



# 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*

<b>CASE NUMBER:</b>	Comprehensive Plan Change / Zone Change Case No. CPC-ZC22-05
<b>PROPERTY LOCATION:</b>	5536 Skyline Road S, Salem OR 97306
<b>SUMMARY:</b>	A Comprehensive Plan Change to “Multi-Family Residential” and Zone Change to RM1 (Multiple Family Residential 1) for a property at 5536 Skyline Road S 97306 that is proposed for annexation.
<b>HEARING INFORMATION:</b>	<p><b>THIS HEARING WILL BE HELD VIRTUALLY.</b></p> <p><u>Salem Planning Commission, July 5, 2022 at 5:30 p.m.</u></p> <p>To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: <a href="http://bit.ly/planningpublicmeetings">http://bit.ly/planningpublicmeetings</a></p>
<b>HOW TO PROVIDE TESTIMONY:</b>	<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><b>To provide written testimony:</b> Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing.</p> <p><b>To provide testimony digitally at the public hearing:</b> Sign up by contacting Shelby Guizar at <a href="mailto:SGuizar@cityofsalem.net">SGuizar@cityofsalem.net</a> or 503-540-2315 by <u>July 5, 2022 at 3:00 p.m.</u> to receive instructions.</p>
<b>CASE MANAGER:</b>	<b>Pamela Cole, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2309; E-mail: <a href="mailto:pcole@cityofsalem.net">pcole@cityofsalem.net</a> .
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>Sunnyslope Neighborhood Association, Henry Neugass, Land Use Co-Chair; Phone: 650-387-7357; Email: <a href="mailto:henry.ssna@gmail.com">henry.ssna@gmail.com</a>; Evan White, Land Use Co-Chair; Phone: 503-585-4814; Email: <a href="mailto:epwhitehouse@comcast.net">epwhitehouse@comcast.net</a>.</p>
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: <a href="https://www.cityofsalem.net/notice">https://www.cityofsalem.net/notice</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	<p>Salem Revised Code (SRC) Chapter(s) 260.045(b) – Land Use Designations</p> <p>Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a>. Type in the chapter number(s) listed above to view the applicable criteria.</p>

<b>OWNER(S):</b>	JM Ventures NW LLC (Caleb Remington)
<b>APPLICANT / AGENT(S):</b>	JM Ventures NW LLC (Caleb Remington) / Britany Randall
<b>PROPOSAL / REQUEST:</b>	Petitioner-initiated, voter-exempt annexation of territory approximately 1.95 acres, located at 5536 Skyline Road S 97306 (Marion County Assessor Map and Tax Lot 083W17DB01500), currently designated Developing Residential in the SACP and zoned Marion County UT-5 (Urban Transition - 5 Acre), with concurrent comprehensive plan change to Multi-Family Residential and zone change to RM1 (Multiple Family Residential 1).
<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. 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>
<b>MORE INFORMATION:</b>	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 <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . Just enter the permit number listed here: 22 101321
<b>NOTICE MAILING DATE:</b>	June 15, 2022

