



HEARING NOTICE

ANNEXATION REQUEST AFFECTING THIS AREA

There is an annexation proposal for the property listed in this notice and shown on the attached map. The City is seeking input from persons who are entitled to notice under SRC 300.720(b). No specific development is proposed at this time. If you have questions or comments about the proposal, please contact the case manager.

Existe una propuesta de anexión para la propiedad enumerada en este aviso y que se muestra en el mapa adjunto. La Ciudad está buscando información de personas que tienen derecho a recibir notificación bajo SRC 300.620(b). No se propone ningún desarrollo específico en este momento. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Annexation with Comprehensive Plan Map and Zone Change Case No. ANXC-756-CPC-ZC23-03
PROPERTY LOCATION:	572 Hile Lane NE, Salem OR 97301
DESCRIPTION of REQUEST:	Annexation of territory approximately 0.78 acres in size located at 572 Hile Lane NE (Marion County Assessor's Map and Tax Lot No. 072W29BC03500) with a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-II (Multiple Family Residential), and withdrawal from the Marion County Fire District #1 and East Salem Sewer and Drainage District.
HEARING INFORMATION:	<u>CITY COUNCIL, Monday, December 4, 2023 at 6:00 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u> Interested persons may view the meeting online at City of Salem Facebook, CCTV Salem, You Tube Channel, or watch on Comcast Cable CCTV Channel 21.
HOW TO PROVIDE TESTIMONY:	Both written and oral testimony will be accepted on this proposal. Only those participating by submitting written testimony, or by testifying at the hearing, have the right to appeal the decision. 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 City Recorder, 555 Liberty Street SE, Room 225, Salem, OR 97301 or by emailing cityrecorder@cityofsalem.net . If unable to attend the meeting in person but would like to provide testimony via Zoom, please sign up between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: https://www.cityofsalem.net/government/city-council-mayor/how-to-give-public-comment-at-salem-city-council-and-budget-committee-meetings
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
STAFF REPORT:	A copy of the staff report will be available no later than 5:00 p.m., November 27, 2023; copies can be requested from the Planning Division at 503-588-6173. The staff report will also be available online no later than 5:00 p.m., November 29, 2023 at: https://salem.legistar.com/Calendar.aspx
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NEIGHBORHOOD ASSOCIATION:

Neighborhood associations (N.A.) 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:

East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com.

CRITERIA:

Salem Revised Code (SRC) Chapter 260.010(g)(2) – Annexation; 64.025(e)(2) – Minor Comprehensive Plan Map Amendment; 265.005(e) – Zone Change

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.

PETITIONER / APPLICANT:

Center Street Holdings, LLC (Hans Thygeson)

OWNER:

Center Street Holdings, LLC (Hans Thygeson)

REPRESENTATIVE:

Bob Sanders

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood association comments, 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.

Failure to raise an issue prior to the close of the Public Hearing in person or in writing, or failure to provide statements or evidence with sufficient specificity to provide the applicant and Review Authority 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.

Following the close of the Public Hearing, a decision will be issued and mailed to the applicant, property owner, affected neighborhood associations, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

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: 23 101811. Paper copies can be obtained for a reasonable cost.

NOTICE MAILING DATE:

