



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:	Comprehensive Map Amendment / Zone Change Case No. CPC-ZC19-11
HEARING INFORMATION:	<u>Planning Commission, Tuesday, November 19, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	4345 Sunnyside Road SE, Salem OR 97302
SUMMARY:	A comprehensive plan change to Commercial and zone change to CO (Commercial Office).
CASE MANAGER:	Olivia Glantz Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2343; E-mail: oglantz@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	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: Faye Wright Neighborhood Association, Land Use Chair; Michael Slater Phone: 202-425-5493; Email: Michael.k.slater@gmail.com ; Morningside Neighborhood Association, Land Use Chair; Geoffrey James Phone: 503-5931-4120 Email: geoffreyjames@comcast.net
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: www.cityofsalem.net/notice
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code, SRC 64.025(e) (2) and SRC 265.005(e). 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):	Dawn Johnson
APPLICANT / AGENT(S):	Jake Buckendorf
PROPOSAL REQUEST:	A minor comprehensive plan map amendment from SF, Single-Family Residential, to COM, Commercial, and quasi-judicial zone change from RS (Single-Family Residential) to CO (Commercial Office) for approximately 0.23 acres of a 1.03-acre property located at 4345 Sunnyside Road SE - 97302 (Marion County Assessor Map and Tax Lot 083W10AC / 600).
HOW TO PROVIDE TESTIMONY:	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.
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 in person 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://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-119069-ZO
NOTICE MAILING DATE:	October 30, 2019

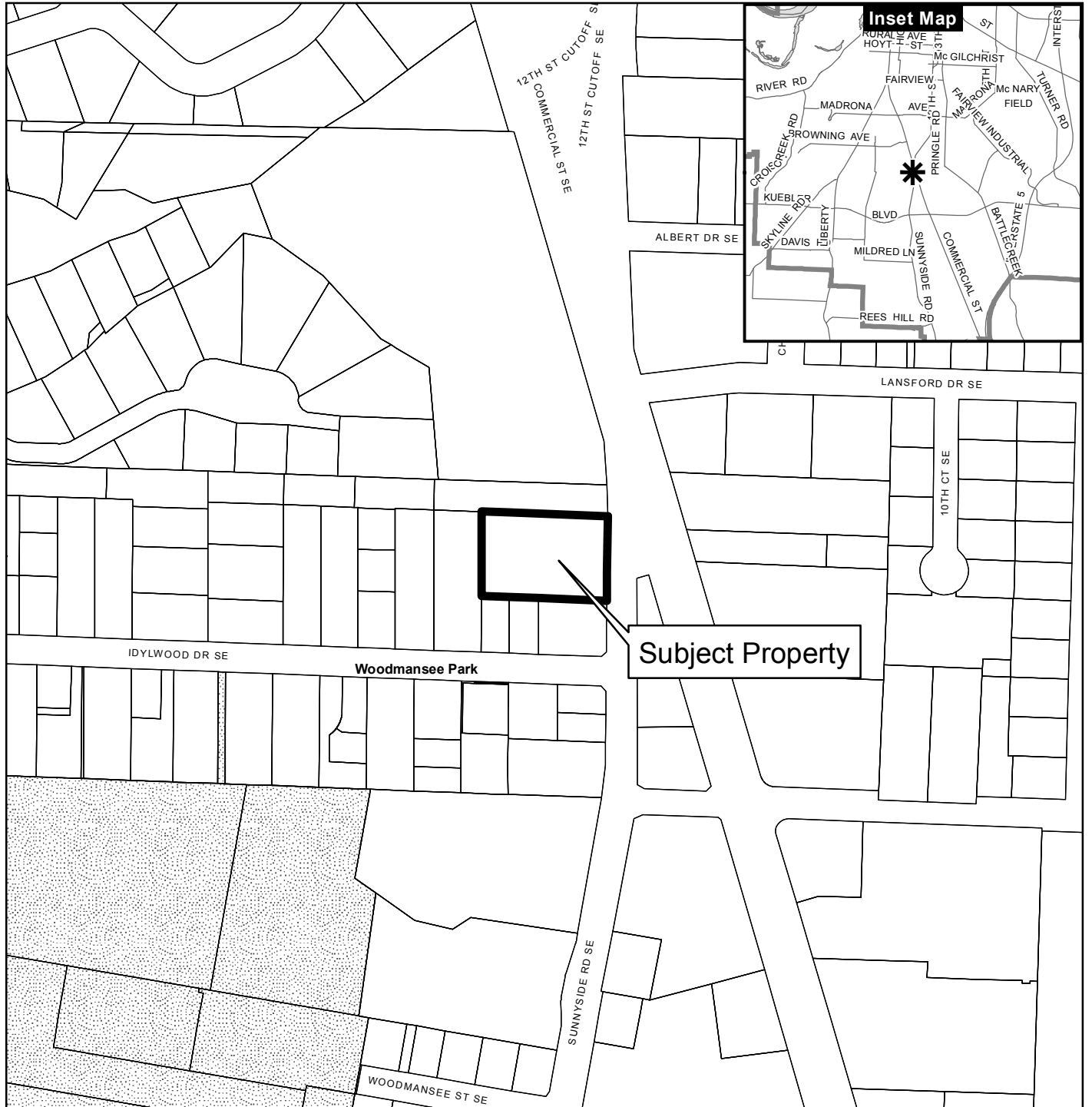
PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