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

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

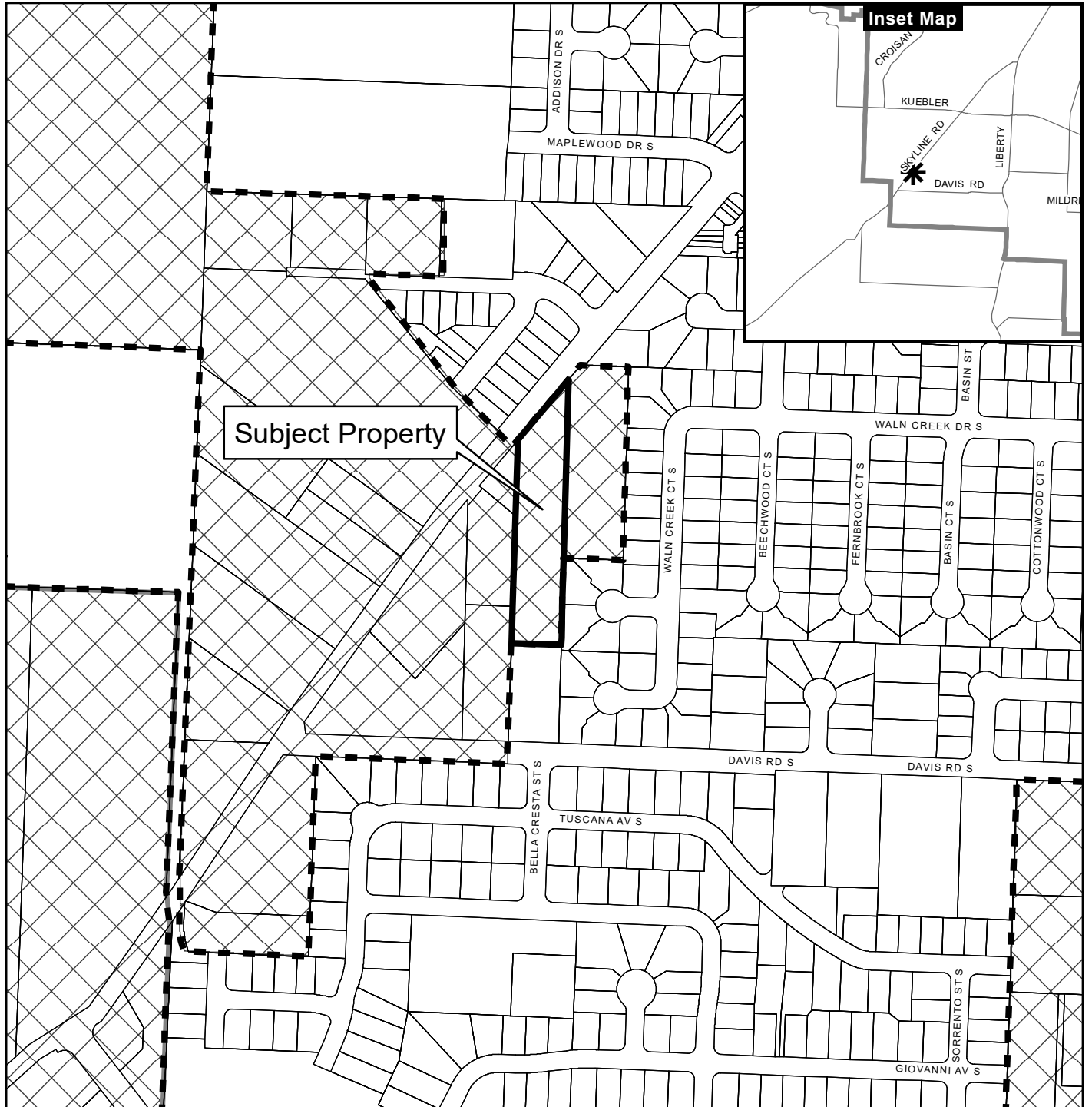
<http://www.cityofsalem.net/planning>

*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