November 22, 2023

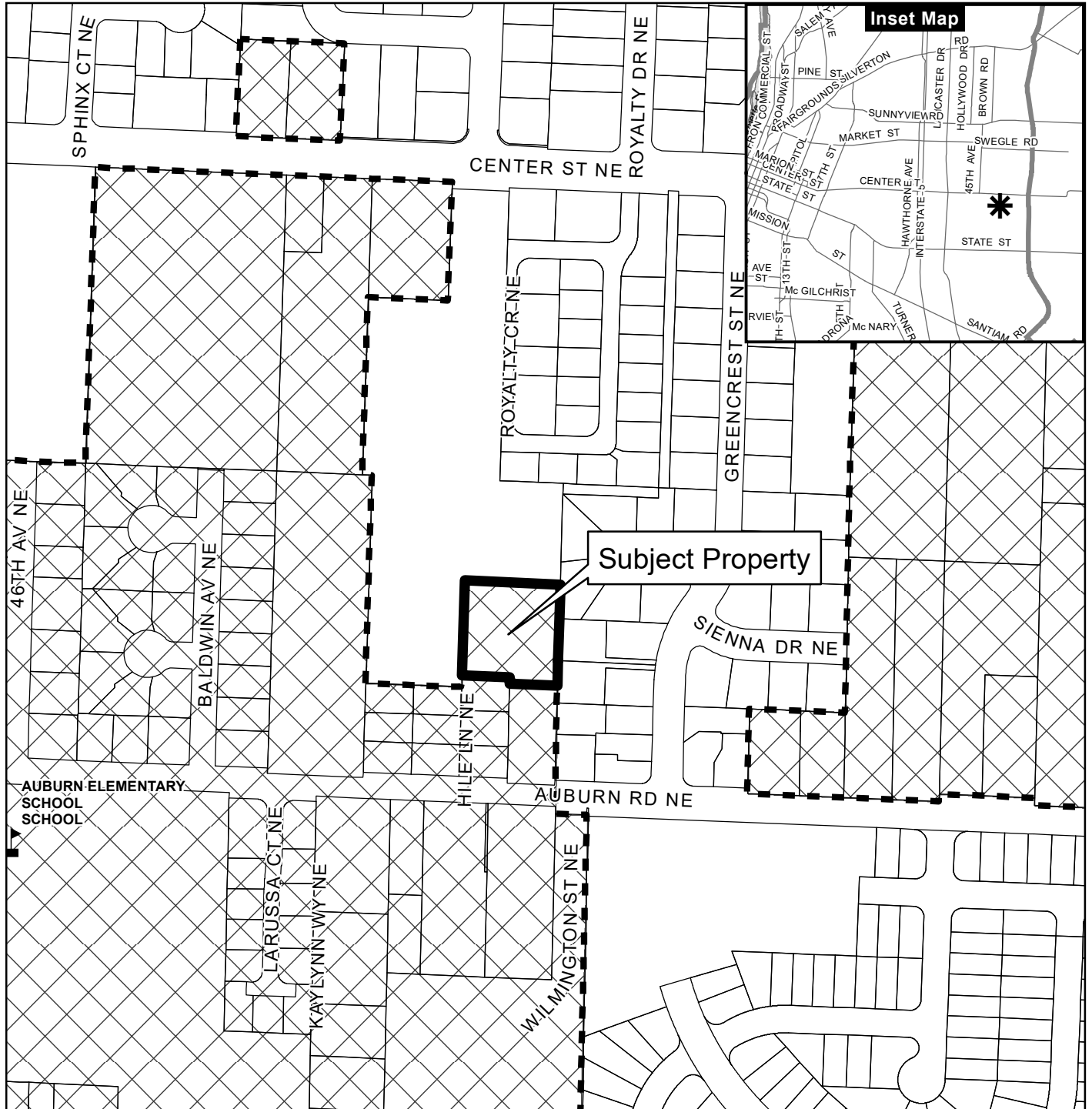
**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem: <http://www.cityofsalem.net/planning>**