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

4345 Sunnyside Road SE



Legend

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



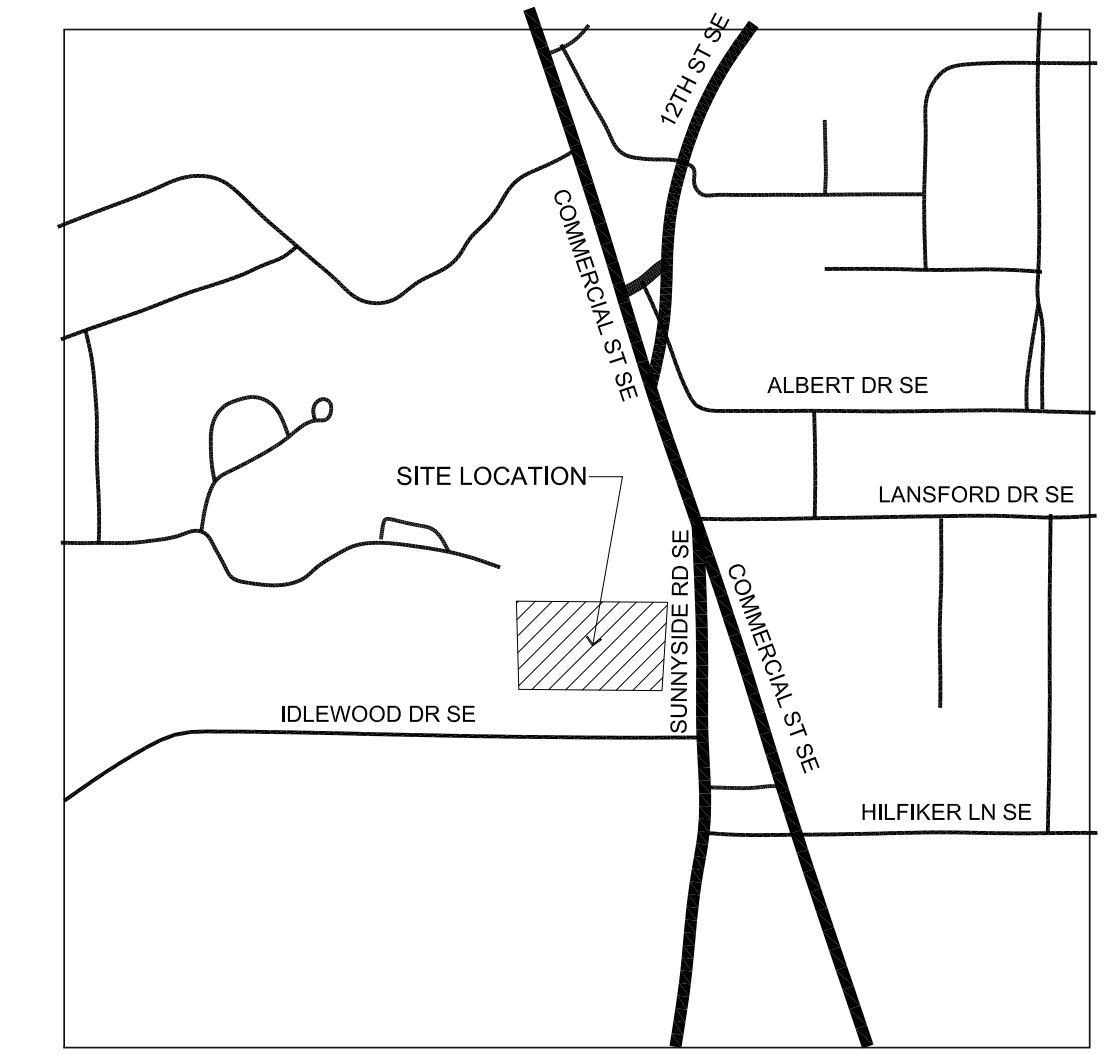
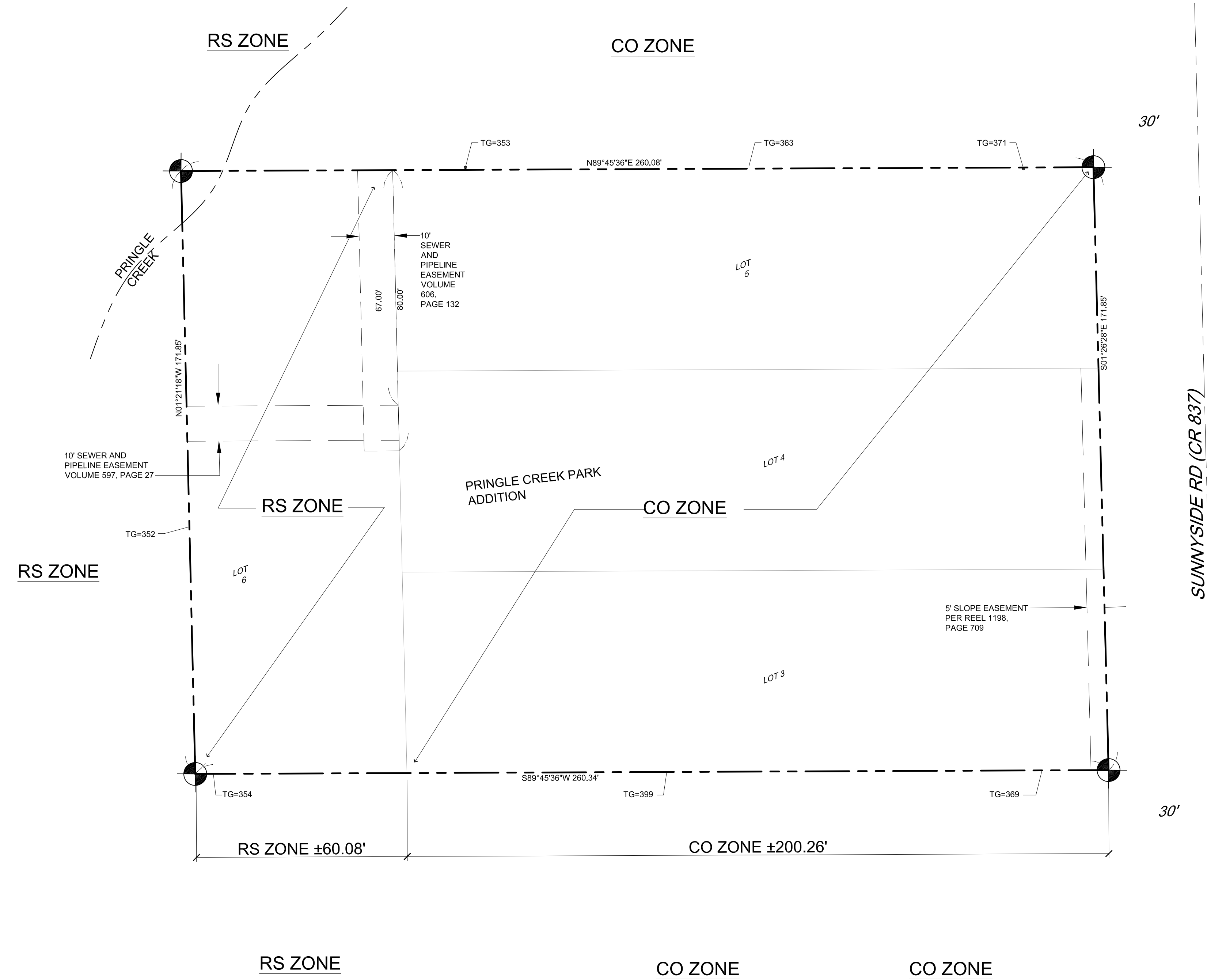
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QUASI-JUDICIAL ZONE CHANGE APPLICATION

