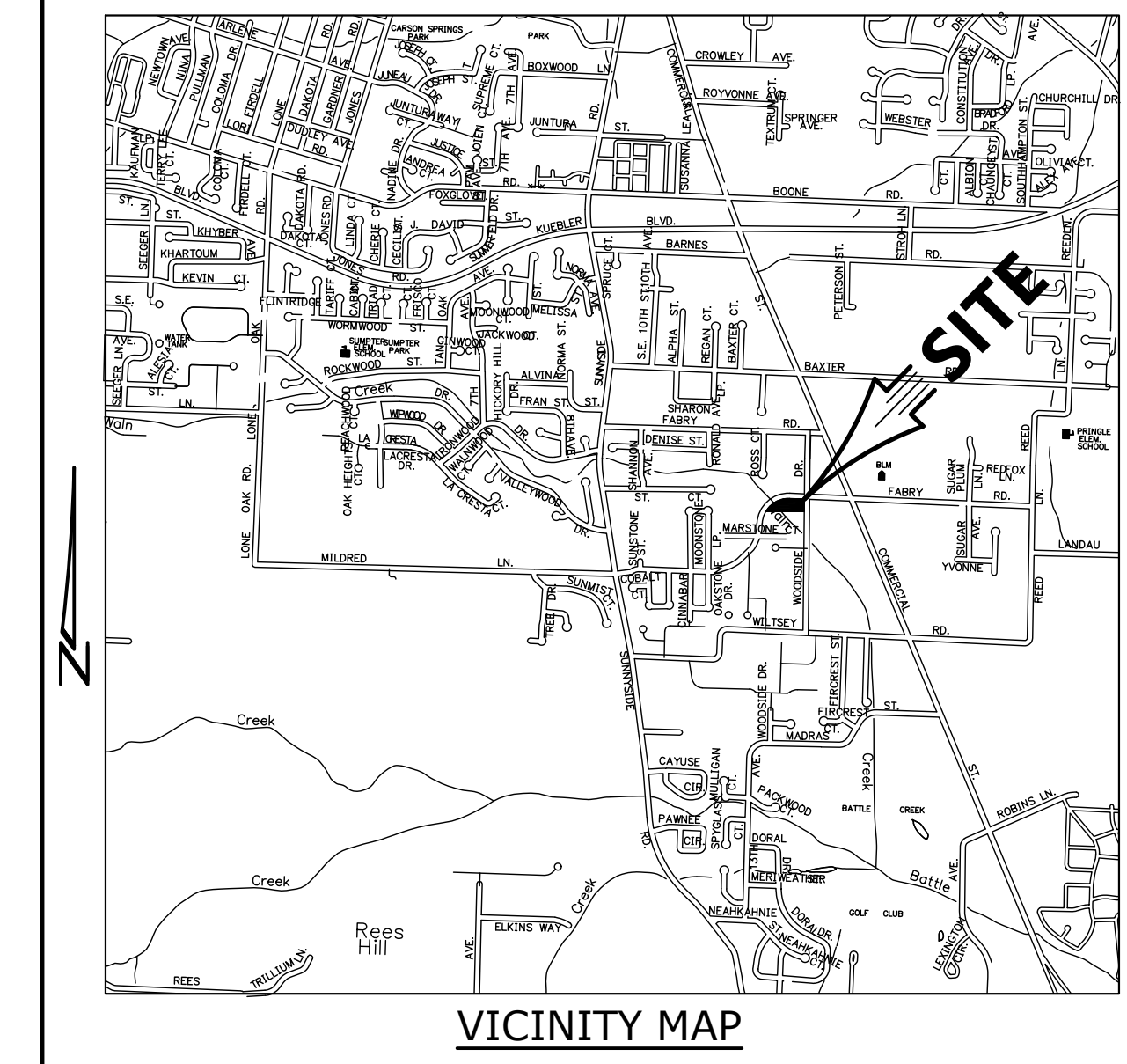
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

Owner / Developer:
JCT HOLDINGS LLC
 201 FERRY ST SE, STE 400
 SALEM, OREGON 97301

