



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

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

CASE NUMBER:	Conditional Use and Site Plan Review Case No. CU-SPR19-02
AMANDA APPLICATION NO:	19-109548-ZO / 19-109547-RP
HEARING INFORMATION:	<u>Hearings Officer, Wednesday, June 26, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	2490 Ewald Av SE, Salem OR 97302
OWNER(S):	Wyant Land Building and Development Company, Ezekial Elder Investments, LLC (Donald Wyant), and City of Salem
APPLICANT / AGENT(S):	Mark Shipman, Saalfield Griggs Lawyers, on behalf of Business Group, Inc.
DESCRIPTION OF REQUEST:	<p>Summary: Conditional Use and Class 3 Site Plan Review for a proposed hemp extraction facility.</p> <p>Request: Conditional Use and Class 3 Site Plan Review application for a proposed hemp extraction facility, a heavy manufacturing use, in an existing building at 2490 Ewald Avenue SE 97302 (Marion County Assessor Map and Tax Lot 0083W01CB01100A1) with parking and vehicle use areas on City-owned property surrounding the building and located at 2740-2994 25th Street SE (Marion County Assessor Map and Tax Lot 083W0100100) the IG (General Industrial) zone and McNary Field Overlay zone.</p>
CRITERIA TO BE CONSIDERED:	<p><u>CONDITIONAL USE</u> Pursuant to SRC 240.005(d), an application for a CONDITIONAL USE PERMIT shall be granted if the following criteria are met:</p> <ol style="list-style-type: none">1. The proposed use is allowed as a conditional use in the zone;2. The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions; and3. The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property. <p><u>CLASS 3 SITE PLAN REVIEW</u> Pursuant to SRC 220.005(f)(3), an application for a CLASS 3 SITE PLAN REVIEW shall be granted if:</p> <ol style="list-style-type: none">A. The application meets all applicable standards of the UDC;B. The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;C. Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; andD. The proposed development will be adequately served with City water, sewer, storm water facilities, and other utilities appropriate to the nature of the development.

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. 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>
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	Southeast Mill Creek Association (SEMCA), Cory Poole, Land Use Chair; Phone: 503-363-7717; Email: robosushi@robosushi.com ; Morningside Neighborhood Association, Geoffrey James, Land Use Chair; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
DOCUMENTATION AND STAFF REPORT:	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: https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
NOTICE MAILING DATE:	June 6, 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>