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 572 Hile Lane NE



Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

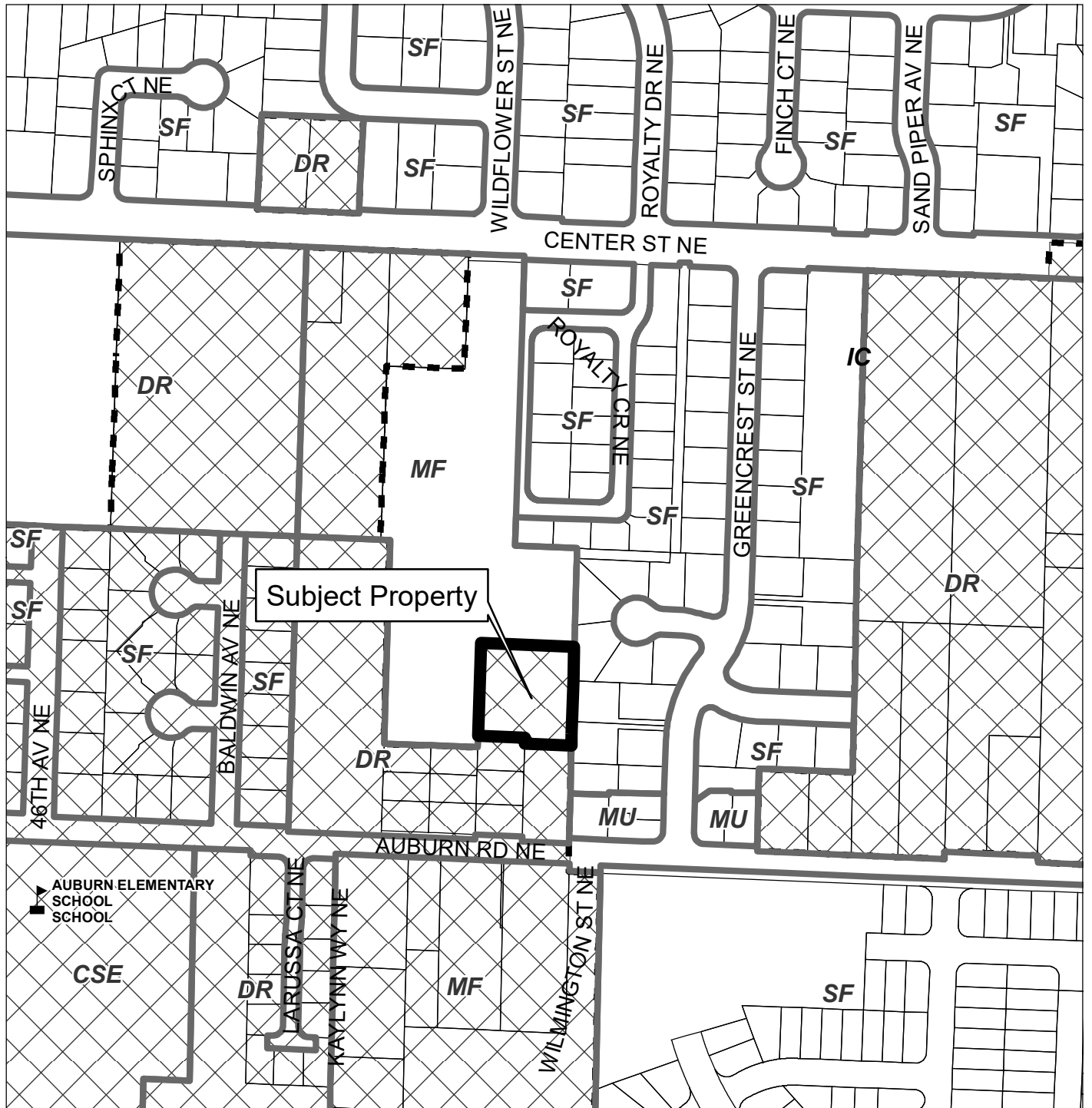
0 100 200 400 Feet



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Comprehensive Plan Map