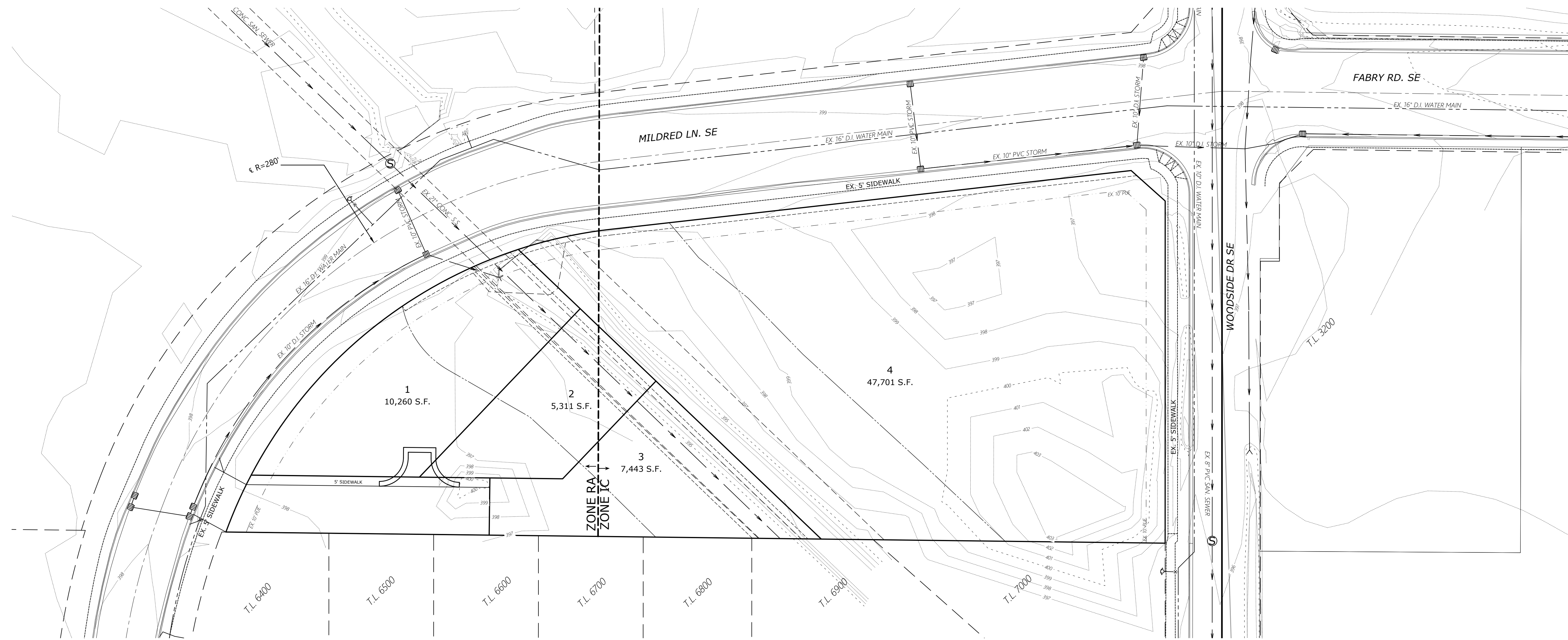
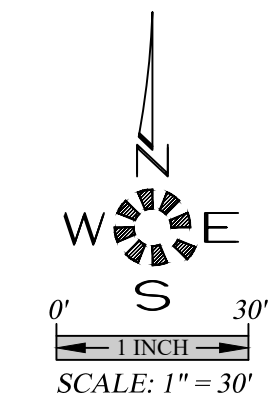
Engineer:
MULTI/TECH ENG.
 1155 13TH ST SE
 SALEM, OREGON 97302
 503-363-9227

WALN CREEK CROSSING

SEC. 14, T. 8 S., R. 3 W., W.M.
 CITY OF SALEM
 MARION COUNTY, OREGON
 74,679 SQ. FT. (7.71 ACRES)



B.M. 8300
 A 2" ALUMINUM DISK LOCATED IN THE
 BEGINNING OF RADIUS OF THE CURB, N.E.
 CORNER OF BAXTER CT. & BAXTER RD.
 ELEVATION: 406.76 (NGVD 29)