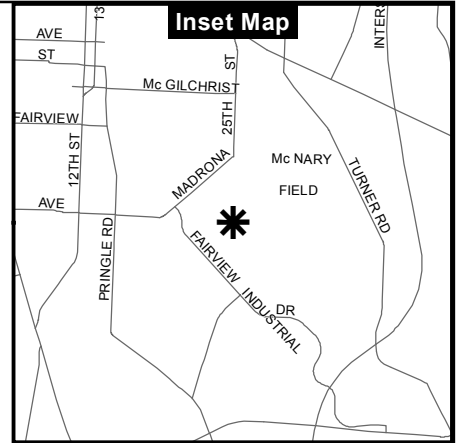
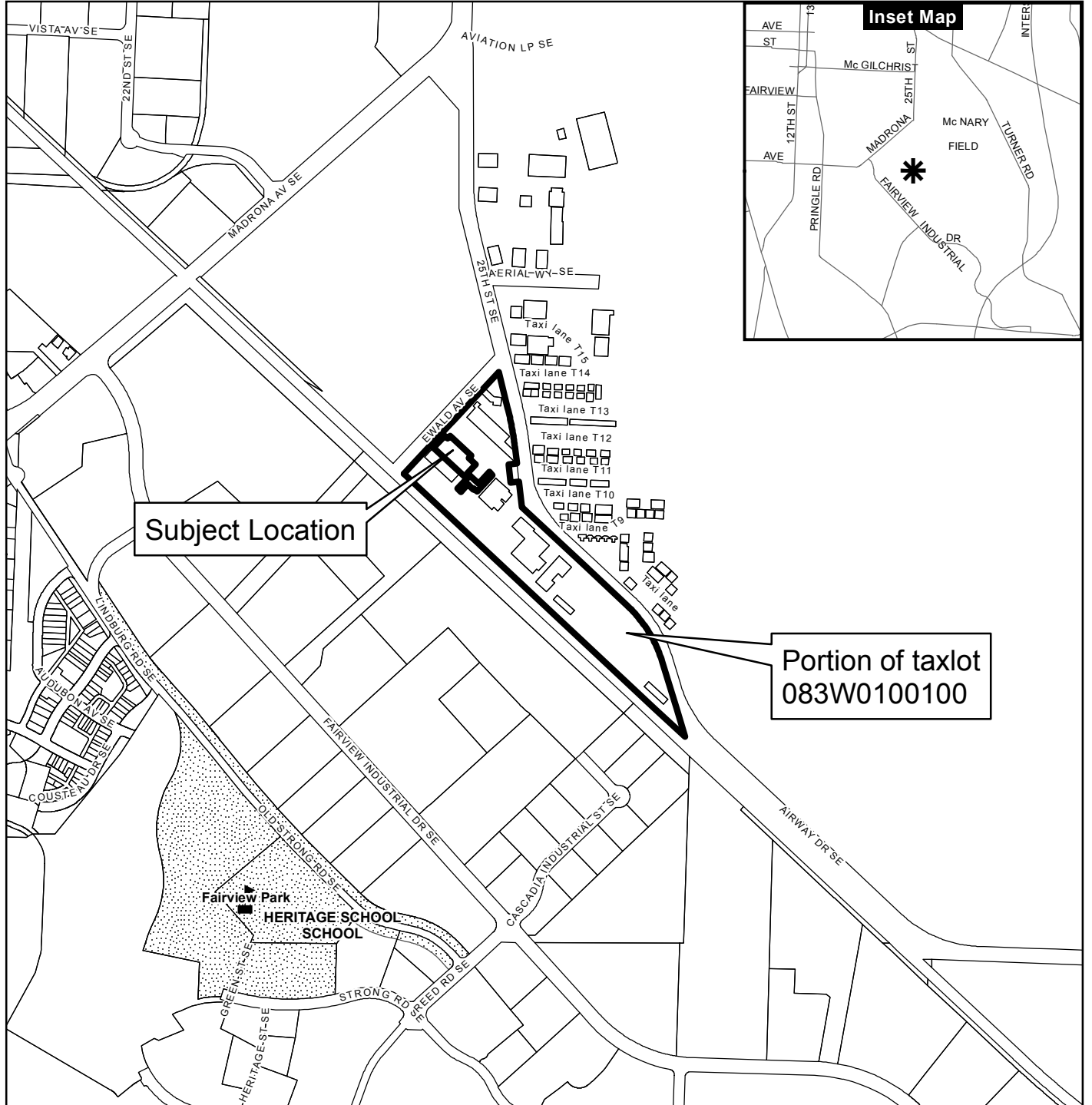
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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender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

Taxlot 083W01CB01100A1 (within portion of taxlot 083W0100100)



