



# 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 300.620(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*

<b>CASE NUMBER:</b>	Annexation Case No. ANXC-757
<b>PROPERTY LOCATION:</b>	4785 and 4815 Auburn Road NE, Salem OR 97301
<b>DESCRIPTION of REQUEST:</b>	Annexation of an approximately 1.32-acre territory, application of RA (Residential Agriculture) zoning, and withdrawal from the Marion County Fire District #1 and East Salem Sewer and Drainage District for property located at 4785 and 4815 Auburn Road NE - 97301 (Marion County Assessor's Map and Tax Lot numbers: 072W29BC / 00300 and 00600).
<b>HEARING INFORMATION:</b>	<b><u>CITY COUNCIL, Monday, April 22, 2024 at 6:00 p.m., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u></b>  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.
<b>HOW TO PROVIDE TESTIMONY:</b>	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 <a href="mailto:cityrecorder@cityofsalem.net">cityrecorder@cityofsalem.net</a> .  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 4:00 p.m. on the day of the meeting at the following link: <a href="https://www.cityofsalem.net/comment-at-council">https://www.cityofsalem.net/comment-at-council</a>
<b>CASE MANAGER:</b>	<b>Aaron Panko, Planner III</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: <a href="mailto:Apanko@cityofsalem.net">Apanko@cityofsalem.net</a> .
<b>STAFF REPORT:</b>	A copy of the staff report will be available no later than 5:00 p.m., April 12, 2024; 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., April 17, 2024 at: <a href="https://salem.legistar.com/Calendar.aspx">https://salem.legistar.com/Calendar.aspx</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.

<b>NEIGHBORHOOD ASSOCIATION:</b>	<p><i>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:</i></p>
<b>CRITERIA:</b>	<p>East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: <a href="mailto:skaltwasser@salemneighbors.org">skaltwasser@salemneighbors.org</a>.</p> <p>Salem Revised Code (SRC) Chapter 260.010(g)(1) – Annexation</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>PETITIONER / APPLICANT:</b>	Jaime Tenorio, Daniel Lonbeck
<b>OWNER</b>	Jaime Tenorio, Daniel Lonbeck
<b>HEARING PROCEDURE:</b>	<p>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.</p> <p>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.</p> <p>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.</p>
<b>MORE INFORMATION:</b>	<p>All documents and evidence submitted by the applicant are available on the City’s online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: <u>23 112540</u>. Paper copies can be obtained for a reasonable cost.</p>
<b>NOTICE MAILING DATE:</b>	March 28, 2024