(Proposed Comprehensive Plan Map Amendment to Multi-Family Residential)



Legend

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

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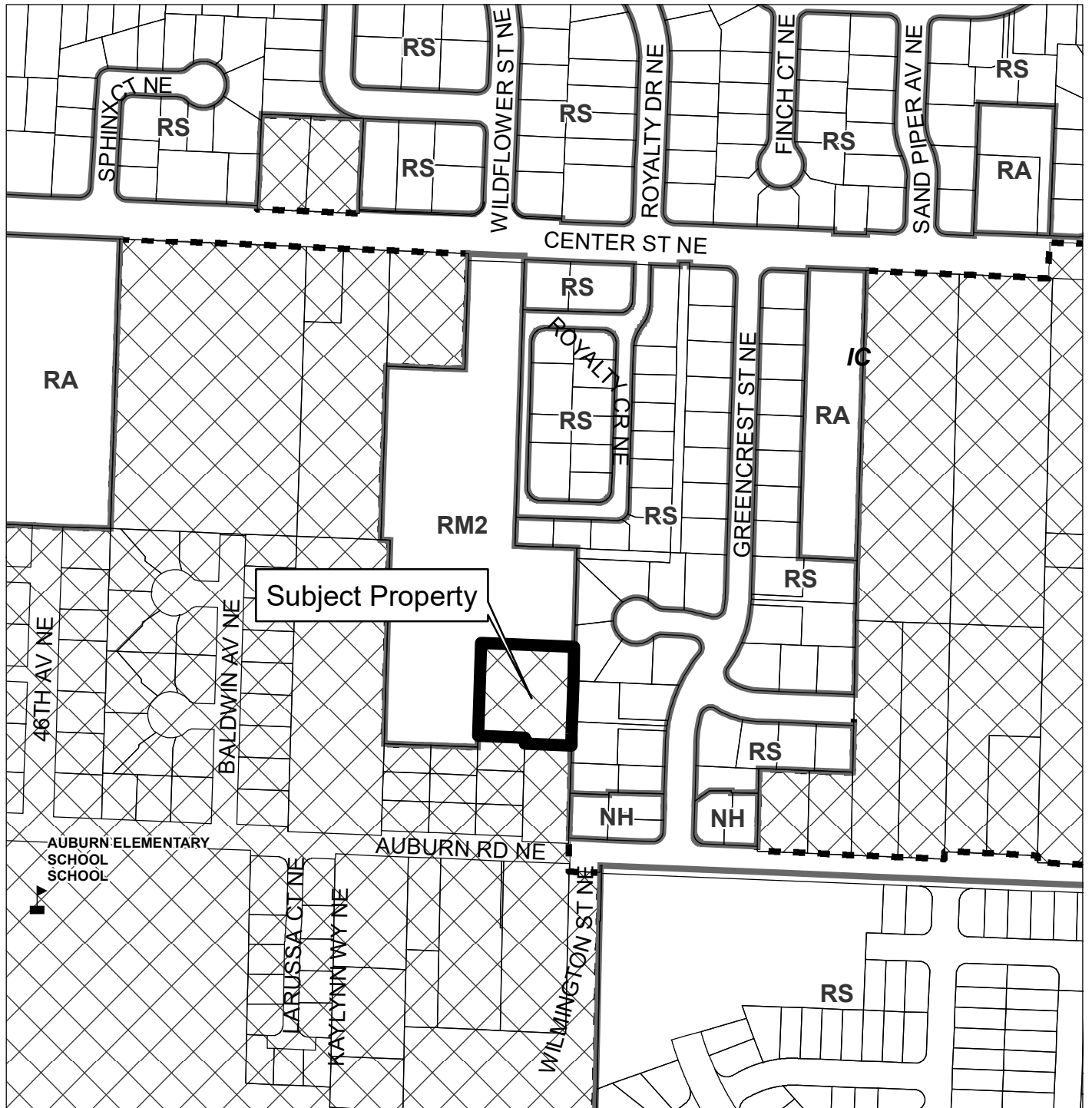
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CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