4345 SUNNYSIDE RD SE
SALEM, OR 97302



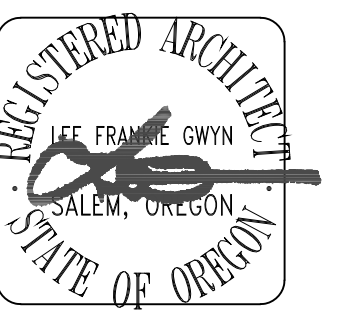
VICINITY MAP
NOT TO SCALE

PROJECT TEAM:

OWNER
Jake Buckendorf
4837 Viewcrest Rd. S
Salem, OR 97302

ARCHITECT
Lentily Architecture
Architect, Lee Gwyn
3150 Kettle Court SE
Salem, OR
503-399-1090
lee@lentilyarchitecture.com

EXISTING CONDITIONS PROJECT DATA	
SITE DATA:	4345 SUNNYSIDE RD SE
ADDRESS	
MAP TAX LOT:	083W10A000600
PROPERTY AREA:	1.03 ACRES 44,867 SQ. FT.
PROPERTY ZONE:	CO (COMMERCIAL OFFICE) 77%
	RS (SINGLE FAMILY RESIDENTIAL) 23%

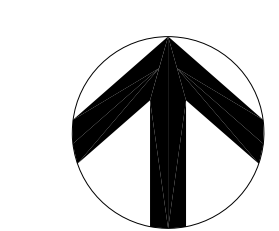


QUASI-JUDICIAL ZONE CHANGE APPLICATION
4345 SUNNYSIDE RD SE SALEM, OR 97302

EXISTING CONDITIONS SITE PLAN

DATE
08/05/2019
REVISED DATE

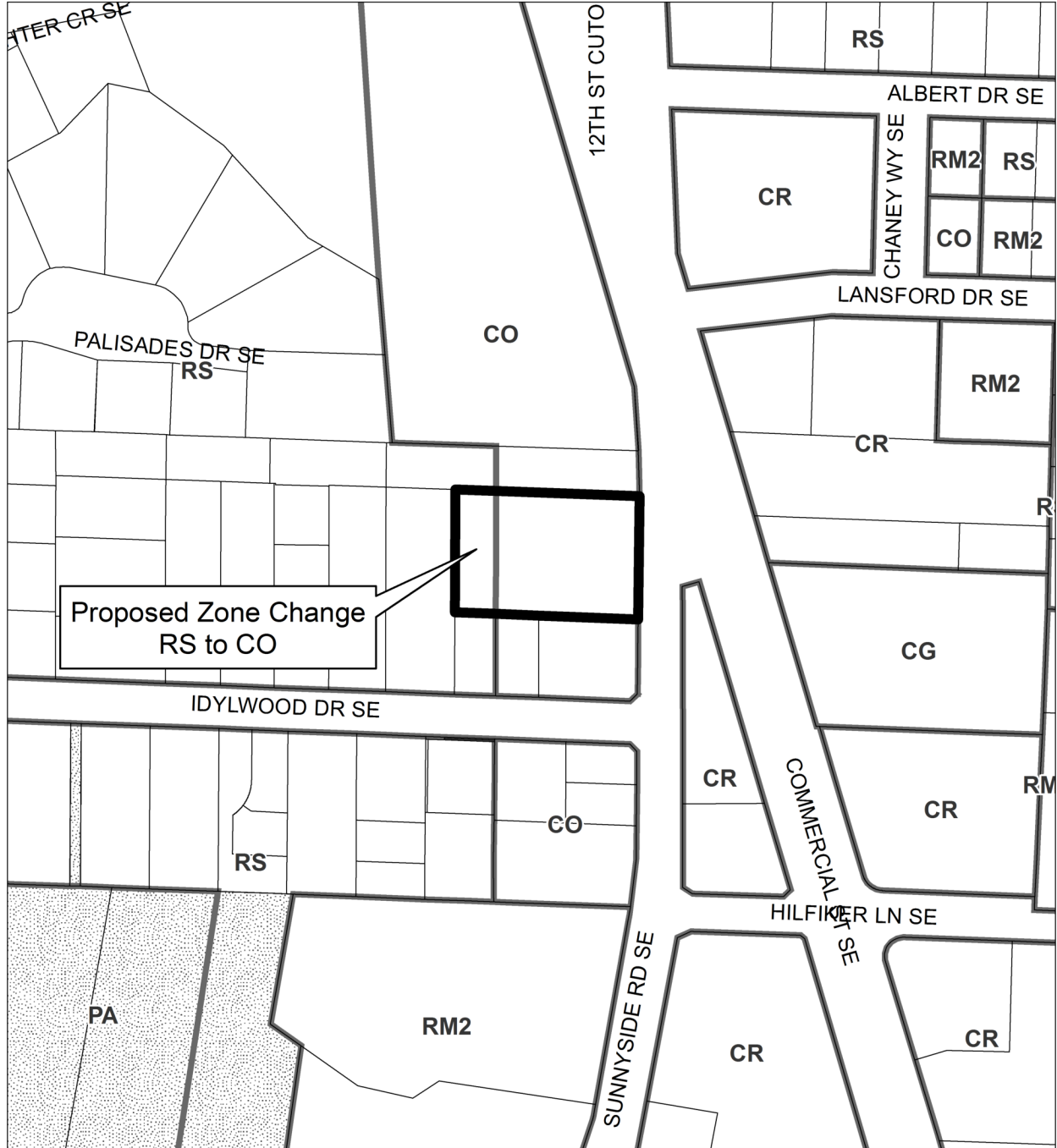
SHEET
A1.0



EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 20'-0"

08/05/2019 2:25 PM map_041852019_225 PM map_gk428 - Blx12\jake_buckendorf\4345 sunnyside rd - salem\documents\drafts\08052019\08052019_001.dwg: 08052019_001.dwg