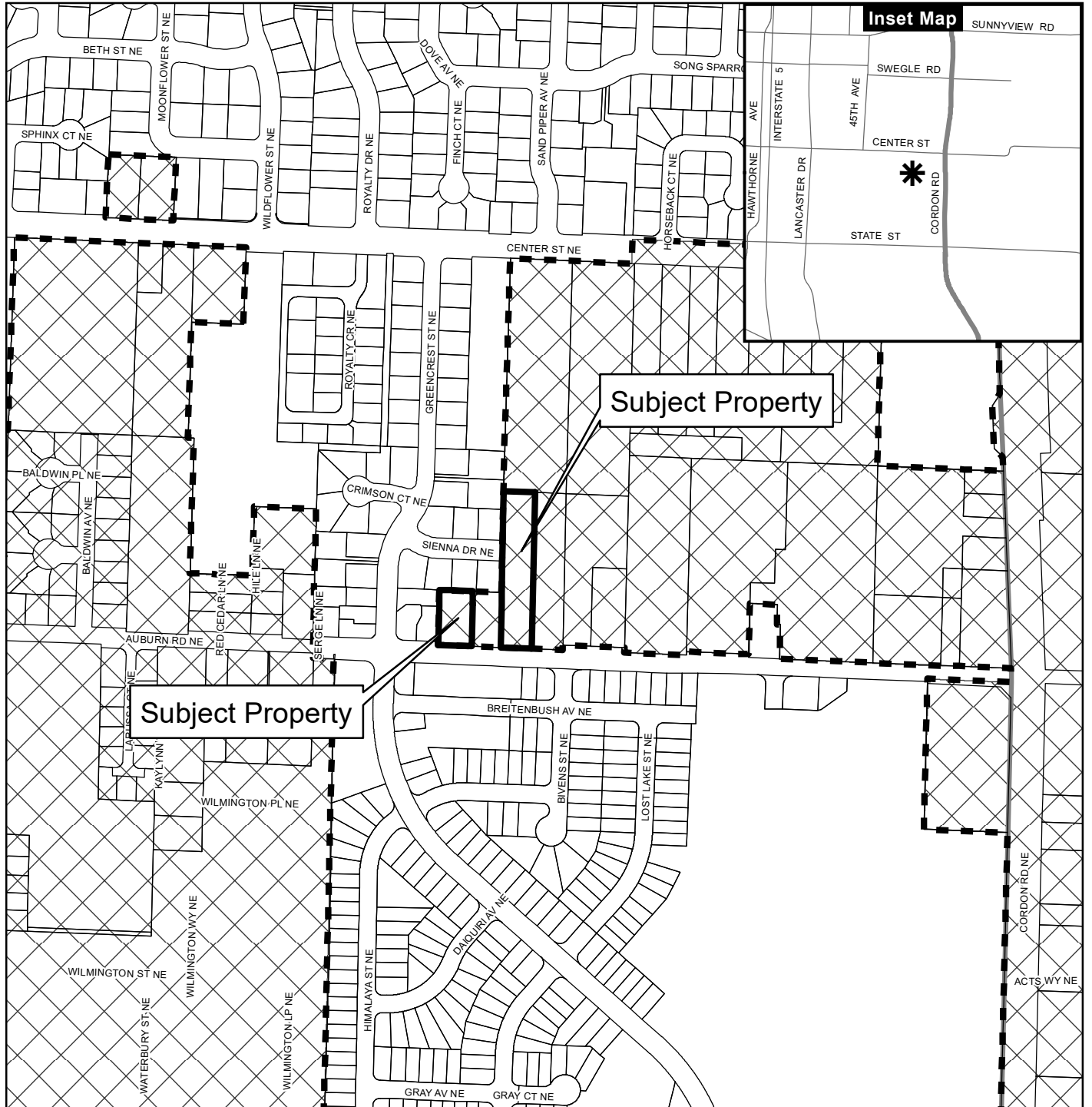
**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**  
**For more information about Planning in Salem: <http://www.cityofsalem.net/planning>**