Zoning Map

(Proposed Zone Change to RM-II (Multiple Family Residential))



Legend

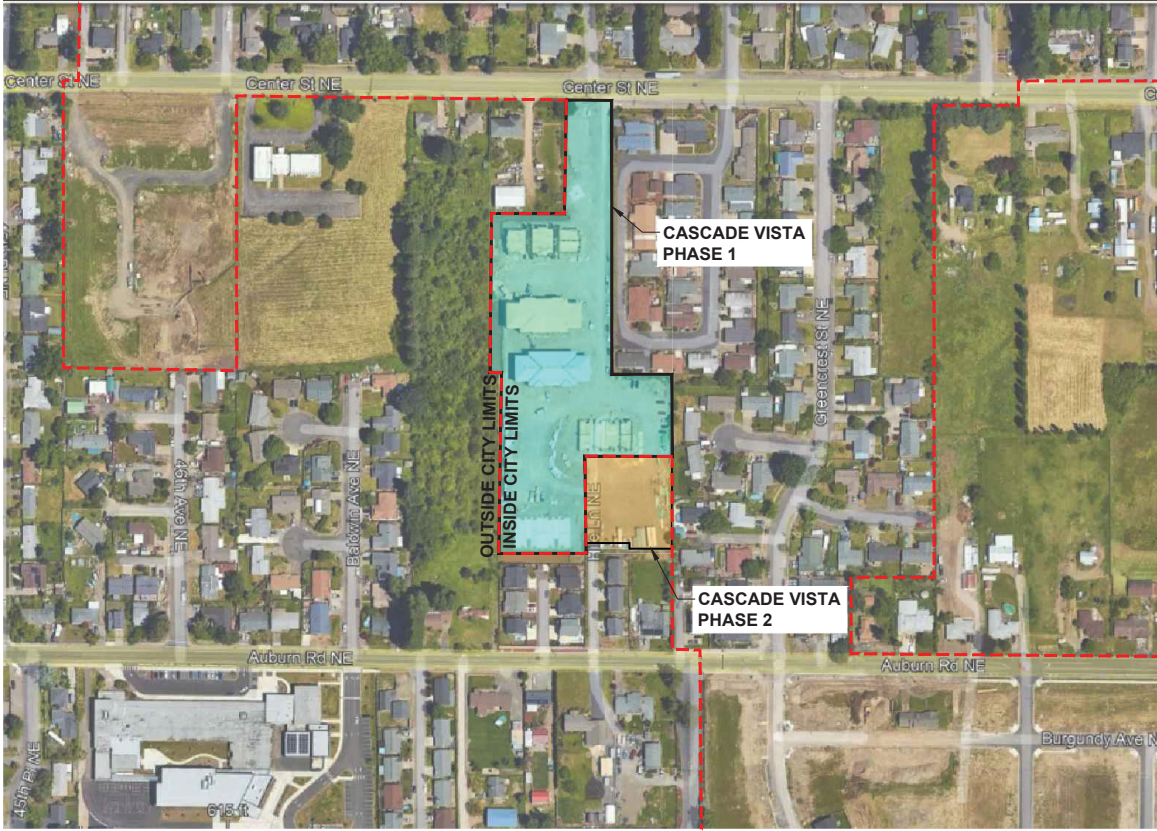
- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools

