



REMAND 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:	Minor Comprehensive Plan Map Amendment / Zone Change Case No. CPC-ZC21-04
PROPERTY:	2900 Block of Kuebler Blvd SE, Salem OR 97302
SUMMARY:	A consolidated application to change the Comprehensive Plan Map designation and zoning from "Single Family Residential" with RA (Residential Agriculture) zoning to "Commercial" with CR (Retail Commercial) and CO (Commercial Office) zoning and to "Mixed-Use" with MU-II zoning. The applicant previously requested CR zoning for the entire property; the City Council remanded the application back to the Salem Planning Commission for re-consideration.
HEARING INFORMATION:	<p>THIS HEARING WILL BE HELD VIRTUALLY.</p> <p><u>Salem Planning Commission, Tuesday, October 4, 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: 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 comments to ensure receipt before the 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 Shelby Guizar at SGuizar@cityofsalem.net or 503-540-2315 by <u>October 4, 2022 at 3:00 p.m.</u> to receive instructions.</p>
CASE MANAGER:	Olivia Dias, Current Planning Manager , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Phone: 503-540-2343; E-mail: odias@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 often submit comments on the applications to the City. Their 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; Mike Hughes, Land Use Co-Chair; Phone: 503-584-0806; Email: hughes.m@comcast.net.</p>
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: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

CRITERIA:	<p>Salem Revised Code (SRC) Chapter(s) 64.025(e)(2) – Comprehensive Plan Map Amendments; 265.005 – Zone Changes</p> <p>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.</p>
OWNER(S):	Kuebler Cascade View LLC (Thomas Wettlaufer, Gordon Satrum, Dirk Stangier)
APPLICANT / AGENT(S):	Mark Shipman, Saalfeld Griggs Lawyers on behalf of Doug Sproul
PROPOSAL / REQUEST:	The applicant proposes to change the Comprehensive Plan Map designation and zoning from “Single Family Residential” with RA (Residential Agriculture) zoning to “Commercial” with approximately 9 acres of CR (Retail Commercial) zoning, approximately 7 acres of CO (Commercial Office) zoning, and approximately 8 acres to “Mixed-Use” with MU-II zoning. The subject property is approximately 24 acres in size, zoned RA (Residential Agriculture) and located at the southwest corner of the intersection of Kuebler Boulevard and I-5 (Marion County Assessor Map and Tax Lot Number: 083W12C / 2201).
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>
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://permits.cityofsalem.net . Just enter the permit number listed here: <u>21 115803</u>
NOTICE MAILING DATE:	September 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>**