## 5534 and 5536 Skyline Road S



### Legend

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

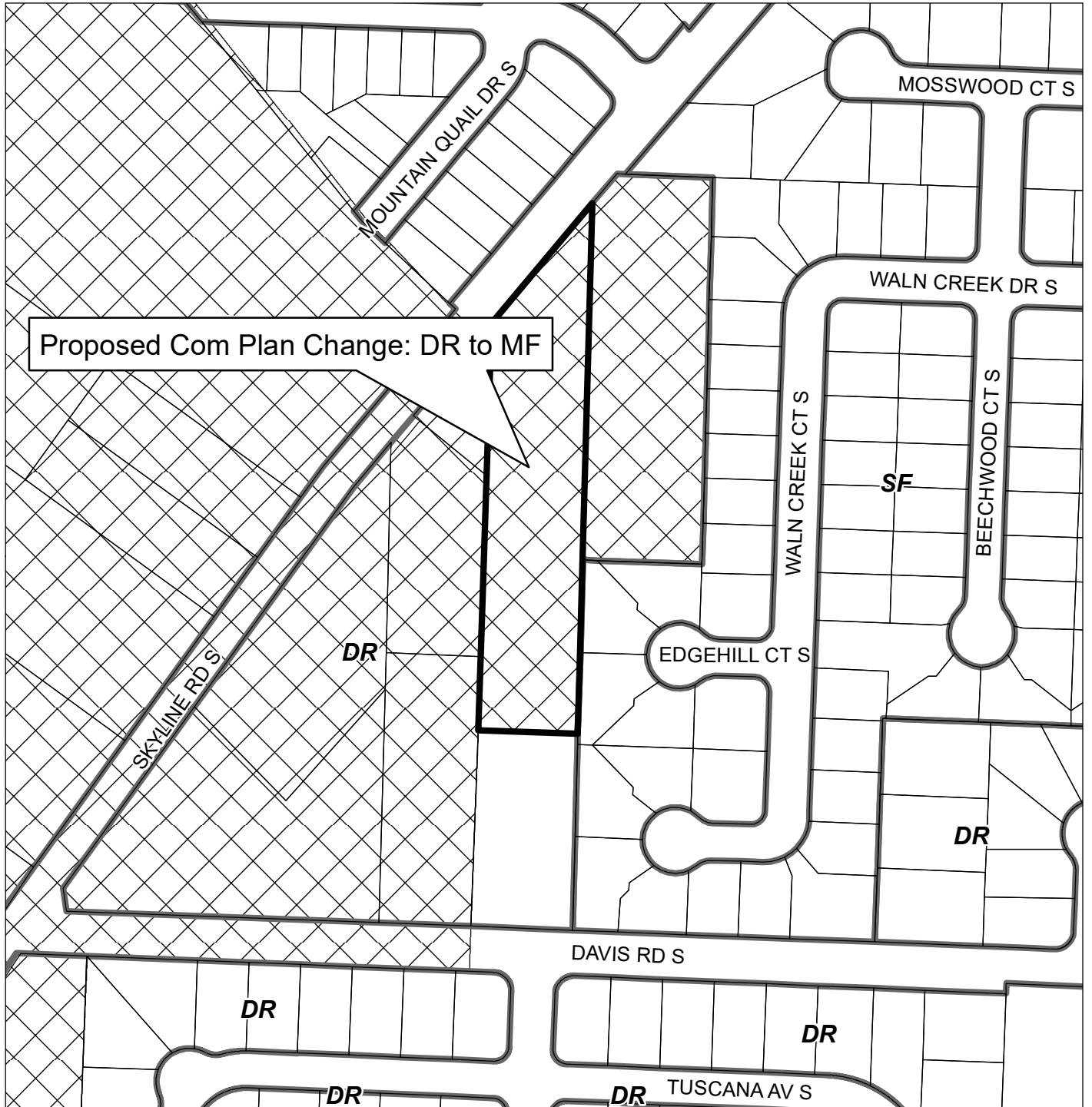


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# Proposed Comprehensive Plan Change 5536 Skyline Road S