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0 50 100 200 Feet



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



NOTE: SUBJECT PROPERTY IS WITHIN THE CURRENT UGB LIMITS

CASCADE VISTA PHASE 2
 368 CENTER ST NE
 3200
 TAX LOTS 072W129BE3300 & 3200
 TAX LOTS 072W129BC3600 & 3801

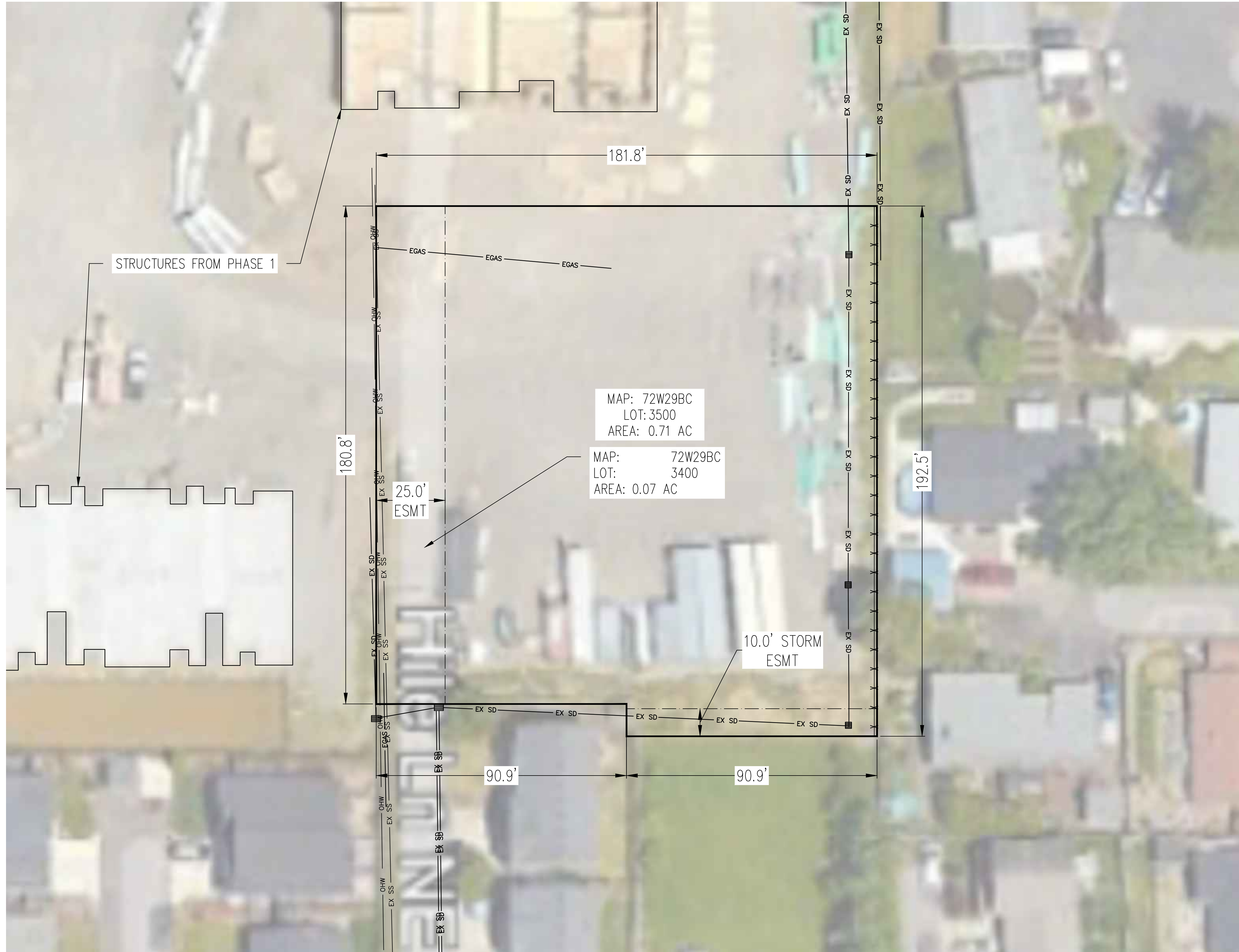
**EXHIBIT C
 SITE AERIAL**

NO.	DATE	REVISIONS	DESCRIPTION

EMERIO
 ENGINEERING & ARCHITECTURE
 1000 S. UNIVERSITY AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.8800
 WWW.EMERIOENGINEERING.COM

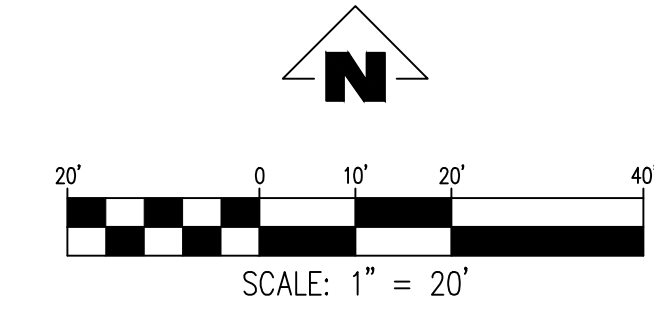
PLAT 10255-007 Cascade Vista - P10 (Final) Phase 1/Complete 10/27/2022 12:48 PM by Connor Johnson