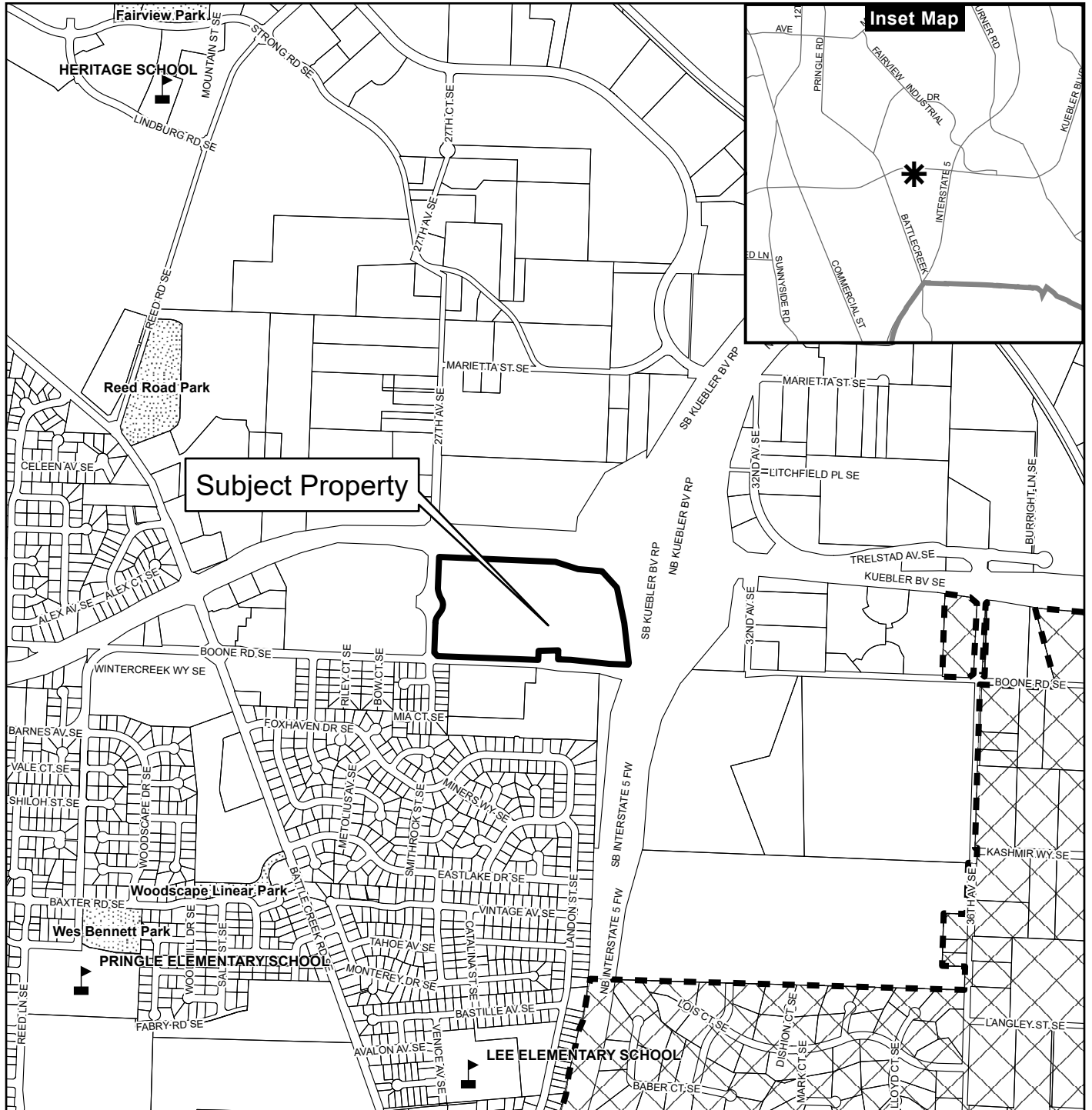
It is the City of Salem’s policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