SYMBOLS

EXIST. PROP.	PROB.	EXIST. PROP.	PROB.
⊖	BLOW OFF ASSY.	⊖	MANHOLE SAN. SEWER
⊖	CATCH BASIN	⊖	MANHOLE STORM DRAIN
⊖	CATCH BASIN CLEANOUT	⊖	2" DIA. C.O. / M.H.
⊖	CATCH BASIN INLET	⊖	MANHOLE TELEPHONE
⊖	CATCH BASIN INLET	⊖	MANHOLE TELEPHONE
⊖	CATV PED. / BOX	⊖	REDUCER / INCREASER
⊖	CLEANOUT	⊖	TEL. PED. / BOX
⊖	ELEC. PED. / BOX	⊖	TRAFFIC PED. / BOX
⊖	FIRE HYDRANT	⊖	UTILITY / POWER POLE
⊖	GAS VALVE	⊖	WATER METER
⊖	GAS VALVE	⊖	WATER VALVE
⊖	MAIL BOX	⊖	WATER VALVE
---	CABLE TELEVISION CENTERLINE	---	SANITARY SEWER EXIST.
---	DITCH C.L.	---	SANITARY SEWER PROP.
---	ELECTRICAL LINE	---	STORM DRAIN EXIST.
---	GAS MAIN	---	STORM DRAIN PROP.
---	TELEPHONE LINE	---	WATER MAIN EXIST.
---		---	WATER MAIN PROP.

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PCD	PEDESTAL
C.B.C.O.	CATCH BASIN CLEANOUT	PRC	POINT OF REVERSE CURVE
C.B.I.	CATCH BASIN INLET	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG.	DRAWING	R	RADIUS
EASMT.	EASEMENT	RIM	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROAD
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEV.	ELEVATION	SAN.S. or S.S.	SANITARY SEWER
EX. or EXIST.	EXISTING	S	SLOPE
FT.	FEET	STA.	STATION
F.F.	FINISH FLOOR	STD.	STANDARD
F.G.	FINISH GRADE	STL.	STEEL
F.H.	FIRE HYDRANT	STM DRN. or S.D.	STORM DRAIN
F.M.	FORCE MAIN	SVC.	SERVICE
GUT. or GTR.	GUTTER	SW	SIDEWALK
G.V.	GATE VALVE	T.C.	TOP OF CURB
IMP.	IMPROVEMENT	TEL.	TELEPHONE
INST.	INSERT	TYP.	TYPICAL
INV. or I-	INVERT	U.G.	UNDERGROUND
L	LENGTH, LINE	VLT.	VAULT
		W.M.	WATER MAIN

MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13TH ST SE
 SALEM, OREGON 97302
 503-363-9227 FAX 503-363-9227
 www.mtengineering.net office@mtengineering.net

**TENTATIVE SUBDIVISION PLAN
 COVER SHEET**

WALN CREEK CROSSING

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITING FROM THE AUTHORIZED DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
 Drawn: T.N.S.
 Checked: J.J.G.
 Date: MAY 2021
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 MARCO GREEN
 EXPIRES: 06-30-2021
 JOB # 7025

1 OF 4

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**TENTATIVE SUBDIVISION PLAN
 DETAIL PLAN**