SHEET
 1
 OF
 2



MAP: 72W29BC
 LOT: 3500
 AREA: 0.71 AC

MAP: 72W29BC
 LOT: 3400
 AREA: 0.07 AC



SITE DATA
 TOTAL SITE AREA: 0.78 ACRES

CASCADE VISTA PHASE 2
 4696 CENTER ST NE
 SALEM, OR 97301
 TAXLOTS 072W29BB3100 & 3200
 TAXLOTS 072W29BC3600 & 3801

**EXISTING
 CONDITIONS PLAN
 CASCADE VISTA
 APARTMENTS
 PHASE 2**

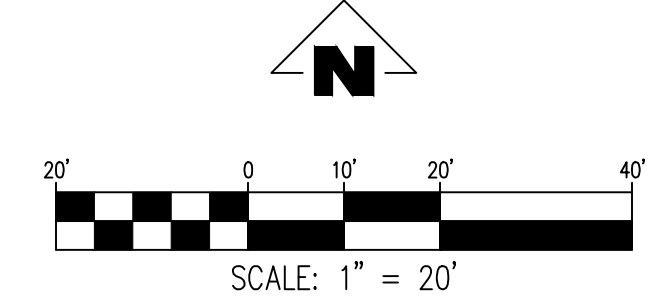
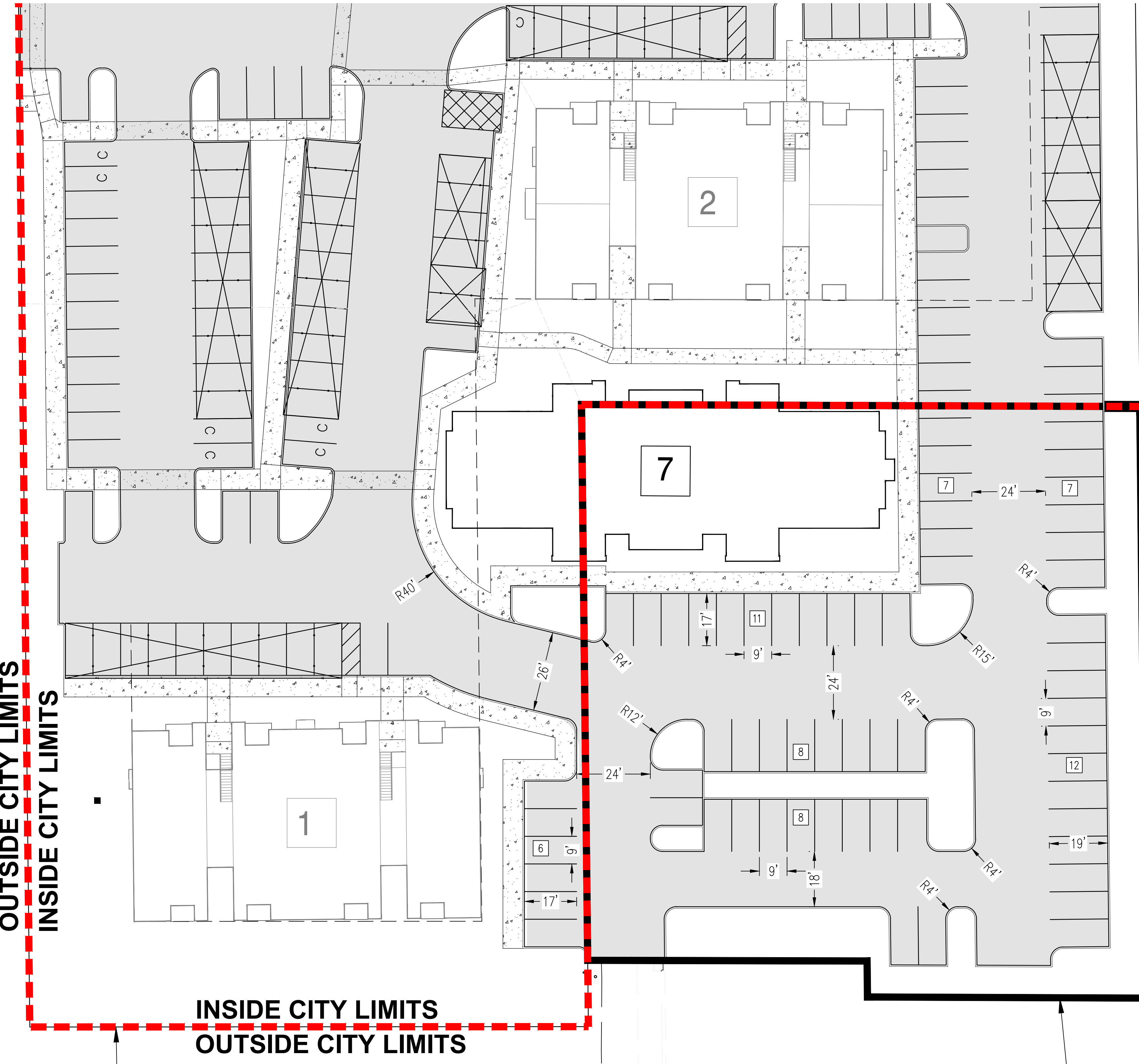
REVISIONS	
NO.	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN

6445 SW VALLEY BOULEVARD, SUITE 1000
 BEAVER HILLS, OREGON 97108
 TEL: (503) 746-8812
 FAX: (503) 639-6952
 www.emeriodesign.com