2900 Block Kuebler BLVD SE



Legend

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

CITY OF Salem

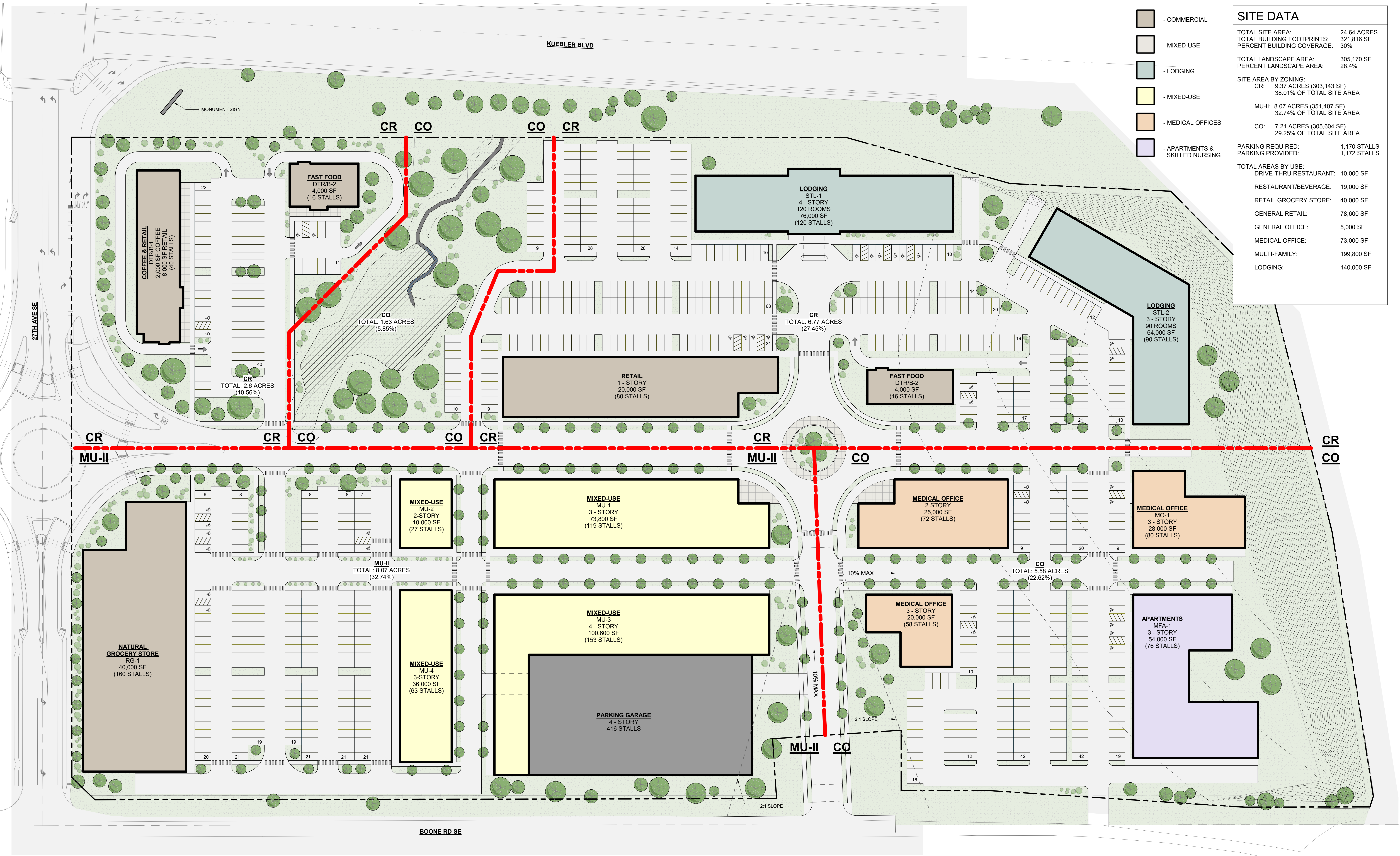
 AT YOUR SERVICE

 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.

0 10200 400 Feet





- COMMERCIAL
- MIXED-USE
- LODGING
- MIXED-USE
- MEDICAL OFFICES
- APARTMENTS & SKILLED NURSING

SITE DATA	
TOTAL SITE AREA:	24.64 ACRES
TOTAL BUILDING FOOTPRINTS:	321,816 SF
PERCENT BUILDING COVERAGE:	30%
TOTAL LANDSCAPE AREA:	305,170 SF
PERCENT LANDSCAPE AREA:	28.4%
SITE AREA BY ZONING:	
CR:	9.37 ACRES (303,143 SF) 38.01% OF TOTAL SITE AREA
MU-II:	8.07 ACRES (351,407 SF) 32.74% OF TOTAL SITE AREA
CO:	7.21 ACRES (305,604 SF) 29.25% OF TOTAL SITE AREA
PARKING REQUIRED:	
PARKING PROVIDED:	1,172 STALLS
TOTAL AREAS BY USE:	
DRIVE-THRU RESTAURANT:	10,000 SF
RESTAURANT/BEVERAGE:	19,000 SF
RETAIL GROCERY STORE:	40,000 SF
GENERAL RETAIL:	78,600 SF
GENERAL OFFICE:	5,000 SF
MEDICAL OFFICE:	73,000 SF
MULTI-FAMILY:	199,800 SF
LODGING:	140,000 SF

Kuebler Village Conceptual Site Plan

06.07.2022