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

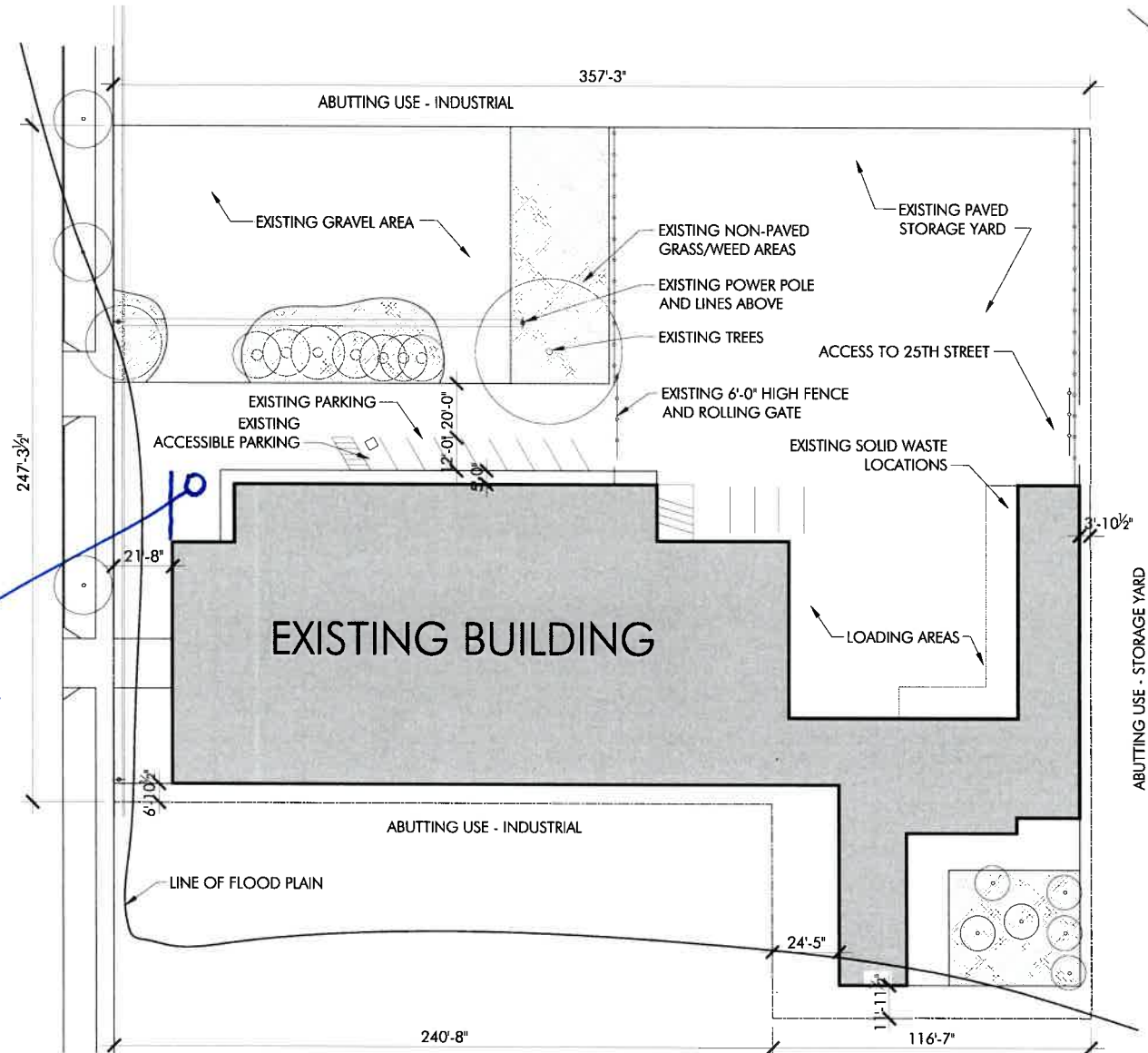
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EWALD AVE SE

25th AVE SE



HC parking Street

2490 EWALD AVE SE

TOTAL SITE AREA:	97,966 SF
LANDSCAPED AREA:	7,971 SF
BUILDING FOOTPRINT:	31,577 SF
PAVED AREA:	46,518 SF
GRAVEL AREA:	11,900 SF

ZONING: IG -McNARY OVERLAY

PARKING: 0.75 PER EMPLOYEE
 15 EMPLOYEES = 11 PARKS REQD
 12 PARKS EXISTING

EXISTING BLDG HEIGHT: 32'-0" AT PEAK

1 EXISTING AND PROPOSED SITE PLAN (NO CHANGES)



1:40 @ 11 X 17



31 MAY 2019