SHEET
1
 OF
1

OUTSIDE CITY LIMITS
INSIDE CITY LIMITS



T.L. 3200
4696 CENTER ST

CONSOLIDATED T.L.s
3900 & 3500
572 HILE LN

INSIDE CITY LIMITS
OUTSIDE CITY LIMITS
PHASE 1

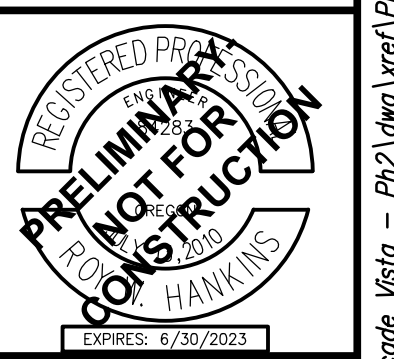
PHASE 2

CASCADE VISTA PHASE 2
4696 CENTER ST NE
SALEM, OR 97301
TAXLOTS 072W29BB3100 & 3200
TAXLOTS 072W29BC3600 & 3801

EXHIBIT D
CONCEPT SITE PLAN
CASCADE VISTA
APARTMENTS
PHASE 2

REVISIONS	
NO.	DATE

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-6562
www.emeriodesign.com

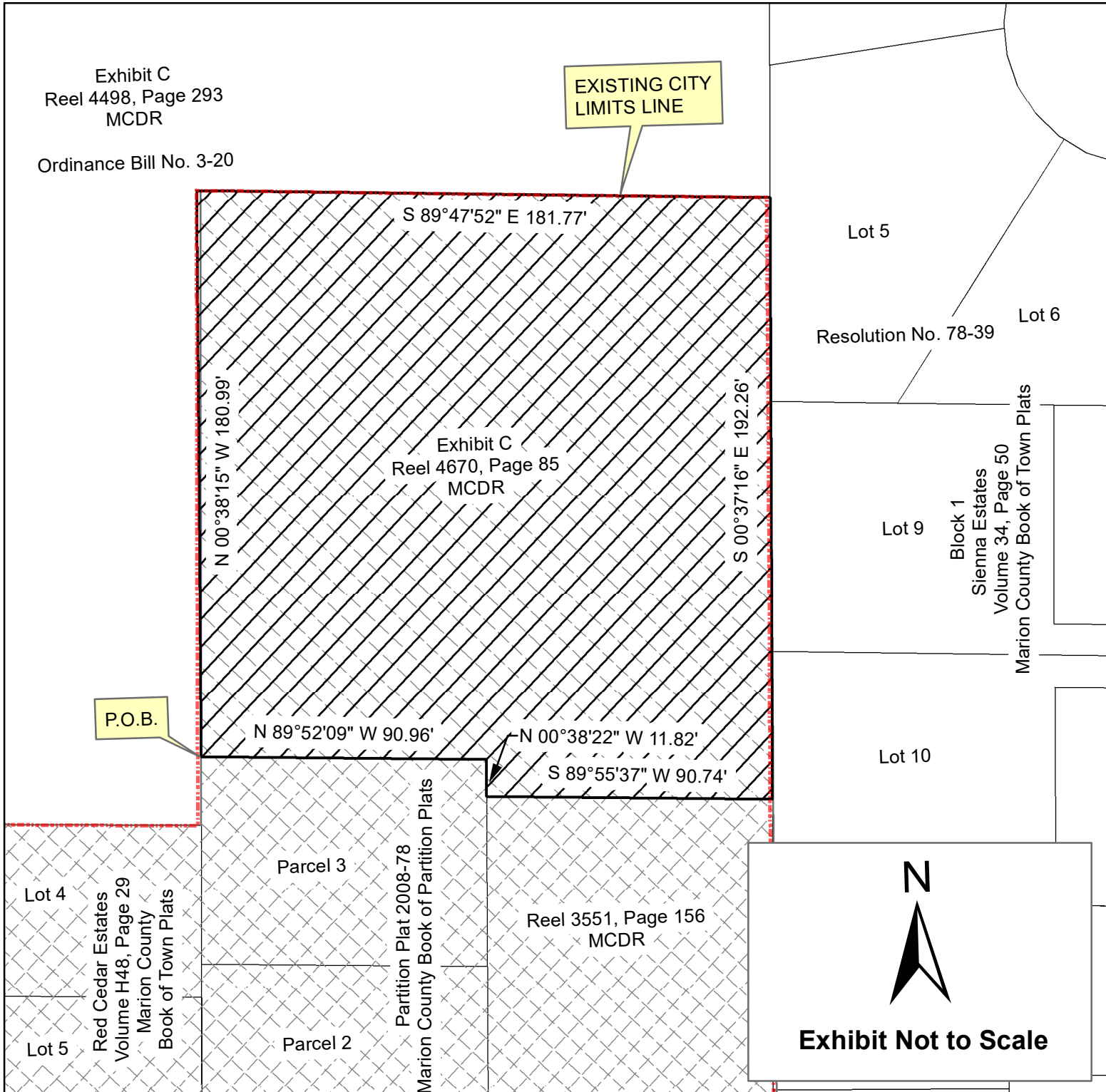


SHEET
2 OF 2

Exhibit C
 Reel 4498, Page 293
 MCDR

Ordinance Bill No. 3-20

EXISTING CITY
 LIMITS LINE



BASIS OF BEARINGS -
 North 00°38'15" West along the
 west line of Marion County Lot
 Consolidation Case File PLA22-033,
 depicted on Marion County Survey
 Record 39745

**TOWNSHIP 7 SOUTH, RANGE 2 WEST, SECTION 29,
 WILLAMETTE MERIDIAN**

P.O.B = Point of Beginning
 MCDR = Marion County Deed Records

Property in Marion County

PROPERTY PROPOSED
 TO BE ANNEXED INTO CITY

EXHIBIT MAP

CITY OF SALEM, OREGON PUBLIC WORKS DEPARTMENT	
572 Hile Lane NE	
CITY OF SALEM ORDINANCE NO. _____	ADJACENT TO WARD 6
ANNEXED: _____ CONTAINING 0.78 acres	
CASE NO. C-756	TRACT NO. _____