*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

## 4785 and 4815 Auburn Road NE



### Legend

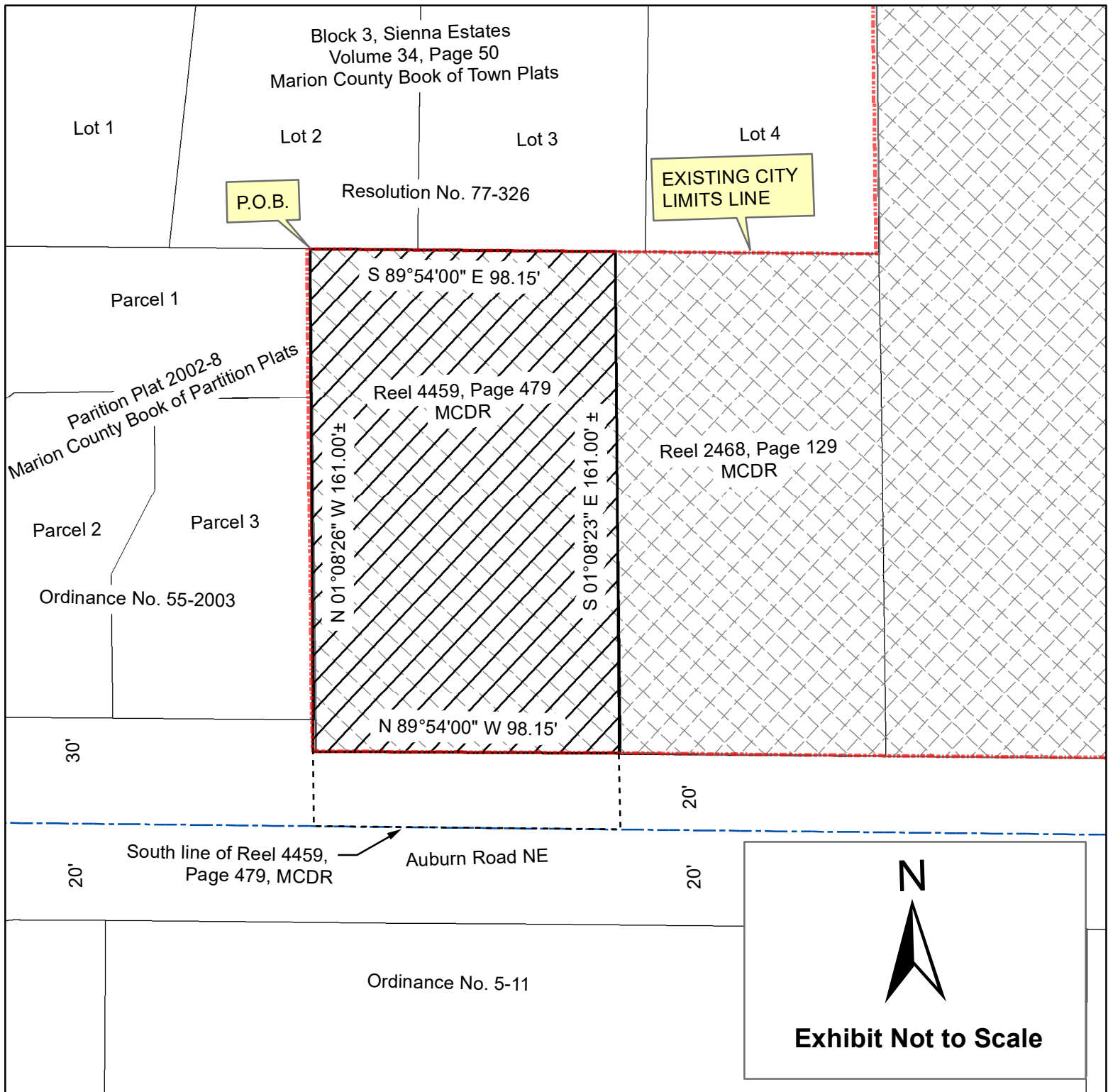
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

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

0 100 200 400 Feet




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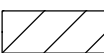


**BASIS OF BEARINGS -**  
 South 89°54'00" East along the south line of Sienna Estates, recorded in Volume 34, Page 50, Marion County Book of Plats