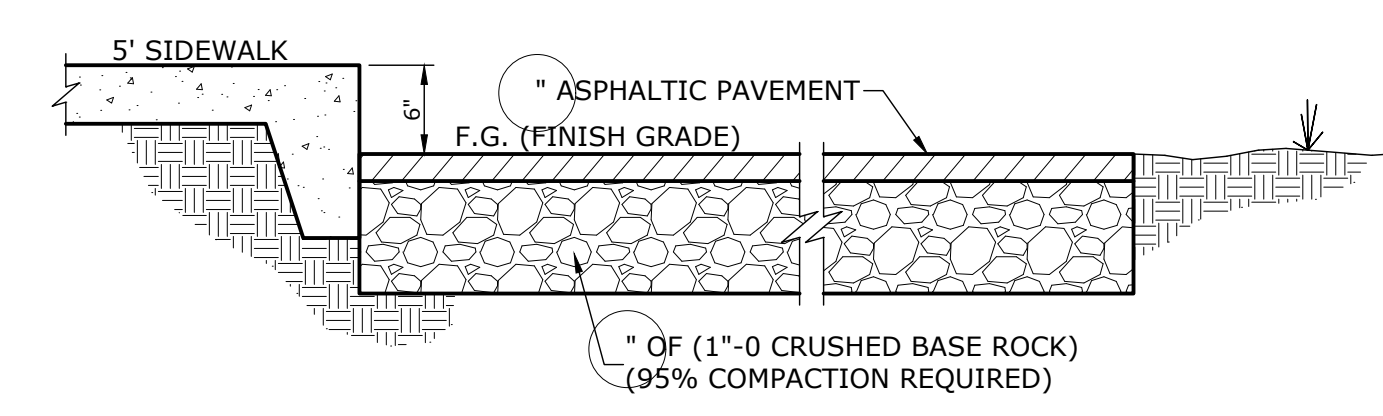
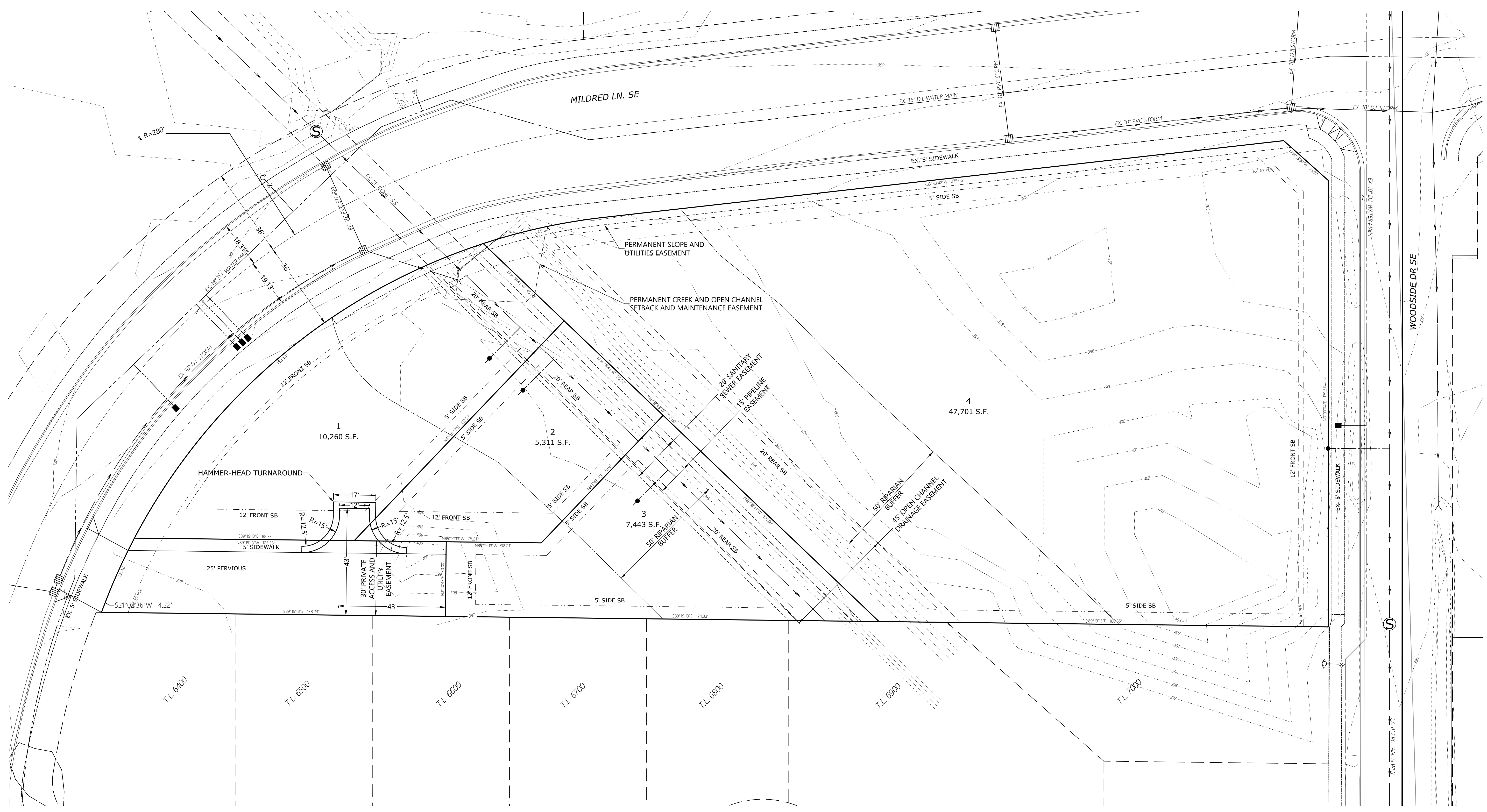
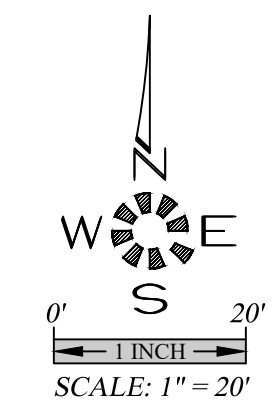
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EXPIRES: 06-30-2021
 JOB # 7025



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