Vicinity Zoning - 4345 Sunnyside Road SE



Proposed Zone Change
RS to CO

Legend

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

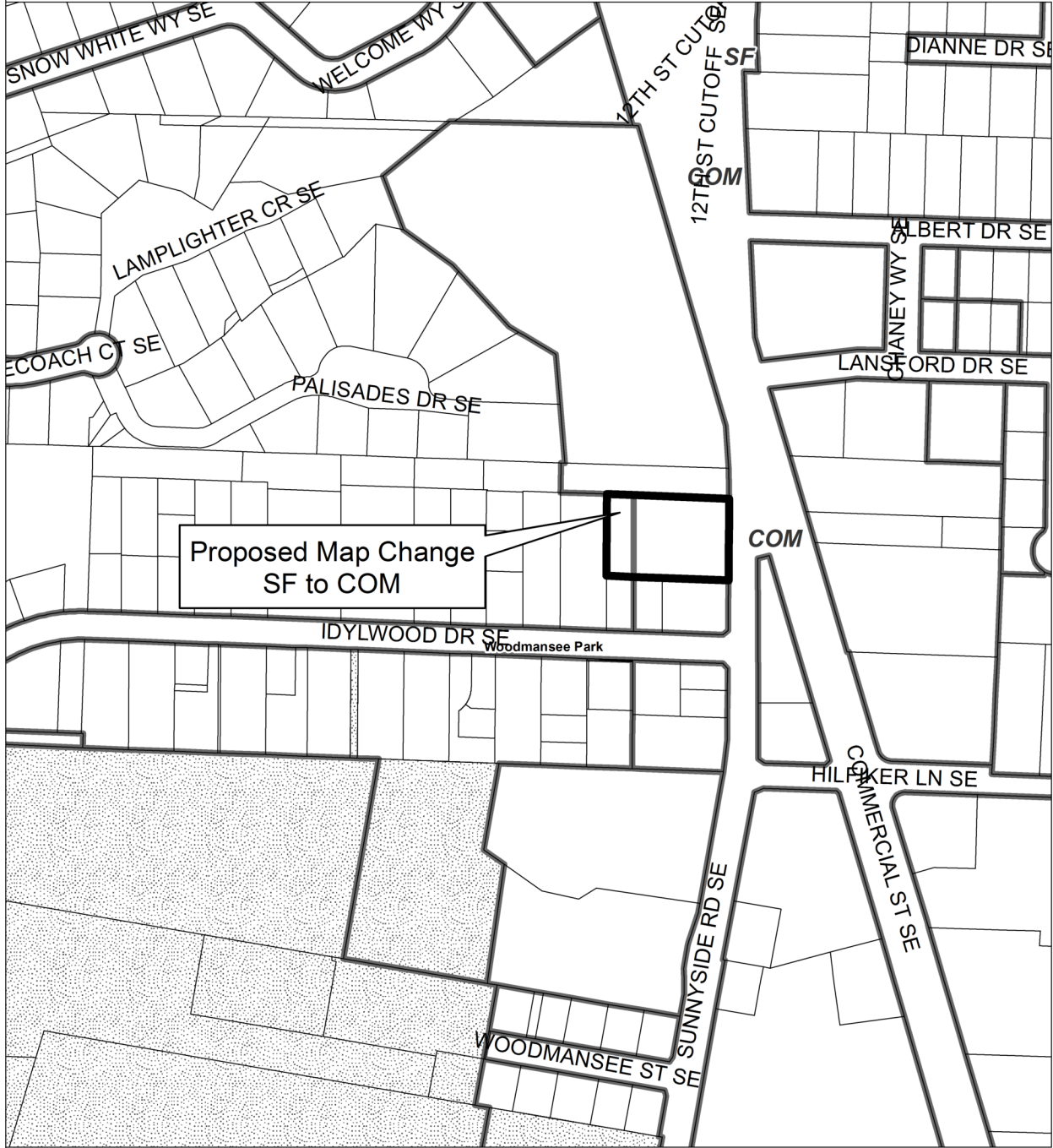
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Comprehensive Plan Map - 4345 Sunnyside Road SE



Proposed Map Change
SF to COM

Legend

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

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Community Development Dept.