**Legend**

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

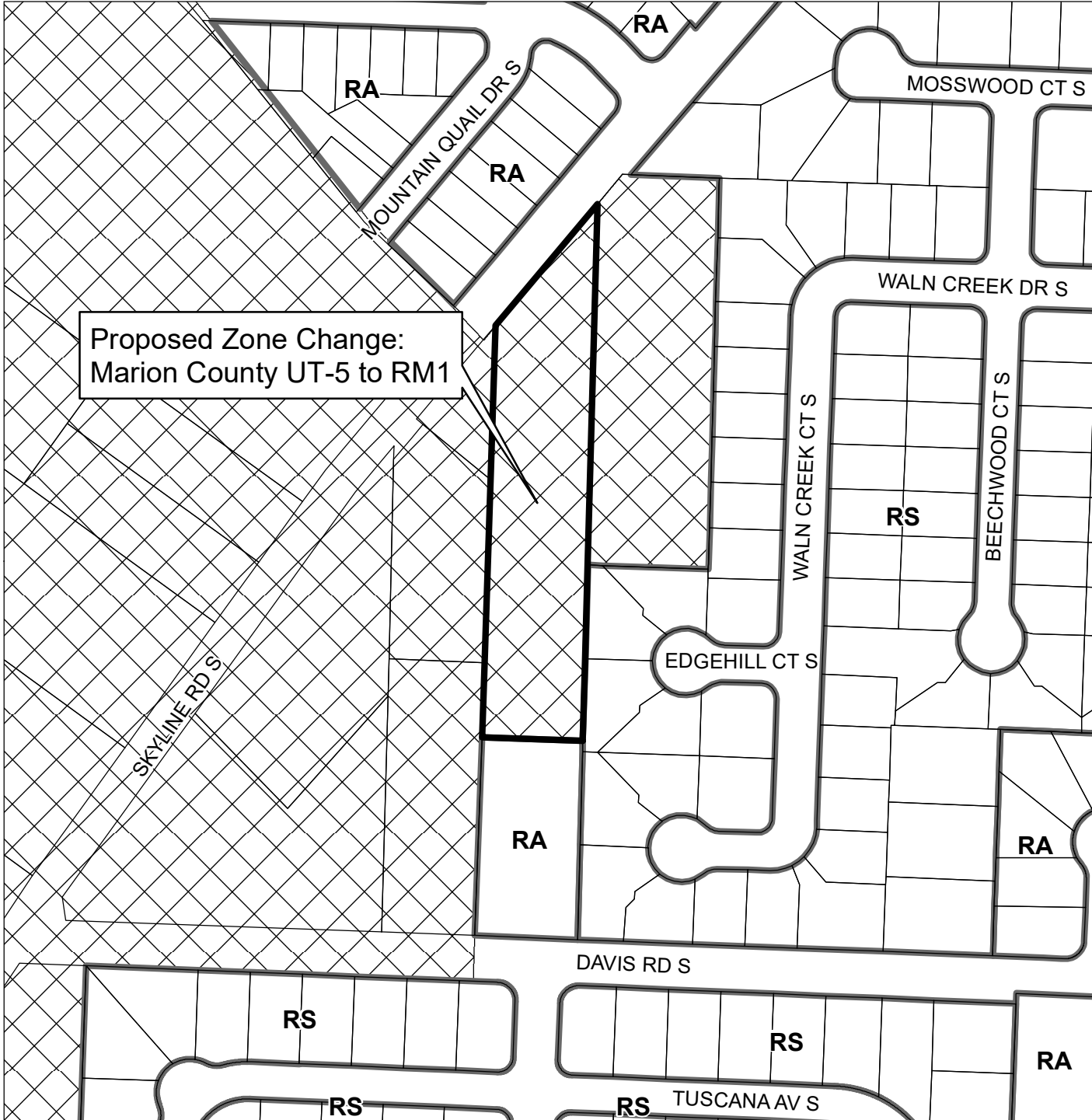
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CITY OF *Salem*  
AT YOUR SERVICE  
Community Development Dept.

# Proposed Zone Change 5536 Skyline Road S



Proposed Zone Change:  
Marion County UT-5 to RM1

**Legend**

- |  |  |
|--|--|
| <span style="border: 1px solid black; padding: 2px;">RS</span> Base Zoning   | <span style="border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Taxlots   |
| <span style="border-top: 2px dashed black; border-bottom: 2px dashed black; width: 20px; display: inline-block;"></span> Urban Growth Boundary   | <span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Parks  |
| <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Outside Salem City Limits | <span style="display: inline-block; width: 10px; height: 10px; background: radial-gradient(circle, black 1px, transparent 1px); background-size: 4px 4px;"></span> Schools |

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