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

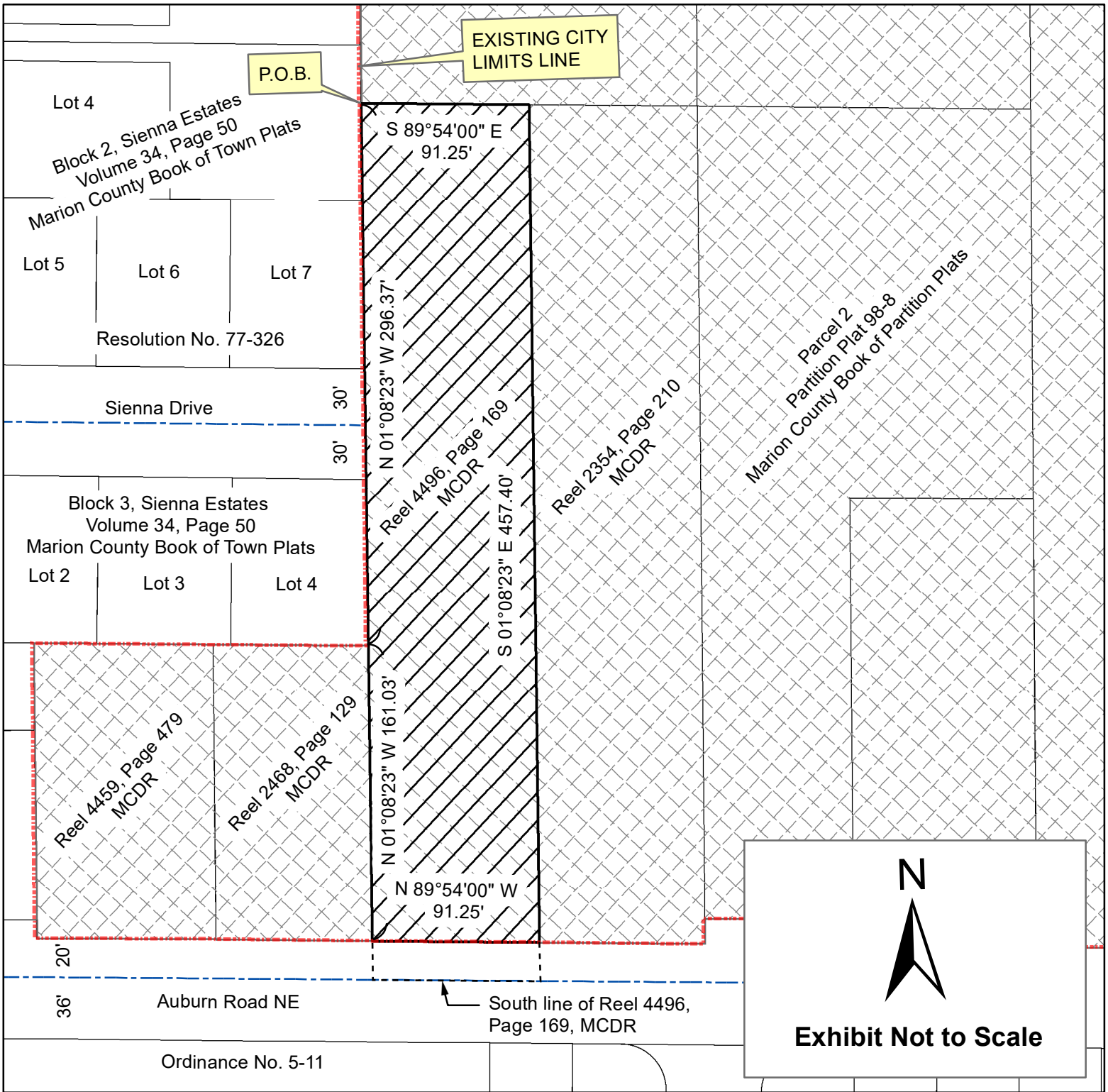
P.O.B = Point of Beginning  
 MCDR = Marion County Deed Records

 Property in Marion County

 PROPERTY PROPOSED TO BE ANNEXED INTO CITY

**EXHIBIT MAP**

<b>CITY OF SALEM, OREGON PUBLIC WORKS DEPARTMENT</b>	
4785 Auburn Road NE	
CITY OF SALEM ORDINANCE NO. _____	ADJACENT TO WARD 6
ANNEXED: _____ CONTAINING 0.36 acres	
CASE NO. C-757	TRACT NO. _____



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

**BASIS OF BEARINGS -**

North 01°08'23" West along the west line  
of Partition Plat 98-8, Marion County Book  
of Partition Plats

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**

4815 Auburn Road NE

CITY OF SALEM ORDINANCE NO. \_\_\_\_\_

ANNEXED: \_\_\_\_\_  
CONTAINING 0.96 acres

ADJACENT TO WARD 6

CASE NO. C-757

TRACT NO. \_\_\_\_\_